



HISTORIC PRESERVATION COMMISSION STAFF REPORT

AGENDA

TO: CASA GRANDE HISTORIC PRESERVATION COMMISSION
FROM: Laura Blakeman, City Planner
MEETING DATE: May 26, 2015
SUBJECT: DSA-15-00054: Certificate of Appropriateness

REQUEST

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

1. **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.

APPLICANT/OWNER INFORMATION

<u>Applicant</u>	<u>Owner</u>
Maria Jimenez 806 N. Brown Avenue Casa Grande, AZ 85122 P: 520-431-159	Same as applicant

HISTORY

March 4, 1946: The site was annexed into the City limits of Casa Grande.

1969: The site was zoned R-1 (Single-family residential) per the zoning map.

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

The property located at 806 N. Brown Avenue was purchased by Maria Jimenez in

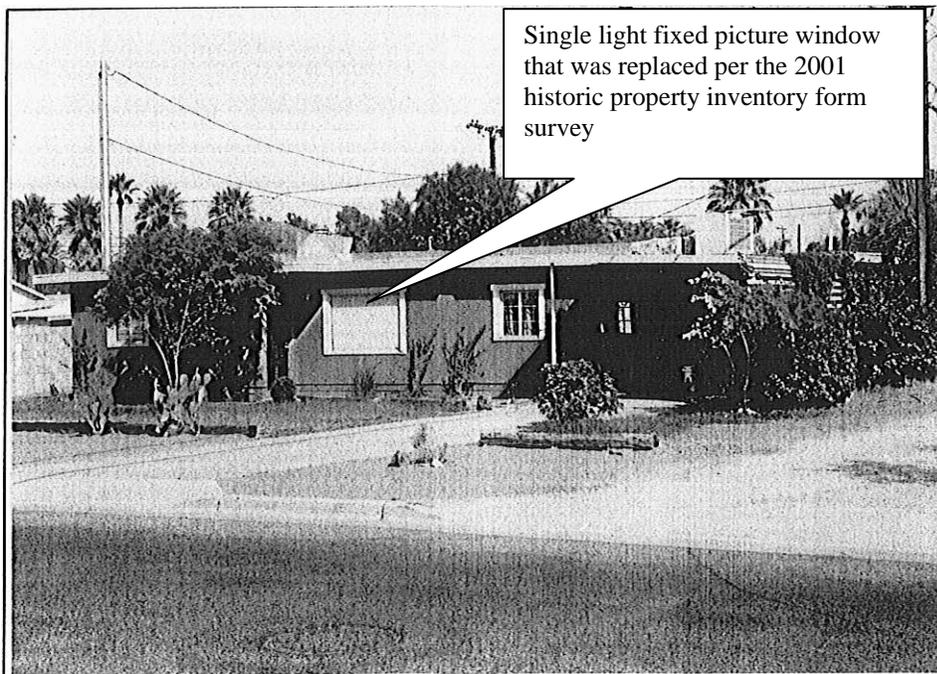
February 2015.

On April 21, 2015, City Staff was informed by a member of the Historic Preservation Commission that the exterior of the house was being renovated at 806 N. Brown Avenue. Specifically, the windows on the front house and under the carport were replaced. Code Enforcement was notified of the code violation in regards to historic preservation procedures and a correction notice was placed on the house (since the resident was not home).

