



HISTORIC PRESERVATION COMMISSION STAFF REPORT

AGENDA

TO: CASA GRANDE HISTORIC PRESERVATION COMMISSION

FROM: Laura Blakeman, City Planner

MEETING DATE: October 26, 2015

SUBJECT: DSA-15-00125: Certificate of Appropriateness

REQUEST

Request by Alan Kamps and Lila Schmidt, 2130 Erb Road, Verona WI 53593, for the following request:

1. **DSA-15-00125:** Certificate of Appropriateness to repair/reconstruct a fire damaged house located at 414 E. 9th Street, a contributing property located within the Evergreen First Addition Historic District.

APPLICANT/OWNER INFORMATION

Applicant

Alan Kamps and Lila Schmidt
2130 Erb Road
Verona, WI 53593
P: 608-832-6343

Owner

Same as applicant

HISTORY

April 15, 1946: Ordinance# 124: The site was annexed into the City limits of Casa Grande.

1947: The home was constructed. Source: Historic Property Inventory Form.

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

June 4, 1993: Building permit #14957 issued to construct a detached 20 x 24 carport.

December 19, 2001: Building permit #23782 issued to construct a 6' foot block fence

along the western property boundary.

- August 2, 2004: Resolution No. 3461: The Evergreen First Addition Historic District was created.
- January 22, 2009: 2009-006648: Mario M. Nava foreclosure on property. CR Title Services grants property to Deutsch Bank National Trust Co.
- April 2009: CE-15-01556: Code Enforcement received a complaint that there was extensive fire damage to the property, resulting in a public nuisance (Code Section 8.12.040.7) at 414 E. 9th Street.
- April 7, 2009: An abatement letter was mailed to the property owner, Deutsch Bank National Trust Co.
- May 27, 2009: Abatement Memo addressed to City Attorney's Office indicating the start of the abatement process.
- July 9, 2009: CDP-09-00861: Permit issued to the City Planning Office for the demolition of 414 E. 9th Street.
- July 27, 2009: DSA-09-00059: Certificate of Appropriateness was approved by the Historic Preservation Commission for the demolition of 414 E. 9th Street. The demolition never happened, as the property was purchased.
- October 23, 2009: The property was purchased by Alan R. Kamps and Lila Schmidt.
- December 9, 2011: CDP-11-01498: A Temporary Power Permit was issued to Alan Kamps to supply electric power to be used in the clean-up of the property. The permit is expired.
- December 19, 2011: CDP-11-01529: Building permit was issued to the Kamps for repairs to the fire damaged building. Some property clean-up, demolition and securing of the property was completed. The building permit is expired.
- July 8, 2015: Based on a property inspection, the City's Building Official determines that the building is deemed to be considered a "dangerous building" and recommends demolition if not repaired.
- July 22, 2015: Asbestos testing on the building was completed by Ole Solberg, P.E. No asbestos was found.
- September 21, 2015: CDP-15-01746: Building permit is currently under review to fully repair and reconstruct all fire damaged areas of the property.

PROJECT DESCRIPTION

Background

The property is located at the northwest corner of 9th Street and Cameron Avenue. See the below aerial.



According to the 2001 Historic Property Inventory Form, the house was constructed in 1947. (See Exhibit A - State of Arizona Historic Property Inventory Form). The house is part of the Evergreen First Addition Local Historic District that was established in 2004 and is a local contributor to the district. Based on city records, prior to the historic district being formed, a fence and detached carport were constructed on the property. In early 2009, a fire consumed the house and resulted in extensive fire damage (See Exhibit B Site Plan). Based on the extensive fire damage, the house was going to be demolished by the City in July of 2009 (see history above for further details). Before the demolition was initiated by the City, the property was purchased from Deutsch Bank National Trust Company in October of 2009, by Alan Kamps and Lila Schmidt. To date, the owners have done some interior/exterior clean-up work at the residence.

