



# COMMUNITY DEVELOPMENT

## MEMORANDUM

**Date: 4/2/2024**

**To: Heritage Preservation Commission**

**From: Mark Reavis, HPO, AICP, NCARB**

**Subject: 601 W Cherry Ave, Townsite Overlay District - Grant Request**

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### GRANT REQUEST

The applicant has requested a \$10,000 Match (level 1 funding) Historic Façade Grant for a sizable façade improvement project with the addition of materials utilized within the Townsite overlay to provide a more compatible appearance to the post WWII home within the Townsite Historic District. The grant request is to assist in completing appropriate work to the home's façade.

### BACKGROUND

The project has received a certificate of appropriateness for the planned façade improvements meeting Townsite Overlay review requirements. The design establishes a primary street facing entry on Cherry Street with existing porch and entry door. A new secondary entry on Bonito Street replaces the garage man-door access with a more formal protected entry with detailing similar to the Cherry Street porch in a compatible way. The roof pitches of the home are at 5:12 and are existing, the proposed Bonito side entry roof is 3:12 and matches the slope of the Cherry Street porch slope. Stucco, malpais stone and eve board brackets are materials and details typical of Townsite Craftsman Bungalow architecture. The project is not proposing any additional ridge height and will remain one story within the Townsite height limits. Proposed colors are reserved with fenestration accented in white.

After the submission for a certificate of appropriateness the architect, representing the owners, asked about the potential for a matching grant by meeting requirements for Heritage Preservation Reviews within the Townsite Overlay. The property owners have a desire to have their Post WWII era home blend better with its neighboring properties and improve its wall's appearance and energy performance with insulation and a stucco finish.

The home located at 601 W Cherry Ave is not listed as a "contributing property" to the Townsite Historic District but within core area of the Townsite Historic District and Overlay. The home is a good example of a Cement Masonry Unit (CMU) construction for early post WWII homes that

filled in the Townsite neighborhood. As such the home is not consistent with the Townsite design standards and guidelines and can be considered as intrusive.

#### GRANT GUIDELINES

Grant funding is for privately owned resources that have a historic designation or believed to be eligible for historic designation and are 50 years or older of age. Level 1 funding allows for unique Flagstaff conditions and consideration of reasonable costs. This project is using Bed, Board, Beverage Tax to contribute to improving the look and feel of the Townsite Overlay. As noted in the Façade Grant Guidelines *“The commission will consider funding for work that has a lasting community benefit, that is visually accessible to the public...”*

#### **The Commission will consider:**

Requests for funding of “Bricks and Mortar” preservation work. Projects that comply with the U.S Secretary of the Interior's Standards & Guidelines, as determined appropriate by the Heritage Preservation Officer recommendation and Commission approval for Level 1 or Level 2 funding requests. The overall fit of the project and proposed work with this program’s goals and the guidelines. The property’s significance and integrity as documented in the application. Projects that address the most critical physical needs of the resource. Grant requests in the context of the total project budget. Preference will be given to designated historic properties.

#### **RECOMMENDED MOTION**

**Approve a grant match request for Level 1 funding for previously submitted plans for improvements to 601 W Cherry Ave.**

The Historic Preservation Commission (HPC) may:

- (1) Approve per the staff recommended motion – or –
- (2) The Commission could request modifications to the proposal and include them as conditions of approval, such as including a letter report prior to demolition – or –
- (3) Continue the HPC review to a date certain and ask the applicant to come back with a modified proposal that meets those conditions – or -
- (4) Deny Certificate of Appropriateness and require Certificate of Economic Hardship or submittal of an alternative design that meets all Townsite Overlay Requirements.