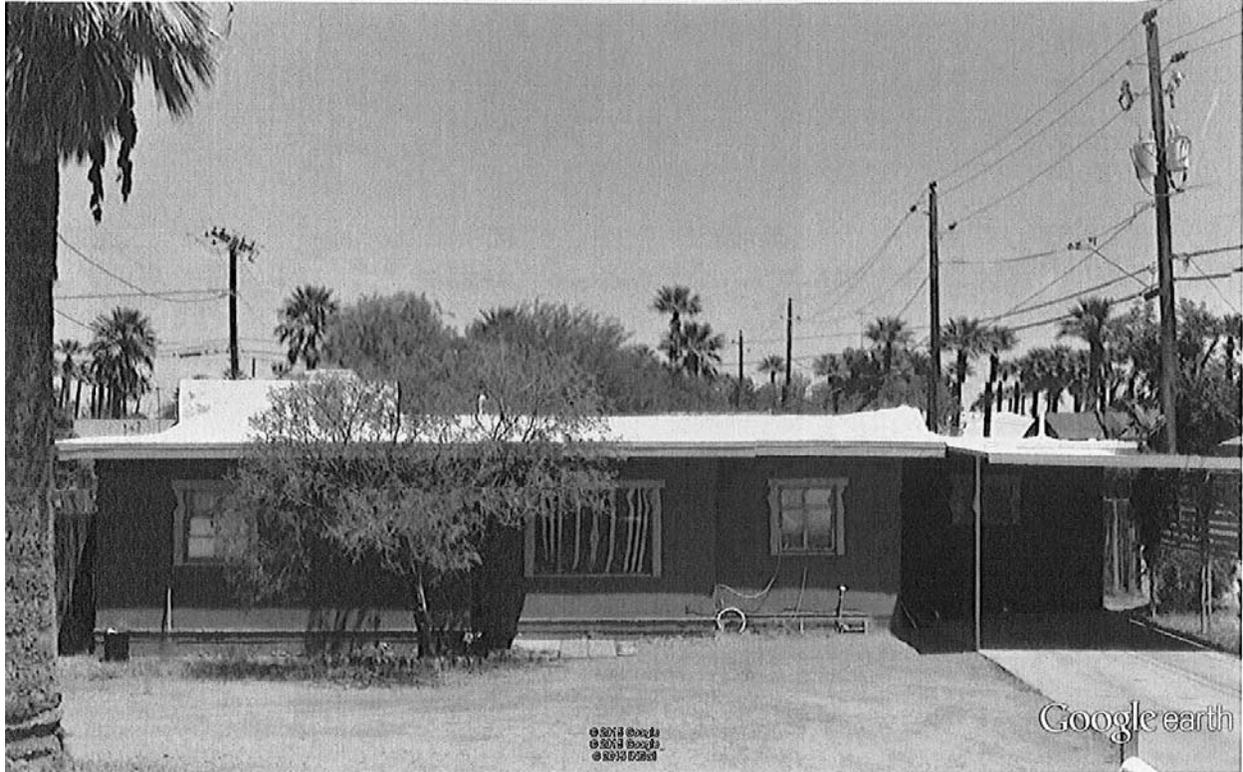
On April 30, 2015, the property owner, Maria Jimenez met with City Staff. Staff explained that the property is located in the Evergreen First Addition Historic District and any exterior improvements to the property would need approval for Certificate of Appropriateness. Ms. Jimenez informed Staff that she was not aware of the City's process and that she was interested in fixing up her property. Soon after meeting with City Staff, Ms. Jimenez submitted the application for a Certificate of Appropriateness for six window replacements that are currently installed, however not completely finished.

Ms. Jimenez states that the windows were damaged and the cranks were missing. The window panes were deteriorating and some of the windows were not openable. These issues cause a security and safety concern (see Exhibit B).

The exhibit below shows a picture of the house taken in 2001 for the Historic Property Inventory form. The form indicates that one of the front windows was replaced as a single-light, fixed picture window.



The following exhibit shows the house from the Google Earth website prior to the windows being replaced this year.



The following exhibit shows the windows that were replaced last month.





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.

The property is a contributor to the Evergreen First Addition Historic District. Based on this information, Staff has determined that the request requires a Certificate of Appropriateness from the Historic Preservation Commission.

<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;**

Based on the Historic Preservation Guidelines, windows are important features on the face of very building. The design of the windows helps to define the style and character of a historic house. Their sensitive repair or replacement is vital to the conservation of the building's architectural integrity. If inappropriate treatments are used in the rehabilitation of windows, the character of the building can be severely and adversely affected.

