



# HISTORIC PRESERVATION COMMISSION STAFF REPORT

AGENDA  
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**TO:** CASA GRANDE HISTORIC PRESERVATION COMMISSION  
**FROM:** Laura Blakeman, City Planner  
**MEETING DATE:** May 26, 2015  
**SUBJECT:** DSA-15-00063: Certificate of Appropriateness

## REQUEST

**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.

## APPLICANT/OWNER INFORMATION

Applicant

Nicholas Stalter, City of Casa Grande  
510 E. Florence Boulevard  
Casa Grande, AZ 85122  
P: 520-421-8600

Owner

City of Casa Grande

## 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.

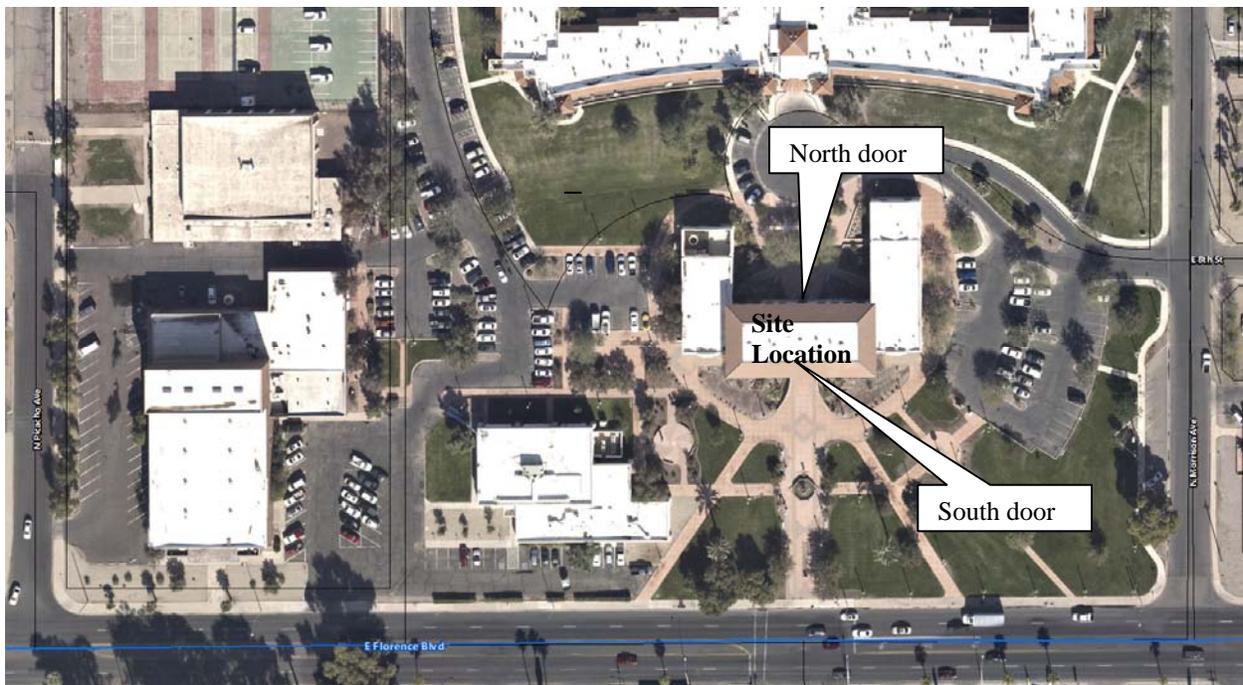
July 22, 2013: DSA-13-00107: A Certificate of Appropriateness was approved by the Historic Preservation Commission for the installation of solar parking canopies (3 arrays).

**PROJECT DESCRIPTION**

**Background**

The property is the site of the historic Casa Grande High School building, built in 1921. The building ceased to be used by the school district sometime in the 1990's and it now functions as City Hall. The City began a substantial rehabilitation process for the building in 1997 which included the replacement of the exterior doors with historically appropriate wood, multi-lite doors. Over time, several of the doors have suffered severe weather damage and have proven largely unacceptable for necessary security functions. One set of double doors located on the east-wing that face Florence Boulevard and lead into the City Council chambers were replaced with metal doors. The north and south main entrance doors are the ones that are weather damaged at this time and lack the required security for City Hall.

The exhibit below shows the locations of the north and south doors in relation to the existing City Hall building.



