

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

Regular Meeting  
March 25, 2013

**MINUTES OF A REGULAR MEETING OF THE CASA GRANDE HISTORIC PRESERVATION COMMISSION HELD ON MONDAY, MARCH 25, 2013 AT 6:00 P.M. IN CITY HALL COUNCIL CHAMBERS, 510 E. FLORENCE BOULEVARD, CASA GRANDE, ARIZONA.**

**I. Call to Order & Introductions:**

Chairwoman Abdallah called the meeting to order at 6:04 p.m.

**II. Roll Call:**

**Members Present**

Abdallah, Susan, Chairwoman  
Jantz, Marge, Vice-Chairwoman  
Blatt, David  
Dunley, Kathleen  
Goff, Warren  
Hodson, Kenneth  
Poor, Thomas  
Trulove, Clara

**Absent**

None

**City Staff Present**

Laura Blakeman, City Planner  
Linda Harris, Development Center Secretary

**III. Approval of Minutes:**

**A. Regular Meeting-November 26, 2012**

Co-chairwoman Jantz moved to approve the minutes for November 26, 2012. Motion was seconded by Member Blatt. Motion passed 8-0.

#### **IV. Old Business:**

##### **A. "Original Townsite" Plaque & Print project update**

Co-chairwoman Jantz informed the members that the Plaque and Pedestal project and the Townsite Map project were included in the City Beat. She said that the article included locations to purchase the maps.

Co-chairwoman Jantz stated that the remaining fund balance is \$1779.12. She explained that the reason why we have so much money is that while there was a lot of enthusiasm for raising the money, we had several things that did not cost us anything, some of which we were planning on paying for. She said that there is enough money to possibly do another plaque and pedestal. She mentioned that this could be discussed at another meeting.

Co-chairwoman Jantz said that when the Company (STIMCO Precast) delivered the plaque and pedestal, they didn't bring the mold. She is going to talk to Ted Hawkins from Public Works to determine how to get the mold back at the City, especially since it's paid. The City already has the other molds for the benches. She informed Mrs. Blakeman that she will report back to her once she has spoken to Mr. Hawkins.

Co-chairwoman Jantz gave an update on the Townsite Map project. The balance in the account is \$291.71. She said that we have almost enough money for another plaque. She explained that we haven't finalized a prototype plaque yet because we are waiting on information from the Casa Grande Dispatch. She is meeting with Kara Cooper from the Dispatch on Friday to discuss the information she was putting together for their plaque. Co-chairwoman Jantz mentioned that they could discuss how to handle the money at another meeting. She suggested that since the first plaque will be at the Dispatch on 2<sup>nd</sup> St. maybe the other plaques should be on Florence Street. She talked about deciding which property owners to notify that they have an opportunity to have a plaque placed on their building. It was also suggested to her that we could give away the first plaque to the business that turns in their request first and the subsequent ones will pay \$100.00 and we could use the funds to pay the balance, although that requires selling additional maps.

Co-chairwoman Jantz discussed the color advertisement that was shown in the Casa Grande Dispatch. She explained that she asked them if they would donate the advertisement if the Casa Grande Dispatch is listed as a sponsor. Co-chairwoman Jantz had a copy which she showed to the members and told them that she believes this is one of the huge reasons why we have this much money in the plaque and pedestal fund.

Co-chairwoman Jantz said that she has been working with International Minute

Press to do a smaller version of the Townsite map, which would be suitable to put in an 8X10 frame. She removed the centennial logo and the "limited edition". She handed some copies to the members to review the format. She talked about Main Street and another private individual who are doing the historic tours downtown. She explained that the map will be on one side and on the other side will list the schedule for the downtown activities. The city's website and the Main street website will probably be on the map along with the Chamber's website. She suggested that we could sell these smaller versions of the map for \$5.00. She said that the paper is being donated and we need to pay for the printing.

## **B. "Designating Local Landmarks" – Signs**

Co-chairwoman Jantz explained that she met with Mr. Tice and Mrs. Blakeman a couple of months ago on the sign project. Mr. Tice asked what the Commission would like to see accomplished. She told him that the consensus is the opportunity to designate the signs as a local landmark so if the property was sold, the city would be aware there is a local landmark on the property. If the owner then wanted to remove the sign, we would have access to acquiring the sign. She used Cucu's as an example explaining that if somebody purchased the building and wanted to use the bracket and the electric but remove the Cucu's piece on the sign and replace it with their business name, we would want that piece.

Mrs. Blakeman said that she is working on a system to internally flag the properties where the sign is located, therefore, at the time a resident comes in for a permit they are informed that they own a historic property and there are guidelines associated with historic properties. Co-chairwoman Jantz said that a sign needs to be at least 40 years old to be on a local register and 50 years old to be on national register. The signs was broken down into Historic Register Property Signs-Local & National, Non-register signs, Ghost Signs and Endangered Signs.

