



Historic Preservation Commission

Special Meeting Agenda

THURSDAY, DECEMBER 22, 2016
4:00 P.M.

GLENDALE CITY HALL
5850 WEST GLENDALE AVENUE, CONFERENCE ROOM 2A

One or more members of the Historic Preservation Commission may be unable to attend the meeting in person and may participate telephonically, pursuant to A.R.S. § 38-431(4).

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES September 29, 2016 Regular Meeting
- IV. BUSINESS FROM THE FLOOR
- V. WITHDRAWALS AND CONTINUANCES
- VI. PUBLIC HEARING ITEM
 1. **1919 BUNGALOW | 7222 NORTH 58TH DRIVE:**

The Development Services Department / Planning Division has received a request by the property owner to demolish a wooden home that was ravaged by fire. The site is located at the SWC of Northview Avenue and 58th Drive. The Staff Liaison will present the details of the demolition request by the property owner.
- VII. OTHER BUSINESS
- VIII. STAFF REPORT
- IX. COMMISSION COMMENTS AND SUGGESTIONS
- X. ADJOURNMENT

NEXT MEETINGS

January 26, 2017 (VACATED)
May 25, 2017

FOR SPECIAL ACCOMMODATIONS



Please contact Alex Shaw at (623) 930-2831 or ashaw@glendaleaz.com at least three working days prior to the meeting if you require special accommodations due to a disability. Hearing impaired persons should call (623) 930-2197.



Historic Preservation Commission Minutes

CONFERENCE ROOM 2A
GLENDALE CITY HALL
5850 WEST GLENDALE AVENUE

THURSDAY, SEPTEMBER 29, 2016
4:00 PM

CALL TO ORDER

The meeting was called to order at approximately 4:04 p.m.

ROLL CALL

Commissioners Quinn, Froes, Rovey (arrived at 4:06 p.m.), Pratcher (arrived at 4:09 p.m.), Wixon, Vice Chairperson Hackenberg and Chairperson Coury were in attendance.

STAFF PRESENT

Staff Liaison Thomas Ritz, AICP, Senior Planner, Doug Howard, Planner, Tim Barnard, Assistant Director of Public Facilities, Recreation and Special Events Department, Diana Figueroa, Recording Secretary, and Alex Shaw, Recording Secretary.

APPROVAL OF MINUTES

Chairperson Coury called for a Motion for the Approval of the January 28, 2016 meeting minutes.

Vice Chairperson Hackenberg noted one correction to the minutes on Page 2 under 2016 Historic Preservation Award Nominations (Paragraph 4, Sentence 2). The name Desert Rose should read Glendale Welding.

Chairperson Coury called for approval of the minutes. Commissioner Quinn made a motion to approve the minutes as corrected. Commissioner Wixon seconded the motion, which was approved 5-0.

BUSINESS FROM THE FLOOR

Loyalty Oaths were administered to Chairperson Coury, Vice Chairperson Hackenberg, Commissioner Quinn and Commissioner Rovey.

WITHDRAWALS AND CONTINUANCES

None

BUSINESS FROM THE FLOOR

Commissioner Quinn stated that a couple of meetings ago, Commissioner Rovey had brought up the subject matter regarding an agricultural and farming suggestion. He noted that subject has not been addressed since that time. Chairperson Coury remembered that Mr. Froke was to come back with more information at a later time. However, he would like this to be put into the meeting minutes as a reference.

PUBLIC HEARING ITEMS

1. SAHUARO RANCH PARK HISTORIC AREA MASTER PLAN UPDATE

Tim Barnard, Assistant Director of Public Facilities, Recreation and Special Events Department presented this item. The Commission heard a presentation regarding the Master Plan Update for the Sahuaro Ranch Park Historic Area.

Mr. Barnard led the discussion stating that Sahuaro Ranch Park is one of the Valley's oldest and most magnificent ranches. He said the 17-acre Historic Sahuaro Ranch features 13 original buildings, a rose garden, barnyard and historic orchards. The Historic Ranch offers activities, exhibits and guided tours. He noted the operation of the historic site is provided by both City staff and the staff and volunteers of the Glendale Arizona Historical Society. He stated the mission of the Historic Park is to preserve a historic site where the community participates in the ongoing development of educational and social experiences that connect Glendale residents and visitors to the past and to each other.

Mr. Barnard stated the existing Sahuaro Ranch Historic Site Master Plan was approved by the Glendale City Council in 1995. The current FY16/17 operating budget is \$81,814 and 0 FTE, using part time staff only. He said the FY16/17 Capital Improvement Program includes three consecutive years of capital funding through cultural and historic preservation bonds in the amount of \$284,550. He noted staff recommends the Master Plan be updated revisiting the existing master plan to provide analysis and recommendation for the site. He listed some of staff's recommended updates and plans for the Ranch. He stated some of the recommendations include engaging the public for input and feedback, having a member from the Commission to participate on their analysis board to provide recommendations for future capital and operating initiatives, and to review the current site programming being provided by GAHS and the City.

Additionally, staff anticipates approximately 6 to 10 months' duration for this project with anticipated release of Request for Proposal in the fall of 2016 and estimated completion in the summer of 2017.

Commissioner Quinn inquired concerning a previous unofficial Master Plan dealing mostly with the athletic facilities. He asked what had become of that. Mr. Barnard explained that was the design document for the upgrade for the left side of the sports park facility.

