



Historic Preservation Commission STAFF REPORT

AGENDA

TO: CASA GRANDE HISTORIC PRESERVATION COMMISSION

FROM: Laura Blakeman, City Planner

MEETING DATE: January 21, 2014

SUBJECT: DSA-14-00005 – Certificate of Appropriateness, 510 E. Florence Blvd. (Casa Grande Union High School, Old Main)

REQUEST

Request by City of Casa Grande, 510 E. Florence Boulevard, Casa Grande, AZ 85122, for the following approval on 6.88 acres, m.o.l., located at 510 E. Florence Blvd.:

1. DSA-14-00005: Certificate of Appropriateness for the installation of two kiosk directional signs.

RECOMMENDED MOTION

Move to approve DSA-14-00005, subject to the following conditions:

1. Any additional kiosk directional signs shall be approved by the Historic Preservation Commission prior to installation.

APPLICANT/OWNER

City of Casa Grande
510 E. Florence Blvd.
Casa Grande, AZ 85122
P: 520-421-8630
F: 520-421-8631
Email: steven_turner@casagrandeaz.gov

Same as applicant

HISTORY

May 16, 1938: The site was annexed into the City limits of Casa Grande.

1920-21: Casa Grande Union High School Old Main was built.

1986: The property was placed on the National Register of Historic Places.

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

September 27, 2010: The site received a Certificate of Appropriateness by the Historic Preservation Commission for door replacements: one (1) wood, ten (10) lite door with a metal, ten (10) lite security door.

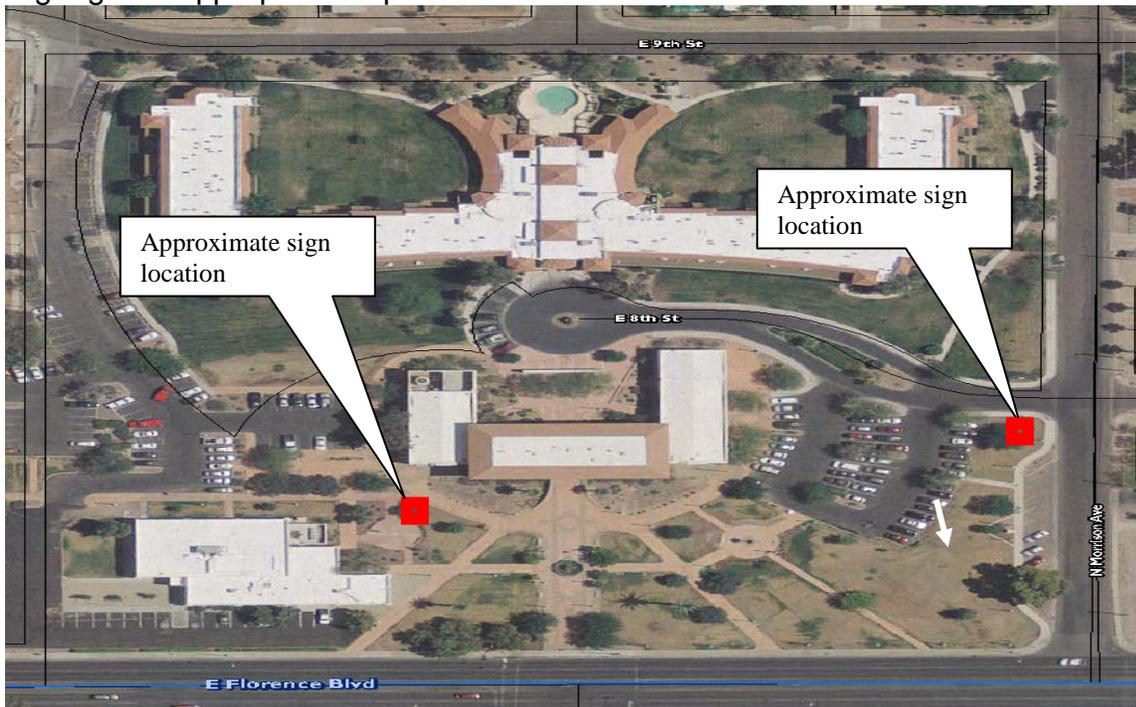
July 19, 2010: DSA-10-00037: A Zone Change was approved by the City Council (Ordinance 1178.343) to change the zoning from R-1 and R-3 to B-3 for the City Hall Complex.

