

Regular Meeting  
February 23, 2015

**MINUTES OF A REGULAR MEETING OF THE CASA GRANDE HISTORIC PRESERVATION COMMISSION HELD ON MONDAY, FEBRUARY 23, 2015, AT 6:00 P.M. IN CITY HALL COUNCIL CHAMBERS, 510 E. FLORENCE BOULEVARD, CASA GRANDE, ARIZONA.**

**I. Call to Order:**

Chairwoman Jantz called the meeting to order at 6:00 p.m.

**II. Roll Call:**

Benedict, Brett Member  
Rooney, Susan Member  
Poor, Tom Member  
Trulove, Clara Co-Chairwoman  
Jantz, Marge Chairwoman

**City Staff Present:**

Laura Blakeman-City Planner  
Jim Gagliardi-City Planner  
Linda Harris-Development Center Secretary

**III. Approval of Minutes:**

November 24, 2014

Motion was made by Member Poor and was seconded by Member Rooney to approve the minutes from the November 24, 2014 meeting. All were in favor. Motion passed 5-0.

**IV. Presentations:**

There were none.

**V. Old Business:**

**A. 515 E. 3rd Street – Stone Bungalow (Local and National Register)**

Chairwoman Jantz asked Mrs. Blakeman if owner submitted color samples for the fence. Mrs. Blakeman replied that she has not

received anything and said that owner asked her to stop by and look at the fence, which has now been lowered to meet City Code.

Chairwoman Jantz updated member Benedict on the issues with the fence height and the color of the fence, which does not match with the natural stone color on the house.

After a brief discussion, Mrs. Blakeman said that staff will contact the owner and have him submit color samples to be brought back to the next meeting.

**B. 1012 N. Brown (Evergreen contributor)**

Mr. Gagliardi said that he has not been successful in contacting the applicant to apply for the Certificate of Appropriateness for the tile roof that replaced the shingle roof.

Chairwoman Jantz questioned if staff could request a Certificate of No Effect which could be handled administratively so that there would be a record and would come back to the commission as a report item when obtained. There was a discussion that since the roof has been replaced over a year ago, and a truss manufacture has verified that the roof can support the tile, the applicant would not be asked to remove the tile roof. The homeowner has obtained a building permit, and the roof has been inspected and passed the final inspection.

Chairwoman Jantz asked for a motion. Motion was made by Member Rooney to handle this administratively as a Certificate of No Effect. Motion was seconded by Co-chairwoman Trulove. All were in favor. Motion passed 5-0.

**C. 1022 N. Brown (Evergreen contributor)**

Mrs. Blakeman reported that she mistakenly sent the Certificate of No Effect letter to the wrong address. A new letter was sent on February 9, 2015 informing the applicant that they have 90 days from the issuance of the letter to bring the fence into height compliance.

Motion was made by Member Rooney and was seconded by Co-chairwoman Trulove to put this item back on the agenda in May 2015. All were in favor. Motion passed 5-0.

**D. 1112 N. Kadota (Evergreen contributor)**

Mrs. Blakeman stated that homeowner came in and talked with staff requesting an extension to complete the fence because his wife

became ill. Staff instructed him to submit a letter requesting an extension, which has not been received. Mrs. Blakeman said that based on the fact that the property is a non-contributor to the Evergreen Historic District and current family issues, staff agreed to give him an extension. Chairwoman Jantz asked how much time would be given. Mrs. Blakeman said that homeowner would be given another 60 days. The 60 day extension is based off the date the homeowner contacted staff.

Motion was made by Member Rooney to put this item back on agenda for April 2015. Motion was seconded by Co-chairwoman Trulove. All were in favor. Motion passed 5-0.

#### **E. Historic Preservation Design Guidelines – Evergreen Historic District**

Chairwoman Jantz stated she met with staff to review the Historic Preservation Design Guidelines. She covered the changes that were discussed in the meeting with staff.

Mrs. Blakeman asked Chairwoman Jantz if she would have a draft ready for the next meeting. Chairwoman Jantz stated that she was able to provide Mrs. Blakeman with a draft tonight.

