

AGENDA ITEM \_\_\_\_\_  
DATE \_\_\_\_\_

Regular Meeting  
May 26, 2015

**MINUTES OF A REGULAR MEETING OF THE CASA GRANDE HISTORIC PRESERVATION COMMISSION HELD ON TUESDAY, MAY 26, 2015, AT 6:00 P.M. IN CITY HALL COUNCIL CHAMBERS, 510 E. FLORENCE BOULEVARD, CASA GRANDE, ARIZONA.**

**I. Call to Order:**

Chairwoman Jantz called the meeting to order at 6:00 p.m.

**II. Roll Call:**

Jantz, Marge Chairwoman  
Trulove, Clara Co-Chairwoman  
Poor, Tom Member  
Rooney, Susan Member  
Benedict, Brett Member  
South, Joyce Member

**City Staff Present:**

Laura Blakeman-City Planner  
Jim Gagliardi-City Planner  
Linda Harris-Administrative Assistant

**III. Approval of Minutes:**

April 27, 2015

Member Benedict moved to approve the minutes dated April 27, 2015 with the requested corrections. Motion was seconded by Member Poor. All were in favor. Motion passed 6-0.

**IV. Presentations:**

None

**V. Unfinished Business:**

**A. Historic Preservation Ordinance – De-listing**

Mrs. Blakeman stated that staff continues to work on the de-listing portion of the ordinance. She is hoping to have it completed for the June meeting for the Commission to review.

Chairwoman Jantz informed the Commission that she spoke to Karl

Eberhard who is the Historic Preservation Officer for the City of Flagstaff and he suggested that the de-listing process not be included in the ordinance. After a brief discussion, Mrs. Blakeman stated that she will contact Mr. Eberhard for more information.

Mr. Gagliardi discussed the possibility of using an expiration date, which is in other sections of the code, instead of adding a de-listing to the ordinance. He suggested using verbiage to say if a property gets destroyed, etc. this is what would constitute it as being terminated or expired or it does not expire because it is subject to the general provisions of the historic district. He said that this might accomplish what the commission is trying to do.

Co-chairwoman Trulove asked if a vote could be taken tonight to move forward with the ordinance as written leaving the de-listing section out.

Chairwoman Jantz questioned if the ordinance is approved as it is written, can it be amended at a future date if it is decided to add the de-list section. Mrs. Blakeman stated that it can be amended at a future time.

Mrs. Blakeman stated that this item will be put on the next agenda to make the recommendation to move forward with the ordinance leaving out the de-listing section.

**B. 222 E. 8th Street – First Baptist Church – Turf (Local and National Register)**

Mrs. Blakeman reported that she has not received a response from the owner and will continue to pursue the outstanding issues. This item will be put on the next agenda for further update.

**C. 1017 N. Kadota – Carport Addition (Evergreen Contributor)**

Mrs. Blakeman stated that staff has been in contact with the owner via email and is waiting on the owner to get back with her to schedule a meeting. This item will be put on the next agenda for further update.

**D. 117 N. Sacaton (Local and National Register)**

Mrs. Blakeman stated that the property owner informed her that the awning was destroyed in a storm and they have no plans to replace it. Mrs. Blakeman noted that they have applied for a Certificate of No Effect to finish the exterior. This item will be put on the next agenda for further update.

**E. Title Reports – Evergreen First Addition Historic Properties**

Mrs. Blakeman stated that Staff sent parcel information to the county with verbiage to be added to the title report notifying a potential home buyer that the property is located in a historic district.

#### F. Title Reports – Historic Properties

Mrs. Blakeman stated that she is working on compiling the addresses and verbiage together. This item will be put on the next agenda for follow up.

#### G. Pass Through Grant

Chairwoman Jantz stated that June 19<sup>th</sup> is the deadline to apply for the grant. She mentioned that the City would have to do a cost match and there is not any money currently in the budget to do this. The entire cost match can be done in-kind and she briefly explained how the amounts are figured.

Chairwoman Jantz mentioned having a work study session to put together the list of items the commission would like to have accomplished with the grant. She will contact Mrs. Blakeman with a date and time for the public meeting.

#### H. Signs stored at the South Operations Center

Mrs. Blakeman informed the Commission that several signs have been stored at the South Operations Center. These signs include the Horseshoe Motel, Clip Joint, Sunset Court, and the doors and windows from the apartment building at Fisher Memorial.

### VI. New Business:

#### A. Request by City of Casa Grande, 510 E. Florence Boulevard, Casa Grande AZ 85122, for the following request:

1. **DSA-15-00063:** Certificate of Appropriateness for the replacement of two wooden doors at the north and south main entrances of City Hall.\*

Mrs. Blakeman presented the case as stated in the staff report. The request is for the replacement of two existing wooden doors located on the north and south main entrances of City Hall. The proposed new doors will be made from poplar wood which is a medium hardness wood and was chosen due to paint ability and cost. The doors will be very similar to the existing doors but will have a slight difference in the size of the glass panes. The current doors need to be replaced due to weather damage and have proven largely unacceptable for necessary security functions. Mrs. Blakeman covered the review criteria and stated that staff is recommending approval of the Certificate of Appropriateness with four conditions as stated in the staff

report.

