HISTORIC PRESERVATION COMMISSION STAFF REPORT

AGENDA

_____

TO: CASA GRANDE HISTORIC PRESERVATION COMMISSION

FROM: Laura Blakeman, City Planner LB

MEETING DATE: March 23, 2015

SUBJECT: DSA-14-00018: Certificate of Appropriateness

REQUEST

Request by Ron Sekura, 601 N. Cameron, Casa Grande AZ 85122, for the following request:

1. **DSA-14-00018:** Certificate of Appropriateness for exterior renovations for Casa Grande Apartments (A.K.A. Casa Grande Hospital).

APPLICANT/OWNER INFORMATION

Applicant
Ron & Tina Sekura
305 E. 4th Street
Casa Grande, AZ 85122
P: 520-252-5082

Owner
Same as applicant

HISTORY

1915: The area was incorporated for the City of Casa Grande.

1928: The Casa Grande Hospital was constructed. Source: Arizona Historic Property Inventory Form dated 1997.

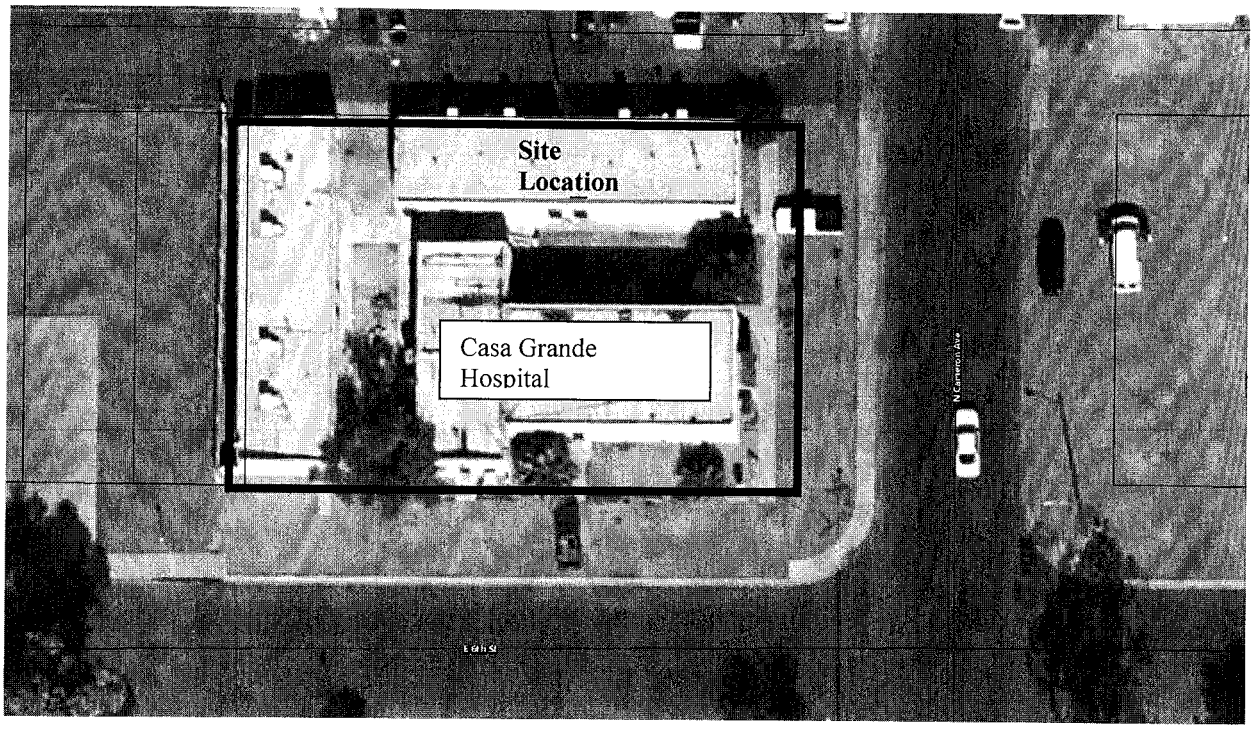
November 16, 1987: The site received official zoning of R-1(Single Family Residential) with the adoption of the Zoning Ordinance and map.

PROJECT DESCRIPTION

Background

According to the Arizona Historic Property Inventory Form, the Casa Grande Hospital (Casa Grande Apartments) building was constructed in 1928. The two outbuildings on

the site were constructed in 1952. The outbuildings were not included in the local and national registers, as the buildings were not old enough to qualify for a historic property designation. (See aerial below).



According to the property inventory form, in 1997, some doors and windows (aluminum sliders) were replaced on the hospital building. The applicant is asking for approval of the exterior changes that are taking place. These changes involve the windows, doors, installation of air conditioning units and the covered entry replacement on the east side of the hospital building.

Staff has been working with the applicant since March of last year to get the information regarding the planned renovations. The applicant was informed to focus on the hospital building, as it is listed on the local and national registers. The applicant had informed Staff that the renovations would be done on the outbuildings, with the hospital building being the last part of the renovations. The applicant had not finalized all the specifics of the work that was done; therefore the Commission has not had a chance to review the request. Recently, the construction superintendent, Ron Eggers, came into the office and he has submitted Staff the information to get the review before the Commission.

According to 17.62.060, no person shall carry out any exterior alternation, restoration, reconstruction, **demolition**, new construction or moving of landmark or property within a historic district, nor shall any person make any material change in the appearance of such a property, its light fixtures, signs, sidewalks, fences, steps, paving or other exterior elements visible from a public street or alley that affect the appearance and cohesiveness of the historic landmark or historic district, without first obtaining a Certificate of No Effect or a Certificate of Appropriateness.

Because the Casa Grande Hospital is a historic landmark that is listed on the local and national registers the changes require a Certificate of Appropriateness from the Historic Preservation Commission.

CONFORMANCE WITH THE CERTIFICATE OF APPROPRIATENESS REVIEW CRITERIA

In accordance with Section 17.62.090 of the City of Casa Grande City Code, the Historic Preservation Commission shall find that the Certificate of Appropriateness application complies with the following review criteria, including Staff's findings:

A. In passing upon an application for a certificate of appropriateness, the Historic Preservation Commission shall not consider changes to interior spaces, but shall encourage property owner(s) to maintain any interior features that may have historical interest.

N/A.

B. The Commission's decision shall be based upon the following principles:

1. **Properties that contribute to the character of the historic district shall be retained, with their historic features altered as little as possible;**

2. **Any alteration of existing historic landmark properties shall be compatible with their historic character. Any alteration of existing properties within a historic district shall be compatible with its historic character as well as with the surrounding district;**

Door Replacements:
According to the inventory report, some doors were already replaced in the past. The applicant has stated that the doors were not the original doors on the building.

City Staff does not have a record of the original doors or which doors were replaced according to the 1997 inventory.