Chairwoman Jantz said that the committee would like to meet again for another work study session to finalize the draft and bring the draft back to the next meeting for the commission to review.

Chairwoman Jantz will schedule a date for the work study session and inform Mrs. Blakeman to be posted to the website.

Motion was made by Member Rooney to put this item back on the next agenda. Motion was seconded by Co-chairwoman Trulove. All were in favor. Motion passed 5-0.

#### **F. Pass Through Grant**

Mrs. Blakeman stated that she has not received the information from the Arizona State Parks regarding the Pass Through Grant. Chairwoman Jantz suggested putting this item back on the next agenda. She stated that it was previously recommended that they would apply for nomination preparation for signs as local landmarks.

Motion was made by Member Rooney to put this item on the next agenda for further discussion. Motion was seconded by Co-chairwoman Trulove. All were in favor. Motion passed 5-0.

## **VI. New Business:**

### **A. Certificate of Appropriateness - 305 E. 4<sup>th</sup> Street (Local and National Register)**

Mrs. Blakeman presented the case. She said that staff analyzed the site as a whole. The site includes a house and the church. According to the Arizona Historic Property inventory form that was completed in 1997, the house next door that was used as the church parsonage had metal sheet roofing that exists today. The inventory also states that the church building had an asphalt shingle roof. The asphalt shingle roof exists today. The Certificate of Appropriateness request is to replace the asphalt shingle roof to a metal roof for the church. In addition, the request also includes the front door (north side) replacement. The replacement involves changing from an existing wood door to a new metal door. At some point in time, the front doors of the church were replaced; however, the owner nor Staff is not aware of when the front door was replaced.

Mrs. Blakeman said that staff also contacted SHPO (State Historic Preservation Office) for their input on the request for a Certificate of Appropriateness. SHPO has informed Staff that the door and roof replacement would not have an adverse effect upon the church.

Mrs. Blakeman said that based on SHPO's input and that metal roofing was used within the site at the time of construction, Staff is recommending approval of the Certificate of Appropriateness.

Chairwoman Jantz asked for the applicant to address the Commission. Pastor Leonardo Hernandez

Chairwoman Jantz questioned Pastor Hernandez for his reasoning for not keeping with the intricate design of the shingles. Pastor Hernandez replied that the metal would last longer than the shingles. Member Benedict asked what color the metal is. Pastor Hernandez replied that it is a dark green. Chairwoman Jantz asked him if they will also be replacing the roof on the house. Pastor Hernandez replied that they would be replacing only the roof on the church at this time. Chairwoman Jantz asked him if he is now aware that any changes to the roof, windows, doors and paint will need to come to staff for review of the Certificate of Appropriateness or Certificate of No Effect. Pastor Hernandez stated that he understood. Chairwoman Jantz asked Pastor Hernandez if the metal roofing materials can be returned. He responded that it has already been cut to size and can't be returned.

Member Benedict asked what the next step would be if the request is denied and an appeal process is engaged. After a brief discussion, Chairwoman Jantz asked staff for comments. Mrs. Blakeman said that because the latest ordinance has not been adopted yet, the ordinance states that the applicant would request a hardship and the request would be heard by the Commission. If the Commission denies the request, the applicant can appeal to the City Council.

Motion was made by Co-chairwoman Trulove to approve the Certificate of Appropriateness to replace the asphalt shingle roof with metal. Motion was seconded by Member Rooney. After a discussion, Chairwoman Jantz asked for a roll call vote.

The following roll call vote was recorded:

Member Benedict	No
Member Rooney	No
Member Poor	No
Co-Chairwoman Trulove	Aye
Chairwoman Jantz	No

The motion failed 1-4.

Mrs. Blakeman informed the applicant that they will need to contact her regarding the next step for the hardship process.

#### **B. Historic Preservation Ordinance\***

Chairwoman Jantz asked Mrs. Blakeman if staff met with Mr. Tice after her meeting with them. She also asked if staff feels that this is the final draft. Mrs. Blakeman said that staff did meet with Mr. Tice and this is the final draft. Mr. Gagliardi said that there were a couple of minor changes they also made to the ordinance.

