



# City of Flagstaff

# Community Development Division

211 W. Aspen Ave  
Flagstaff, AZ 86001

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www.flagstaff.az.gov

**HPC-G**

<b>Date Received</b>		<b>Application to Heritage Preservation for a Historic Signs and Facades Grant</b>		<b>File Number</b>	
<b>Property Owner(s)</b> Claire DeChambre and Nicholas Geib.		<b>Title</b> Geib.		<b>Phone</b> 9286070909.	
				<b>Email</b> Nickainsa@gmail.com	
<b>Mailing Address</b> 1625 N. Sunset Dr. Flagstaff, AZ 86001				<b>City, State, Zip</b>	
<b>Applicant</b> Nicholas Geib.		<b>Title</b>		<b>Phone</b> 9286070909.	
				<b>Email</b> Nickainsa@gmail.com	
<b>Mailing Address</b> Same				<b>City, State, Zip</b>	
<b>Property Interest of Applicant(s)</b> (Owner, contractual interest, or agent) Owner					
<b>Site Address</b> 1625 N. Sunset Dr. Flagstaff AZ 86001				<b>City, State, Zip</b>	
<b>Project Name</b> Siding and Window Rehabilitation					
<b>Parcel Number(s)</b> 11006001.			<b>Zoning District(s), including Overlays</b> General zone		
<b>Property Information:</b>					
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Listed individually on the National or Arizona Register of Historic Places? (Name: _____)			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Located in a National Register Historic District? (Name: _____)			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Is a structure on the property considered contributing to the District?			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Located in a City of Flagstaff Landmark Overlay? (Name: _____)			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Has the structure every been inventoried or evaluated for the National Register?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Is the structure over 50 years old at the time of application?			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Was all or a portion of the structure built before World War II as housing?			
<b>Note: Applications which are incomplete or not accompanied by the required information will not be accepted.</b>					
<b>Property Owner Signature:</b> 		<b>Date:</b> 06/27/23		<b>Applicant Signature:</b> 	
				<b>Date:</b> 06/27/23	
<b>For City Use</b>					
<b>Date Filed:</b> _____			<b>HPC Hearing Date:</b> _____		
<b>Fee Receipt #:</b> _____			<b>Amount:</b> _____ <b>Date:</b> _____		
<b>Action by HPC:</b> <input type="checkbox"/> Consent Approval by HPO			<input type="checkbox"/> Denied		
<input type="checkbox"/> Approved			<input type="checkbox"/> Continued		
<input type="checkbox"/> Approved with Conditions			<b>Staff Initial:</b> _____ <b>Date:</b> _____		

## Submittal Requirements

An application to the Heritage Preservation Commission and Historic Preservation Officer shall contain at least the following information:

1. Completed Application including all signatures and payment of fees. If applying for multiple types of HPC reviews only one fee is collected at the time of the first application for the same work.
2. An electronic copy and one copy of drawings or documents as needed to describe the proposal, which may include Cultural Resource Studies, a Site Plan, Floor Plans, Exterior Elevations, Building Sections, Exterior Details, Lighting Plan, and a Landscape Plan. All drawings shall be drawn to scale and dimensioned, and shall clearly and accurately represent the natural and built conditions of the context area and the project, including both existing conditions and proposed work.
3. Photographs of the context, including the property, surrounding properties, and the neighborhood.
4. A Color Board depicting all exterior materials and finishes associated with the work (if requested).
5. Proof of ownership, or letter of authorization from the current property owner, if the applicant and owner are not the same.
6. Statement of approval from a subdivision or property owners association, if applicable.
7. Any other information which the applicant feels would be helpful and/or pertinent to the request.
8. Any other information as may be required by the Historic Preservation Officer or Heritage Preservation Commission to assist in the review of the requested application.

## Timing of Submission and Completeness Review

The Heritage Preservation Commission meets to review applications monthly on the third Wednesday of the month. If you are submitting an application for a Historic Signs and Facades Grant, the Community Development counter must receive your application by the submittal deadline posted to the Heritage Preservation program website.

In order for your item to be added to an agenda, the Heritage Preservation Officer (HPO) must deem the application complete and the information in it correct within 5 working days. The HPO will contact applicants for additional information as necessary.