Window Replacements:
According to the Arizona Historic Property Inventory form that was completed in 1997, some windows were replaced. The applicant has stated that all windows were of plexiglass and did not have the original framing.

Staff does not have a record of which windows were replaced that was mentioned on the inventory form. Staff has found that some of the existing windows on the building (older and newer) are being replaced with windows that

look similar to the double hung windows that were on the building and/or mentioned in the inventory report.

Staff has consulted SHPO's to obtain feedback on the proposed request. (See attachment). According to SHPO, these changes would not warrant delisting the building from the National Register.

According to the 1997 inventory report form, "the building is a plain, flat-roof box with minimal ornamentation (round canals and very slight raised corner caps on the parapet) that might be said to show some Pueblo 5Revival influence, but that is probably stretching things a bit. It is not a particular distinctive building in terms of its architecture, and there are other adobe buildings in Casa Grande from this period, but its history (as the town's first hospital) somewhat overcomes its lack of architectural distinction".

Staff's is in support of this request based on the following reasons:

- Staff has found there are some historic details missing regarding the windows and doors for the hospital building.
- The main building's exterior is still being maintained.
- SHPO has determined that the replacement of windows will have an impact on the property, however it will not warrant delisting from the National Register.

3. New construction shall be compatible with the district in which it is located.

N/A.

C. In applying the principle of compatibility, the Commission shall consider the following factors:

1. **The general design character and appropriateness to the property of the proposed alteration or new construction;**
2. **The scale of proposed alteration or new construction in relation to the property itself, surrounding properties and the neighborhood;**
3. **Texture, materials and color, and their relation to similar features of other properties in the neighborhood;**
4. **Visual compatibility with surrounding properties, including proportion of the property's front facade, proportion and arrangement of windows and other openings with the facade, roof shape, and the rhythm of spacing of properties on streets, including setback;**
5. **The importance of historic, architectural or other features to the significance of the property.**

D. As a guide to rehabilitation work, the Commission shall utilize the current edition of the Secretary of the Interior's Standards for Rehabilitation.

N/A.

RECOMMENDED MOTION

Staff recommends the Historic Preservation Commission approve the Certificate of Appropriateness (DSA-14-00018) for the exterior changes as mentioned in the Staff report with the following condition:

1. **The entry porch be completed with the building materials as outlined in the inventory report in 1997.**

Attachments:

- Certificate of Appropriateness Request
- SHPO comments/Historic Property Inventory From
- Photographs of Site

March 11, 2015

Ref: 601 North Cameron Avenue, Building 3, Casa Grande, Arizona 85122

TO WHOM IT MAY CONCERN:

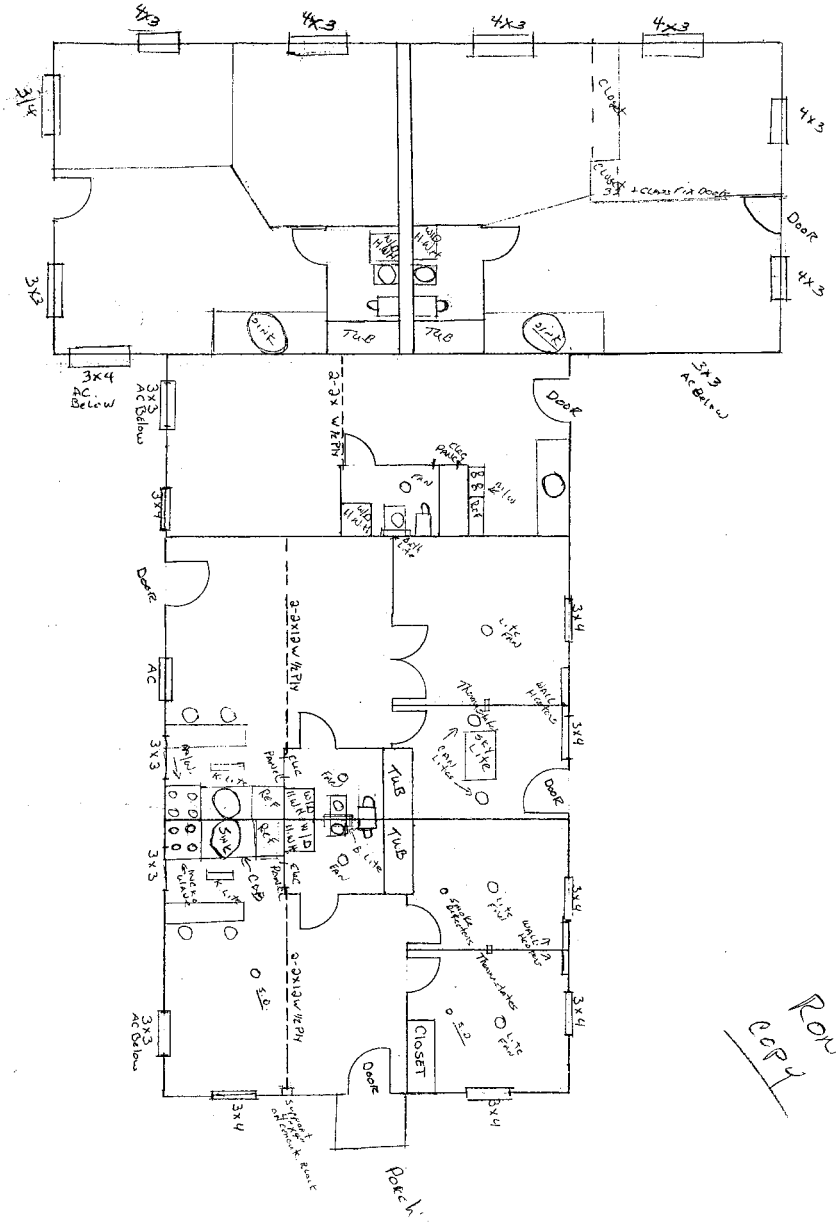
1. Replaced porch as a result of dry rot in support beams. Porch separated from wall and posed a safety threat. Due to dry rot, original lags would not hold porch and posed a safety hazard.

2. All doors replaced due to rotting, to include the addition of new metal security doors. It should be noted, doors were not the originals from when the structure was built.

3. Most or all windows kept in original locations. Windows were replaced with Low E (as per 2014 Building Code) vertical windows. It should be noted that all windows were of plexiglass and were not the original framing. Possibly installed by previous owner.

4. Air conditioning units were mostly installed under windows, depending on position of window, availability of space and for maximum efficiency. Each unit, 3'x3' in size.

NOTE:
Poorly functioning doors and windows due to dry rot, were replaced primarily to meet city building codes and future tennant safety while maintaining the historic and aesthetic value of the structure.


