MINUTES OF A REGULAR MEETING OF THE CASA GRANDE HISTORIC PRESERVATION COMMISSION HELD ON MONDAY, AUGUST 26, 2013 AT 6:00 P.M. IN CITY HALL COUNCIL CHAMBERS, 510 E. FLORENCE BOULEVARD, CASA GRANDE, ARIZONA.

I. Call to Order:

Co-chairwoman Jantz called the meeting to order at 6:07 p.m.

II. Roll Call:

Jantz, Marge, Co-Chairwoman
Goff, Warren, Member
Hodson, Kenneth, Member
Poor, Thomas, Acting Chairman
Trulove, Clara, Member

Absent

City Staff Present

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

III. Approval of Minutes:

July 22, 2013

Co-chairwoman Jantz asked for approval of the minutes from July 22, 2013. All were in favor. None were opposed.

IV. New Business:

A. Request by Jennifer Deall, 112 N. Sacaton, Casa Grande AZ 85122, for the following request:

1. DSA-13-00106: Certificate of Appropriateness to place an office building, storage building and outdoor seating area located at 112 N.
Sacaton for the Angels in Waiting Mortuary located adjacent to two historic buildings listed on the National and Local registers.

The applicant is requesting the proposed modifications to the property:

1) Move existing fence back 20 feet from the front of the property to back at the rear of the 12'X32" "office" building.

2) Paint existing permanent building (mortuary) to a brown color with rust trim to match the new portable building.

3) Add electric to 1 of 2 new portable buildings (power source will not be visible)

4) Add a 10'X20' courtyard seating area between the new portable building and adjacent building (storage building) with a mixture of native plants, rocks and cement structures.

5) The "office" will be relocated to the new portable building.

Mrs. Blakeman gave a brief history of the site. The applicant has placed a building (12'X12") and a storage shed (8'X10") between two historic buildings that are listed on the Local and National historic registers located at 112 N. Sacaton Street (currently used for Angels in Waiting Mortuary and Crematory) and 118 N. Sacaton Street (currently used as Stephani's Pooch Parlor). The applicant is proposing to use the 12' X12' building as an office for Angels in Waiting Mortuary and the storage building (8' X 10') is proposed as an accessory building to the mortuary. The applicant was cited by Code Enforcement on June 4, 2013 for placing the building on the property without the appropriate approvals (building use determination, zoning approvals, permits, etc). The applicant is also proposing an outdoor landscaped seating area adjacent to the proposed buildings.

Mrs. Blakeman covered the review criteria used in staff's determination for a Certificate of Appropriateness. Staff believes that these buildings have a major impact on the historic character of the area and the proposed buildings do not “fit” into the “character” of the area or the lot. The proposed buildings are designed to be used for residential purposes, per http://www.azportablebuildings.com web site.

Staff is recommending that the Historic Preservation Commission deny the Certificate of Appropriateness based on lack of compliance with Certificate of Appropriateness review criteria. Mrs. Blakeman asked for questions. There were no questions for staff.
The applicant, Jennifer Deall, came to podium and explained her situation. She said she was originally operating at this location then moved the business to Florence Boulevard and encountered a parking issue. She spoke about moving back to the original building and costs involved. She intended to separate the office from the chapel that she has used for two and a half years. She explained that due to the size of the building, she could possibly have a body within twenty feet of where there might be a visitor entering the front door. She talked about Stephani’s Pooch Parlor and explained that when Stephani’s lease was up in November, she contemplated moving her office into that building. She said that she decided not to interfere with her business and should would figure it out. Jennifer Deall said that she is willing to work with the city to come up with suggestions as to what she could do to resolve the issues. She further explained that she did her research according to what was suggested from the city as to the design characters. She said that she still needs to change the zoning for additional parking spaces. She explained that the office building would be used for her staff. She would like to be able to put the fence back up to protect the cooler that is outside unprotected and her equipment. She said that she plans to use a downtown landscaper to design the courtyard. She asked the commission for suggestions to be able to get this approved.

Member Poor said that the Commission is not planners.

Member Hodson explained that the Commission is not here to help the applicant design anything. They are here to determine if the proposed buildings and associated request is compatible with the historic value of the downtown and from what he sees it is not. He is not sure how anything can be changed.

Co-chairwoman Jantz said that the request has been brought before the commission and it is their decision to determine whether the request meets the Certificate of Appropriateness criteria. Member Trulove asked if another applicant requested to bring in a building comparable to what is being requested, would it be approved.

Co-chairwoman Jantz explained that the Commission is sympathetic to the fact that she is a small business owner and has moved from the Florence Boulevard location. She said that is it incredible what she has offered the community and her partnership with the Tucson mortuary and that she has been in business for two and a half years, but this is not what is before them tonight.

Co-chairwoman Jantz asked if regardless of the outcome of tonight’s meeting, could the fence be put back up. The fence was previously there and was taken down to bring in the portable building. The fence is needed to
protect the coolers that are in the back and her equipment. Mrs. Blakeman said that staff would request that the fence be put back up since it has been there for years.

Co-chairwoman Jantz said that she feels the portable building does not complement the historic building. She talked about the downtown street improvements and the historic plaques that were put in sidewalks. She asked if building permits were required for the portable building. Mrs. Blakeman said that they would need an occupancy, foundation and electrical permit. Co-chairwoman Jantz asked for public comment.

Co-chairwoman Jantz stated the following:

- The architecture of the portable building is not compatible to the architecture of the commercial buildings.

- The portable building does not complement the adjacent historic buildings.

- Painting the “Angels in Waiting” building to match the portable building does not rectify the situation.

Member Hodson made a motion to deny the Certificate of Appropriateness request. Motion was seconded by Member Poor.

The following roll call vote was recorded:

Member Goff Aye
Member Hodson Aye
Member Trulove No
Member Poor Aye
Co-chairwoman Jantz Aye

The motion passed 4 –1.

Mrs. Blakeman informed the applicant that the next step would be to apply for a hardship request. The hardship request would be presented to the Commission and if the Commission denies the hardship request, the applicant can appeal the decision to the City Council within 45 days.