Chairwoman Jantz updated the members that the work study committee met to review the ordinance and she had a meeting with Mrs. Blakeman and Mr. Gagliardi to go over the changes they recommended. Staff then met with Planning Director, Mr. Tice to review the changes.

Chairwoman Jantz covered the changes. Mrs. Blakeman said that the mission statement would need to be in the by-laws that have to be drafted for the Historic Preservation Commission.

#### **C. Evergreen Addition Marketing Piece\***

Chairwoman Jantz talked about the Evergreen Addition Marketing Piece that the work study committee designed. She said that they will be adding the maintenance and repair section to the piece. Chairwoman Jantz mentioned on page 1 under number three it says to locate your home on the map attached. She would like staff to design a map that will show whether a property is a contributor or non-contributor. She asked Mrs. Blakeman if this Marketing Piece could be posted on the City Website, along with the Design Guidelines and the Ordinance.

Mrs. Blakeman said that she will include the final version of the Marketing piece in next meeting packet.

#### D. Partnership with Main Street for History Plaques

Chairwoman Jantz wanted to mention that there are ~~three of the members doing the~~ downtown walking tours. She explained that they don't charge for the tour but they offer an opportunity for a <sup>donation</sup> to receive a historic map. She also said that they did a special tour that a fee was negotiated by Main Street. A total of \$110.00 was added to the map fund along with \$10.00 from a person who purchased a map.

Chairwoman Jantz stated that the current balance in the map fund is \$368.37.

#### E. Appropriate funds for 4<sup>th</sup> Street and Florence Street History Mural Plaques

Chairwoman Jantz asked the commission if they would be interested in using part of the money raised from the plaque and pedestal fund and the map fund to put three historic plaques on the murals at 4<sup>th</sup> Street and Florence St. She explained that the three murals are the history of Casa Grande from 1879 to 1967. There is a plaque on the corner that talks about the artist and project but nothing that tells the story and she would like to put the history plaques on these murals. She said that the map fund has \$368.37 and the plaque and pedestal fund has \$1779.00. The cost for the three plaques will be approximately \$900.00, which would still leave enough money to do another plaque and pedestal. Member Benedict asked who owns the murals and the building. Chairwoman Jantz said that Main Street owns the murals.

Motion was made by Member Rooney that the Historic Preservation Commission will pay for three history plaques for the 4<sup>th</sup> Street and Florence Street History Mural. Motion was seconded by Co-chairwoman Trulove. ~~All were in favor.~~ Motion passed 5-0. 4-1

*Member Benedict opposing*

**F. Nominate Shonessy House to Arizona's Most endangered properties list (Local and National Register)**

Chairwoman Jantz explained that she sent an email to Jim McPherson at Arizona Preservation Foundation to find out the process to nominate the Shonessy House to Arizona's Most Endangered Properties list. She requested that this item be put on agenda tonight so she could inform the members that she would like to move forward with this nomination process. She asked that this item be put on agenda for the next meeting for further discussion.

Mrs. Blakeman suggested that members make a motion tonight to move forward with the process of nominating the Shonessy House.

Motion was made by Co-chairwoman Trulove to move forward with the process of nominating the Shonessy House to Arizona's Most Endangered. Motion was seconded by Member Poor. All were in favor. Motion passed 5-0.

**G. Sunset Court Sign/HorseShoe Motel Sign**

Chairwoman Jantz mentioned that the Sunset Court Sign has been in storage at Member Poor's house. She would like to move forward with getting the sign cleaned up. She said that previously it was discussed painting the sign back to its original colors and storing at the City's North Operations Center but they have said that there is no room there to store the signs. Mrs. Blakeman is going to check to see if possibly the signs could be stored at the South Operations Center.

Chairwoman Jantz said that the HorseShoe Motel sign has been stored outdoors at 1<sup>st</sup> Avenue and Florence Boulevard since it was taken down in 2004. She had spoken with the previous owner who said that she would like to restore the sign and put sign downtown. She also asked about other signs and suggested having fund raisers to save the signs. Chairwoman Jantz said that she told her that she will make arrangements with the City to see the sign. She will be contacting Larry Graham, who recently repaired another sign for Main Street to get a price quote to restore the sign. There was a discussion on possible future locations to place these signs, such as the "Life on Main" plaza. Chairwoman Jantz asked for comments from the members.