4x3
4x3
4x3
4x3
3/4
4x3
Closet
Closet 3x + Class Fix Doors
Door
3x3
4x3
Sink
Tub
Tub
Sink
3x4
AC Below
3x3
AC Below
3x3
AC Below
Door
Door
3x4
Door
AC
3x3
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3x3
3x3
AC Below
3x4
3x4
3x4
3x4
3x4
3x4
Tub
Tub
Closet
Door
Door
Porch

Ron's copy

3-16-15
new construction

new construction

Laura Blakeman - RE: 601 N. Cameron

From: "Eric Vondy" <evondy@azstateparks.gov>
To: "Laura Blakeman" <laurab@ci.casa-grande.az.us>
Date: 1/21/2014 10:40 AM
Subject: RE: 601 N. Cameron
CC: "Robert Frankeberger" <rfrankeberger@azstateparks.gov>

Hi Laura,

As long as they keep the stuccoed exterior they should be fine. Replacing original windows will have an impact on the property but not enough to warrant delisting from the National Register. A lot of the existing windows look to be in pretty bad condition anyway so switching them out for new sliders would have a very minimal negative impact.

Thanks,

Eric

-----Original Message-----
From: "Laura Blakeman" <laurab@ci.casa-grande.az.us>
Sent: Thursday, January 16, 2014 11:39am
To: evondy@azstateparks.gov
Cc: "Robert R Frankeberger" <rfrankeberger@azstateparks.gov>
Subject: 601 N. Cameron

Good Morning,
I'm not sure which one of you to direct this to, but both of you may have comments and/or suggestions. The property located at 601 N. Cameron is under renovation. As you know the property is listed on the local and national registers. Interior work is being done and I have recently discovered that exterior work will be performed. The historic property inventory form states that some replacement doors and windows (aluminum sliders) were done previously.
I've numbered the buildings on the form...just for informational purposes and they describe work that has been done (building 3) and proposed work for buildings 1 & 2. How much of the proposed work will affect their historic status? They would like to replace the windows with aluminum sliders for all 3 buildings, however it appears some windows are double hung windows that are missing and/or are deteriorated. They also want to replace all doors and install outside a/c vents below the windows....see attached photos....
Let me know if you need additional information or clarification...
Thanks!
Laura
Laura Blakeman, City Planner
City of Casa Grande
510 E. Florence Boulevard
Casa Grande, AZ 85122
520-421-8630 x 3010
laurab@casagrandeaz.gov

Arizona Historic Property Inventory Form

SHPO
State Historic Preservation Office
1300 W. Washington
Phoenix, Arizona 85007

SURVEY SITE NO.: 173
COUNTY: Pinal
PROPERTY NAME: Casa Grande Hospital
SURVEY AREA: Casa Grande

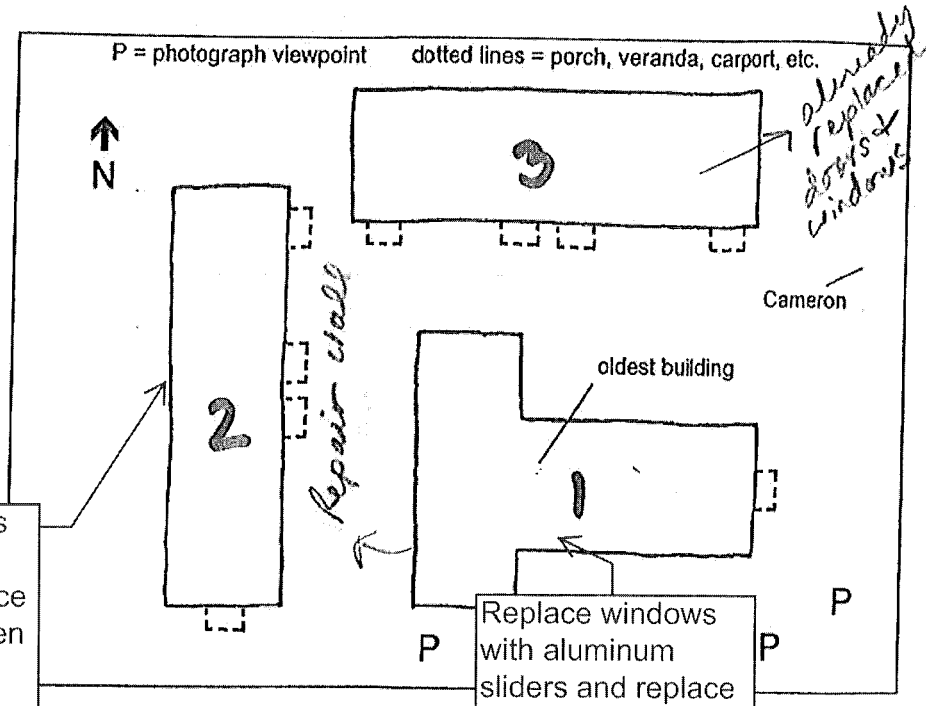
Accession Number

IDENTIFICATION

ADDRESS: 601 N. Cameron Ave.
CITY/TOWN: Casa Grande
LOT: 16-20 BLOCK: 3 PLAT: Myers Second Addition
TOWNSHIP: 6S RANGE: 6E SECTION: 29 QUARTER: NW of NE USGS QUAD: Casa Grande East
UTM REFERENCE: Z 12 Easting 430100 Northing 3637920 ACREAGE:
PROPERTY TYPE: hospital

HISTORIC USES:
1. hospital
2.
PRESENT USE: apartments
Abandoned ☐ Demolished ☐
STYLE: none
CONSTRUCTION DATE: 1928
Known ☒ Estimated ☐
Date Source: *Casa Grande Dispatch*, 12 Oct. 1928
ARCHITECT/BUILDER/CRAFTSMAN:
unknown

STRUCTURAL COND
Good ☒ Fair
Comments:

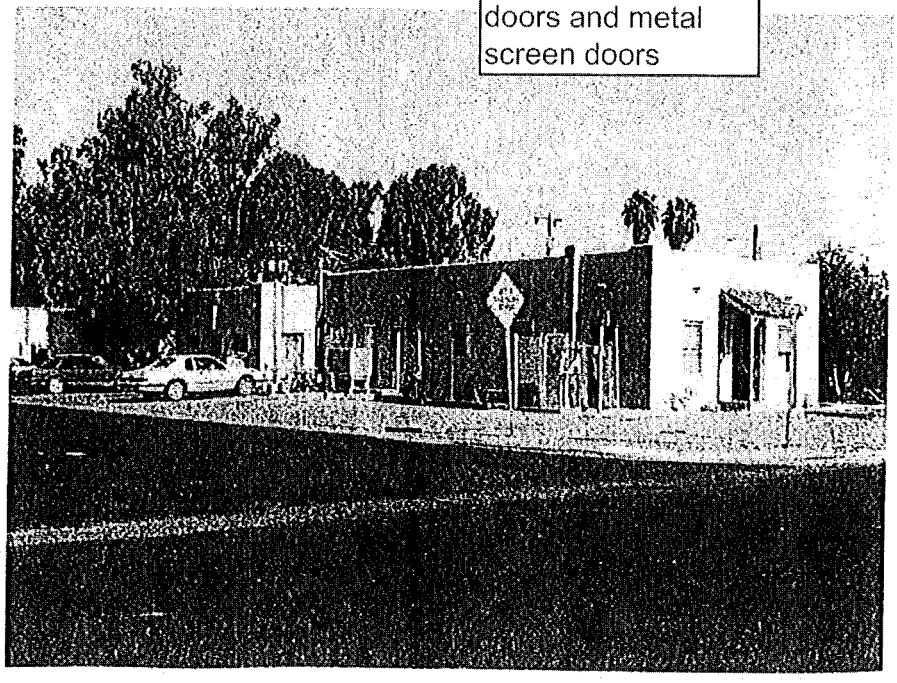


Replace windows with aluminum sliders and replace doors with wooden doors and metal screen doors

