

AGENDA ITEM _____
DATE _____

Regular Meeting
January 25, 2016

MINUTES OF A REGULAR MEETING OF THE CASA GRANDE HISTORIC PRESERVATION COMMISSION HELD ON MONDAY, JANUARY 25, 2016, AT 6:00 P.M. IN CITY HALL COUNCIL CHAMBERS, 510 E. FLORENCE BOULEVARD, CASA GRANDE, ARIZONA.

I. Call to Order:

II. Roll Call:

Lawal, Kehinde Member
South, Joyce Member
Benedict, Brett Member
Rooney, Susan Member
Jantz, Marge Chairwoman

Absent:

Trulove, Clara Co-Chairwoman

City Staff Present:

Laura Blakeman-City Planner
Jim Gagliardi-City Planner
Linda Harris-Administrative Assistant

III. Approval of Minutes:

November 23, 2015

Member Rooney moved to approve the minutes from November 23, 2015 with requested corrections. Motion was seconded by Member Benedict. All were in favor. Motion passed 5-0.

IV. New Business:

A. Evergreen First Addition Historic District 2nd Newsletter*

Chairwoman Jantz reported that the Evergreen First Addition Historic District 2nd Newsletter has been mailed out. She stated that there were two negative responses to the survey received. Chairwoman Jantz requested that item be put on the next agenda for review of any additional responses to the survey and begin discussing possible items for the 3rd newsletter.

B. Historic Preservation Website links

Mrs. Blakeman explained that the Request for Proposals for the Historic Landmark Sign Preservation Program is now on the City's website under the City Clerk's link.

She has also asked the webmaster to put information under the Historic Preservation Commission link. This has not been done yet.

Chairwoman Jantz commented that there was an article in the Casa Grande Dispatch regarding the grant that the City received to preserve historic signs

C. Historic Property Monitoring areas

Chairwoman Jantz stated that Co-Chairwoman Trulove was not at the meeting to report any items in her monitoring area. She reported that the repairs for Cameron by The Park Apartments which previously received a Certificate of Appropriateness for refurbishment has never been completed. Mrs. Blakeman stated that she will look into it and report back to the commission.

D. Evergreen Historic Properties Monitoring Areas*

i. 1105 N. Gilbert

Mrs. Blakeman stated that property owner was noticed by Code Enforcement and given an application for the Certificate of Appropriateness/Certificate of No Effect. Staff has not received anything to date. Code Enforcement will follow up with 2nd notice

ii. 1100 N. Lehmberg

Mrs. Blakeman stated that this property was also noticed by Code Enforcement and given an application for the Certificate of Appropriateness/ Certificate of No Effect. Staff has not received anything to date. Code Enforcement will follow up with 2nd notice.

iii. 1000 N. Lehmberg

Mrs. Blakeman reported that staff is still investigating and there is nothing new to report.

iv. 1017 N. Kadota

Mrs. Blakeman reported that case is in the court process and she has no further updates at this time. Chairwoman Jantz stated that the car is gone and the yard has been cleaned up. She commended Code Enforcement for their efforts.

v. 414 E. 9th Street

Mrs. Blakeman explained that the redline comments were sent to the applicant. His engineer sent a re-submittal for review. Staff determined that there were still some outstanding items that need to be shown on the plans. The owner has until February 1, 2016 to resubmit his plans. Mrs. Blakeman stated that once the building permit is issued then the time frame which was approved by the commission starts for the improvements to be completed.

Motion was made by Member Rooney to keep items 1 thru 5 on the agenda until they are resolved. Motion was seconded by Member Benedict. All were in favor. Motion passed 5-0.

E. Top and Bottom Project

Chairwoman Jantz explained that she would like to have the commission be part of

putting some historic pictures on a window that is on the Casa Grande Dispatch building at the north end of Top and Bottom Street. She explained that Main Street does a lot of tours and there are a lot of activities going on now in the alley and she thinks it would be nice to have something in the window for the public to look at. The pictures would depict saloons and activity that went on at Top and Bottom St. during that time period. She asked the commission if they liked the idea and if they had any suggestions. There was a brief discussion on possible articles or pictures for the window covering. She stated that she has not talked to Kara Cooper yet from the Dispatch but if the commission was willing to pay for the window cover and were willing to do the work, she thinks that Mrs. Cooper would be in support. Chairwoman Jantz said that she spoke to a sign company and it was suggested to her that a perforated vinyl with UV protection be used. This would allow them to see out of the building. They told her that the cost would not exceed \$200.00. She stated that there is a currently a balance of \$539.00 in the ~~Map~~ Fund and asked the commission if they would be interested in paying for the vinyl window cover.

