



# HISTORIC PRESERVATION COMMISSION STAFF REPORT

AGENDA  
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**TO:** CASA GRANDE HISTORIC PRESERVATION COMMISSION  
**FROM:** Laura Blakeman, City Planner  
**MEETING DATE:** November 23, 2015  
**SUBJECT:** DSA-15-00131: Certificate of Appropriateness

## REQUEST

**Request by** Janiece M. Grappe, 1129 N. Lehmborg Avenue, Casa Grande, AZ 85122, for the following request:

1. **DSA-15-00131:** Certificate of Appropriateness to repair/replace windows, replace the concrete front porch/driveway and add a walkway connecting the driveway to the front entry located at 1129 N. Lehmborg Avenue, a contributing property located within the Evergreen First Addition Historic District.

## APPLICANT/OWNER INFORMATION

Applicant

Janiece M. Grappe  
1129 N. Lehmborg Avenue  
Casa Grande AZ 85122  
P: 520-426-9466

Owner

Same as applicant

## HISTORY

- April 15, 1946: Ordinance# 124: The site was annexed into the City limits of Casa Grande.
- 1952: 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.
- April 24, 2002: Building permit #BP-R2002-332 issued to construct a perimeter CMU fence. Building Permit #BP-R2002-244 issued for minor exterior repairs.

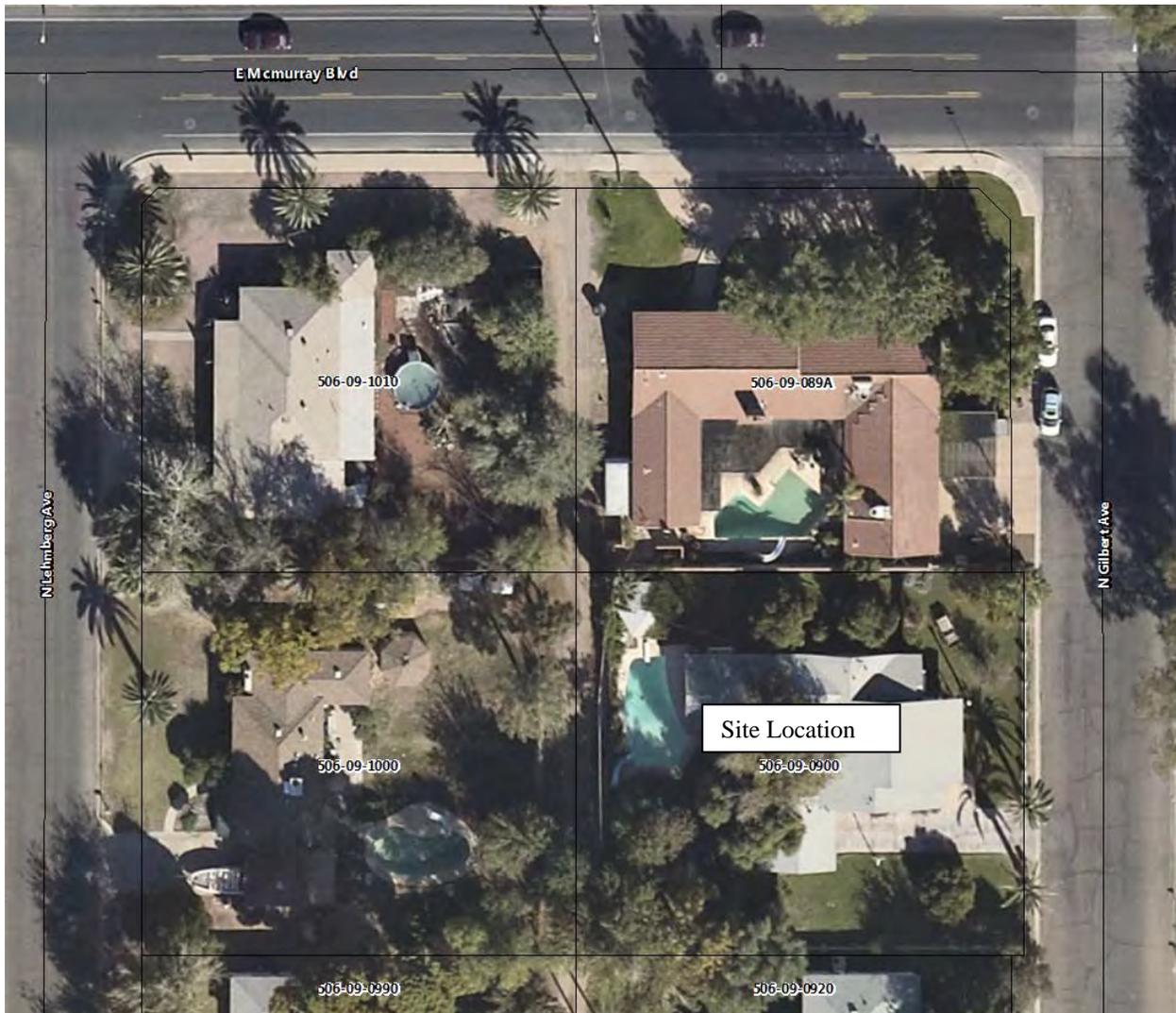
August 2, 2004: Resolution No. 3461: The Evergreen First Addition Historic District was created.