Chairwoman Jantz asked Member Poor when he might be able to have the sign cleaned up. Member Poor answered that once the

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weather dries up some, he will work on the sign to get it cleaned up. Chairwoman Jantz asked if it might be ready by the middle of March and he responded that he will be able to have sign ready by that date and will let her know when it is finished. ~~Member-Poor~~ will pursue if sign can be stored at the South Operations Center and possibly move the HorseShoe Motel sign there too.

#### H. HPC Vintage & Neon Sign Project

Chairwoman Jantz talked about database that was put together by staff and the commission members listing local signs identified as being historic that the commission would like to save, some of the signs to be placed ~~on~~ <sup>AS</sup> a local landmark.

Chairwoman Jantz suggested that a provision be put in place to inform potential property owners that purchase properties with historic signs if property is sold the sign would be donated to the City. She has been in contact with the person in charge of the Mesa Preservation Foundation for a copy of a letter that they have put together.

Chairwoman Jantz mentioned that she has been given the ok from Planning Director Paul Tice to contact the realtor for Dairy Queen, which recently closed, regarding their sign.

Chairwoman Jantz requested that this item be put on next agenda for further discussion.

#### I. First Baptist Church – 218 E. 8<sup>th</sup> Street (Local and National Register)

Correct address should be 222 E. 8<sup>th</sup> Street.

~~rock~~  
Chairwoman Jantz explained that they recently replaced the grass on the Church site with ~~decomposed~~ granite. Mrs. Blakeman sent a letter to them requesting a Certificate of Appropriateness/No Effect. She has not heard back from them. She mentioned that landscaping was not mentioned on the historic survey.

Chairwoman Jantz requested that this be put on next agenda for staff update.

#### J. 1017 N. Kadota (Evergreen contributor)

Chairwoman Jantz wanted to inform Mrs. Blakeman that the carport she had referred her to was added to the side of property and not the big carport that is on the front. Mrs. Blakeman sent letter to owner on

February 17, 2015 stating that they built a carport in the front and did not apply for building permit nor did they have an approved Certificate of Appropriateness.

Chairwoman Jantz explained the events that had taken place on this property in the past. She talked about the carport which was added to the front. She said that carport was not there in 2001 when the property was surveyed. The current owner has been there since April 2008.

Mrs. Blakeman said that she drove by there and it was her understanding that the carport she was checking on was the one in the front.

Chairwoman Jantz asked Mrs. Blakeman for an update at the next meeting.

**K. Evergreen Historic Properties Monitoring**

There was nothing reported.

**L. Historic Property Monitoring areas**

Co-chairwoman Trulove had nothing new to report.

Chairwoman Jantz reported that the cabana porch has been removed at the old Casa Grande Hospital on Cameron Avenue. She asked Mrs. Blakeman if staff knows what they are doing. Mrs. Blakeman said that they were going to come in and apply for the Certificate of Appropriateness, which they have not done yet. The Commission discussed changes that have been made such as replacing the windows with sliders which take away from the historic value of the property.

Chairwoman Jantz feels that property should be de-listed and asked for a motion to pursue the process to de-list a historic property. She said the property is on the national and local register of historic places. The property is survey site 173 and its history name is Casa Grande Hospital.

Motion was made by Member Rooney for staff to pursue procedure to have property de-listed. Motion was seconded by Co-chairwoman Trulove. Motion passed 4-1 with Member Poor opposing.

Mrs. Blakeman stated that this will be put on the next agenda to discuss de-listing property.

**M. Certificate of No Effect – 1028 N. Lehmborg**

Mrs. Blakeman stated the Certificate of No Effect was issued for replacement of the garage door. Chairwoman Jantz mentioned that when she drove by there, the garage door was different from picture that applicant submitted. Mrs. Blakeman said that property is not a contributor to the historic district and the replacement was approved.