Based on the property inspection in 2015, the City's Building Official determined that this home is an unsafe structure in its current state. Staff's determination is that the structure should be repaired or demolished. The City has also determined that the site is a public nuisance and is having an adverse impact upon the adjacent neighbors and

the neighborhood. Because the house continues to be unoccupied and regularly maintained, it has been a concern with the Historic Preservation Commission since the Commission approved the demolition in 2009.

Staff understands the nature of the fire damage that has occurred on the property, however according to the Historic Preservation Code, 17.62.010A, the code declares that “as a matter of public policy that the **protection, enhancement and perpetuation of landmarks and historic districts is necessary** to promote the economic, cultural, educational and general welfare of the public.” The City’s General Plan Policy C-7.5.3 states “**ensure that the provisions of the Historic Preservation Ordinance are enforced and considered in decision-making by the City.**”

The property, 414 E. 9th Street is designated as having “**contributing significance**” which means a classification applied to a building within a historic district signifying that it **contributes generally to the qualities that give the historic district significance.**

Based on the general plan and city code in regards to Historic Preservation, Staff believes that the home should be reconstructed rather than demolished. Prior to the property being fire damaged, the home contributed positively to the historic character of the area. Staff believes that a reconstructed historic home would better serve the residents and the neighborhood rather than a vacant lot within the Evergreen First Addition Historic District.

The owners of 414 E. 9th Street have indicated to City Staff their desire to reconstruct the home and fix the fire damaged repairs. City Staff is willing to work with the owners in the processing of a building permit for the repairs; however action must be taken in a timely manner. If the Certificate of Appropriateness and the building plans are approved by the building plans examiner, City Staff will enter into an agreement with the property owners setting forth specific timeframes for completion of all exterior work. The owners have agreed to work with the City and meet the City’s required timeline for reconstruction.

Because this property is located within the Evergreen Historic District and is a contributor to the district, any exterior modifications to the structure would be subject to a Certificate of Appropriateness determination by the Historic Preservation Commission (HPC).