August 3, 2013: DSA-13-00114: A Certificate of No Effect was issued for roof repair.

**PROJECT DESCRIPTION**

**Background**

The property is located at south of McMurray and west of Gilbert Avenue. See the below aerial.



According to the 2001 Historic Property Inventory Form, the house was constructed in

1952. (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 repairs (such as stucco, fascia board added to roof, footing under existing posts with brick enhancements, and interior work involving plumbing, mechanical and electrical) were completed for the property.

The proposed project repairs will be monitored by the City's Housing Division as part of the owner occupied housing rehabilitation (CDBG funding) program. The department will be seeking qualified applicants through a bidding process.

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, 1129 E. Lehmberg Avenue 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.

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 repair the house with the following exterior changes (See Exhibit B – Project Narrative):

#### Existing Windows

There are four existing double hung windows located on the north and south sides of the house that are welded shut. The front porch and back porch have single pane picture windows with clerestory windows at the front and back entrance. The two windows visible from the street on the east side of the house are steel casement windows that are welded shut. All windows have shade screens added.

#### Proposed Window changes

The windows that are being considered for the Certificate of Appropriateness are the front windows visible from Lehmberg Avenue (See Exhibit C).

The two windows located on each side of the front porch are the steel casement windows that are being replaced with vinyl sliding double glazed Low-E thermal break windows. The windows will match the existing style with window grids.

The front porch windows are the single pane picture windows with clerestory windows. These windows will be replaced with dual pane Low-E, thermal break glazing. All windows will be tempered except for the top (5) panes. In addition to the windows being replaced, the wood frame, sash and trim will be replaced. In addition, the windows will be painted to match the existing color.

These changes to the windows are being requested to bring the house into code compliance for ingress/egress, energy efficiency and address the deterioration.

Proposed Windows examples:



### Other Proposed Exterior improvements

The concrete for the existing driveway/carport and front porch will be removed and replaced. In addition, a new 4 foot wide walkway will be added to connect the driveway/carport to the front entry of the house (See Exhibit D). The concrete in these areas is cracked and is uneven, making the surface a trip hazard. The walkway is being added for pedestrian and handicap accessibility.

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.

<p style="text-align: center;"><b>CONFORMANCE WITH THE CERTIFICATE OF APPROPRIATENESS REVIEW CRITERIA</b></p>
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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 (Lehmberg Avenue) will remain untouched. The changes to the house involve the windows and the addition of the new walkway. The window replacements will have the same visual aspect from the street and blend with the existing character of the Evergreen Historic District.

Staff analysis: Staff is in support of the 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 proposed repairs will be compatible with the property's historic character by maintaining the original window frame openings as well as keeping the brick sills.

Other than replacing the concrete, the walkway connection will be added, however it will have minimal impact on the property.

Staff analysis: Staff is in support of the request.

**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.

Staff analysis: Staff is in support of the request.

**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 of the homes within the historic neighborhood.

Staff analysis: Staff is in support of the request.

**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 remains in its current location and maintain the architectural façade that exists today.

Staff analysis: Staff is in support of the request.

**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 will be compatible to what existed. 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.

Staff analysis: Staff is in support of the request.

**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 proposed 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, maintaining the Clerestory and picture windows and double hung windows.

Staff analysis: Staff is in support of the request.