Replace windows with aluminum sliders and replace doors with wooden doors and metal screen doors

INTEGRITY OF ORIGINAL FEATURES:
Good ☐ Fair ☒ Poor ☐
Comments: some replacement doors & windows (aluminum sliders)

Negative Number
1. 6-20
2. 6-19
Date of Photo
1. 15 July 1997
2. 15 July 1997
View (from)
1. SE
2. S
Photographer or Source
Mark E. Pry
Additional Photos Attached ☒



ARCHITECTURAL DESCRIPTION

STORIES: 1

FOUNDATION: concrete

STRUCTURAL MATERIALS: adobe

WALL CLADDING: stucco

ROOF TYPE: flat with parapet

ROOF CLADDING: rolled asphalt

OUTBUILDINGS: 2 apt bldgs. (1952): stuccoed concrete block, flat roofs, steel casement windows

WINDOWS: 1/1, 4/1 wood DH; some replacement windows (aluminum sliders)

ENTRY: single panel & frame & glass doors (1 on E, 1 on S, 2 on N, 1 on S side of back wing)

VERANDAS: small covered entry porch on E end (tile shed roof, wood posts)

APPLIED EXTERIOR ORNAMENT: round canales, raised corners on parapet, diamond ornaments (attic vents?)

INTERIOR: not seen

ENVIRONMENT/LANDSCAPING: corner lot located on edge of residential area and adjacent to commercial properties

ALTERATIONS / DATES OF ALTERATIONS: only changes appear to be replacement of some windows and doors

STATEMENT OF SIGNIFICANCE

1. Theme/Context Agricultural communities in Central Arizona—public institutions, 1910s-1940s; medicine in Arizona

2. Historical Association

The oldest of the three buildings here was constructed by Dr. H. B. Lehmberg as the Casa Grande Hospital. It opened in the fall of 1928. At some point in the 1930s, according to retrospective newspaper accounts, the hospital closed for a few years, reopening in 1939 under the immediate supervision of nurse Leona Darr. (Lehmberg operated an office and clinic on 2d Street.) Facilities included two private rooms, one ward, office, dressing room, x-ray and operating room, kitchen, and bathroom. Also in 1939, a new wing (likely the T on the building) was added to provide two additional wards.

In 1951, according to the business directory, the hospital had twelve employees working under Darr. In 1952, a new hospital (Hoemako Hospital) was completed and this one was closed. It is assumed that it was converted into apartments soon thereafter, and it is not known when the remaining two buildings were constructed.

3. Architectural Association

This is a plain, flat-roof box with minimal ornamentation (round canales and very slight raised corner caps on the parapet) that might be said to show some Pueblo Revival influence—but that is probably stretching things a bit. It is not a particularly distinctive building in terms of its architecture, and there are other adobe buildings in Casa Grande from this period, but its history (as the town's first hospital) somewhat overcomes its lack of architectural distinction. If the replacement aluminum windows were removed, it probably would be a good candidate for listing.

BIBLIOGRAPHY / SOURCES

Pinal County Assessor file 507-3-131. *Casa Grande Dispatch*, 18 May 1928, 12 October 1928, undated clipping, 13 July 1952, 15 February 1967. Casa Grande Valley Historical Society files. *Arizona Business and Professional Directory, 1951-53.*

NATIONAL REGISTER STATUS

Listed ☐ Date _____ Individually Eligible ☒ Potentially Eligible as Contributing Property ☐

Not eligible due to AGE ☐ INTEGRITY ☐ NOT SIGNIFICANT ☐ LACK OF INFORMATION ☐

REFERENCE FILES / REPORTS

Are conditions reversible? YES ☐ NO ☒

1.

2.

3.

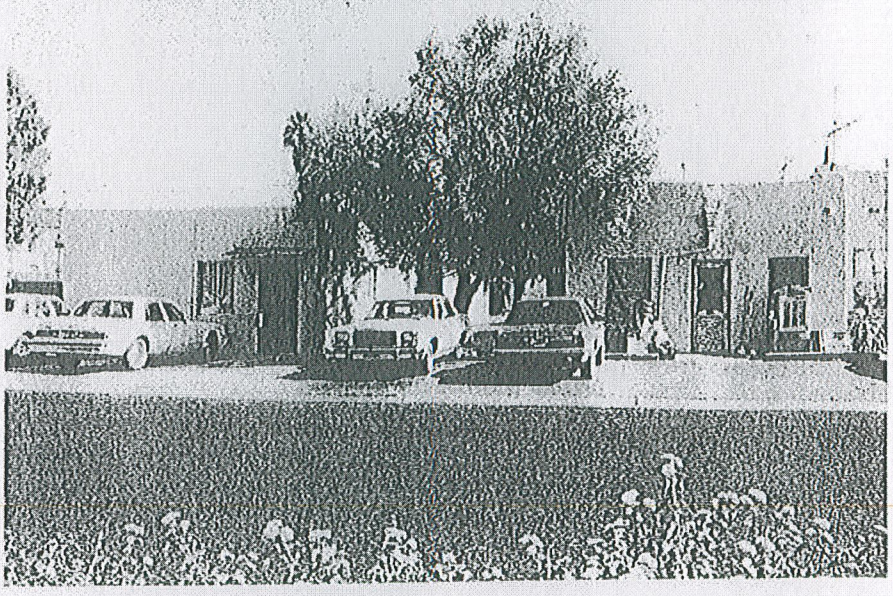
SURVEYOR: Mark E. Pry SURVEY DATE: 11 November 1997 DATE FORM COMPLETED: 8 May 1998