Based on the "landmark" designations per the City Code, the signs are worthy of rehabilitation, restoration and preservation because of its cultural, historic, architectural or archeological exceptional significance to the City. Based on the landmark designation, the signs will fall into a process of either a Certificate of No Affect or Certificate of Appropriateness according to what the Commission recommended (based on landmark criteria) as follows:

### **1. Historic Register Property Signs - Local & National**

#### **Certificate of Appropriateness**

Bedillon's House & Museum

Briggs Jewelers  
Briggs Jewelers/Ochoa's Trading Post  
Casa Grande Woman's Club  
Church of Nazarene (Iglesia Bautista)  
Commercial Front (121 N. Florence St - vacant)  
Craftsman Bungalow (Baker Real Estate/Residence)  
Cruz Trading Post/Cuco's Place  
First Baptist Church  
Gus Kratzka House/Casa Grande Art Museum  
Johnson's Grocery/Lupita's  
Johnson's Grocery/Lupitas  
Mandell & Meyer Building  
Paramount Theatre  
Pioneer Market (Against Abuse)  
SS Blinky Jr building/Mash Unit  
Stone Church/Casa Grande Valley Historical Society  
Valley National Bank/Cooper & Reuter, LLP-(new sign only)  
VW Kilcrease Building

**Certificate of No Effect**

Casa Grande Garage/Casa Grande Appraisal  
Central Credit Association/Stephani's Pooch Parlor  
Church of Christ/Templo Bethel  
St. Anthony's Church/Murphy Hall  
Stone Barber Shop/Clip Joint  
Stone Warehouse  
Valley National Bank/Cooper & Reuter, LLP-(If changing letters on building)  
Wards Variety Store  
William Cox Bldg/Social Security Administration

**2. Non-register signs**

Co-chairwoman Jantz explained that the following signs are not on a local or national register but are worthy of designating as local landmarks:

Airport Tavern  
Boots & Saddle Motel  
Casa Grande Valley Newspapers  
Dairy Queen  
Don Market  
Food City  
Jewel's Desert Sands  
Lamar Baker Building  
Old Town/Market Central

Pirate's Fish & Chips  
Se Tay Motel  
Silver Bullet  
The Wonder Bar

### **3. Ghost Signs**

Co-chairwoman Jantz questioned whether the ghost signs can be designated as local landmarks. Mrs. Blakeman stated that by the definition of "landmark" (as read into the record), a ghost sign would fit the definition. The following are Ghost signs that should be considered local landmarks:

Basha's Sells For Less (south and east side)  
Mandell & Meyer Building  
Pioneer Market Building (front and north side)  
Stone Warehouse (including two rings that are anchored into the west side of building that was previously used to tie the horse's reins to.  
Wrestling Event Building (112 N Florence)  
Danger/Cesspool

### **4. Endangered Signs**

Horseshoe Motel (in storage at City)  
Sunset Court

Co-chairwoman Jantz informed the Commission that she has tried numerous times to get a hold of the owner of the building to obtain his consent to remove the sign but has been unable to reach him. She said that during the meeting she had with Mr. Tice and Mrs. Blakeman, Mr. Tice mentioned to her that if she can get something in writing from the owner giving the City permission to remove the sign, he will have the sign taken down.

Mrs. Blakeman was asked to explain the process to designate a sign as a local landmark. It was clarified that it would be the same process by City Code to designate a building as a local landmark. She explained that the first step would involve more research to obtain the property owners name and get them involved in the process as to the reasons why we are designating signs as a local landmark. She said that staff would create a consent form which would list the reasons why the Historic Preservation Commission is suggesting to designate the sign as a local landmark. Co-chairwoman Jantz recommended that we have the consent form done before the Commission Members contact the property owners. She talked about the commission looking at which ones fall under the age that we want to designate as a local landmark. Mrs. Blakeman said that the recommendation of local landmarks for signs will need to go to the City Council after the

addresses are obtained and the consent forms are signed. There was discussion on having the members divide up the properties suggested for local landmarked signs and discussing with the property owners when appropriate about the local landmark designation.

Chairwoman Abdallah suggested having a public meeting at one of our historic buildings to explain the process and the reasons for the designations. Co-chairwoman Jantz asked Mrs. Blakeman if she could give her the parcel numbers and one or two of the members could look up the information needed on the website. Chairwoman Abdallah volunteered to assist with the research. There was a discussion on creating an advertisement to be included in the Casa Grande Dispatch and the City Beat, which is published by the City every few months. These public outreach efforts may draw attention to someone who owns an old sign that they would like to donate to the city.

Co-chairwoman Jantz said that when she met with City Staff, Mr. Tice promised that this local landmark project would be completed by the time some of the Commission Members were completing their terms, which is in August 2013.