Staff has determined that the replacement windows do not match the historical style of the home and the historic character of the district.

- 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;**

Windows are significant characteristics that contribute to the properties historic character, however the new windows do not retain the same characteristics of the original windows in regards to size and style (window grids, pop outs and ledges).

- 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;**

See B.2 above

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

None of the proposed alterations affect the building's scale; however it appears that some of the windows have been altered in size.

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

See B.2 above.

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;

See B.2 above.

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

See B.1 above.

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

The most relevant Secretary of the Interior's Standards are as follows:

1. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships what characterize a property will be avoided.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible materials. Replacement of missing features will be substantiated by documentary and physical evidence.

RECOMMENDED MOTION

Staff recommends the Historic Preservation Commission deny the Certificate of Appropriateness (DSA-15-00054) 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.

Exhibits:

- Exhibit A: State of Arizona Historic Property Inventory Form
- Exhibit B: Project narrative and pictures
- Exhibit C: Front façade drawing

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 - 76 Survey Area: Evergreen Addition

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

Address: 806 N. Brown Av.

City /Town: Casa Grande vicinity County: Pinal Tax Parcel No.: 506 - 08 1/2 - 71

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

Block: 19 Lot(s): 9 Plat (Addition) Evergreen Addition Year of Plat (Addition): 1928

UTM reference: Zone 12 Easting: 430279 Northing: 3638337

USGS 7.5' quadrangle map: Casa Grande East

ARCHITECT: UNKNOWN not determined known Source: _____

BUILDER: UNKNOWN not determined known Source: _____

CONSTRUCTION DATE: 1946 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

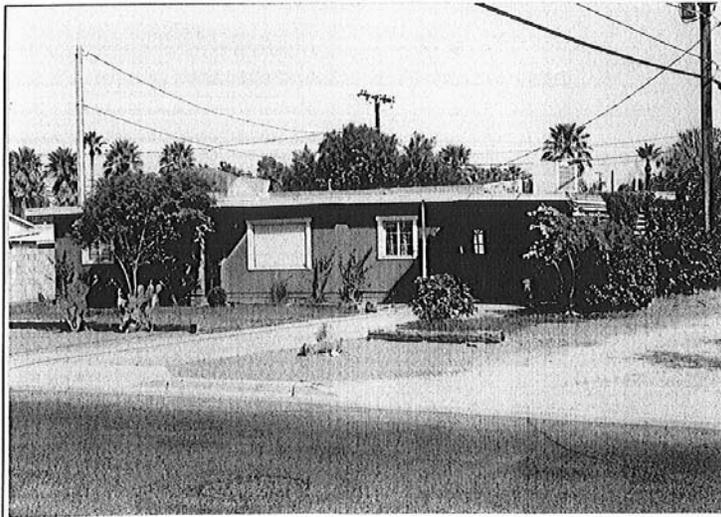
Sources: Visual

PHOTO INFORMATION

Date of Photo: 10/18/01

View Direction: Northeast
(looking towards)

Negative ROLL: B EXP: 17



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
Russel L. "Ike" Keltner was the manager of the Ryan-Evans drug store; wife Evalyn. Mr. Keltner, a pharmacist, came to Casa Grande in 1942. He also worked for a time as a railroad brakeman.
- B. PERSONS** List and describe persons with an important association with the building:
Listed resident in 1960 and 1965 was R.L. Keltner. Evalyn Keltner was a long-time school teacher. Mr. and Mrs. Keltner both died in 1986.
- C. ARCHITECTURE** Style: Contemporary NO Style
 Stories: 1 Basement Roof Form: Flat
 Describe other character-defining features of its massing, size, and scale:
Geometric massing, deep flat roof overhangs, the massing of the façade is arranged in a series of steps, entry nearly on grade, side entry, integral carport

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:

One window on the front façade is a replacement single-light, fixed picture window.