ADDITIONAL PHOTOGRAPHS

SURVEY SITE NO.: 173

PROPERTY NAME: Casa Grande Hospital

SURVEY AREA: Casa Grande



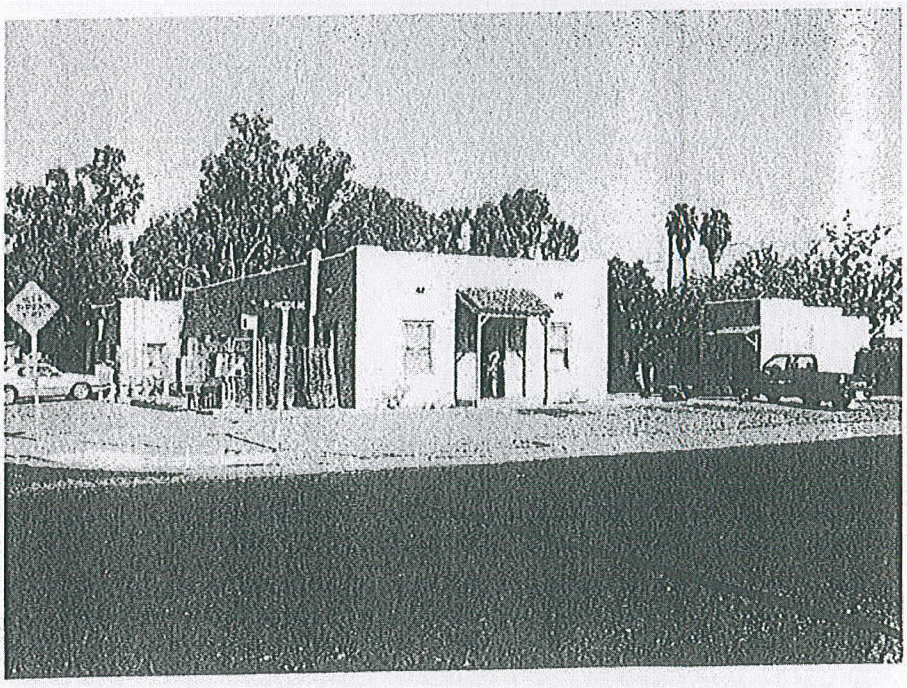
Photograph 2

Photograph 3

Negative Number: 6-21

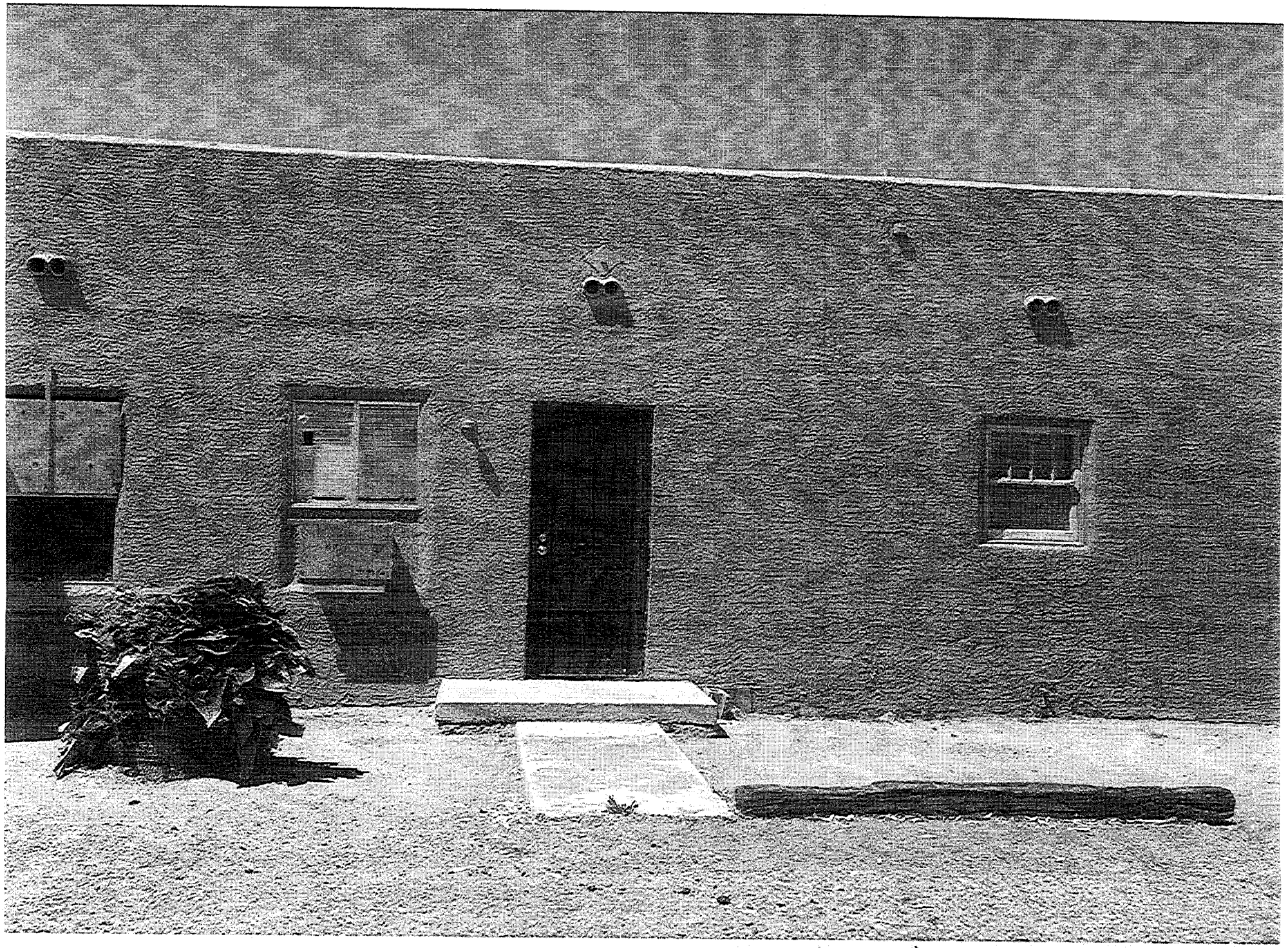
Date of Photo: 15 July 1997

View (from): SE



Building 1 - south side 5-13-13

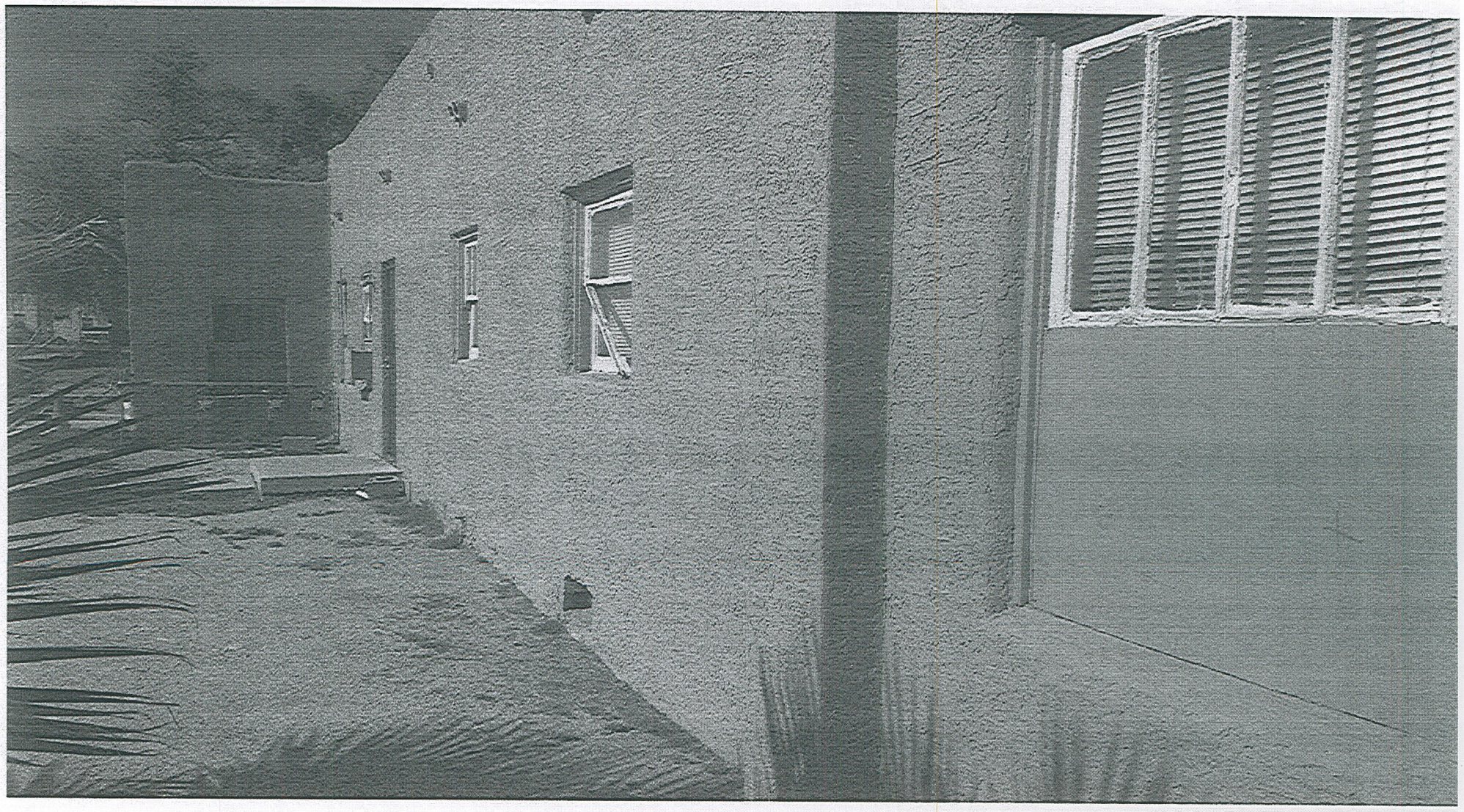
Building 1 - south side 5-13-13



Bldg 1 - South 5-13-13

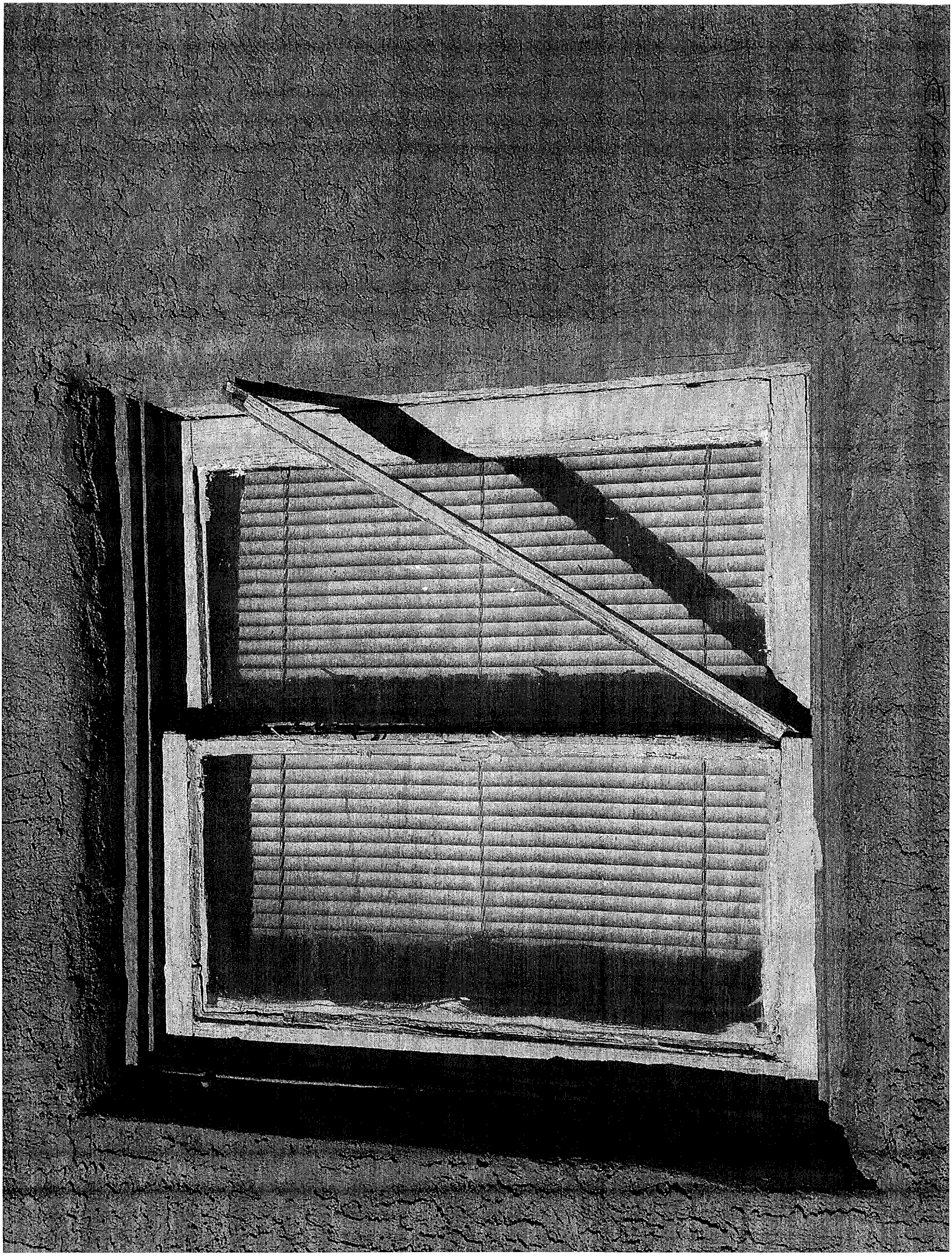
Building 1 — South side

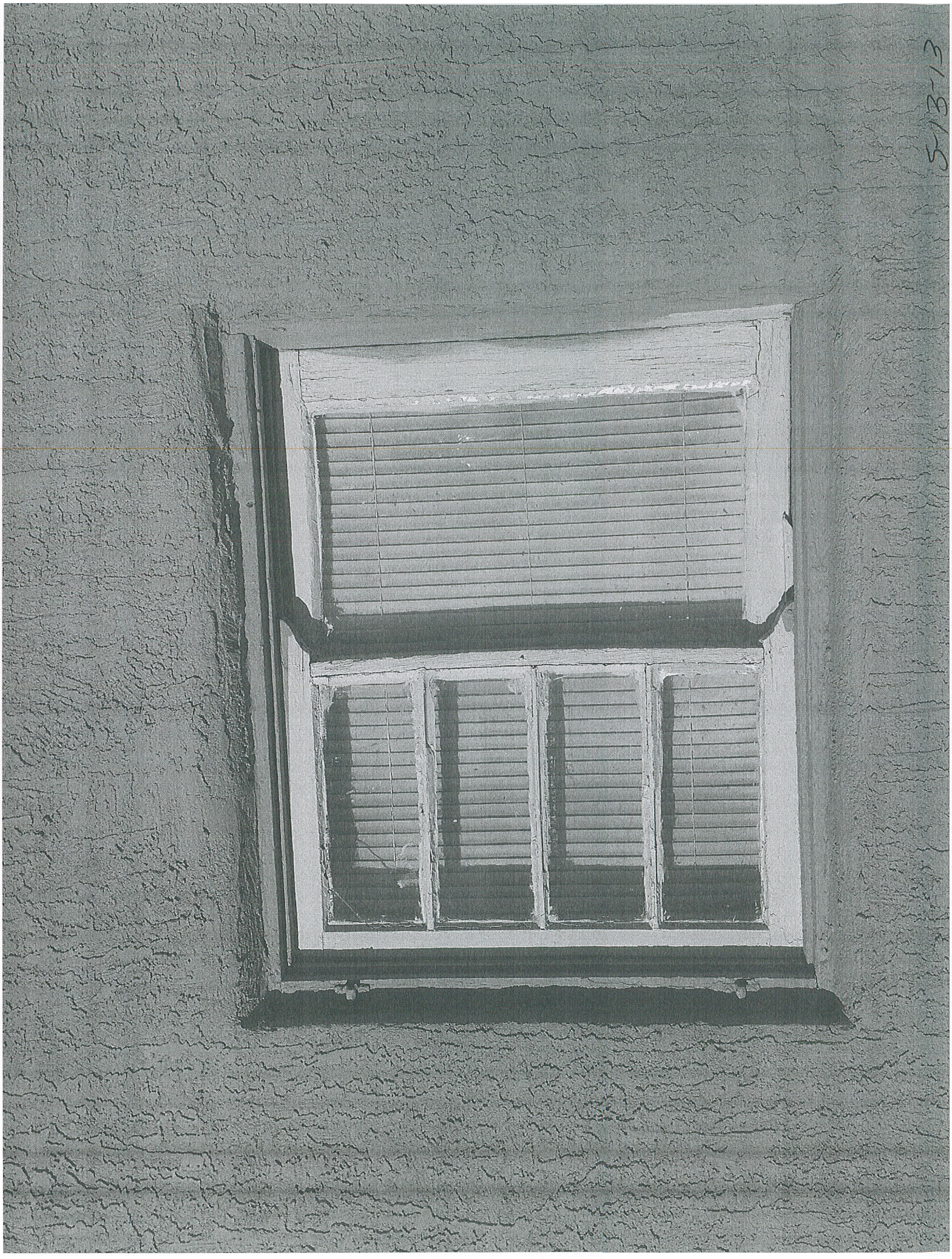
5-13-13

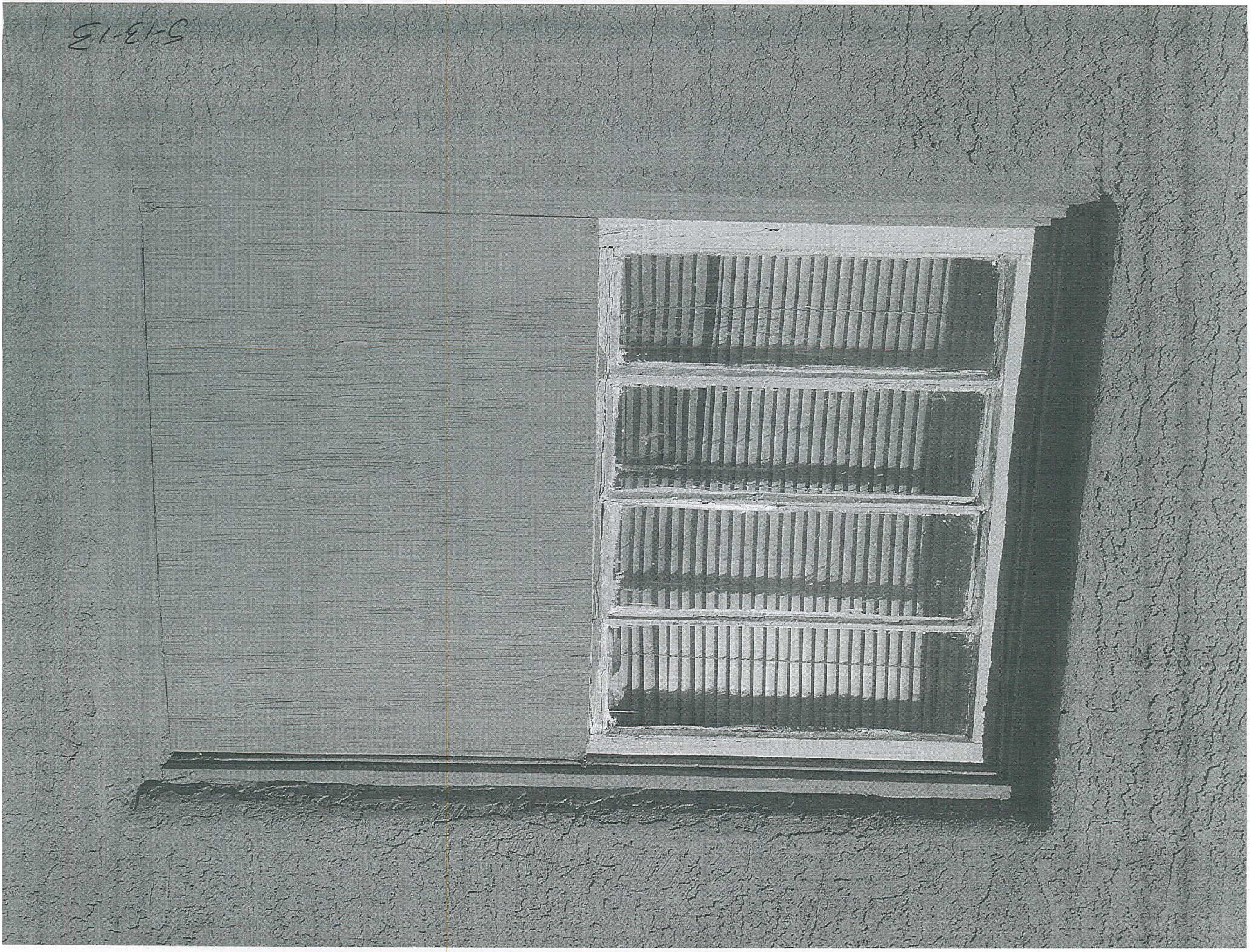


Building 1 - South side

5/13/13




5-13-13


5-13-13

Bldg. 1 East side 5-13-13

	Historic Preservation Commission STAFF REPORT	AGENDA # _____

TO: CASA GRANDE HISTORIC PRESERVATION COMMISSION

FROM: Laura Blakeman, City Planner

MEETING DATE: March 23, 2015

SUBJECT: Hardship request

REQUEST

Attached is the hardship request from the applicant regarding the Primera Iglesia Bautista Church. Below are the City Code excerpts in regard to the hardship procedure.

17.62.110 Hardship criteria.

A. An applicant whose certificate of appropriateness for a proposed demolition has been denied may apply for relief on the grounds of hardship. In order to prove the existence of hardship, the applicant shall establish that:

1. The property is incapable of earning a reasonable return, regardless of whether that return represents the most profitable return possible;
2. The property cannot be adapted for any other use, whether by the current owner or by a purchaser, which could result in a reasonable return; and
3. Efforts have been made to find a purchaser interested in preserving the property.

