



# Approved Minutes

## City of Flagstaff

### HERITAGE PRESERVATION COMMISSION

#### 4:00 PM – Wednesday, July 19, 2017

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Flagstaff City Hall, **Staff Conference Rm. (upstairs)**, 211 W. Aspen Avenue

**CALL TO ORDER** Chair Scandura called the meeting to order at 4:00 pm.

COMMISSION MEMBERS: Phil Scandura, Chair, [present](#)  
Jonathan Day, Vice Chair, [present](#)  
Josh Edwards, [present](#)  
Kurt Brydenthal, [present](#)  
Charlie Webber, [present](#)  
Jerry McLaughlin, [present](#)  
Vacant

CITY STAFF: Karl Eberhard, Staff Liaison  
Deborah Cargill, Recording Secretary

## **I. PRELIMINARY GENERAL BUSINESS**

### **1. PUBLIC COMMENT**

- a. *(At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.)* [None](#)

### **2. ANNOUNCEMENTS**

- a. *(Reconsiderations, Changes to the Agenda, and other Preliminary Announcements)* [None](#)

### **3. APPROVAL of MINUTES.**

- a. Regular Meeting of April 19, 2017.

[Commissioner McLaughlin moved to approve the minutes. Commissioner Brydenthal seconded the motion; the motion passed unanimously.](#)

## **II. OLD BUSINESS**

None

### III. NEW BUSINESS

#### 1. Historic Facades and Sign Grant – 807 W. Aspen Avenue

Address: 807 W. Aspen Avenue  
Assessor's Parcel Number: 100-24-18  
Property Owner: David and Ellen Ryan  
Applicant: David and Ellen Ryan  
City Staff: Karl Eberhard, HPO

REQUESTED ACTION: Approve a HF&S Grant in the amount of \$10,000

This project involves the stabilization of failing foundations, the replacement of windows and doors with traditional appearing fiberglass exterior windows, interior changes, and the addition of a small stoop or porch. The property is located in the Townsite Historic Overlay District and the Townsite National Register Historic District. The interior work and the added porch would not qualify for grant funding, however, the scope of the remaining work is sufficient for grant funding in the maximum amount as requested. The scope of work does not warrant a Cultural Resource Study and will be approved on the Consent Calendar.

RECOMMENDED ACTION: Approve a HF&S Grant in the amount of \$10,000

Ellen Ryan Spoke regarding the stabilization of the walls and the windows.

**MOTION:** *Commissioner Brydenthal moved to approve the \$10,000 Grant. Commissioner McLaughlin seconded the motion. The motion passed unanimously.*

#### 2. Preliminary Review: Certificate of No Effect – 101 N. Leroux Street

Address: 101 N. Leroux Street  
Assessor's Parcel Number: 100-19-001A  
Property Owner: Barry Levitan  
Applicant: Aude Stang  
City Staff: Karl Eberhard, HPO

REQUESTED ACTION: Review concept design and provide comments.

In addition to interior changes, this project involves the construction of a new façade for the former Maloney’s bar. The overall design is in concept compatible with historic downtown, however, the details have not been fully designed. As a larger scale project, the Applicant seeks preliminary review and comments in anticipation of a future formal review for a Certificate of No Effect. The property is located in the Downtown Historic Overlay District and the Railroad Addition National Register Historic District. The building has been heavily modified and a Cultural Resource Study is not warranted.

RECOMMENDED ACTION: Review concept design and provide comments.

[Aude Stang provided a review of their design and plans.](#)

[The Commission provided direction in regards to respecting the historic configuration and aspects of the building and to not extend the storefront along the Aspen elevation.](#)

### **3. Preliminary Review: Certificate of No Effect – 111 N. Leroux Street**

Address:	111 N. Leroux
Street	
Assessor’s Parcel Number:	100-19-008A
Property Owner:	Leroux Retail, LLC
Applicant:	Tim Whiteside, JWA
Architects	
City Staff:	Karl Eberhard, HPO
REQUESTED ACTION:	Review concept design and provide comments.

This project involves the construction of a new mixed-use four story building on the site that formerly had Gene’s Shoe Hospital on it. The applicant is working toward design compatibility with historic downtown and the details have not been fully designed. As a larger scale project, the Applicant seeks preliminary review and comments in anticipation of a future formal review for a Certificate of No Effect. The property is located in the Downtown Historic Overlay District and the Railroad Addition National Register Historic District. The existing building (proposed to be demolished) has been heavily modified and a Cultural Resource Study is not warranted.

RECOMMENDED ACTION: Review concept design and provide comments.

Tim Whiteside provided a review of the design.

The Commission provided direction regarding the acceptability of the basic mass, bulk and scale, but the materials, details and colors need to be simplified and made consistent with the historic downtown area.

#### **IV. DISCUSSION ITEMS**

##### **1. High Occupancy Housing Plan**

City Staff: Sara Dechter, Comprehensive Planning Manager

REQUESTED ACTION: Hear presentation, discuss, and provide comments.

Planning staff is reaching out to the community regarding the High Occupancy Housing Plan, soliciting comments as to the current and proposed policies for development. These types of projects have been proposed in several areas of the city, including within historic neighborhoods such as the Southside National Register Historic District.

RECOMMENDED ACTION: Hear presentation, discuss, and provide comments.

Sarah Dechter presented an overview of High Occupancy Housing. The Commission asked questions and offered feedback.

#### **IV. REPORTS**

Consent (Administrative) Approvals:

1. Sign – 9 N Leroux Street – [Flagstaff General Store](#)

#### **V. ANNOUNCEMENTS**

*(Informal Announcements, Future Agenda Items, and Next Meeting Date)*

- a. Next Regularly Scheduled Meeting: August 16, 2017
- b. Future Agenda Items [Chair Scandura would like to see the meetings kept a little shorter.](#)

#### **VI. ADJOURNMENT – [The meeting adjourned at 7:05pm by unanimous consent.](#)**