

Regular Meeting  
April 27, 2015

**MINUTES OF A REGULAR MEETING OF THE CASA GRANDE HISTORIC PRESERVATION COMMISSION HELD ON MONDAY, APRIL 27, 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:**

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

**City Staff Present:**

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

**III. Approval of Minutes:**

March 23, 2015

Co-chairwoman Trulove moved to approve the minutes dated March 23, 2015 with the requested corrections. Motion was seconded by Member Rooney. All were in favor. Motion passed 6-0.

**IV. Presentations:**

Chairwoman Jantz welcomed new member, Joyce South who is a Realtor and also lives in the Evergreen Historic District.

**V. Unfinished Business:**

**A. Historic Preservation Ordinance – De-listing**

Chairwoman Jantz stated at the last meeting the commission approved the Historic Preservation Ordinance with the exception that some verbiage be added to de-list a property. She mentioned that Mrs. Blakeman received some information from the National Register of

Historic Places. She asked Mrs. Blakeman for an update.

Mrs. Blakeman stated that staff will be working on a draft to add a section to the ordinance on de-listing a historic property. She hopes to have a draft to bring to the next meeting for the commission's review.

Mrs. Blakeman stated that she will put this item on the next agenda.

#### **B. Evergreen Addition Newsletter**

Chairwoman Jantz stated that in her discussion with Member South it was suggested that the marketing piece be referred to as a "newsletter". Chairwoman Jantz stated that at the last meeting, exhibit A was missing from the newsletter, which is now complete. She explained that this exhibit shows the Evergreen Historic District and described what the colors represent. She said that this will help a resident determine whether their house is "Significantly Contributing", "Contributing" or "Non-Contributing". There was a brief discussion on the draft of the map.

Chairwoman Jantz informed the Commission that she thought the newsletter could be sent out quarterly to the neighborhood. There was a discussion among the Commission that they should not guarantee a quarterly newsletter as, it may be promising something that may not be delivered every quarter.

Member Jantz asked the commission members for questions or suggestions.

Member South, who is a realtor, stated that she would like to do a newsletter and asked if she might be able to list her name on the Evergreen Addition Newsletter as a realtor if she paid for the postage. After a brief discussion, it was recommended that her name/title as a realtor not be placed on the newsletter.

Member South stated that she is going to try to get information out to the Board of Realtor's to make them aware that a process is required when a home is purchased in the historic district.

Motion was made by Member Benedict to send the Evergreen Addition Newsletter out to the neighborhood upon Chairwoman Jantz' approval (when the newsletter is officially complete). Motion was seconded by Co-Chairwoman Trulove. All were in favor. Motion passed 6-0.

#### **C. 222 E. 8th Street – First Baptist Church – Turf (Local and National Register)\***

Mrs. Blakeman stated that a letter was mailed to owner on March 6, 2015 informing him that he has until May 11, 2015 to submit the application for Certificate of Appropriateness/Certificate of No Effect. Staff has not heard back from the property owner. This item will be put on the next agenda for follow up.

**D. 1017 N. Kadota – Carport Addition (Evergreen Contributor)\*  
Title Reports – Historic Properties**

Mrs. Blakeman stated that a letter was sent to owner on April 13, 2015 informing him that he has until May 13, 2015 to correct the violations. Staff has not back from the property owner. This item will also be put on the next agenda for follow up.

**VI. New Business:**

**A. DSA-15-00039: Certificate of Appropriateness for a 3' foot high chain link fence located in the front yard within the Evergreen First Addition Historic District.\***

Laura Blakeman, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. The Certificate of Appropriateness is for a 3' foot high chain link fence located in the front yard at 917 N. Morrison in the Evergreen Historic District. Mrs. Blakeman gave a brief overview of the site history. On July 19, 2004 the property was designated as a "contributor" as part of the Evergreen First Addition local historic district. At that time it was determined that the reports would not qualify to be individually listed for the national historic register.

Mrs. Blakeman stated the Evergreen Historic District was established in 2004. Staff did research and discovered that at least thirteen properties in the historic district had chain link fences in the front yard with eleven of the properties listed as "contributors" and two were "non contributors". Mrs. Blakeman said that based on the surveys that were completed in 2001 and prior to the historic district being formed, twelve properties had existing chain link fences in the front yards. Staff has found that even though the properties had existing chain link fences, this did not render the property ineligible as a local historic landmark.

Mrs. Blakeman stated that staff is recommending approval of the Certificate of Appropriateness based upon staff's findings as stated above. Staff has added the following conditions of approval: 1) The site plan shall be revised to show the lot dimensions/property line and correct location of the fence, 2) The chain link fence shall not have slats and 3) If the fence is located in the right-of-way, the owner is to obtain a Right-of-Way Encroachment permit.

Mrs. Blakeman said that staff has not received any public comments and asked for questions or comments.

Member Benedict asked Mrs. Blakeman if the fences were there when the twelve properties on the 2001 survey became "contributors". Mrs. Blakeman stated that all twelve properties had chain link fences at the time of the survey.

Chairwoman Jantz stated that the chain link fences were grandfathered in at the time the survey was done. Commission shall be open as to the reason an owner is requesting to construct a chain link fence in front yard but however, sensitive in the historic preservation context to determine if the fence is going to add or detract from existing home or landscape.