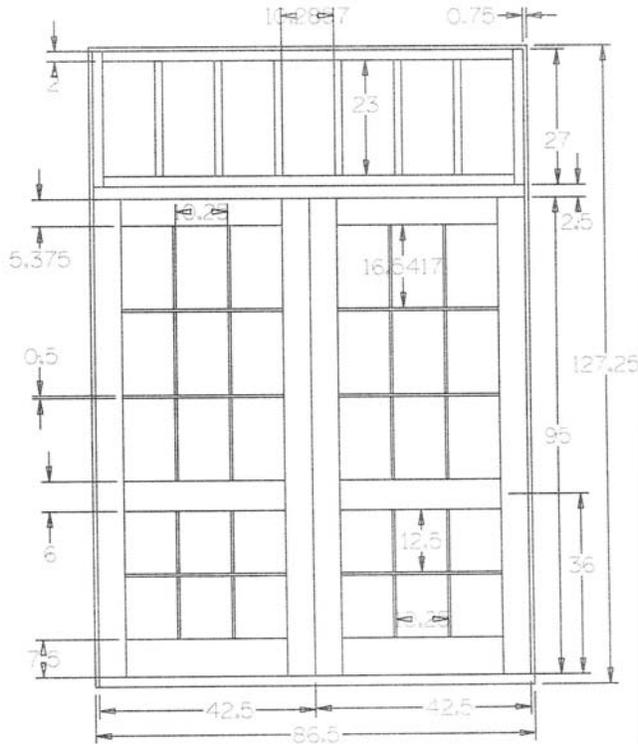
**Proposed Changes**

The proposed new doors will be made from Poplar wood since Poplar is even textured, closed grained and medium hardness wood. Poplar was also chosen due to paint

ability of the wood and the fact that it is cheaper than Oak.

The new north door is intended to be a very close replica of the existing but not exact. The existing north door glazing is approximately 8.5" x 14" and the new door glazing will be 10.25" x 12.5".

**North Door:**



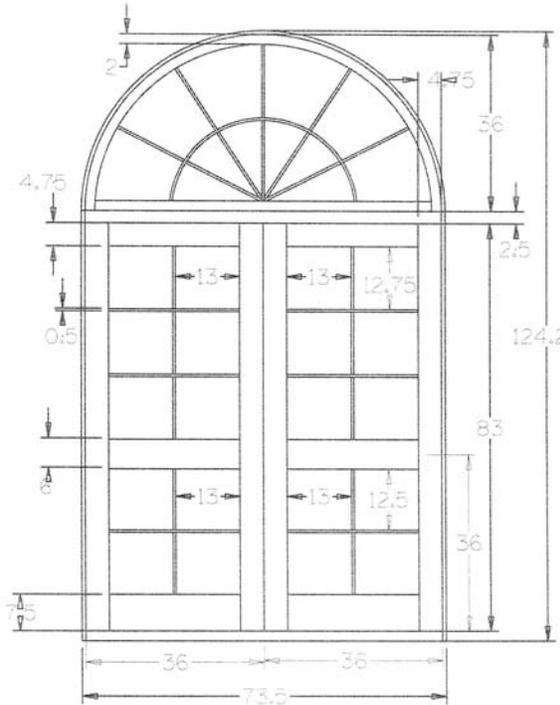
**Proposed**



**Existing**

The new south door is intended to be a very close replica of the existing but not exact. The existing south door glazing is approximately 10" x 10" and the new door glazing will be 13" x 12.5". Basically, the surface area of glass is slightly increased.

**South Door**



**Proposed**



**Existing**

In addition to the existing doors not meeting the required security measures, the doors are weathered as shown below in the pictures.



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 on the local and national register, Staff has determined that the request requires a Certificate of Appropriateness from the Historic Preservation Commission.

<b>CONFORMANCE WITH THE CERTIFICATE OF APPROPRIATENESS REVIEW CRITERIA</b>
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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;**

The property is individually listed on the Historic Register and is not located within a 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;**

Significant characteristics that contribute to the properties historic character will remain. These include maintaining the original door locations and size dimensions with the same number of window grids.

- 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 proposer alterations affect the building's scale.

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

Wood doors are a common feature in the neighborhood and especially on historic structures.

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 proposed changes maintain visual compatibility with the surrounding properties as all of the original facade proportions.

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

The doors, one of the existing building's significance historic architectural features, are proposed to be replaced with Poplar wood doors that maintain the location, size of the original wood windows.

**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:

2. 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.

See #5 above.