Historic Signs and Facades Grant are provided at the discretion of the Commission based on the criteria in the [grant guidelines](#) posted to the City's website. Grants are administered by the HPO and they are available for consultation through the process. Documentation of completed work and receipts must be provided within one year of approval by the Commission or an extension must be applied for in order to receive reimbursement.

Before submitting for a grant related to a sign, a permanent sign application must be submitted, and comments returned to the owner. If the application pertains to a historic sign that does not conform to current regulations of Permanent Signs (10-50.100) or meet the criteria for a non-conforming sign (10-20.60.110) then the Heritage Preservation Commission must first determine that the sign meets the criteria of an Individual Signs of Historic or Cultural Significance (10-30.30.040.E) and may require the sign be placed in a Landmark Overlay.

We encourage you to reach out early in designing your projects so that the HPO may assist you and your clients. HPO contact information: Phone: (928) 213-2633; Email: [Mark.Reavis@flagstaffaz.gov](mailto:Mark.Reavis@flagstaffaz.gov)

## **Project Description**

Our home was built in 1950 on the corner of Sunset and Juniper, in the area of Flagstaff known as Hospital Hill. It was designed by Arizona architect George R. Allan Jr. The house is architecturally interesting as it combines features of Frank Lloyd Wright's prairie and Usonian style and is painted Cherokee red, a common marker of Frank Lloyd Wright style homes.

The home as originally designed featured a flat roof over the garage (see blueprints). At some point, we believe in the 1970s, the owners of the home altered the garage by modifying it from a two-car garage to a one car garage, building a sloped roof (perhaps to aid in snow load) and adding one 1970s style aluminum slider window and replacing one historic steel casement window with a second aluminum slider. In addition to the two out-of character windows the added sloped roof line is finished with board and batten, although it should have utilized striated or combed siding also known as Weldtex, which was utilized along the roof line in all other areas of the house. Weldtex is a unique product developed by the architect Joseph Eichler and used in Eichler-style midcentury homes. The siding went out of production for many years but in the 2010s a small manufacturer in California started producing the siding again for those who would like to restore their homes.

As part of the project, we propose to replace the two aluminum slider windows with steel casement windows that are consistent with the original windows that are still in the house. We also propose to remove the board and batten along the garage roofline and replace it with striated siding consistent with the rest of the house. In addition we would like to restore and repair areas of the house's original siding that have been damaged by age and weather. We will rely on restoring the original Redwood board and bats where we can and replacing with an equivalent material where restoration is not possible.

The work will be done by Barden homes as recommended by a number of friends and acquaintances. We received a bid of \$65,000, which includes a new roof. Their estimate of the siding and window work alone was close to \$40,000. We are asking for a grant to help cover the cost because the original siding and the steel casements are significantly more expensive than modern alternatives. We have already taken considerable steps in the last 5 years to maintain the appearance of the home and have delayed this needed restoration project to hopefully accomplish that ultimate goal. We love our home and want it to remain unique in Flagstaff as an example of mid-century architecture.

## **Explanation of how the project meets the applicable sections of the Zoning Code, Grant Guidelines and Secretary of the Interior Standards for the Treatment of Historic Properties.**

With regard to windows, the Secretary of the Interior Standards for the Treatment of Historic Properties (hereinafter SISTHP) recommends replacing incompatible non-historic windows with new windows that are compatible with the historic character of the building (see page 106 of SISTHP). In addition, we propose to repair the redwood siding through patching and other recognized restoration methods and replace siding (redwood and striated) that is too deteriorated to repair (see page 178 of SISTHP), using the existing siding as a model to replicate in replaced areas. We will remove areas of the board and batten along the added garage roof line and replace with striated wood as all areas near the roof were originally intended to be finished with striated wood. This portion of the project meets the above referenced standards from the SISTHP and meets the applicable sections of the Zoning Code.

We would request an exemption from the Building Code to allow for the installation of two steel casement windows that match the others in the house. Our preference would be original single pane steel casements, but understand that there are double-pane casements that appear similar to the historic windows in our home. In addition to replacing the two front historically mis-matched windows our plan is to restore the current steel casement windows that are in the bedrooms and the kitchens of the home. This will be done at a later date and is not a part of this request.



