



Warehouse and Threatened Building Grant - 324 W. Lynwood St. (Ordinance S-46696)

Request to authorize the City Manager, or his designee, to enter into necessary agreements and conveyances with Michael Kosse, related to a Historic Preservation Warehouse and Threatened Building Grant of up \$60,000 for the historic residence located at 324 W. Lynwood St. in the Roosevelt Historic District. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The historic home at 324 W. Lynwood St. is a Craftsman bungalow constructed ca. 1922. The architect and builder of the house are unknown. The house has a poured concrete foundation, which includes a 336-square-foot partial basement. The first floor of the home is approximately 2,500 square feet built of double wall brick with a painted stucco finish original to the home. The second story is a small stuccoed frame sleeping porch with original windows on all four walls. At the rear of the house is a guest quarters addition that was built in 1956. A detached brick and stucco two-car garage is in the rear yard, along with a fiberglass pool. Because of a tall, non-historic wall constructed in front of the house, the property is not currently classified as a contributor to the historic district.

The original owner of the home, Dr. Lloyd C. Mason, was a prominent dentist in Phoenix and lived in the home until the 1950s. The previous owners purchased the property in 1984 but were unable to maintain it and it has fallen into severe disrepair. In January 2020, the current owner, Michael Kosse, acquired the property. On Feb. 10, 2020, Mr. Kosse submitted a grant request to the Historic Preservation Office seeking funding assistance to rehabilitate the property.

The grant funds will be utilized for the following eligible work items: selective demolition (including removal of non-historic front yard wall), roof repair, structural repairs (including new helical piers for foundation), window repair and replacement, new stucco, and repainting. The cost of the eligible work items is approximately \$126,976, with the total cost of rehabilitation estimated to be \$346,220. The proposed work will result in the property being reclassified as contributing to the Roosevelt Historic District.

Financial Impact

The amount requested for the Warehouse and Threatened Building Grant is \$60,000. The grant funds will be disbursed to the applicant as evidence is provided of work completed. The applicant will be required to provide evidence of a dollar-for-dollar match, which may include previously completed work items. In exchange for the grant funds, the city will receive a 25-year conservation easement on the property. The easement will require preservation of the property and that it be insured and maintained in good repair. Funding is available in the Historic Preservation Capital Improvement Program Budget using General Obligation Bond funds.

Concurrence/Previous Council Action

- The Historic Preservation Commission recommended approval of this item on April 20, 2020, by a vote of 7-0, with one member abstaining.
- The City Council Land Use and Livability Subcommittee heard the item on May 20, 2020 and recommended approval of the Historic Preservation Commission recommendation, by a vote of 3-0.

Location

324 W. Lynwood St.
Council District: 7

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.