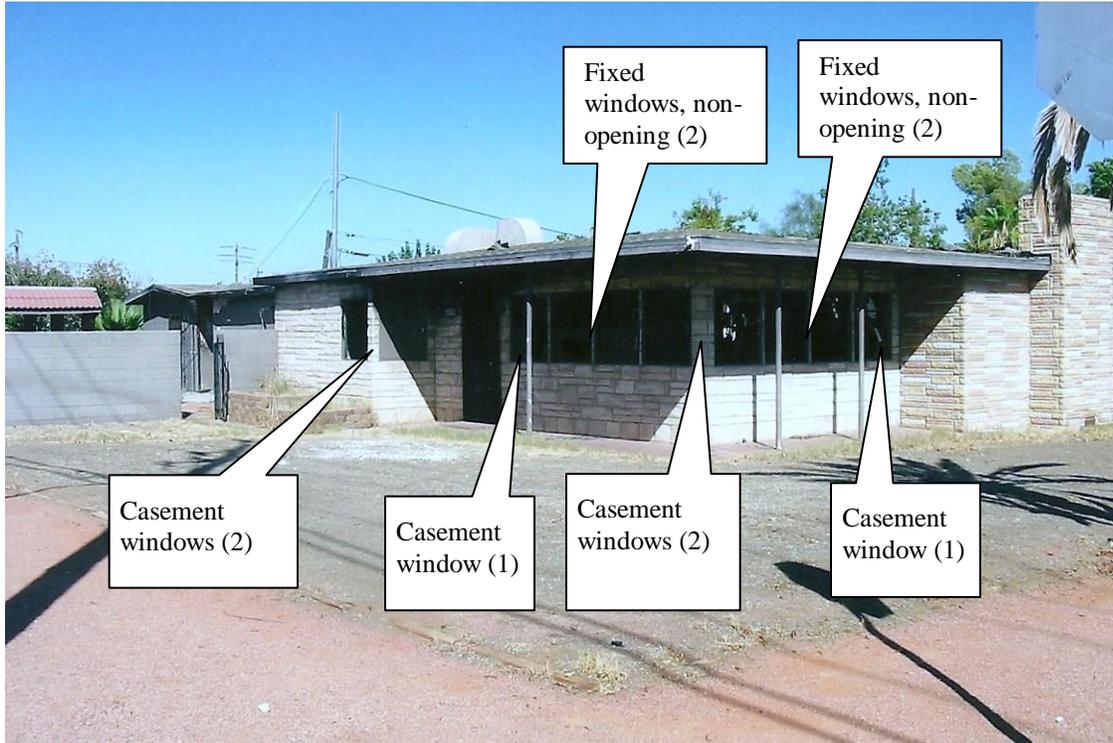
Proposed Modifications

The applicant is requesting to restore the house back to its condition before the fire (See Exhibit C – Project Narrative).

Windows

All windows on the south and east will be replaced with windows of the same size and with crank out casement double glazed wood windows. The windows on the south-front corner and east side corner (the center two windows) will be replaced with double glazed fixed (non-opening) wood windows (see 2 other casement windows in Google

picture).

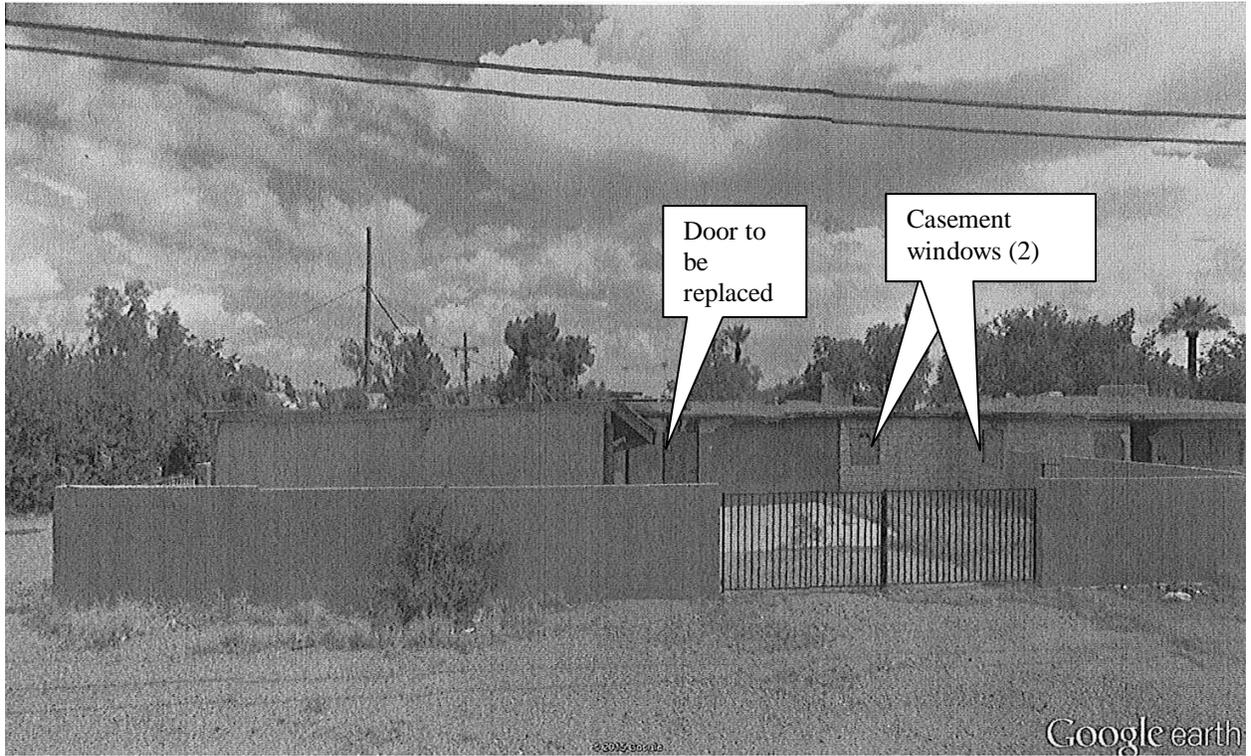


Windows example:

