



Exterior Rehabilitation Grant Application for W.R. Norton House, 2222 W. Washington St. (Ordinance S-44706)

Request to authorize the City Manager, or his designee, to enter into necessary agreements related to a Historic Preservation Exterior Rehabilitation grant of up to \$85,950 for the W.R. Norton House, located at 2222 W. Washington St. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The W.R. Norton House is a rare architect-designed Victorian-era single family residence. It is currently vacant and in poor condition. Constructed circa 1897, the home was occupied by architect W.R. Norton, who is believed to be its designer. It is one of the few remaining examples of his work, which includes the Carnegie Library in Phoenix and the Gila County courthouse in Globe. As one of the first architects to practice in Phoenix, Norton was responsible for many of the fine homes built in the Capitol Addition. After moving from his home, Norton lived on Central Avenue north of Arizona Canal and founded the community of Sunnyslope.

Following World War II, the house was divided into apartments to address the housing shortage. In 2001, the house suffered damage from a fire and was slated for demolition. The property was purchased by William Link, who requested that it be listed on the Phoenix Historic Property Register, which occurred in 2002. Mr. Link lacked the necessary funds to rehabilitate the property and, as a result, sold it to Barbara Behm, who received a \$100,000 grant in 2005 from the Phoenix Historic Preservation Office for rehabilitation. Ms. Behm began work shortly afterward and completed some items before the project stalled; she ultimately lost the property to foreclosure in 2010. It has sat unfinished for the last few years until it was recently purchased by the current owner, Amazing Rehabs, LLC, in January 2017. Plans for rehabilitation were approved by the Historic Preservation Office in November 2017; however, given the large amount of work still required, staff has agreed to recommend another grant to assist with the completion.

Financial Impact

The amount requested is \$85,950, with a proposed applicant match of \$94,700. In exchange for the grant funds, the City will receive an additional 25 years on the

conservation easement on the property, which is currently set to expire in 2035. If the grant is approved, the expiration date will be extended to 2060.

Since the Demonstration Project and most of the Warehouse and Threatened Buildings grant funds have all been allocated, staff is recommending that Exterior Rehabilitation funds be used instead. Generally, Exterior Rehabilitation grant projects are approved in an annual grant round and there is a \$10,000 limit; however, given that there is over \$10,000 remaining and that funds may be lost if they are not allocated by June 30, 2018, staff recommends making an exception. Because Exterior Rehabilitation grant funds are intended to fund improvements to historic single-family residences, their use for this project is appropriate.

Concurrence/Previous Council Action

The Historic Preservation Commission recommended approval of this item on April 16, 2018 by a vote of 7-0. The Downtown, Aviation, Economy and Innovation Subcommittee recommended approval of this item on May 2, 2018 by a vote of 4-0.

Location

2222 W. Washington St.
Council District: 7

Responsible Department

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