



City of Flagstaff

4/18/2024

RE: **NOTICE OF DECISION** – Approval of acceptance of Certificate of Appropriateness Downtown Overlay.
15 N Leroux Street, Historic Loy Officer Building, (aka Starlight books) Insomnia Cookies.
Samantha

The Heritage Preservation Commission, in accordance with Section 10-30.30 of the Flagstaff Zoning Code, and the *Downtown Historic Design Review Overlay District Design Guidance “The Design Handbook for Buildings in Downtown Flagstaff, Arizona December 1990 updated April 1997”* has considered the application for acceptance of a certificate of appropriateness for heritage compliance on the property located at 15 N Leroux Street, Flagstaff, AZ – Parcel 100-19-001-A commonly known as Loy Office Building (AKA Starlight books), an existing property that has proposed historic compatibility improvements within the Downtown Overlay. By reference the US Secretary of Interior’s Standards for the Treatment of Historic Properties and their Guidelines are applicable.

The Heritage Preservation Commission held a public hearing on April 17th, 2024, in regard to this application. The Commission found and determined that, based on the information provided in the staff report dated April 10, 2024 and at the public hearing, introduced by Heritage Preservation Officer (HPO) Reavis, HPO Reavis highlighted areas of the staff report and noted the basic design improvements to the east facade. The Architect presented detailed information about the design. Additional public comment was asked for, but no comments. Some questioning took place between HPO and Heritage Preservation Commission members and applicant architect regarding the design with some discussion regarding structural improvements and façade work as well as the historic nature of the building. The facts exist as required by Section 10-30.30 of the Zoning Code of the City of Flagstaff, specific to 10-30.30.060 Overlay Zone.

Motion:

Approve a certificate of appropriateness following conditions:

- (1) Repair the stucco with the gentlest means in removing peeling paint and surface coating repair,**
- (2) Follow best practices in historic foundation work that reflects the 1887 construction techniques and follows the recommendation of the structural engineer,**
- (3) Submit a separate HPC application for a Certificate of No Effect to review signs and lighting, and**
- (4) Allow for the HPO to monitor and ensure that window modifications meet historic preservation guidelines and the current Energy Code, and**
- (5) Add a historic interpretive sign (plaque) placed appropriately (re building history).**

Vote: 6 – 0 – Unanimously

Based upon the aforementioned findings, the Commission acceptance of the Certificate of Appropriateness.

This action became final and effective ten (10) calendar days after the Heritage Preservation Commission Public Hearing on the matter.

Should you have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely,

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cc: Sara Dechter, Michelle McNulty

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