**Summary Statement of Significance:**

National Register of Historic Places documentation or a Cultural Resource Study can be submitted in lieu of completing this page to demonstrate significance (Attach additional pages as necessary).

The significance of a resource is generally based on its potential to contribute to our understanding of the past. An object, structure, site, place, or area is significant if:

- a. It is associated with events or persons in the architectural, engineering, archeological, scientific, technological, economic, agricultural, educational, social, political, military, or cultural annals of the City of Flagstaff, the State of Arizona, or the United States of America.
- b. It embodies distinctive characteristics of type, period, region, artistic values, or methods of construction, including being the oldest of its type or the best example of its type, or, if it represents the work of, or for, an important individual.
- c. A resource is generally not significant if it is less than fifty (50) years old, or, if the features, materials, patterns, and relationships that establish its significance are no longer present or no longer have integrity. The integrity of a resource is judged by how evident the general character of the significant period is, the degree to which the characteristics that define its significance are present, and the degree to which incompatible elements are reversible.

Original Construction Date:

1950

Describe Previous Major Alterations (Include dates and changes of use):

In the 1970s (approximately), the two car garage was converted to a one car garage on the north side of the house with the new square footage repurposed for habitation. Above the now one car garage and new room the raised one side of the roof so that it was no longer flat. They put an aluminum slider window in the new room and replaced the steel casement in the room next door with the same size and type of slider.

Describe the Significance of the Resource (In terms of a. or b., and c., above):

The home was designed by renowned Arizona architect George Allan Jr. of Allan and Olsson, famous mid-century Arizona architects (see attached article). In addition, the house is an excellent model of mid century architectural styles blending elements of Frank Lloyd Wright's prairie and Usonian styles. The use of materials like Weldtex, heart redwood siding and construction, the color and the angled placement on the lot and the uniqueness within Flagstaff make this a significant home in Flagstaff. There are interior elements like the indoor BBQ the copper finishing and the floor to ceiling original windows that also stand out.

We propose to install a plaque on the property describing the significance of the home.

Source(s) of Information Used:

Articles, personal research, blueprints from the house and conversations with Mark Reavis, City of Flagstaff Heritage Preservation Officer/Neighborhood Planner (some attached, including photos)

**Describe the Level of Integrity of the Resource (Existing and proposed):**

Our proposal will reverse several incompatible resources. The home itself is well preserved and one of few architecturally significant homes from this era in Flagstaff.

## Preservation Budget Summary:

Complete this section only for consideration of Historic Sign and Facades Grants (Attach additional pages as necessary). Ensure all work proposed for the grant meets the [Grant Guidelines](#))

Total Construction Budget (including matching fund provided by the applicant):

An estimate of \$61,700 was given to us by Barden for the work, but this included a roof replacement. Below is an estimate of the costs minus non-restoration work like the roof.

Preservation Work Budget Detail:

Item of Preservation Work:	Total Cost:	Grant Request:	Matching Funds:
<i>EXAMPLE: New siding and paint</i>	\$6,000	\$3,000	\$3,000
Restore all original siding	\$18,000		
Replace non-original siding with Weldtex	\$6,000		
Replace non-original windows with steel casements	\$11,000		
Repaint the house	\$4,000		
Total Restoration	\$39,000	\$10,000	\$29,000
<b>Totals:</b>			

Notes:

1. Grant request cannot exceed 50% of Project Costs.
2. Grant request cannot exceed \$10,000 for Level 1 projects and \$20,00 for Level 2 projects.
3. Grant recipient or property owner labor cannot be used as matching funds.
4. Attach estimates, quotes and prices to verify the budget.

## Reimbursement Requirements

Once the grant is approved, the property owner will need to submit a W-9 to the city before requesting reimbursement.

To request reimbursement, the property owner must provide documentation of completed work including photos and paid invoices and have had at least one on site inspection by the Heritage Preservation Officer. The Heritage Preservation Officer may be consulted throughout the project to confirm that ongoing work is in compliance with the Grant approval.