Member Benedict commented that the chain link fence may or may not have been appropriate for the house at the time of the structure and it would have been nice to have seen the information received when the historic district was formed to see if there were comments as to whether or not the fence was contributing or detrimental to the property

*3 separate sections*  
Chairwoman Jantz referred to ~~the portion~~ in the Design Guidelines that chain link fencing is not an acceptable fence type. She stated that installing a chain link fence would be a permanent addition to the property.

Chairwoman Jantz stated the current request is for the chain link fence to be eight feet behind the curb. She said it appears that the property line on Morrison is twelve feet. Currently on Morrison ~~on the east side of the street there is one chain link fence that is twelve feet and~~ there are three chain link fences on the west side that are twelve feet behind curb. Chairwoman Jantz believes that if the request is approved the commission should be consistent in where the fence is located along Morrison for future fence requests.

Member Benedict questioned how the setback reflects on the historical value of the property. There was a brief discussion.

Chairwoman Jantz asked for further questions or comments from Mrs. Blakeman before asking the applicant to come to the podium

Applicant, Gayle Seaton, stepped forward to address the commission.

Chairwoman Jantz questioned her as to "why" she is requesting to construct a chain link fence in the front of her property. Ms. Seaton responded that she would like the fence to keep her dog in her yard. She is also concerned about her property being broken into. She stated that

she has previously had her car broken into. She would like to protect her parent's home. There was a brief discussion on the current landscape design within the front yard.

Chairwoman Jantz asked if the location of the fence would be eight feet from curb to the railroad tie. Ms. Seaton said she is willing to put fence on the inside of the railroad tie but moving it twelve feet (out of the ROW) will be too close to the trees.

Member Benedict questioned if Ms. Seaton has researched other styles of fencing. Ms. Seaton stated that the chain link is the only thing she can afford.

Chairwoman Jantz questioned Ms. Seaton if she has looked in to other options to keep her dog in the yard. Ms. Seaton stated that the neighborhood is not safe anymore and she wants to protect her property

Chairwoman Jantz stated that the Don family previously lived there, which contributes to the historic value of the home. In addition, Ms. Seaton is receiving the property tax reduction for residing in a home that is a contributor to the Evergreen Historic District.

Member Benedict explained to the applicant that he is aware of her concerns but as a Commission they are tasked with preserving the historic value of the property in the historic district

Chairwoman Jantz asked for motion. Motion made by Co-chairwoman Trulove to approve the request for the chain link fence at 917 N. Morrison. Motion was seconded by Member Benedict.

The following roll call vote was recorded:

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

The motion failed 0-6

The reasons for denial cited by the Commission are as follows:

- Approving the request would set a precedent for future chain link fences.

- The chain link fence will detract from the historic integrity of the property and is not compatible with the existing landscape
- Contradicts the Design Guidelines established for historic properties

Per Section 17.62.090 of the Historic Preservation Code, the following principles were stated:

- B.1 – Properties that contribute to the character of the historic district shall be retained, with their historic features altered as little as possible.
- C.5 – The importance of historic, architectural or other features to the significance of the property.

#### B. Historic Property Monitoring areas

Chairwoman Jantz asked Mrs. Blakeman if staff has heard anything regarding 117 N. Sacaton, Casa Grande Garage, where they removed the awning. Mrs. Blakeman said that staff has not heard from the owner. She said that they were sent another letter from code enforcement, details.

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

Chairwoman Jantz informed the members that the Stone Barbershop on 8<sup>th</sup> Street had a sign that said "Clip Joint". The sign has been taken down and Chairwoman Jantz talked to the property owner who was willing to donate the sign to the Historic Preservation Commission. Mrs. Blakeman has made arrangements to have the sign picked up on May 1<sup>st</sup> and taken to the City's South Operations Center for storage. She will also be making arrangements to have the Horseshoe Motel sign moved to the South Operations Center. Co-chairwoman Jantz said that Mrs. Blakeman will be in contact with Member Poor to make arrangements to pick up the Sunset Court sign to be taken to the South Operations Center.

Mrs. Blakeman informed the Commission that the Horseshoe Motel sign is larger than anticipated and Staff is trying to determine if there will be enough room at the South Operations Center to store the sign.

#### C. Evergreen Historic Properties Monitoring

Chairwoman Jantz asked if the members had anything to report in their areas.

Member South questioned a fence along 11<sup>th</sup> Street that is covered with plants and there are numerous items in the front yard. After a brief

discussion that Code Enforcement previously had looked at property and determined that there was no code violation, it was mentioned that property is a non-contributor.

Mrs. Blakeman said that there is no code violation because it is not considered a fence. It is considered ornamental and since it is a non-contributor, there is no violation.

Member Poor mentioned that he recently informed Mrs. Blakeman regarding the changes to the windows at 806 N. Brown.

**VII. Call to the Public:**

None

**VIII. Report by Officers:**

None

**IX. Adjournment:**

Submitted this 11<sup>th</sup> day of May 2015, by Linda Harris, Administrative Assistant to the Historic Preservation Commission, subject to the Commission's approval.

Approved this 26 day of May, 2015, by the Casa Grande Historic Preservation Commission.

  
Chairwoman Jantz