



Meeting Date: October 21, 2023

Planner: Sara Dusenberry
Senior Planner

2024 HISTORIC PRESERVATION GRANT PROGRAM SUMMARY:

Grant Fund \$50,000

AUTHORITY: *Section 10-8-6.2 Economic Incentives. C. Downtown Historic District Grant Fund. Monies in this fund shall be established by the City Council, which may be granted to owners or tenants of properties within the Downtown Historic District, or a designated Landmark used for commercial purposes. Grant funds shall be used for architectural design assistance, façade work, removal of graffiti, maintenance for signage, or other improvements. Applications shall be made to and granted by the Historical Preservation Commission.*

PROCESS: Applications are assessed by staff to determine need for a Certificate of Appropriateness, and under which process the COA will be reviewed. The grant application period was open from July through September. Once the application period is closed, staff reviewed the applications and developed recommendations for funding and approval. The HPC will review the allocation for any applications requiring an HPC reviewed COA.

AWARD CONSIDERATIONS: The following considerations will be assessed to approve and award project applications:

- Project will have a significant positive visual impact on the historic character of the district.
- Project is located on a street-facing facade of the building.
- Project includes restoration of architectural details and materials on a historic building façade.
- Project will provide permanent, rather than removable, elements. Examples of removable elements including signs, canopies, and fixtures.
- Project includes architectural design assistance.
- The health, safety, and welfare of the community.
- The board will give negative consideration to any applicant who previously received funding and did not complete the project within the approved timeframe for project completion. Applicants in these cases will be asked to assure the commission the proposed project will be completed during the allotted timeframe.

FUNDING ALLOCATION: A total of \$50,000.00 is available for 2024 for project funding. Projects may be awarded up to 80% of eligible project costs, with a 20% match from applicants.

ELIGIBLE PROJECTS:

- Professional architectural design services
- Any work to a building facade (including screening of roof-top mechanical equipment)
- Maintenance, including restorative painting, repair/replacement of deteriorating materials and mechanical systems, electrical and other mechanical if there are safety concerns
- Roofing
- New signage, except for internally lit signs
- Graffiti removal
- Historic Skylight Repair
- Maintenance Projects
- Retroactive project funding for above-listed projects that have been issued a building permit within the last 12 months.

APPLICATION SUMMARY:

Three applications were received for the 2024 grant cycle. Upon review of the applications, two were eligible to receive funding. The two eligible applications are discussed below with funding recommendations.

APPLICATION NO. 1

Applicant: Eric Hyatt

Address: 2299 W. Main Street

Request Type: Professional Architectural Services/ Façade Improvements

Project Description (provided by applicant):	Description
	The applicant seeks to upgrade the curb appeal and increase the functionality of the restaurant to year-round instead of seasonally. The applicant noted the current patio with aging vinyl sidewalls detracts from the historic charm and original character of the building and wishes to install garage door look slider windows and doors as an ode to its original use as a filling station.

Analysis: The proposed improvements and changes to 2299 W. Main Street were reviewed and approved by the HPC. The application was found to be within character for the district and the design slightly modified to mitigate the impact of the addition on the remaining historic portion of the building. The condition shifted the structure one foot away from the historic filling station porch. The project helps improve functionality as

a restaurant, allowing the property to remain in use and aims to mitigate some negative impacts on the remaining historic integrity. The proposed changes do not, however seek to restore any of the original historic integrity.

COA Requirements: HPC previously approved COA24-0004 with conditions.

APPLICATION NO. 2

Applicant Weston Masonic Temple Association, Inc.
 Address 5718 S. Rapp Street
 Request Type Roofing
 Project Description The applicant is proposing to replace a non-historic, bitumen roof. The roof will be replaced in-kind, and no changes will be visible from a public right-of-way.
 Analysis The proposal falls under repair and maintenance and does not require a COA, but roofs are vital to keeping a building in good repair. The proposed replacement will not negatively impact the historic building, or character of the district, and will aid in preventing potential damage from disrepair of the roof.
 COA Requirements No COA is required for this project, as it falls under in-kind repair of replacement of a roof.

STAFF RECOMMENDATION:

Staff recommends the following funding allocations:

Historic Building	Address	Owner/Applicant	Recommended Amount
Sommers Oil Service Station (Grande Station)	2299 W. Main St.	Kal Murib/Eric Hyatt	\$20,000
Weston Masonic Temple	5718 S. Rapp St.	Weston Masonic Temple Association, Inc.	\$30,000

The funding levels were recommended based on the impact the work would have on the overall historic integrity and significance of the property in question. The review team felt the proposed roof replacement on the Masonic Temple would have a greater impact on maintaining historic integrity of the building. The proposed work on Grande Station does not negatively impact the historic character of the district, but does not seek to improve the historic integrity of the building.

PROPOSED MOTION:

I move to approve HPC Resolution 07-2024, awarding the 2024 Downtown Historic District Historic Preservation Grant applications in the following amounts: \$20,000 to Eric Hyatt for the Sommers Oil Service Station (Grand Station) at 2299 W. Main St.; and \$30,000 to the Weston Masonic Temple Association, Inc. for the Weston Masonic Temple at 5718 S. Rapp St.