B. An applicant whose certificate of appropriateness for a proposed alteration has been denied may apply for relief on the grounds of hardship.

(Ord. 1397.17.32 § 2 (part), 2004)

17.62.120 Hardship application procedure.

A. After receiving written notification from the Commission of the denial of a certificate of appropriateness, an applicant may commence the hardship process.

1. Application shall be made in writing and submitted to the Commission within 45 days after receipt of written denial.
2. No building permit or demolition permit shall be issued unless the Commission makes a finding that a hardship exists.

B. The Commission shall hold a public hearing on the hardship application within 21 days after receiving written notification, at which an opportunity will be provided for proponents and opponents of the application to present their views.

C. The applicant shall consult in good faith with the Commission, local preservation groups and interested parties in a diligent effort to seek an alternative that will result in preservation of the property.

D. All decisions of the Commission shall be in writing.

1. A copy shall be sent to the applicant by registered mail.
2. A copy shall be filed with the City Clerk's Office for public inspection.
3. The Commission's decision shall state the reasons for granting or denying the hardship application.

(Ord. 1397.17.32 § 2 (part), 2004)

17.62.140 Appeals.

Any person aggrieved by a decision of the historic Preservation Commission relating to hardship may, within 15 days of the decision, file a written application with the City Council for review of the decision.

(Ord. 1397.17.32 § 2 (part), 2004)

March 11, 2015

Casa Grande Historic Preservation Commission

510 E. Florence Boulevard

Casa Grande, AZ 85122