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

Walls (structure): Not visible **Walls (sheathing):** Stucco and wood window surrounds
Windows: Multi-light metal casement windows, single light fixed picture window
Roof: Roof itself not visible; wood fascia and metal flashing **Foundation:** Concrete

SETTING

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

Grass lawn, mature shrubbery, olive tree, and cacti; two palms toward the front and narrow driveway to carport

How has the environment changed since the property was constructed?

Environment has modest change of a vacant lot across the street, but little else.

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

Wood louvers on the carport, wood window surrounds, deep roof overhangs

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: N/A

FORM COMPLETED BY:

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

Date: 11/13/01

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

Phone #: 602-274-9777

Exhibit B

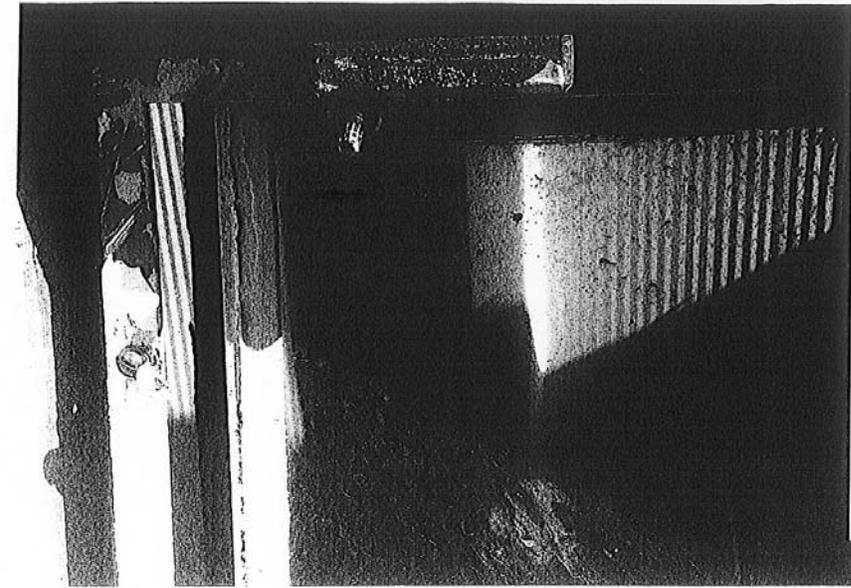
806 N Brown Ave.

Casa Grande, Arizona 85122

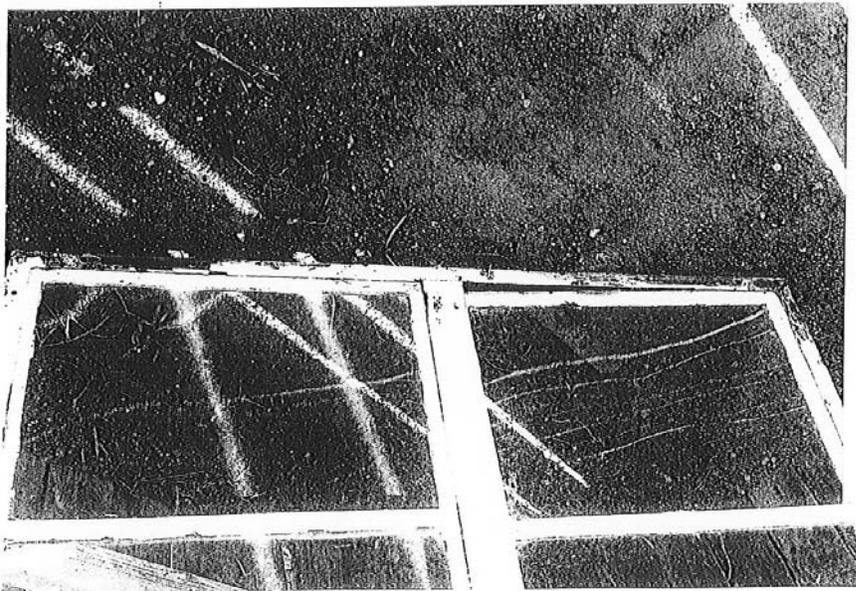
I am replacing windows due to a security and safety hazard. Some windows had cracks; the crankers were missing and were welded together making it impossible to open in case of emergency exit. The window panes showed signs of deferred maintenance and deterioration.

