



# COMMUNITY DEVELOPMENT

## MEMORANDUM

**Date: 7/10/2023**

**To: Heritage Preservation Commission**

**From: Mark Reavis, HPO, AICP, NCARB**

**Subject: 1625 N Sunset Dr, Façade Grant - PZ-23-00117**

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### REQUEST

By Claire DeChambre & Nicolas Geib owners of a mid-century modern home have requested a \$10,000 Historic Façade Matching Grant for an estimated \$39,000 façade rehabilitation project to accurately restore modified changes to the home. Work includes use of materials specific to mid-century architecture.

**Background:** The project presents an important opportunity for mid-century modern architectural restoration. The building is a unique as being one of the more intact mid-century modern homes on Flagstaff's north hill. The project proposes to accurately reverse changes that modified the original architectural appearance and materials. The home was constructed in 1950 on the corner of Sunset and Juniper placed with an architectural expression oriented and angled to the corner. The home was designed by Arizona architect George R. Allan Jr. a prolific architect of homes influenced by Frank Lloyd Wright and others in the architectural movement mid-century. A substantial link to FL Wright's influence is the "Cherokee Red" common with many of Wright's homes.

The project proposes to replace 2 aluminum windows to be accurately replaced with steel casements for a consistent match of the home's other windows. More importantly is the siding restoration project that proposes to utilize mid-century siding product not reintroduced to production again until 2010. This Eichler-style mid-century "striated" or comber siding is Weldtex. Work also includes replacement of damaged redwood siding (board & batten). All currently requested grant work and proposed future work is targeted to restore the original architectural appearance of the home.

**HPO FINDINGS:**

The home is not contributing to a Historic District but does meet the 50-year historic requirement. Though the homeowners are striving to fully follow the US Secretary of the Interior Standards for the treatment of Historic Properties the home is not in a designated historic district, and relatively remote from other designated historic resources. The request for Level 1 funding appears to be appropriate in these circumstances. The project as presented meets and exceeds criteria for “Level 1” funding for improving façade issues with historic properties. An allocation of \$10,000 Historic Facade 50/50 matching grant for the exterior preservation and restoration work provides substantial assistance. The owner shall provide documentation of costs submitted by the contractor with the owners requesting reimbursement.

**Recommended Motion:** Approve a historic facade grant with an allocation of \$10,000 to be awarded to Clarire DeChambre & Nicholas Geib for preservation, restoration and rehabilitation work on a mid-century modern home located at 1625 N Sunset Dr Flagstaff AZ.

The Historic Preservation Commission (HPC) for the Historic Signs & Facades Grant may:

- (1) Approve per the staff recommended motion – or –
- (2) The Commission could request modifications to the proposal and include them as conditions of approval – or –
- (3) Continue the HPC review to a date certain and ask the applicant to come back with a modified proposal that meets those conditions – or -
- (4) Deny the grant request.