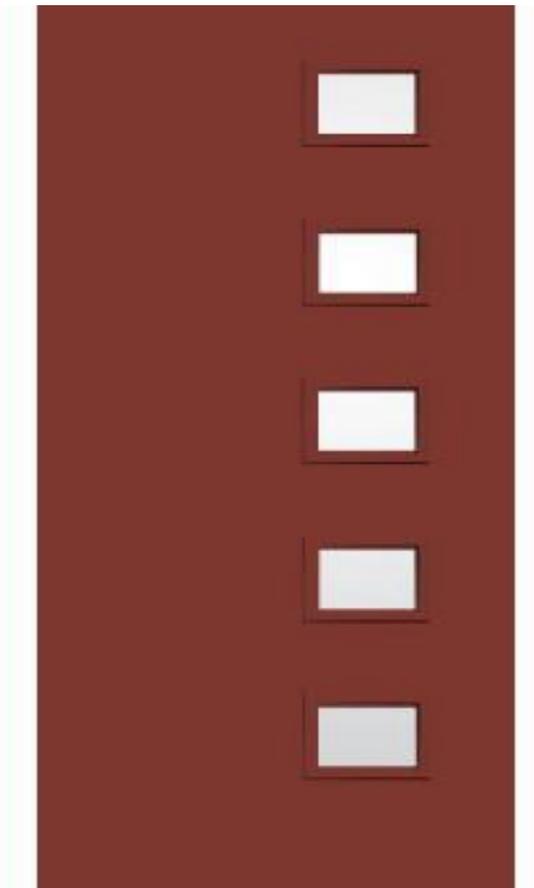


Doors

The door to the pool house (south) and the door on the east side will be replaced with wood doors that match the architectural style of the house.



Door example



Roof

The roof shingles will be replaced with three-tab fiberglass shingles similar in material and color (Royal Sovereign Desert Sand Traditional 3-Tab Roof Shingles) to the pre-existing roof.

Example

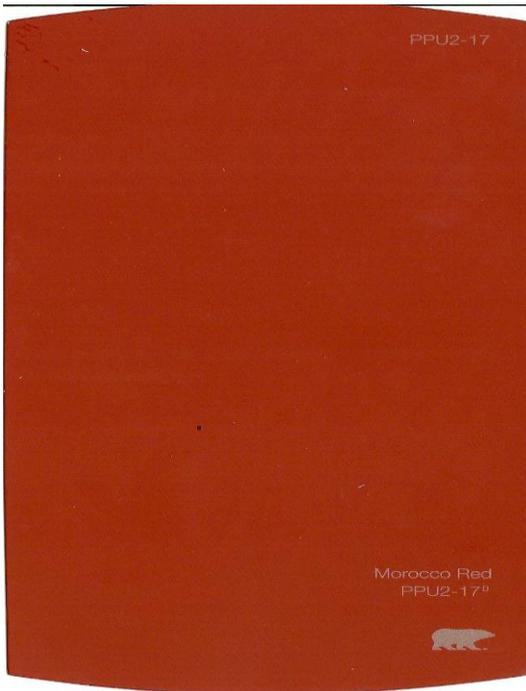


Exterior Paint Color

The exterior doors and window frames will be painted with a color that compliments the color within the stone veneer and the main color of the home and carport.

Example

Morocco Red PPU2-17



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.

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;

The majority of the façade facing the street (Cameron Avenue and 9th Street) will remain untouched (See Exhibit D). The visible changes to the house involve the windows, doors and roof. The materials for the windows, doors and roofing will contribute to the character of the existing historic district because they are used throughout the homes in the Evergreen Historic 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;

The proposed repairs will be compatible with the property's historic character by maintaining the original window frame openings, maintaining the original door frame openings and using shingle roofing.

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;**

Staff finds the proposed work to be appropriate and compatible to the architecture of the home and surrounding properties in the Evergreen First Addition Historic District.

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

N/A.