I am patching and repairing exterior walls. The exterior walls show signs of paint chipping and original paint is exposed in some areas. Visible signs of cracks on exterior walls have been patched and sanded down.

Maria Jimenez

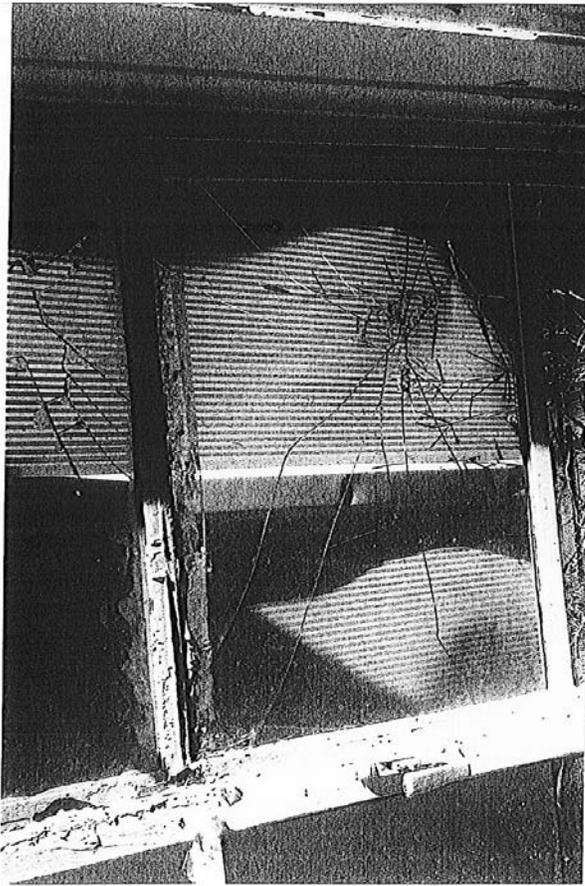
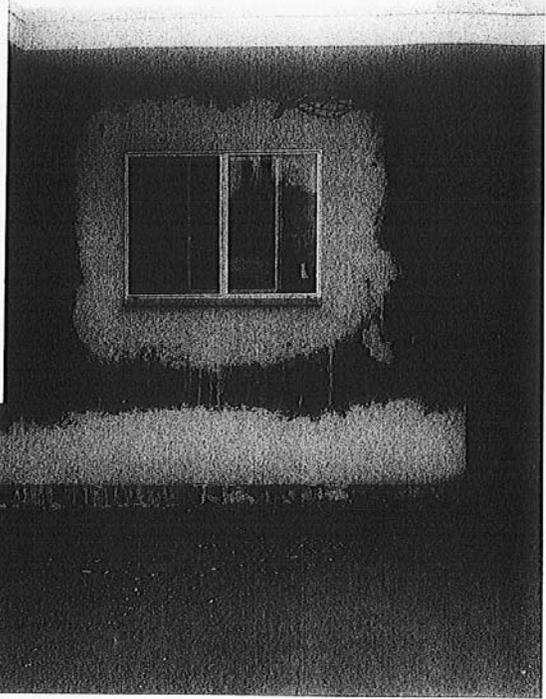


Missing crank;
Lead paint?



Missing crank
Rusted & deteriorated metal

original trim
should be only
at the lower ledge.
Same as other homes
in the neighborhood.



Cracked window;
glued & welded window

Replaced cracked windows and non operating Window

