

AGENDA ITEM \_\_\_\_\_  
DATE \_\_\_\_\_

Regular Meeting  
July 22, 2013

**MINUTES OF A REGULAR MEETING OF THE CASA GRANDE HISTORIC PRESERVATION COMMISSION HELD ON MONDAY, JULY 22, 2013 AT 6:00 P.M. IN CITY HALL COUNCIL CHAMBERS, 510 E. FLORENCE BOULEVARD, CASA GRANDE, ARIZONA.**

**I. Call to Order:**

Acting Chairman Poor called the meeting to order at 6:00

**II. Roll Call:**

Poor, Thomas, Acting Chairman  
Kathleen Dunley, Member  
Hodson, Kenneth, Member  
Trulove, Clara, Member

**Absent**

Abdallah, Susan, Chairwoman  
Blatt, David, Member  
Goff, Warren, Member  
Jantz, Marge, Co-Chairwoman

**City Staff Present**

Laura Blakeman, City Planner  
Jim Gagliardi, City Planner  
Linda Harris, Development Center Secretary  
Ben Bitter, Sr. Management Analyst

**III. Approval of Minutes:**

A. Regular Meeting-June 24, 2013

Member Hodson moved to approve the minutes for June 24, 2013. Motion was seconded by Member Trulove. Motion passed 4-0.

**IV. Presentations:**

**V. Old Business:**

**VI. New Business:**

**A.** Request by City of Casa Grande, 510 E. Florence Boulevard, Casa Grande, AZ 85122, for the following approval on 6.88 acres, m.o.l., located at 510 E. Florence Blvd.:

1. DSA-13-00107: Certificate of Appropriateness for the installation of solar parking canopies (3 arrays).

Mrs. Blakeman came forward and presented a brief overview of the case as stated in the Staff Report. She talked about the history of the site. The property was placed on the National Register of Historic Places in 1986. She explained that there will be three solar parking canopies. The solar arrays will consist of the following: Array 1-360 solar modules on the east side of City Hall, Array 2-192 solar modules on the southwest portion of City Hall, in front of the Administration Building and Array 3-204 solar modules on the west side of City Hall.

Mrs. Blakeman covered the review criteria used in making staff's determination. She further explained that City Staff has discussed solar structures with Arizona State Parks Department and they are in general support of solar structures. City Staff has also contacted the State Historic Preservation Office and there is no formal review since this project is not funded or permitted by a state or federal energy program.

Mrs. Blakeman said that staff is recommending approval of the Certificate of Appropriateness.

Member Hodson asked about funding from the government. Mr. Bitter came to podium and explained the terms of the contract and the projected savings to the City of Casa Grande.

During the solar parking canopies discussion, the Commission made a statement that the solar panels are currently being constructed and it should have been brought to the Commission prior to work being started.

Member Hodson moved to approve the Certificate of Appropriateness. Motion was seconded by Member Dunley. Motion passed 4-0.

**VII. Call to the Public:**

None

## **VIII. Report by Officers:**

### **A. “Designating Local Landmarks” – Database Update**

Mrs. Blakeman discussed the draft of the local landmark sign database, which was included in the Commission’s packets. She explained that Co-chairwoman Jantz is heading up the database with some assistance from Chairwoman Abdallah and Staff. Mrs. Blakeman said that it should be completed for the next meeting and asked for questions or comments. There were none.

### **B. Evergreen District/Historic Properties monitoring update**

Member Trulove expressed her concern about the building that was brought in between Stephanie’s Pooch Parlor and Angels in Waiting. Mrs. Blakeman said that staff recently received a Certificate of Appropriateness request from them. The owner will be bringing the Certificate of Appropriateness to the Commission to do some exterior modifications to blend the architectural look of the new building to fit with the existing historical buildings adjacent to it. Mrs. Blakeman talked about exterior modifications and how they cannot create a false sense of history. She also said that there are setback and parking issues that will be handled through a separate zoning process.

### **C. Commission Members Terms**

Mrs. Blakeman discussed the terms for commission members. She explained that currently in the city code there is no expiration date so a member can continue to service as long as they wish. The City Clerk’s Office uses an Administrative Directive Policy that a member can only serve for two consecutive terms and then take one year off and then apply to serve again. Mrs. Blakeman said that she will be discussing this policy and the Historic Preservation Ordinance with the Planning Director, Mr. Tice, for further clarification because she believes that we need different terms as the code requires a variety of members to serve, such as a member who owns historic property or a member that is a real estate broker, etc. Mrs. Blakeman pointed out that Member Dunley submitted her letter of resignation. Mrs. Blakeman said that she is going to get a definitive term determination and will report back to the Commission next month.

Member Hodson talked about the “Life on Main” project that was discussed at the Planning and Zoning meeting where three of the members attended. He stated that the Shonessey house and the hotel are part of this project. He is concerned with the Shonessey House because it is rapidly deteriorating. He spoke about the article that was in the newspaper which said the cost to bring the house up to code is about \$168,000.00. Member Hodson said that it has been three years since they walked through the house and his concern is that we are going to lose this house by the time the “Life on Main” project is started. Mr. Bitter came to the podium and

discussed with the members that the "Life on Main" project would be going to council in one week and once it is approved the project should move fairly quickly. Mr. Bitter said that they are continually looking for answers to stabilize the house. Member Hodson said that he believes a local volunteer would be willing to put a new roof on the house. There was some further discussion on this with Mr. Bitter.

Member Poor asked Mr. Bitter if the jail that is next to the City's old maintenance shop on Main Avenue was going to be torn down. He said that this was Casa Grande's second jail. Mr. Bitter did not know the future status of the jail.

**IX. Adjournment:**

Acting Chairman Poor called for adjournment at 6:33 p.m.

Submitted this **5<sup>th</sup> day of August 2013** by Linda Harris, Secretary to the Historic Preservation Commission, subject to the Commission's approval.

Approved this \_\_\_\_ day of \_\_\_\_\_, 2013, by the Casa Grande Historic Preservation Commission.

\_\_\_\_\_  
Chairperson Abdallah