

Regular Meeting
July 27, 2015

MINUTES OF A REGULAR MEETING OF THE CASA GRANDE HISTORIC PRESERVATION COMMISSION HELD ON MONDAY, JULY 27, 2015, AT 6:00 P.M. IN CITY HALL COUNCIL CHAMBERS, 510 E. FLORENCE BOULEVARD, CASA GRANDE, ARIZONA.

I. Call to Order:

Co-chairwoman Trulove called the meeting to order at 6:00 p.m.

II. Roll Call:

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

Absent:

Chairwoman Marge Jantz - Excused

City Staff Present:

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

III. Approval of Minutes:

May 26, 2015
May 29, 2015

Member Benedict moved to approve the minutes from May 26, 2015 and May 29, 2015. Motion was seconded by Member Poor. All were in favor. Motion passed 5-0.

IV. Unfinished Business:

A. Historic Preservation Ordinance

Mrs. Blakeman noted that staff is still working on the Historic Preservation Ordinance regarding the de-list process and the bylaws. Mrs. Blakeman stated that staff will be scheduling a public hearing notifying property owners by mail and the Ordinance/Bylaws will be available on the website for public comment. After the Ordinance has gone through the public hearing, the Ordinance/Bylaws will be scheduled for the Commission to consider.

Mrs. Blakeman stated that this item will remain on the agenda as necessary.

B. Bylaws

Item was addressed with the previous item.

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

Mrs. Blakeman reported that staff has been trying to contact them regarding their violations and has had no response.

Mrs. Blakeman stated that she has received direction from the Planning Director that the next step in the process would be to seek legal action; however the City believes it's in their best interest to avoid legal action against the Church.

D. 1017 N. Kadota – Carport Addition (Evergreen Contributor)

Mrs. Blakeman stated that staff has tried to contact the property owner via email/phone calls to schedule a meeting to address the code issues. To date, the owner has not made progress in setting up a meeting with staff. The issue has been turned over to Code Enforcement for legal action.

Motion was made by Member Rooney to put on the next agenda for further update. Motion was seconded by Member South. All were in favor.

E. 117 N. Sacaton (Local and National Register)

Mrs. Blakeman noted that, at the last meeting, she informed the members that the property owner applied for a Certificate of No Effect to finish with the paint on the exterior of the building, where the awning was removed. Mrs. Blakeman reported that this has now been completed.

F. Title Reports – Historic Properties

Mrs. Blakeman stated that staff previously sent parcel information regarding the Evergreen District to the Pinal County Recorder's Office. This information included verbiage that is intended to show up in future title reports notifying a potential home buyer that the property is located in a historic district. Staff has also sent the County the parcel information for the historic properties that are located outside of the Evergreen District.

Mrs. Blakeman asked Member South if she would keep an eye out for future title reports to see if this information is being listed.

G. Federal Fiscal Year 2015 Certified Local Government Pass-Through Grant regarding Nomination Preparation for designating local landmarks – "Signs".

Mrs. Blakeman stated that staff has applied for the grant and has not received any information on the grant status.

Motion made by Member Benedict to put item on next agenda for additional follow up. Motion was seconded by Member Poor. All were in favor.

H. Sign Project Update*

Mrs. Blakeman informed the Commission that Jude Cook from Cook Signs will be coming on August 11, 2015 to look at four neon signs. Mr. Cook will provide the Commission information on the cost to rehab the signs. Ms. Blakeman informed the Commission if they are interested in attending the walk-through to let her know.

V. New Business:

A. Request by Maria Jimenez, 806 N. Brown Avenue, Casa Grande AZ 85122, for the following request:

1. **DSA-15-00039:** Certificate of Appropriateness to consider an economic hardship request for the replacement of 6 windows at 806 N. Brown Avenue, a property located within the Evergreen First Addition Historic District.*

Mrs. Blakeman stated that staff did not have any additional information to add but the homeowner was in attendance to address questions from the members.

Mrs. Blakeman noted that she would like to make a correction to the DSA number from DSA-15-00039 to DSA-15-00073. This was entered incorrectly in the Commission's packet.

Maria Jimenez came to the podium to address the commission. She explained that she is a single mother and it would be a financial hardship for her to remove the windows that have already been replaced and replace with the more expensive grid windows. She stated that installing the proposed grids to her current windows would be a more affordable solution for her. She was not able to bring one of the completed windows with her because it was too heavy. She noted that if the request gets approved tonight, she would have the grids installed right away to her existing windows.

Mrs. Blakeman reminded the members that on the 2001 survey, the big picture window had already been replaced.

Member Benedict commented that with the large window being shown on the 2001 survey as being replaced, the use of the proposed grids would be a better match than the way it was previously before she purchased the property.

