

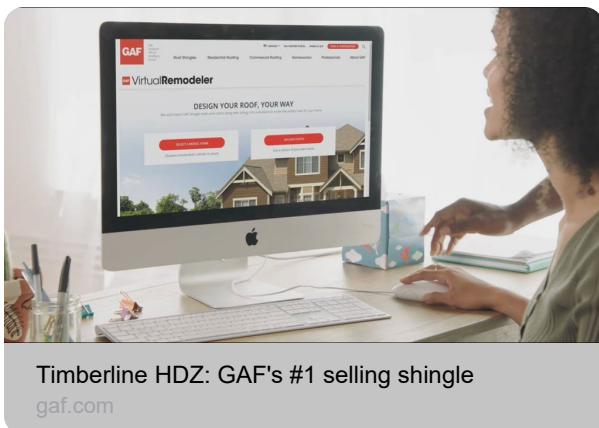
From: [Christopher Weller](#)
To: [Sara Dechter](#)
Subject: Re: Weller Duplex (603 W Birch)
Date: Tuesday, November 19, 2024 4:49:47 PM

Sara,

The next option for windows will be the Pella Impervia series:



Roof tiles are the same as what Townsite Land Trust used two houses down:



Sent from my iPhone

On Nov 19, 2024, at 13:23, Sara Dechter <SDechter@flagstaffaz.gov> wrote:

Hi Chris,

I wanted to follow up from our phone call. I need a written amendment to your Certificate of No Effect application with the new windows and as description of the roofing material.

Thank you,
Sara

From: Sara Dechter <SDechter@flagstaffaz.gov>
Sent: Tuesday, November 12, 2024 7:10 PM
To: Christopher Weller <chris24weller@yahoo.com>
Cc: Megan Weller <welldesignedmw@gmail.com>; Austin Posner <a.posner@posner-arc.com>; Brian Neeley <bn.harmony@outlook.com>; Bethan X. Heng <bethan.heng@flagstaffaz.gov>; Victoria Martin <Victoria.Martin@flagstaffaz.gov>
Subject: Re: Weller Duplex (603 W Birch)

Hi Chris and Megan,

I discussed this with Bethan who is managing the zoning map amendment case for the property. We agreed that this work can be divided into two decisions. The exterior improvements to the house can be submitted as a request for a Certificate of No Effect. We don't require historic preservation review for any interior repairs but the windows, stucco, roofing and all other exterior changes need to be included in the scope of the [HPC-C application](#). Please provide a materials board and window specs with this application. If the HPO determines there are no major impacts, then this can be approved administratively.

Once you have submitted a Site Plan and received your first round of comments, then submit a new HPC-C for the Certificate of Appropriateness for the rest of the what is shown on your concept plan. Please ensure that you site plan submittal includes all the information in the Heritage Preservation comments provided at Concept Plan. This application will have to be sent to the Heritage Preservation Commission, so be sure to submit it by the last Wednesday of the month before you want a hearing to take place. This will also need to be noticed per the Townsite Overlay requirements.

In order to split these applications, you will need to pay the \$65 fee twice.

I would be happy to set up a time to discuss this with you if you need more information.

Sincerely,
Sara Dechter

From: Christopher Weller <chris24weller@yahoo.com>
Sent: Tuesday, November 12, 2024 2:00 PM
To: Sara Dechter <SDechter@flagstaffaz.gov>
Cc: Megan Weller <welldesignedmw@gmail.com>; Austin Posner <a.posner@posner-arc.com>; Brian Neeley <bn.harmony@outlook.com>
Subject: Weller Duplex (603 W Birch)

You don't often get email from chris24weller@yahoo.com. [Learn why this is important](#)

Sara,

Hi, it's Chris Weller. I spoke with you after the September HPC meeting. We own 603 W Birch (duplex on corner of Birch and Bonito). It is currently vacant due to a major plumbing leak in August. We are working with Mountain Town Builders (Brian Neely). Permits will soon be pulled to replace the plumbing to the meter. In addition to numerous improvements, we are in the process of a rezone application.

In order to repair the property's water intrusion, I'm hopeful that I can get our window package, roof and chimney repair approved in a timely manner with your assistance. The window package will take about 6 weeks to be delivered. All of the repairs will keep the property's 1912 character in accordance to the Flagstaff Heritage Preservation. We also want to apply for a Flagstaff Historic Signs and Facades Grant. The following are on our list of improvements:

- Remove galvanized pipes / replace with PEX out to water meter
- Replace all windows at current dimensions. Current windows are fixed storm windows. The new windows will reflect original single hung / grille style from 1900's. The window spec sheet color is "Terratone", however we are undecided on color. It will conform to the character of the home, (See attached window specs). Work to be done by Brian Neely. Original windows can be seen in the AZ State Historic Property Inventory from June 1985. (See attached).
- Patch and finish coat stucco (work TBD)
- New roof shingles to reflect style of 1900s (work TBD)
- Seamless gutters to match trim color (work TBD)
- Repoint, base flashing and cap chimneys (see attached picture) (work TBD)
- HVAC to be installed in attic and back patio (Campbells Heating and Cooling)
- Concrete work to include oval concrete entry stoops x 3; coordinated side walk repair with City of Flagstaff to eliminate standing water issue on Birch side (work TBD)
- Re-grade property to eliminate water intrusion into crawl space, on Birch and Bonito sides (Raul Vargas, Kaibab Landscape)
- Tree planting (Warners)

<image001.png>

<image002.png>

<image003.jpg>

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WINDOW SPEC SHEET

<image005.jpg>

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<image008.jpg>

**** REZONE in progress. We have hired Austin Posner and our daughter Megan Weller to run this through the process. The Concept plan was approved by city planner, Bethan Heng, on July 17th. Austin Posner is currently working

on the Site Plan drawings and will submit them in December.

Thank you for your time and assistance. Please contact me if you have questions.

Chris Weller

chris24weller@yahoo.com

904-955-4856