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

The proposed materials represent the same type, style and complementing colors similar to the existing house prior to the fire damage and the materials and textures are compatible to the historic character of 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;**

The building will remain in its current location and maintain the visual architectural façade that existing prior to the fire damage. There are no changes to the locations of the windows and doors, nor any increase in roofing area.

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

The property's windows, a significant physical characteristic, are proposed to be replaced; Staff finds that the proposed windows are compatible to what existed and some of the windows are casement windows which are more compatible to the historic architecture of the home. Staff believes the applicant has attempted to address the historical integrity of the home by replacing architectural features that are similar to the architectural style of the home and complement the historic neighborhood.

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 Standards states “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, material...” The new windows appear to match the historic windows without utilizing the exact original materials and share similar qualities of the old windows such as the overall dimensions and casement windows.

RECOMMENDED MOTION

Staff recommends the Historic Preservation Commission approve the Certificate of Appropriateness (DSA-15-000125) to repair/reconstruct the fire damaged house located at 414 E. 9th Street.

Attachment

- Exhibit A: 2001 Inventory Survey Form
- Exhibit B: Site Plan
- Exhibit C: Project Narrative
- Exhibit D: Current Photo of Exterior Street Façade & Elevations

Exhibit A

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 - 14 Survey Area: Evergreen Addition
Historic Name(s): N/A
Address: 414 E. 9th St.
City/Town: Casa Grande vicinity County: Pinal Tax Parcel No.: 506 - 08 1/2 - 7
Township: 6S Range: 6E Section: 20 Quarters: Acreage: <1
Block: 9 Lot(s): 8 Plat (Addition) Evergreen Addition Year of Plat (Addition): 1928
UTM reference: Zone 12 Easting: 430056 Northing: 3638421
USGS 7.5' quadrangle map: Casa Grande East

ARCHITECT: UNKNOWN [X] not determined [] known Source:
BUILDER: UNKNOWN [X] not determined [] known Source:
CONSTRUCTION DATE: 1947 [X] known [] estimated Source: Assessor's Records

STRUCTURAL CONDITION

- [X] Good (well maintained; no serious problems apparent)
[] Fair (some problems apparent) Describe:
[] Poor (major problems; imminent threat) Describe:
[] Ruin / Uninhabitable

USES / FUNCTIONS

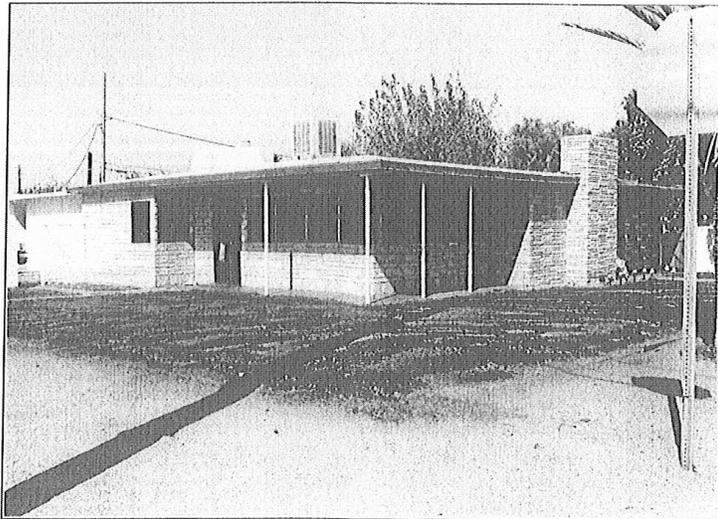
Describe how the property has been used over time, beginning with the original use.

Single-family Residence

Sources: Visual

PHOTO INFORMATION

Date of Photo: 10/18/01
View Direction: Northwest (looking towards)
Negative ROLL: A 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
Lee BeDillon was a teacher at the Casa Grande elementary school; spouse Annabelle was also a teacher.

B. PERSONS List and describe persons with an important association with the building:
Listed resident in 1960 and 1965 was Lee BeDillon. Owned by the BeDillons until 1970.