**VII. Call to the Public:**

None

**VIII. Report by Officers:**

**A. Historic Preservation Commission Vacancy**

Mrs. Blakeman reported there are currently two vacancies on the commission. She received a call from Gretchen Slaughter, a real estate agent, who has expressed interest in being on the commission and will be submitting her application.

Chairwoman Jantz said that she spoke to Joyce South, who currently lives in the Evergreen District, who also has expressed interest and said she has submitted her application.

Chairwoman Jantz asked Mrs. Blakeman if she knew when Mayor Jackson would be doing interviews. Mrs. Blakeman said that she did not know yet since the opening just recently closed.

**B. 117 N. Sacaton Street – Casa Grande Garage (Local Register)**

Mrs. Blakeman said that previously staff sent them a letter regarding the awning being removed and if they planned on putting it back up. She said that she has not heard back from them. She explained that she did some research and the historic register in 1932 did not show the awning. In 2011 when it was put on the local register, the awning was there. Mrs. Blakeman said that staff would not be able to enforce them putting the awning back up.

Chairwoman Jantz asked if, in the letter, Mrs. Blakeman suggested that awning be put back up. After a brief discussion, Chairwoman Jantz questioned if property should be de-listed due to the changes to the windows and the size of the windows. This property could possibly be de-listed in the future.

**C. 200 W. Main – Cruz Trading Post (Local and National Register)**

Mrs. Blakeman reminded the members this property was turned over to the Pinal County Sheriff's Office to monitor because the original owner had some liens against him and the RICO process was initiated. During this time, the taxes were being paid by a company called RCBT. This company went to court to obtain ownership of the property. Kyle Kessler is the attorney for RCBT holdings. They are out of Mesa. Mrs. Blakeman said that the city does not have ownership of the building nor involvement in the RICO fund process.

**D. 301 N. Picacho (Local and National Register) *Johnson's Grocery***

Chairwoman Jantz stated that she was inside looking at the renovations and took some pictures. She said that it was gorgeous. She also reported that she received an email from the realtor encouraging the members to stop by and tour the inside.

Chairwoman Jantz mentioned that they discovered a concrete water reservoir on the east side of the main building, but has never found the basement. According to the historic survey, there was a basement.

**E. 1028 N. Lehmborg**

This item was previously discussed under New Business in item M.

**F. 1017 N. Kadota**

This item was previously discussed under New Business in item J.

**G. 222 E. 8<sup>th</sup> Street**

This item was previously discussed under New Business in item I.

**H. Feli's New Sign**

Chairwoman Jantz said they were able to get their sign from the old location. The sign has been attached to the west side of their current location. Mrs. Blakeman said that staff was not notified of this change.

**I. Shonessy House Grant**

Mrs. Blakeman informed the members that the City Manager's Office Staff has applied for a grant for stabilization of the Shonessy House

from available funds from the Indian Tribes.

Chairwoman Jantz asked when staff will be notified if the grant has been awarded. Mrs. Blakeman said that staff should be hearing from them in a couple of months.

**J. Railroad Depot items stored at the North Operations Center (NOC)**

Chairwoman Jantz said that some items were salvaged from the Railroad Depot and were being stored at the North Operations Center. She said that she and Mrs. Blakeman went out last week and Mrs. Blakeman took pictures of the items.

Chairwoman Jantz talked about the possibility of some of the items being used in the future with the "Life on Main" project.

**K. Historic Preservation Conference**

Mrs. Blakeman said that the conference is May 13<sup>th</sup> to the 15<sup>th</sup> in Flagstaff and asked if any of the members would like to attend. She will be applying for scholarships. Chairwoman Jantz and Member Rooney said they would like to attend.

**IX. Adjournment:**

Chairwoman Jantz called for adjournment at 8:23 p.m

Submitted this **9<sup>th</sup> day of March 2015**, by Linda Harris, Secretary to the Historic Preservation Commission, subject to the Commission's approval.

Approved this 23 day of March, 2015, by the Casa Grande Historic Preservation Commission.

  
Chairwoman Jantz