PEDESTAL

Member Benedict expressed his concerns and explained that as a commission, they should be spending the funds for more permanent plaques that will last longer.

Chairwoman Jantz added that there is also \$558.00 in the ~~plaque~~ ^{MAP} fund to be used for additional history plaques in the downtown area. There hasn't been any downtown business that has come forward requesting a plaque. Herbalicious has shown interest in obtaining a plaque but this will require some research for the plaque.

Member Rooney asked if Member Benedict would rather see a plaque put at the location describing Top and Bottom Street. She questioned if the Dispatch would be willing to pay for part of the cost.

Chairwoman Jantz responded that maybe the Dispatch could do the design work if the commission lets them know what they would like to see.

Chairwoman Jantz explained that the commission went through a lot of trouble to change the street name back to Top and Bottom. She stated that this location is the only place where you notice the Top and Bottom Street signs. The rest are south of the railroad tracks.

Member Lawal questioned if there would be a place in the window that would acknowledge that the Historic Preservation Commission was part of the design.

Chairwoman Jantz replied that the Historic Preservation Commission logo would be included in the art work.

Member Rooney made a motion for the commission to move forward on the Top and Bottom Project, not to exceed \$200.00 for materials. Motion was seconded by Member South. Motion passed 4-1.

F. Security doors discussion in the Evergreen First Addition Historic District*

Chairwoman Jantz explained that there are 37 houses in one of her monitoring areas and 20 of them have security doors.

Member Benedict questioned how many of the 20 with security doors were contributors and non-contributors.

Chairwoman Jantz replied that 5 of the 20 are non-contributors and 15 are contributors. She explained that with the exception of a couple of white doors, the security doors do not look bad. Some have been painted to match trim on house and the black doors blend in with the regular door. She talked about the safety of having a security door. She stated that she feels that the commission should be discussing how to handle security doors that are installed in the Evergreen Historic District.

Member Benedict commented that it is not looks that matter but historical accuracy.

Chairwoman Jantz stated that if a resident installs a security door and 20 others in the neighborhood have security doors, it would be hard to deny them.

Member Benedict replied that eventually if the commission continues to allow the security doors, there will be no historicity left. He commented that this is another piece of what degrades and eventually at some point, the commission will have to start de-listing and it will get to the point of not having a historic district anymore because of choices that property owners have made. He feels that the commission needs to be faithful to the task of representing the integrity of what the commission is trying to accomplish. He stated that the commission needs to address security doors as they do any other issues with the façade such as windows, eaves etc.

Member Rooney responded that the residents won't come to the city to request a security door.

Member Benedict replied that this is a challenge that the commission needs to figure out.

Chairwoman Jantz questioned if the commission would like to count the number of security doors in their monitoring zones for further discussion at the next meeting. She stated that the Design Guidelines are vague on doors and there are currently a lot of security doors in the Evergreen District. She said that it will be a lot of work to go back and look at the surveys to see if the picture shows a security door or if there is any information.

Mrs. Blakeman responded that some of the surveys specify whether a security door was added.

Member Rooney questioned if the Design Guidelines refer to adding a door in front of a door.

Member South questioned if the commission could require that a storm door be removed.

Chairwoman Jantz replied that the commission would never get enough support to require this. For now, it would just be for knowing how many houses in the Evergreen District have security doors and deciding what will be required if a neighbor puts a security door on now.

Member Lawal commented that she agrees with Member Benedict. She stated that they could not make a resident remove their storm door but a stipulation should be in place that from this point forward for the resident to follow the guidelines

Chairwoman Jantz asked Mrs. Blakeman if the city would allow a non-contributor to have a security door.

Mrs. Blakeman replied "Yes".

Mrs. Blakeman stated that she does not know what the State Historic Preservation Organization recommends for security doors. She is waiting to hear back from them.

Chairwoman Jantz requested that the commission count the number of security doors in their reporting areas and how many are contributors and non-contributors and bring the information to the next meeting for further discussion.

G. Horseshoe Motel/Sunset Court/Goddard Shoes signs – Restoration discussion

Chairwoman Jantz explained that the Horseshoe Motel and the Sunset Court signs are at the City's South Operation Center. The Goddard Shoe sign is being stored at the Historical Museum. She stated that Jude Cook was here in August 2015 and provided bids to rehab the Horseshoe Motel sign. Mr. Cook felt that the Horseshoe Motel sign was in good shape. He quoted \$13,415.00 to restore the sign. He stated at the time that because of the condition of the Sunset Court sign, it is not worth totally restoring the sign. He suggested repairing half of the sign and it could be mounted on a wall. Chairwoman Jantz stated that Main Street was interested in partnering with the Historic Preservation Commission to raise money for the rehab. Chairwoman Jantz suggested that the commission could start discussing ideas on prioritizing how the signs should be handled. There was a brief discussion on possible future locations for the signs.

Member Lawal questioned how the sign repair will be paid.

Chairwoman Jantz replied that the money would have to be raised. With interest from Main Street in being a partner, they could do the history walks and downtown tours to raise some money.

Member Rooney questioned if any of the work can be done by the commission, such as the Sunset Court sign.

Chairwoman Jantz replied that the Sunset Court sign would be better if it had the neon behind it again. She stated that there needs to be a discussion to decide if it is worth rehabbing.

Member Rooney questioned if they need to start with raising the money first and then decide what sign to repair.

Chairwoman Jantz stated that the commission needs to decide what sign they would like to see restored first and in what order.

Member Rooney questioned which sign is in the best shape.

Chairwoman Jantz replied that the Horseshoe Motel sign is in the best condition. She stated that there needs to be a plan for the order of the sign repairs.

Member Rooney made a motion to prioritize and begin planning for future restoration of the signs in the following sign order: Horseshoe Motel, Goddard Shoes and Sunset Court. Member South seconded the motion. All were in favor. Motion passed 5-0.

H. Discussion regarding meeting located in Florence AZ on Property Tax Reduction Program for non-income producing properties on the National Register – January 27, 2016 at 6 p.m.*

Mrs. Blakeman stated that there will be an informational meeting on Wednesday night, January 27, 2016 at 6:00 p.m. at the Town Hall Chambers, 775 N. Main St, Florence. They will be providing information regarding property tax incentives for residential property as well as income producing property. Representatives from Arizona State Parks, State Historic Preservation Office and Pinal County Assessor's Office will be in attendance. This information was also part of the newsletter that was sent out to all of the Evergreen property owners inviting them to the meeting.

V. Call to the Public:

No public comments were received.

VI. Report by Officers:

A. Historic Preservation Ordinance/Bylaws

Mrs. Blakeman reported that staff will be having an internal meeting regarding the ordinance/bylaws and there will also be an Informational Briefing meeting on February 16, 2016 to update the council members on the status of the

Ordinance/Bylaws. Mrs. Blakeman stated that the item will be put back on the agenda to keep the commission updated until it is an official action item.

B. Request for Proposals – Historic Landmark Sign Preservation Program*

Mrs. Blakeman explained that staff had a meeting regarding the Request for Proposals for the Historic Landmark Sign Preservation Program. She stated that there were about four attendees at the meeting and that staff is hoping to get some Request for Proposals back by the deadline, which is February 16th at 4:00 PM. On February 23rd, a few of the commission members and staff will meet to begin reviewing the proposals to make their selection. Copies of the proposals will be available for the commission to pick up to review before the March Historic Preservation Meeting.

C. Historic Preservation Commission vacancy – Member of the Historical Society with a background in Casa Grande's history

Mrs. Blakeman reported that there is still one Historic Preservation Commission vacancy.

VII. Adjournment:

Chairwoman Jantz called for adjournment at 7:10 PM.

Submitted this 8th day of February 2016, by Linda Harris, Administrative Assistant to the Historic Preservation Commission, subject to the Commission's approval.

Approved this 22 day of Feb, 2016, by the Casa Grande Historic Preservation Commission.


Chairwoman Jantz