C. ARCHITECTURE Style: Contemporary NO Style
 Stories: 1 Basement Roof Form: Flat
 Describe other character-defining features of its massing, size, and scale:
Geometric and linear massing, set back significantly on property, addresses both streets on its corner site, entry nearly on grade

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:
Dark tinting added to windows, modern security door added on side, modern replacement entry door, large concrete block addition to one side. Locally unusual example of style.

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

Walls (structure): Not visible **Walls (sheathing):** Ashlar stone
Windows: Fixed aluminum windows arranged as horizontal strips
Roof: Asphalt with ballasts **Foundation:** Not visible

SETTING

Describe the natural and/or built environment around the property:
On a street of houses of similar eras/ development: set-back from street, low and linear, minimal landscaping
 How has the environment changed since the property was constructed?
Directly across the street from the corner lot is a large assisted-living community, a recent development

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:
Ashlar masonry, possibly not original, strip windows, colored concrete recessed porch

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: 11/08/01
 Mailing Address: 2601 North 3rd Street #308, Phoenix AZ 85004 Phone #: 602-274-9777

Site Number: EA - 14 Survey Area: Evergreen Addition

PHOTO INFORMATION

Date of Photo: 10/18/01

View Direction: SW (*looking towards*)

Negative ROLL: A EXP: 35

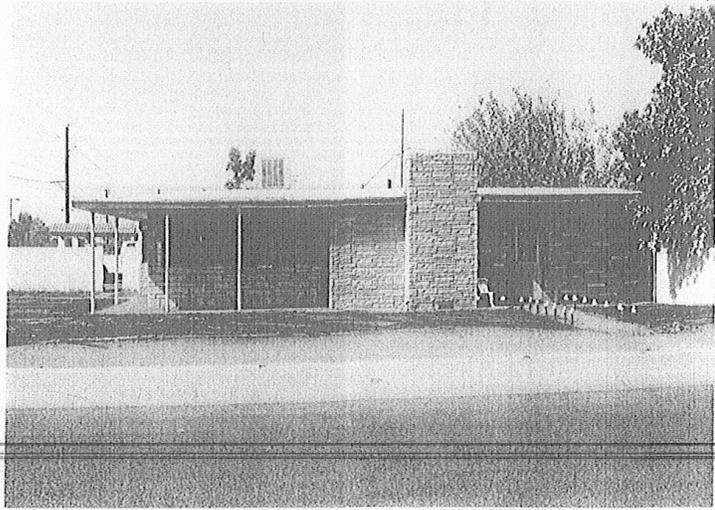


Exhibit B – Site Plan

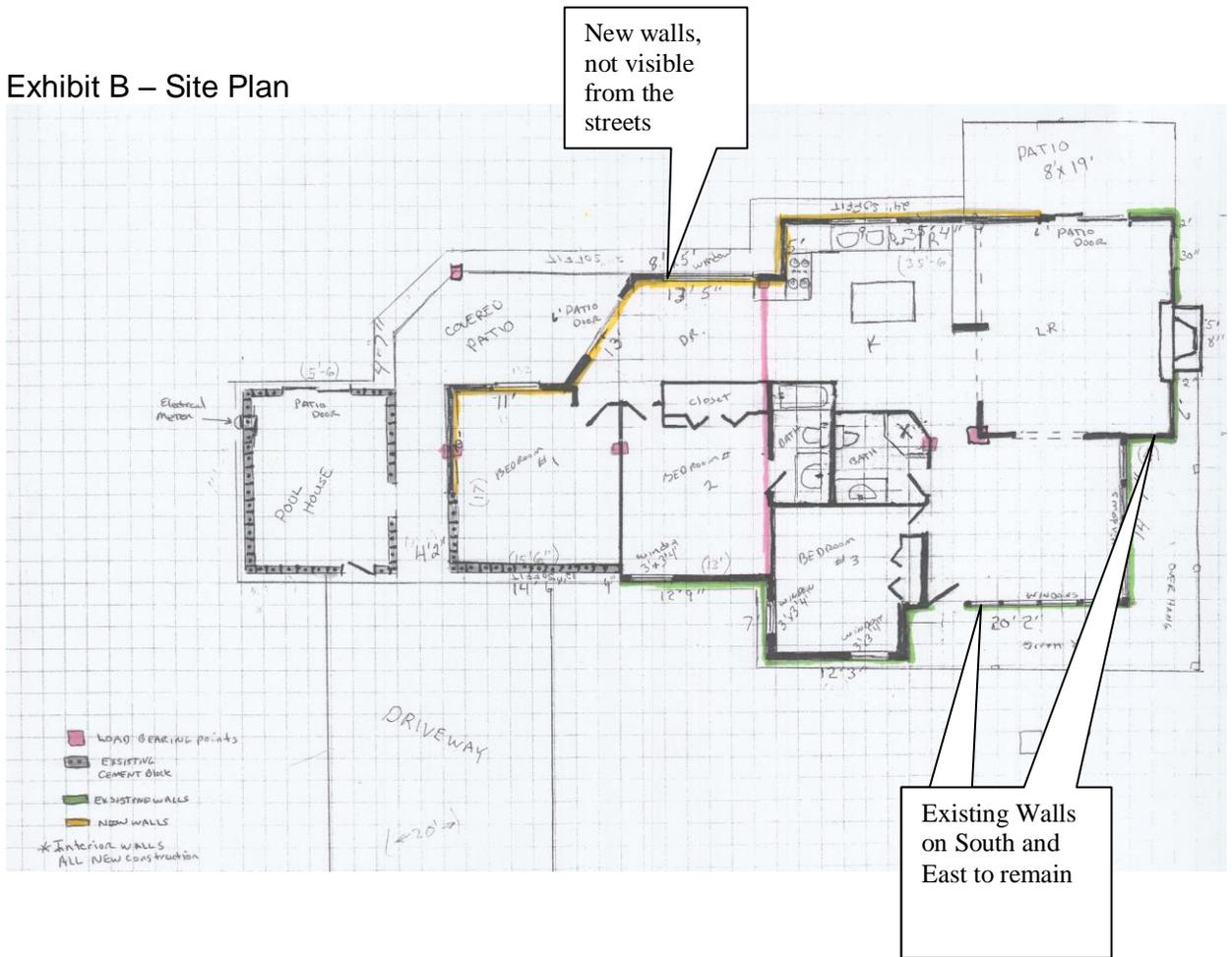


Exhibit C – Project Narrative

Project Narrative

414 E. 9th St., Casa Grande