<b>RECOMMENDED MOTION</b>
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**Staff recommends the Historic Preservation Commission approve the Certificate of Appropriateness (DSA-15-000131) to make exterior repairs to the house located at 1129 N. Lehmborg Avenue with the following condition:**

1. The new windows frames shall be brown in color to match the previous window frames.

**Attachments**

- Exhibit A: 2001 Inventory Survey Form
- Exhibit B: Project Narrative
- Exhibit C: Floor Plan denoting window replacements
- Exhibit D: Floor Plan denoting concrete replacements and walkway

**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 - 141 Survey Area: Evergreen Addition

Historic Name(s): N/A

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 1129 N. Lehmberg Av.

City /Town: Casa Grande  vicinity County: Pinal Tax Parcel No.: 506 - 09 1/2 - 2

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

Block: 23 Lot(s): 3 Plat (Addition) Evergreen Addition Year of Plat (Addition): 1928

UTM reference: Zone 12 Easting: 430469 Northing: 3638930

USGS 7.5' quadrangle map: Casa Grande East

ARCHITECT: UNKNOWN  not determined  known Source: \_\_\_\_\_

BUILDER: UNKNOWN  not determined  known Source: \_\_\_\_\_

CONSTRUCTION DATE: 1952  known  estimated Source: Assessor's Records

**STRUCTURAL CONDITION**

Good (well maintained; no serious problems apparent)

Fair (some problems apparent) Describe: Some foundation settlement and repairs noted

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: Southwest  
(looking towards)

Negative ROLL: X EXP: 33



**SIGNIFICANCE**

Site No. EA - 141

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

Ms. Jordan was the widow of R.W. Jordan. Mr. and Mrs. Jordan homesteaded in the Casa Grande area in 1918. They farmed in the Glendale area and returned to Casa Grande in 1944.

**B. PERSONS** List and describe persons with an important association with the building:

Listed resident in 1960 and 1965 was Mrs. Jessie B. Jordan. Mrs. Jordan died in 1977. Mr. Jordan died in 1947.

**C. ARCHITECTURE** Style: Transitional Ranch

NO Style

Stories: 1  Basement Roof Form: Medium pitch side gable

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

Recessed entry porch, exposed rafters, shutters flanking windows, side carport, wood window wall at entry porch, brick sills at windows

**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:

Shade screens added

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

Walls (structure): Concrete block Walls (sheathing): Painted concrete block

Windows: Steel casement and fixed wood

Roof: Dimensional asphalt shingles Foundation: Concrete

**SETTING**

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

Flood irrigated lawn with mature palm tree in streetscape of similar era homes

How has the environment changed since the property was constructed?

Unchanged

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

NONE

**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: Robert Graham, Metropolis Design Group L.L.C.

Date: 11/27/01

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

Phone #: 602-274-9777

Site Number: EA - 141

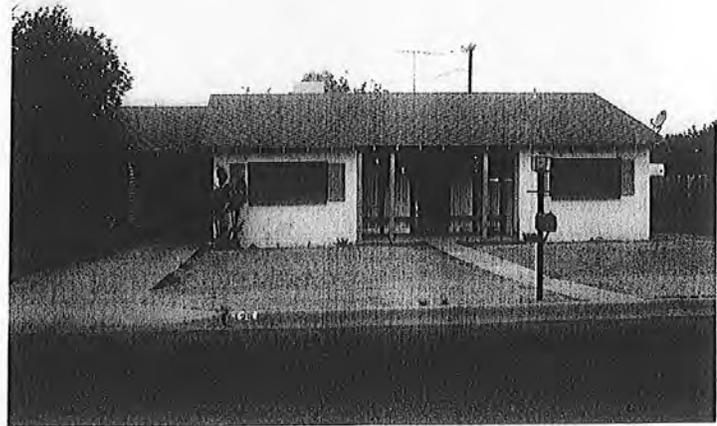
Survey Area: Evergreen Addition

**PHOTO INFORMATION**

**Date of Photo:** 10/18/01

**View Direction:** W (*looking towards*)

**Negative ROLL:** X    **EXP:** 32



## Exhibit B – Project Narrative

Project Name: Owner Occupied Housing Rehabilitation  
Property Owner: Janiece Grappe  
Location: 1129 N. Lehmberg Ave, Casa Grande, AZ

### Project Narrative:

The property is within the Evergreen Historical district of the City, built on 1952 (53 yrs. old). It is a ranch style house with stucco exterior finish and some bricks at the front porch. The windows are single pane glass windows with metal frame. It is a 3-bedroom/2-bath home with roofing made of asphalt shingles. The window glass is attached to a metal frame which is permanently welded to the house, a code issue. The wooden side jambs and/or frames are deteriorated and needed replacements. Current windows will be replaced with Low E-dual pane windows to closely match the existing units for safety, code compliance and energy efficiency. The porches and driveway have cracks and uneven surfaces that are trip hazards. These concrete porches and driveway will be replaced. An additional walkway connecting the driveway to the front entry will be constructed for accessibility. Bathrooms have plumbing issues which will be addressed during rehabilitation. Old and leaking faucets will be replaced. Detailed work in the interior of the house can be referred to under the Work Write Up (see attached).