RE: DSA-15-00011: Hardship relief for Primera Iglesia Bautista

This letter is to request hardship for Primera Iglesia Bautista of Casa Grande, Arizona. The roof of the church is in need of repair. We have decided that a metal roofing will be best for the building due to a few reasons.

The church had received an estimate of almost $15,000 in 2012, and by now for sure the price has risen. Being a small congregation we had voted for a more inexpensive way to repair the roof. The material for the metal roofing was under $4000.00. We have researched and have come to know that the metal roofing will last longer than the original shingle roofing. The material for the metal roof has already been purchased.

We at Primera Iglesia Bautista believe that the metal roofing will enhance the architecture of the building. The roof will be green and will look amazing on the white two story building. We also feel that we will be similar to our neighbors to the south of us on 3rd Street, which was Sofia's Restaurant, they also have a metal roof with maroon being the color of their roof.

We are very honored for being part of Casa Grande Historic Preservation, and we are aware that this request may be denied. If this is the result then the Church as decided to withdraw our building in the Historic Preservation.

If you have any questions please contact me at 520-252-5082.

Thank you,

Leonardo Hernandez

Pastor Leonardo Hernandez

Primera Iglesia Bautista of Casa Grande

ROOFING SPECIALISTS, INC.
P.O. BOX 11903
CASA GRANDE, AZ 85130-0529
OFFICE 520-836-3404 • FAX 520-836-3536
Res. Lic. #97179 • Comm. Lic. #97198
MBE/WBE

PROPOSAL

TO Leo Hernandez
305 4th Street
Casa Grande, AZ 85122

PHONE 520/836-2237 | DATE 5/23/12

JOB NAME/ LOCATION
PRIMERA IGLESIA BAUTISTA CHURCH

