

# ***CONGRATULATIONS!***

You are either a property owner or resident in the Evergreen First Addition Historic District. The area was designated as a Local Historic District on 7/19/2004 and as a National Historic District on 1/22/2009. The attached map (Exhibit A) shows the boundaries for the district. The Evergreen First Addition Historic District street signs also delineate the district's boundaries.

## **FREQUENTLY ASKED QUESTIONS:**

### ***1. WHAT IS A HISTORIC DISTRICT?***

“Historic district” means an area with definable boundaries designated as a “historic district” by the City Council, and in which a substantial number of the properties, sites, structures or objects have a high degree of cultural, historic, architectural or archeological significance and integrity, many of which may qualify as landmarks, and which may also have within its boundaries other properties, sites, structures or objects which, while not of such cultural, historic, architectural or archeological significance to qualify as landmarks, nevertheless contribute to the overall visual characteristics or the significant properties, sites, structures or objects located within it.

### ***2. WHY WAS IT IMPORTANT TO DESIGNATE THE EVERGREEN FIRST ADDITION AS A LOCAL AND NATIONAL HISTORIC DISTRICT?***

- *To protect and enhance the historic district that represents distinctive elements of the City's historic, architectural and cultural heritage;*
- *To foster civic pride in accomplishments of the past;*
- *To protect and enhance the City's attractiveness to visitors and the support and stimulus to the economy thereby provided; and*
- *To ensure the harmonious, orderly and efficient growth and development of the City.*

When the State Historic Preservation Office (SHPO) 1998 surveys were completed, the Evergreen was the only platted neighborhood in Casa Grande that could meet the qualifying standards to become a district.

### ***3. WHAT DESIGNATION WAS GIVEN TO MY HOME WHEN THE STATE HISTORIC PRESERVATION OFFICE (SHPO) 2001 SURVEY WAS COMPLETED?***

Locate your home on the map attached (Exhibit A).

The footprint will either be white for Non-Contributing, light gray for Contributing or black for Exceptional Significance.

#### **4. WHAT IS THE DEFINITION OF THESE THREE DESIGNATIONS?**

**“NON-CONTRIBUTING”** means a designation applied to a site, structure or object within a historic district, indicating that it is not a representation of the qualities that give the historic district cultural, historic, architectural or archeological significance as embodied in the criteria for designating a historic district.

For example, some of the following might apply:

- In the Evergreen First Addition homes built from 1927-1967 was determined to be the period of significance for contributors. Perhaps your home was built after 1967.
- A home can become non-contributing if major exterior alterations have taken place. Sometimes an act as simple as re-siding can damage the historic integrity and render the home as non-contributing.

**“CONTRIBUTING”** means a classification applied to a building site, structure or object within a historic district signifying that it contributes generally to the qualities that give the historic district significance, but without having “exceptional significance” as defined below.

**“EXCEPTIONAL SIGNIFICANCE”** means a classification applied to a building site, structure or object signifying the individual contribution the resource brings to the community in representation of the qualities that give the community cultural, historic, architectural or archeological distinction. “Exceptional significance” can be applied to either a landmark or to those resources within an historic district that are of individual importance. These properties are eligible for individual listing on the Local and National Register.

Contributors to the District and Exceptional Significance properties are eligible to apply for a property tax reclassification. (The property tax reclassification applies only to owner-occupied properties.) To obtain the form use the ctrl+click on the link: [Arizona State Parks: SHPO: Property Tax Reclassification](#)

#### **5. I KNOW THAT AS AN EVERGREEN FIRST ADDITION DISTRICT RESIDENT I CAN MAKE WHATEVER CHANGES I DESIRE TO THE INTERIOR OF MY HOME, BUT, WHAT MUST I DO IF I WANT TO DO ANYTHING TO THE EXTERIOR?**

A Certificate of No Effect/Certificate of Appropriateness is required (Exhibit B) for all alterations, demolitions, or new construction in the historic district.

The Certificate of No Effect/Certificate of Appropriateness applies to all homes within the historic district.

The only exception is “ordinary maintenance and repair” of any exterior architectural feature of a landmark or property within the historic district, which does not involve a change in design, material, color or outward appearance.

A Certificate of No Effect/Certificate of Appropriateness is required to carry out any exterior alteration, restoration, reconstruction, demolition, new construction, moving of a landmark, or property within a historic district. Any material changes in the appearance of such a property, its light fixtures, signs, windows, roof, sidewalks, fences, steps, paving, landscaping or other exterior elements visible from a public street or alley that affect the appearance and cohesiveness of the historic landmark or historic district.

The Certificate of No Effect/Certificate of Appropriateness application form is available from the Planning & Development Department at City Hall or you can go to <http://casagrandeaz.gov/dept/planning/historic-preservation/>

If your request falls under the Certificate of No Effect category, a decision will be made by the Planning & Development Department Staff.

If your request falls under the Certificate of Appropriateness category, after a review by the Planning & Development Department Staff, it will be reviewed by the Historic Preservation Commission at one of their regularly scheduled meetings.

The **HISTORIC PRESERVATION ORDINANCE (currently being updated)** outlines the entire approval process.

The **HISTORIC PRESERVATION DESIGN GUIDELINES** are also available with suggested ideas and technical advice.

Both of these documents can be viewed on line at <http://casagrandeaz.gov/dept/planning/historic-preservation/>

Hard copies of the above mentioned documents are available from the Planning & Development Department at City Hall. If you have any questions, you may contact Laura Blakeman, Planner, at 520-421-8632 x 3010.

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First Edition

Exhibit A





## CERTIFICATE OF NO EFFECT/CERTIFICATE OF APPROPRIATENESS APPLICATION

*(Electronic Version Available at: <http://casagrandeaz.gov/dept/planning/planning-division/devforms/>)*

<b>Request Type</b> (Please indicate application type): <input type="checkbox"/> <b>Certificate of No Effect</b> <input type="checkbox"/> <b>Certificate of Appropriateness</b>
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- 1. HISTORIC LANDMARK/DISTRICT NAME** \_\_\_\_\_  
 Street Address \_\_\_\_\_  
 Assessors Parcel #'s \_\_\_\_\_  
 Acreage \_\_\_\_\_ Building Area (sq. ft.): Existing \_\_\_\_\_ Proposed \_\_\_\_\_
- 2. APPLICANT INFORMATION:**  
 Name \_\_\_\_\_  
 Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email Address \_\_\_\_\_  
 Status (*Owner, Lessee, Agent, etc.*) \_\_\_\_\_
- 3. PROPERTY OWNER(S):**  
 Name \_\_\_\_\_  
 Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email Address \_\_\_\_\_

### OWNER AUTHORIZATION:

\_\_\_\_\_  
*Signature of Property Owner*                                  *Date*

STATE OF ARIZONA    )  
  )  
County of \_\_\_\_\_                                  ) ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, before me, the undersigned Notary Public, personally appeared \_\_\_\_\_ known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that \_\_\_\_\_ executed the same.

IN WITNESS WHEREOF, I hereto set my hand and official seal.

My commission expires:

\_\_\_\_\_  
Notary Public

Applicants may receive clarification regarding the specific steps included in processing this application as well as information regarding any code, regulation or policy relevant to the processing of this application by contacting one of the following Planning staff members:

- Laura Blakeman** – [laurab@casagrandeaz.gov](mailto:laurab@casagrandeaz.gov), 520-421-8630, Ext. 3010
- Jim Gagliardi** – [jim\\_gagliardi@casagrandeaz.gov](mailto:jim_gagliardi@casagrandeaz.gov), 520-421-8630, Ext. 3020