This project is to restore the home from fire damage which destroyed the roof and the majority of the back wall to the rear of the property (North-non-street facing). Fortunately both of the street facing sides (South-front, and East-side) remained in tact with the exception of the need to replace all exterior windows and two exterior doors that were also damaged. There was no damage to the West-side (facing the alley) which is constructed of concrete block with no windows or doors. The intent is to restore the house back to its condition before the fire occurred. The rebuilding of the rear wall will be done on the existing foundation, resulting in no changes to the dimensions or location of the house as it existed before the fire.

For purposes of this committee, the following information details the proposed plan to replace the roof; replace street facing windows and doors; and paint color changes.

Roof: No changes to the size, pitch or overhangs. The roof shingles will be replaced with three-tab fiberglass shingles similar in material and color to the pre-existing roof. Please refer to attached shingle sample.

Windows: All windows to the South-front and East-side will be replaced with windows of the same dimensions to existing openings using crank out casement double glazed wood windows. The exception of this will be in regard to the four series windows on the South-front corner and East-side corner. Within these four series of windows, the center two windows will be replaced with double glazed fixed (non-opening) wood windows.

Exterior Doors: The main entrance door and the iron gate to the breezeway (South-front) will remain as is. Both the door to the pool house (South-front) and the door (East-side) will be replaced with wood doors that are more in keeping with the style of the house. Please refer to the attached door sample.

Paint Color: The paint color will remain the same with the exception of painting the exterior doors and window frames throughout the house with a color that compliments the color within the stone veneer and the main color of the home and carport. Please refer to attached color sample.

Exhibit D – Current Photo of house & Elevations