FAX NUMBER | JOB PHONE

We hereby submit specifications and estimates for:

PITCHED DECKS:
* Tear off the existing roofing and clean the decks.
* Apply one (1) layer of #15 underlayment to the decking.
* Install overhanging metal drip edge on all eaves and rake edges.
* Apply THIRTY (30) year Dimensional style shingles, using six (6) nails per shingle.
* Install new flashing on all plumbing projections.
* Remove roofing debris from the premises caused by the new roofing.

NOTE: ANY BAD WOOD FOUND AT THE TIME OF THE TEAR OFF WILL BE REPLACED AT AN EXTRA CHARGE:
1/2" Plywood - $45.00 per sheet
2x6 & 2x8's Fascia - $4.60 per ln.ft.
1x8's - $4.10 per ln.ft.
1x12's - $4.60 per ln.ft.

This roofing carries a TWO (2) year workmanship guarantee. Materials are warranted by the manufacturers.

After 30 days, a service charge of 1 3/4 % per month will be charged.

We Propose hereby to furnish material and labor – complete in accordance with the above specifications, for the sum of:
Fourteen Thousand Seven Hundred Ninety Five and 68/100 Dol dollars ($ 14,795.68).

Payment to be made as follows:
1/2 Down start of job
Balance Due Upon Completion

$13,750.00 base price
1,045.68 tax
$14,795.68 total PLUS any wood

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature _____

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____

271718

INVOICE

252-5082

SOLD TO: Leo Hernandez	SHIPPED TO:
ADDRESS 3339 S Burris RD	ADDRESS
CITY, STATE, ZIP Casa Grande AZ 85193	CITY, STATE, ZIP

CUSTOMER'S ORDER	SALESPERSON	TERMS	VIA	F.O.B.	DATE
	Rick	Check			12.4.14

46	R-Panel	23' · Green 1058'		2750 80
~~8~~ 9	Ridge Cap	Green	30 00	240 00
5	Rake Trim	Green	35 00	175 00
		Sub		3165 80
		Tax		212 02
	check # 1024			
				3377 82

adams 8140