Co-chairwoman Trulove questioned if the arch at top of the existing north door will be glass. Mrs. Blakeman stated that it will be.

Chairwoman Jantz questioned if the doors being replaced are the original doors. Mrs. Blakeman replied that the information she received was that these doors were not part of the original door replacements when the building was rehabilitated.

Member Benedict questioned why they were not sure if they will be re-using the handles and hinges. Mrs. Blakeman responded that the use of the existing handles and hinges were not discussed with Staff, therefore if they are unable to use the same handles or hinges, they will be required to do a Certificate of No Effect, which will be reviewed by staff.

Member Benedict moved to approve the Certificate of Appropriateness with the following conditions as stated in the staff report:

1. The door's paint color shall match City Halls' other exterior doors.
2. The hardware, i.e. door handles, hinges etc. shall be used with the new doors. If not possible, a Certificate of No Effect shall be submitted for City Staff review.
3. The original wood doors shall be stored at the South Operations Center for future reuse in city projects.
4. Any future door replacements or alterations shall be approved by the Historic Preservation Commission prior to installation.

Co-chairwoman Trulove seconded the motion. All were in favor. Motion passed 6-0.

**B. Request by Maria Jimenez, 806 N. Brown Avenue, Casa Grande AZ 85122, for the following request:**

- 2. DSA-15-00054:** Certificate of Appropriateness for the replacement of 6 windows at 806 N. Brown Avenue, a property located within the Evergreen First Addition Historic District.\*

Mrs. Blakeman presented the case as stated in the staff report. She explained that staff was informed by a member of the Historic Preservation Commission that the exterior of the house was being renovated. Code Enforcement was notified and a correction notice was placed on the house. The property owner met with City Staff who explained that the property is located in the Evergreen First Addition Historic District and any exterior improvements to the property would need approval for a Certificate of

Appropriateness. The property owner submitted the application for a Certificate of Appropriateness for six window replacements that are currently installed but not finished. The owner stated that the windows were damaged and the cranks were missing. Also, the window panes were deteriorating and some of the windows were not operable, which was a safety concern. Mrs. Blakeman noted that per the 2001 historic property inventory form survey the picture window was replaced with a single light fixed window.

Mrs. Blakeman stated that Staff recommends the Historic Preservation Commission deny the Certificate of Appropriateness based on the following factors:

1. The size and style of the windows have been modified.
2. The areas around the windows (pop outs and ledges) have been removed.

The applicant, Maria Jimenez came to podium to address the commission. She explained that when she purchased the home she was not aware she was in a historic district. She explained that she is willing to work with the commission to make the house look like the original. She was informed when she moved in that there was a previous attempt to break into it and she felt for safety reasons the windows needed to be replaced.

Member Jantz questioned how many of the six windows were different from the original size. Ms. Jimenez responded that there were two.

Member Benedict motioned to deny the Certificate of Appropriateness based on staff's recommendation. Member Poor seconded the motion. All were in favor. The motion failed 6-0.

### **C. Historic Property Monitoring areas**

Member South reported the house across the street from her on Lehmborg has blue tape in the windows. She said that the house has been empty and there are new owners getting ready to move in. She will contact Mrs. Blakeman with the address so staff can check on it.

Chairwoman Jantz reported that the homeowner at 401 E. 10<sup>th</sup> Street cut down the historic palm tree. She spoke to the gardener who told her that they are making room for a new block fence. Chairwoman Jantz stated that the owner has now been in contact with city staff.

Chairwoman Jantz was happy to report that the fence at 1112 N. Kadota has been completed and it looks very nice. She would like to draft a letter to the property owner thanking them. She asked if she could draft a letter from the commission for Mrs. Blakeman to print on city letterhead and mail out.

Chairwoman Jantz asked for an updated status on 1022 N. Brown regarding

the four foot fence in the front yard. Mrs. Blakeman stated that there was nothing new to report and this item will be put on the next agenda for further update.

Chairwoman Jantz noted that the area outside of the fence on the corner of 8<sup>th</sup> Street and Morrison has now been cleaned up. Code Enforcement has been working on this address and she wanted to thank them for getting it cleaned up.

**D. Evergreen Historic Properties Monitoring**

There was nothing reported.

**VII. Call to the Public:**

There were no comments from the public.

**VIII. Report by Officers:**

**A. 2015 Historic Preservation Conference**

Chairwoman Jantz stated that there were two members who attended the conference along with Mrs. Blakeman and Mr. Gagliardi.

**IX. Adjournment:**

Chairwoman Jantz called for adjournment at 7:11 p.m.

Submitted this **9<sup>th</sup> day of June 2015**, by Linda Harris, Secretary to the Historic Preservation Commission, subject to the Commission's approval.

Approved this 27 day of July, 2015, by the Casa Grande Historic Preservation Commission.

Alana J. Jantze  
for Chairwoman Jantz