July 22, 2013: DSA-13-00107: Certificate of Appropriateness approved by the Historic Preservation Commission for the installation of solar parking canopies (3 arrays).

DESCRIPTION

The City of Casa Grande is requesting the approval of a Certificate of Appropriateness to install two kiosk directional signs on the property. The signs will provide customers an easier way to navigate through the City Hall complex. The signs will consist of the following:

- Two – 4 X 8 signs maximum size
- Single or double sided
- Aluminum with PMS color painted with Matthews Acrylic Polyurethane
- City Logo
- Signage for appropriate departments



Property Overview

The Casa Grande Union High School Old Main was built in 1920-21. The property was placed on the National Register of Historic Places in 1986. The building ceased to be used by the school district sometime in the 1990's and is now the City Hall. During the installation of the solar parking canopies, Ameresco informed the City that they would cover the cost of a wayfinding sign for the Administrative (Human Resources) Building and Finance Building. This sign would replace the existing attached signage currently located on the Administrative/Finance building, because the solar canopy blocks the view. The cost of the secondary wayfinding sign will most likely be handled by the City. In addition, the City is anticipating fabricating a sign along one of the existing street light poles in front of the Administration/Finance building for drivers along Florence Boulevard, similar to the one towards Morrison Avenue and along the opposite side of Florence Boulevard that directs drivers to the library.

The City has gone through design measures to ensure that the signs will blend well with the character and historic nature of the area and the historic City Hall building. The signs are planned in areas that will not interfere with the architectural façade of the City Hall building nor the front entrance streetscape view from Florence Boulevard.

<p style="text-align: center;">CONFORMANCE WITH THE CERTIFICATE OF APPROPRIATENESS REVIEW CRITERIA</p>

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;**

The building's architecture is Spanish Colonial Revival apparent in the red clay tile roof, arched entries and upper windows, stucco walls, and bracketed eaves. The building's exterior will remain with no alterations as part of this request.

- 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;

The locations of the kiosk directional signs are being placed within areas of the site that will have minimal impact on the historic building. The placement of signs on the property will not compromise the historic character of the building and therefore have minimal impact on the site.

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

The new signs are made to be easily identifiable for the public on site, however the signs have limited view from the most prominent focal point of the historic building (City Hall).

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;

Staff finds the proposed work to be appropriate and compatible to the area. The signs will be located in the existing site away from the buildings but close enough to provide sufficient wayfinding for the public.

2. The scale of proposed alteration or new construction in relation to the property itself, surrounding properties and the neighborhood;

The scale and size of the signs could be 4 x 8 maximum sizes, but most likely be lower in height and they are considerably smaller in scale to the buildings and the solar parking canopies. These signs are a minimal impact to the site especially in regards to the bulk and scale of the existing structures on site. Due to the scale of the existing City Hall historic building and site, the signs are not visible until you enter the site.

3. Texture, materials and color, and their relation to similar features of other properties in the neighborhood;

The proposed materials represent typical materials and designs of signs; however the colors will be used to closely resemble the City Hall logo color (copper and/or bronze, green colors). The site is surrounded by government offices to the west, south and southeast areas, and is blocked by the assisted living facility to the north (The Garnet), therefore the structures will be integrated into the existing site and have minimal impact on the adjacent neighborhood to the northwest.

- 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;**

The historic property's façade remains the same but incorporate the kiosk directional signs and will not change the streetscape spacing of the property nor would it cause any detrimental impact on surrounding properties.

- 5. The importance of historic, architectural or other features to the significance of the property.**

It's important that these structures do not affect the historical significance of the building and are distinct in design to differentiate that these structures are specific to present day architecture and the City Hall building remains as an existing historic building with Spanish Colonial architecture.

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.

SHPO

In regards to the State Historic Preservation Office, there is no formal review since this project is not funded or permitted by a state or federal energy program.

Exhibits

1. Exhibits A – proposed kiosk directional signs

Exhibit A – Kiosk Directional Sign Examples