<b>RECOMMENDED MOTION</b>
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**Staff recommends the Historic Preservation Commission approve the Certificate**

**of Appropriateness (DSA-15-00063) for the replacement of two wooden doors at the north and south main entrances of City Hall, with the following conditions:**

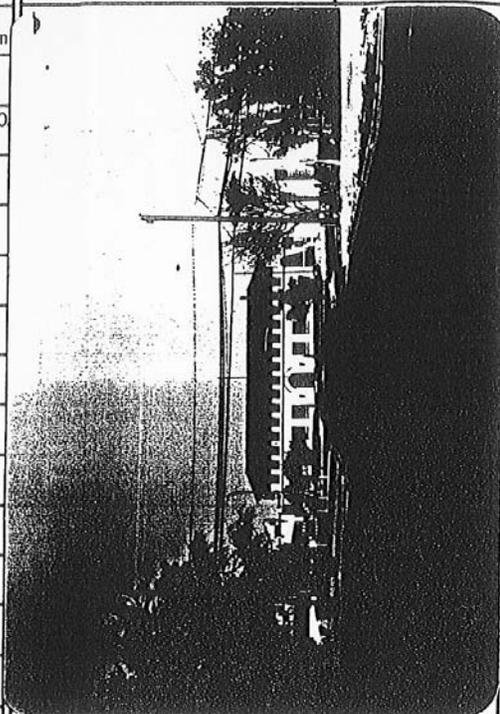
1. The door's paint color shall match City Halls' other exterior doors.
2. The hardware, i.e. door handles, hinges etc. shall be used with the new doors. If not possible, a Certificate of No Effect shall be submitted for City Staff review.
3. The original wood doors shall be stored at the South Operations 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.

**Exhibits:**

- Exhibit A: State of Arizona Historic Property Inventory Form

## ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Casa Grande Union High School and Gymnasium		COUNTY Pinal County	INVENTORY NO. 146
COMMON PROPERTY NAME Casa Grande Union High School and Gymnasium			
PROPERTY LOCATION-STREET & NO. 420 East Florence Blvd.			
CITY, TOWN/VICINITY OF Casa Grande		ASSESSOR'S PARCEL NO. 506-07-348	
OWNER OF PROPERTY Pinal Co. School District 82		PHONE	
STREET & NO./P.O. BOX			
CITY, TOWN Florence,		STATE Arizona	ZIP
FORM PREPARED BY Janus Associates Inc.		DATE 9/82	
STREET & NO./P.O. BOX 2121 South Priest Suite 127		PHONE 967-7117	
CITY, TOWN Tempe,		STATE Arizona	ZIP 85282
PHOTO BY Casa Grande Survey Volunteer		DATE June 1982	
VIEW looking north			
HISTORIC USE school			
PRESENT USE school		ACREAGE	
ARCHITECT/BUILDER J. J. Garfield Contractor Lyman & Place Architect/high school			
CONSTRUCTION/MODIFICATION DATES Built 1921 Gym built 1936		Contn. gym	



**PHYSICAL DESCRIPTION**

The large, two-story with basement school is rectangular in plan and Spanish Colonial Revival in design. Characteristic of this style, the building has a red clay tile roof, a decorative plastered and arched entry portal, arched window openings, and ironwork balconets. The walls are stuccoed, with a mansard roof and bracketed boxed eaves. Two symmetrical wings flank the main structure. The wings feature projecting entry walls topped by a scrolled coping that rises to form a decorative parapet hood. The wings each have large central arched entrys. A non-original circular fountain is located in front of the main entry. The first floor of the main structure has large windows with ironwork balconets, original ten-light, two-leaf casement windows with five-pane sidelights and six-light transoms. These windows have been modified with steel frame pivoting windows. A band of arched windows extends the width of the second floor and have also been modified, but retain their original eight-light radiating transoms. A band course separates the first and second floor at the sill height. A gymnasium, 116 ft. x 61 ft., built of large-sized adobes, was later added along the rear of the high school, together with miscellaneous out-buildings. The rectangular plan gym has a barrel-vaulted metal roof. Seven rectangular windows are placed in the rear gym wall. The main structure and gym are relatively unmodified and are well-maintained.

STATEMENT OF SIGNIFICANCE/HISTORY

Built in 1920-1921 at a cost of \$135,000, the Casa Grande Union High School main building is a good example of a Spanish Colonial Revival public building. The school, built in response to the growing student population of Casa Grande, was complete with indoor swimming pool and auditorium.

The construction of such a large high school building was a milestone for the small community of Casa Grande. The building, with its high visibility, rises above the city, making it a local landmark.

The Casa Grande Union High School gymnasium, built in 1936, is the only known adobe gymnasium in Arizona. The gym cost over \$12,000, \$7200 of which was supplied by the WPA. Adobe manufacturing for the gym walls created much needed jobs in Casa Grande's deflated economy during the depression years. On-site earth was used to make the 30,000 adobe bricks used in the construction.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Casa Grande Valley Historical Society newspaper index files  
Casa Grande Valley Historical Society history and photo files

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

portion of the SE  $\frac{1}{4}$ , of the SW  $\frac{1}{4}$  and a portion of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 20, T6S, R6E. 14.10 acres.

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY