



HISTORIC PRESERVATION COMMISSION STAFF REPORT

AGENDA

TO: CASA GRANDE HISTORIC PRESERVATION COMMISSION

FROM: Laura Blakeman, City Planner

MEETING DATE: April 27, 2015

SUBJECT: DSA-15-00039: Certificate of Appropriateness

REQUEST

Request by Gayle Seaton, 917 N. Morrison Avenue, Casa Grande AZ 85122, for the following request:

1. **DSA-15-00039:** Certificate of Appropriateness for a 3' foot high chain link fence located in the front yard within the Evergreen First Addition Historic District.

APPLICANT/OWNER INFORMATION

Applicant

Gayle Seaton
917 N. Morrison Avenue
Casa Grande, AZ 85122
P: 520-836-7588

Owner

Same as applicant

HISTORY

- April 3, 1946: The area was incorporated for the City of Casa Grande.
- 1960: The house was built. Source: State of Arizona Historic Property Inventory Form dated 2001.
- 1969: The site was zoned R-1 (Single Family Residential).
- November 16, 1987: The site received official zoning of R-1(Single Family Residential) with the adoption of the Zoning Ordinance and map.
- October 18, 2001: The property was surveyed for National Register Eligibility and the potential as a contributor to the potential historic district.
- July 19, 2004: The property was designed a "contributor" as part of the Evergreen

First Addition local historic district.

PROJECT DESCRIPTION

Background

According to the Arizona Historic Property Inventory Form (survey), the house was built in 1960. Based on the 2001 survey, the property was not individually eligible for the National Register; however it was considered to be a contributor to the potential historic district (See Exhibit A). The Evergreen First Addition Historic District was established in 2004.



The owner is requesting approval to construct a 3' foot chain link fence in the front yard (See Exhibit B). The site plan estimates that the fence will be 8' feet from the back of the curb, however the adjacent property located at 913 N. Morison has a survey stake that was approximately 11' 10" from the inside edge of the curb. Based on the existing stake location of the adjacent property and the view of the City's aerial map of the property, Staff believes the fence would need to start at 12' feet from the back of the curb to be located outside of the right-of-way. If the request is approved, Staff has added a couple of conditions to address the site plan and the right of way issue, if necessary.

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 property is listed as a local contributor to the Evergreen First Addition Historic District, the request requires a Certificate of Appropriateness from the Historic Preservation Commission.

CONFORMANCE WITH THE CERTIFICATE OF APPROPRIATENESS REVIEW CRITERIA
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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;**

Staff has discovered that there are at least 13 properties in the Evergreen First Addition Historic District with chain link fences in the front yard. Two of the properties are non-contributors. Eleven of the properties are contributors to the district. Based on the surveys that were in 2001 and prior to the historic district being formed, 12 properties had existing chain link fences in the front yards. Staff has found it that even though the properties had existing chain link fences; this physical feature did not render the property ineligible as a local historic landmark.

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

- The chain link fences were in existence at the time the survey was done. The existing fences did not render the properties ineligible as a local contributor to the Evergreen First Addition Historic District.

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-15-00039) for the 3' foot chain link fence in the front yard, with the following conditions:

1. **The site plan shall be revised to show the lot dimensions/property line and correct location of the fence.**
2. **The chain link fence shall not have slats.**
3. **If the fence is located in the right-of-way, the owner is to obtain a Right-of-Way Encroachment permit.**

Exhibits:

- Exhibit A: State of Arizona Historic Property Inventory Form
- Exhibit B: Site Plan
- Exhibit C: Photograph of property

STATE OF ARIZONA HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Continuation sheets may be attached if necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix AZ 85007.

PROPERTY IDENTIFICATION

For properties identified through survey: Site No. EA - 24 Survey Area: Evergreen Addition

Historic Name(s): N/A
 (Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 917 N. Morrison Av.

City/Town: Casa Grande vicinity County: Pinal Tax Parcel No.: 506 - 08 1/2 - 18

Township: 6S Range: 6E Section: 20 Quarters: _____ Acreage: < 1

Block: 10 Lot(s): 4 Plat (Addition) Evergreen Addition Year of Plat (Addition): 1928

UTM reference: Zone 12 Easting: 430168 Northing: 3638532

USGS 7.5' quadrangle map: Casa Grande East

ARCHITECT: UNKNOWN not determined known Source: _____

BUILDER: UNKNOWN not determined known Source: _____

CONSTRUCTION DATE: 1960 known estimated Source: Assessor's Records

STRUCTURAL CONDITION

Good (well maintained; no serious problems apparent)

Fair (some problems apparent) Describe: _____

Poor (major problems; imminent threat) Describe: _____

Ruin / Uninhabitable

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

Single-Family Residence

Sources: Visual

PHOTO INFORMATION

Date of Photo: 10/18/01

View Direction: Northwest
 (looking towards)

Negative ROLL: L EXP: 36



SIGNIFICANCE

To be eligible for the National Register, a property must represent an important part of the history or architecture of an area. The significance of a property is evaluated within its historic context, which are those patterns, themes, or trends in history by which a property occurred or gained importance. Describe the historic and architectural contexts of the property that may make it worthy of preservation. Additional sheets should be attached where necessary.

A. **HISTORIC EVENTS / TRENDS** Describe any historic events/trends associated with the property
Mr. Don worked as a maintenance man for the state highway department.

B. **PERSONS** List and describe persons with an important association with the building:
Owner 1957-1958 Oliver J. Koontz; listed resident in 1960 and 1965 was Gerald J. Don; Don family ownership until 1977.

C. **ARCHITECTURE** Style: Ranch NO Style
Stories: 1 Basement Roof Form: Gabled

Describe other character-defining features of its massing, size, and scale:

Low and linear with its broadside parallel to the street, entry nearly on grade, low-slope roof, integral carport, set back significantly on site

INTEGRITY

To be eligible for the National Register, a property must have integrity, i.e., it must be able to visually convey its importance. The outline below lists some important aspects of integrity. Fill in the blanks with as detailed a description of the property as possible.

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates:

Replacement asphalt shingle roofing, aluminum screens over the windows, addition of modern security door over entry, shed-roofed addition to rear

MATERIALS Describe the materials used in the following elements of the property:

Walls (structure): Exposed, painted brick Walls (sheathing): Painted brick; wood siding; stucco

Windows: Aluminum sliders

Roof: Asphalt shingle Foundation: Concrete

SETTING

Describe the natural and/or built environment around the property:

Concrete driveway and curved sidewalk to entry, landscaped with gravel, plantings around perimeter of building

How has the environment changed since the property was constructed?

Probably very little.

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

Decorative wood porch railing

NATIONAL REGISTER STATUS (If listed, check the appropriate box)

Individually Listed Contributor Non-Contributor to: N/A Historic District

Date Listed: Determined eligible by Keeper of National Register (date:)

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property is is not eligible individually.

Property is is not eligible as a contributor to a listed or potential historic district.

More information is needed to evaluate.

If not considered eligible, state reason:

FORM COMPLETED BY:

Name and Affiliation: Gabrielle Harlan, Metropolis Design Group L.L.C.

Date: 11/09/01

Mailing Address: 2601 North 3rd Street #308, Phoenix AZ 85004

Phone #: 602-274-9777

Site Number: EA - 24 Survey Area: Evergreen Addition

PHOTO INFORMATION

Date of Photo: 10/18/01

View Direction: SW *(looking towards)*

Negative ROLL: L EXP: 35



Exhibit B

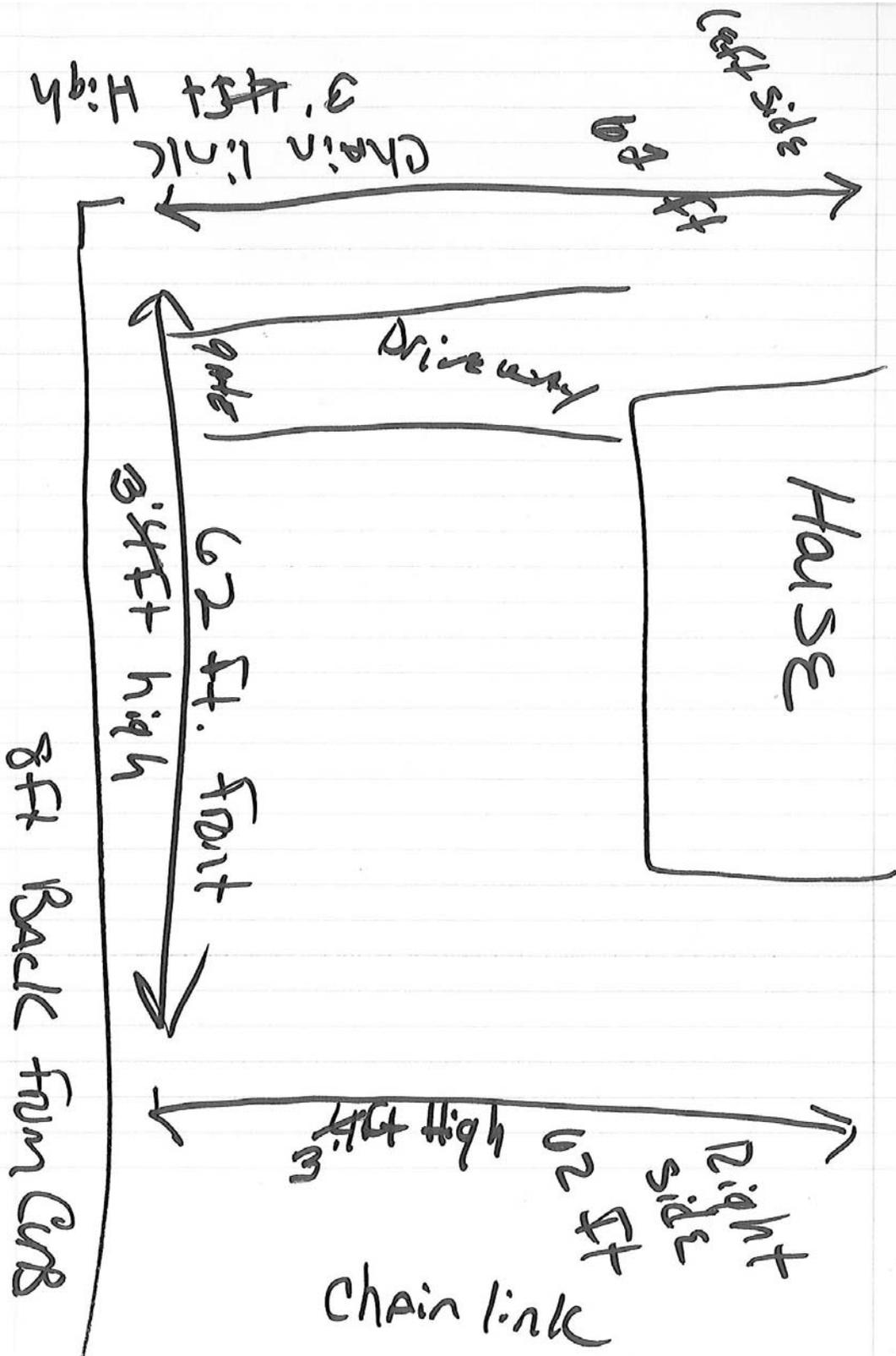


Exhibit C