### Project Pictures:



Front of the house:

Exhibit C – Floor Plan – Windows

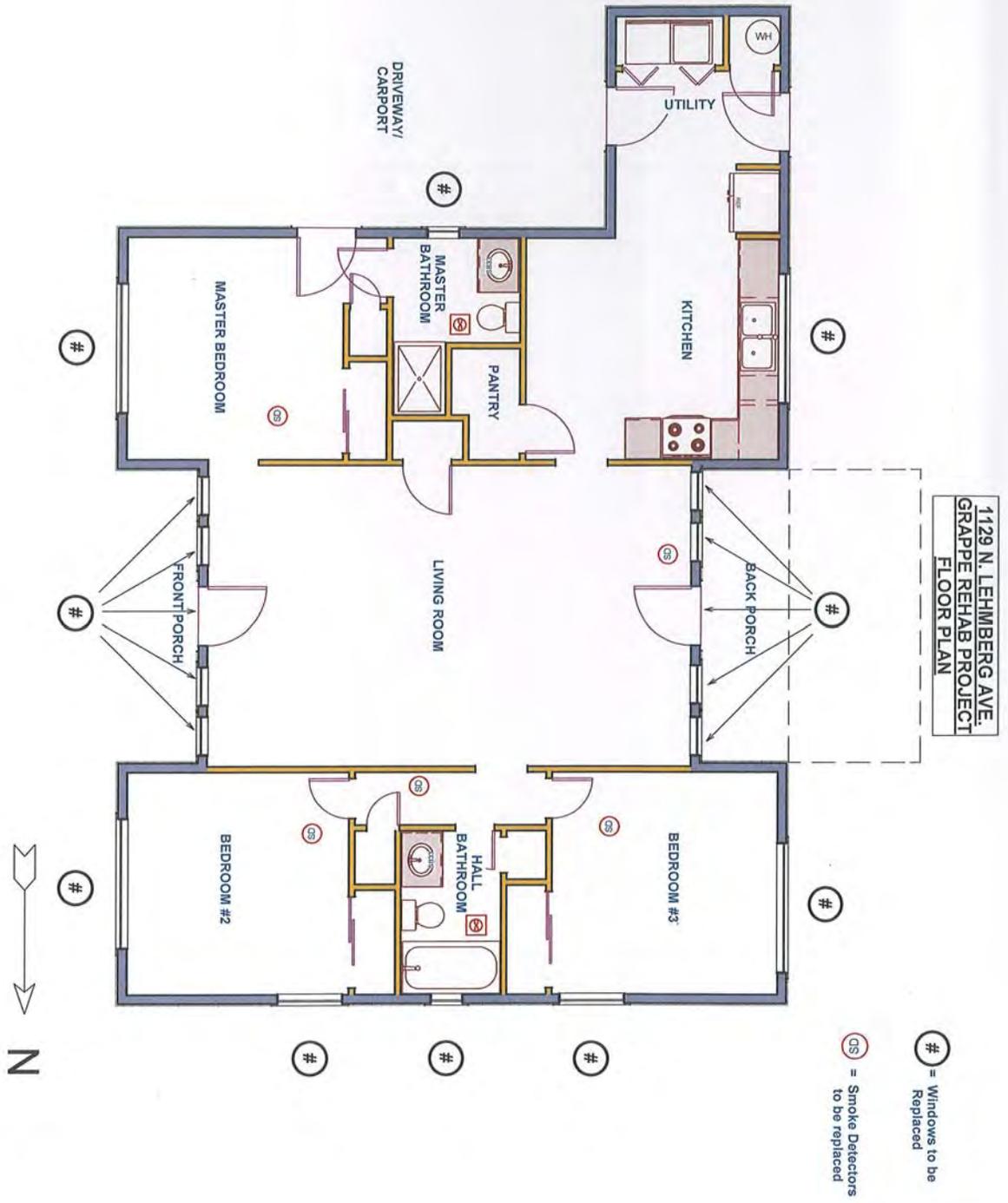


Exhibit D – Floor Plan – Concrete