### **C. Sign Inventory – Casa Grande Valley Historical Society**

Co-chairwoman Jantz mentioned that the following signs are being stored at the Casa Grande Valley Historical Society as follows:

Hotel Sacaton  
Elder Brau  
Valley National Bank  
Arizona Edison  
Goddard Shoes (Main Street Property)  
Womans Club of Casa Grande  
Casa Grande Valley Historical Society  
Greyhound Bus Depot

### **D. Evergreen Addition – Historic Signs update**

Co-chairwoman Jantz reported that one of the historic signs was stolen from a street sign in the Evergreen District. She notified the street department and it has been replaced by the City. There are four signs remaining in storage at the City and they cost approximately \$100.00 each.

## **IV. New Business**

### **A. DSA-13-00019: Certificate of No Effect for 515 E. 3<sup>rd</sup> Street (Stone**

### Bungalow Fence)

Mrs. Blakeman stated that this item would normally be addressed under reports. However, staff discovered that after the Certificate of No Effect was issued, the applicant built a fence in the front yard.

Mrs. Blakeman explained that the owners at 515 E. 3<sup>rd</sup> Street (Stone Bungalow) recently came in and applied for a Certificate of No Effect. Their proposed alteration was to construct a block and wrought iron fence along the west side of the house to meet the north property line. Mrs. Blakeman said that when staff went out to take pictures, the applicant had already completed the project, which now includes a fence around the front of the property. Mrs. Blakeman asked if any of the members knew if the fence was previously there. Member Trulove said that it was not. There was some discussion on the process that took place when they came in for the Certificate of No Effect. Co-chairwoman Jantz asked who owns the property. Member Trulove said that it belonged to Greg and Lane Boeh. Mrs. Blakeman explained that the fence might possibly be taller than the height allowed. Member Trulove asked what could be done now. Mrs. Blakeman told her that the next step would be to have them submit a Certificate of Appropriateness and Staff would check the height of the new fence.

Mrs. Blakeman asked for direction on whether the members would like to see this come back as a Certificate of Appropriateness.

Member Trulove motioned to have the applicant submit a Certificate of Appropriateness. Motion was seconded by Member Blatt. Motion passed 8 - 0.

## **V. Reports:**

### **A. Evergreen District/Historic Properties Monitoring**

Member Trulove reported that there was a large fire on Katherine Street and she was concerned that it was the Kochmeyer house at 403 W. 2<sup>nd</sup> Avenue, however, it turned out to be the house across the street.

Member Trulove mentioned Ronquillo's Radiator Shop. They have been refurbishing their property and on Friday the neighbors got a notice of public hearing regarding the Conditional Use Permit process. She was concerned because she heard that the city condemned the building before they started the refurbishing. She spoke to him today and he said that was not the case. The public hearing is scheduled for April 4, 2013.

Co-chairwoman Jantz asked for an update on the property at 1112 N.

Kadota. She said that they are building a fence around the front of the house.

Member Goff questioned what was being done on the remodeling at 1126 N. Brown. They are doing a remodel on the home and there has been a roll off dumpster there for at least a year. The members also asked for an update on this property.

Member Hodson asked about what was happening with the Shonessey house. He said that it needs a new roof. Co-chairwoman Jantz said that it is slated to be repaired when they do the Life on Main project but was not sure when that was going to take place. There was some discussion on the assessment that was recently done showing what repairs needed to be done. Co-chairwoman Jantz said that a few months ago the City installed plywood over the windows and repaired part of the roof. Co-chairwoman Jantz asked staff if they could report back on the status at the next meeting.

#### **B. First Baptist Church**

Mrs. Blakeman updated the Commission regarding the Certificate of Appropriateness, which was denied by the Commission for window replacement work that was already done. Staff sent a letter to the owner indicating to them that they would have to apply for a hardship request by a specific date. City Staff did not receive the hardship request, therefore, Staff is going to send another letter informing the owner that after the Certificate of Appropriateness was denied, they had to submit a hardship request and through the letter Staff is hoping to find out what their intentions are. Mrs. Blakeman said that staff will be drafting the letter but she wanted some guidance from the members on whether they would like the letter signed by the commission. Chairwoman Abdallah said she would be willing to sign the letter and suggested that it should be signed by her and staff.

#### **C. Cruz Trading Post**

Mrs. Blakeman stated that there are some broken windows on the Cruz Trading Post building, however the City believes that the property owner, Jerry Robles is in jail. She explained that the city is trying to acquire the property with RICO funds and once the City owns the property, it can be secured.

### **VI. Public Comments:**

There were none.

### **VII. Adjournment:**

Chairwoman Abdallah called for adjournment at 7:48 p.m.

Submitted this **22<sup>nd</sup> day of April 2013** by Laura Blakeman, Ex Officio Member of the Casa Grande Historic Preservation Commission, subject to the Commission's approval.

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

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Chairperson Abdallah