Co-chairwoman Trulove expressed her concerns with setting a

precedence of allowing this type of grids to be used when the more acceptable grid windows are available. She is aware that they are more expensive. She commented that if this request were approved then a homeowner can now replace their windows first and then come before the commission for a Certificate of Appropriateness.

Maria Jimenez stated that if she had known she was in a historic district, she would have handled it differently. She would like to make her house nice but is now afraid to do anything to her house. She expressed her concerns that if this gets denied tonight, she has no money to purchase the grid windows.

Member South questioned if can we use the date that the newsletter was sent out as a starting point and any request that would come to the commission after this date would no longer be grandfathered in. There was a discussion among the Commission and Staff that the Evergreen District has been established since 2004 and the property owners were notified of their historic status. In addition, the district has street signs in place stating "Evergreen Historic District".

Member Benedict made a motion to approve DSA-15-00073 Certificate of Appropriateness to consider an economic hardship request because the owner is taking steps to make the property fit the required historic look.

Motion was seconded by Member South.

The following roll call vote was recorded:

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|-----------------------|-----|
| Member South | Aye |
| Member Benedict | Aye |
| Member Rooney | No |
| Member Poor | No |
| Co-Chairwoman Trulove | No |

The motion failed 3-2.

The Commission stated the following reasons for denying the economic hardship request:

- Unsure of the appearance of the finished product (PVC grids to be added to existing sliding windows)
- Approval of this request will set precedence for future requests.

B. Historic Property Monitoring areas

Member Rooney mentioned the four foot high fence at 1022 N. Brown which is the next item on agenda.

C. Evergreen Historic Properties Monitoring
a. 1022 N. Brown

Mrs. Blakeman explained that the homeowner installed a four foot chain link fence in front of his house. He claimed that he was told by city staff that this was allowed. Staff contacted the homeowner who applied for a Certificate of No Effect because at the time when staff looked it up, it appeared that this property was a non-contributor. Mrs. Blakeman stated that staff conferred with the Planning Director and was informed to send a Certificate of No Effect letter to property owner to lower the fence to three feet, in order to be in compliance with City Code. After the letter was sent, Staff realized that the property is a contributor to the Evergreen First Addition Historic District. Subsequently, the homeowner lowered the fence to three feet. Because the property is a contributor, the homeowner should have applied for a Certificate of Appropriateness to be brought to the commission for consideration, however Staff made a mistake. After Mrs. Blakeman discussed the mistake with the Planning Director, she was informed that we cannot revoke the homeowner's approval letter that was already issued.

There was a discussion on how this "fence approval" will be recorded so that in the future, there will be a record of this action tied to the property.

D. Homes for Sale – Evergreen First Addition Historic District*

Mrs. Blakeman stated that Chairwoman Jantz requested that this item be put on the agenda. Chairwoman Jantz informed her that there are currently nine homes for sale in the Evergreen District. Ms. Jantz has contacted two of the realtors, which a copy of the email is included in the packet. Chairwoman Jantz asked if the Commission would consider contacting the realtors or owners in their monitoring areas that have homes for sale and get this information to them.

Mrs. Blakeman informed the Commission that Staff believes that it would be better if Member South could take on this responsibility since she has the best contact as she is a Realtor. Mrs. Blakeman stated that Staff can provide Member South with additional copies of the newsletter on getting the word out on historic properties in the Evergreen First Addition Historic District.

VI. Call to the Public:

There were no comments from the public.

VII. Report by Officers:

A. Evergreen First Addition Newsletter*

Mrs. Blakeman stated the First Addition Newsletter was mailed out in July.

Member South questioned why some residents received two. Mrs.

Blakeman explained that letters were sent to the current resident and the property owners, so some addresses may have received two newsletters. There was a discussion on newsletters that were returned for address reasons.

Member Benedict asked if there were plans for the second addition newsletter. Mrs. Blakeman stated that there were no plans at this time.

Mrs. Blakeman noted that a possible future agenda item might be to discuss the "Evergreen Historic District" blue logo on the newsletter. There was a brief discussion on using the green color for the future, as the Evergreen First Addition Historic District was noted for its lush landscapes in the area at the time, specifically due to flood irrigation.

Member Benedict thanked Mrs. Blakeman for getting the parcel information to the county for the title reports and sending out the Evergreen First Edition Newsletter.

Member South explained that she has talked to several people who were not aware of the requirements for owning a property in the historic district. She noted that there are realtors who also are not aware. She commented that it is great that the Evergreen First Addition Newsletter was sent out to inform residents in the district.

B. Historic Preservation Commission Vacancy

Mrs. Blakeman stated that there is an additional vacancy as, Member Poor has submitted his resignation effective August 1, 2015 so there will be two vacancies.

VIII. Adjournment:

Co-chairwoman Trulove called for adjournment at 6:58 p.m.

Submitted this **10th day of August 2015**, by Linda Harris, Secretary to the Historic Preservation Commission, subject to the Commission's approval.

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


Chairwoman Jantz