Chairperson Coury inquired about having a Commissioner participate in this project. He asked if any Commissioner would be interested in being a part of this project. Mr. Barnard

noted that this could be discussed at a later time, and welcomes all who are interested to the discussion.

Commissioner Rovey commented on having some knowledge of previous plans for the Historic area and about his work with the Sahuaro Ranch Foundation. Mr. Barnard discussed the consultant aspect concerning the Master Plan Update for the Sahuaro Ranch Park Historic Area.

The Commissioners agreed to move forward with staff's recommendation.

2. SAHUARO RANCH PARK AND GLENDALE ARIZONA HISTORICAL SOCIETY USE AGREEMENT

Tim Barnard, Assistant Director of Public Facilities, Recreation and Special Events Department presented this item.

He stated Sahuaro Ranch Park was purchased by the City of Glendale in 1977. He explained that of the 80 total acres of this public park, approximately 17 acres and 13 original buildings, a rose garden, barnyard and historic orchards are currently registered on the National Register of Historic Places. He said this was a destination for families and friends to visit because of the City and community's effort to preserve its historic significance. Additionally, The Sahuaro Ranch Park Historic Area (SRPHA) presently functions under the direction of the Public Facilities, Recreation and Special Events Department. He indicated the area is managed directly by Senior Recreation Coordinator, a part-time, "on-site" staff-member who directly managed the facility to ensure all guest expectations are met. Moreover, the non-profit Glendale Arizona Historic Society (GAHS) assists with tours and wedding ceremonies, and currently uses the Guest House as its headquarters.

He stated that most recently, the City identified a need to enter a formal agreement with the GAHS to memorialize its use of the Guest House to ensure its continued presence and efforts to preserve the historical significance of the SRPHA. He noted the City wishes to retain its partnership with the GAHS as it has the background, resources and knowledge to showcase, preserve and maintain the history and rich culture of SPRHA through site tours and educational seminars. He said staff was here to brief the Commission on the key elements of the new license use agreement the City hopes to enter with the GAHS for the continued use of the Guest House at the SRPHA. In conclusion, staff is providing a brief presentation of the key elements of a new license and is also seeking feedback in preparation of taking this item to the Council for formal consideration.

Chairperson Coury asked for the two names of the people he mentioned who will be working closely with this project. Mr. Barnard replied it was Kim Larson and Jackie Anderson.

Commissioner Quinn inquired as to the maintenance of the facility and if it would be included in the agreement. Mr. Barnard stated that any maintenance will be taken care of by the City and would not be in the agreement.

Vice Chairperson Hackenberg inquired as to a porch project at the Fruit Packing Shed. She had heard nothing else about it. Mr. Barnard stated the issue had been tabled because of other pending developments in the Master Plan. However, that project might come back later if needed.

Commissioner Quinn asked if there will also be a structural analysis included in the Master Plan. Mr. Barnard replied yes.

Commissioner Rovey remarked that Historic Sahuaro Ranch Park was a jewel for the City and would like to see it preserved to its best form. He asked if there was a full-time staff person on site at the Ranch. Mr. Barnard replied that there was not a full-time person on site. However, part-time staff, as well as maintenance personnel, are regularly there. He said that Jackie Anderson will be the contact person, but will also split her time with the Adult Center.

The Commissioners thanked Mr. Barnard for his presentation.

STAFF REPORT

There was none.

COMMISSION COMMENTS AND SUGGESTIONS

ADJOURNMENT

Chairperson Coury called for adjournment of the meeting.

Commissioner Quinn made a motion to adjourn the meeting. Commissioner Rovey seconded the motion which was approved unanimously. The meeting adjourned at 4:53 p.m. with no further business.

NEXT MEETING

The next regularly scheduled meeting will be held on, January 26, 2017.



Historic Preservation Staff Report

DATE: December 22, 2016

TO: Historic Preservation Commission

AGENDA ITEM NO: 1

FROM: Jon M. Froke, AICP, Planning Director
Historic Preservation Officer

SUBJECT: 1919 BUNGALOW | 7222 NORTH 58TH DRIVE

DISCUSSION:

The Development Services Department / Planning Division has received a request by the property owner to demolish a wooden home that is located at the southwest corner of Northview Avenue and 58th Drive.

Built in 1919, the historic bungalow was constructed by F.M. Staggs for G.W. Protzman, owner of the Glendale Lumber Company, as a speculation house. This house and the J.A. Ireland/J.E. Lower House were products of the “Ye Planry” copy book service. The two houses featured clapboard siding, extensive use of exposed wood at the eaves, articulation of the wall planes with bay or oriel projections and multiple lite craftsman style windows. C.M. Wood, a local pharmacist, bought the house. It was one of the early Catlin Court developments. It was in good condition and a contributing property listed on the National Register of Historic Places.

On October 22, 2016 a fire occurred on the property. Heavy smoke and fire damage occurred to the north, east and south sides of the residence. The aboveground electrical service lines were down on the south side of the residence due to the fire. The Glendale Fire Department requested the assistance of a fire investigator for a fire scene examination. The Deputy Fire Marshal arrived on the scene while Engine Company-151 was on site. There were no fire protection systems and smoke detectors were not visible. The fire was classified as accidental by the Fire Department.

Since the time of the fire, the Planning Division has been in contact with the property owner’s contractor. The contractor believes that the house is damaged beyond repair and should be demolished down to the slab level and rebuilt.

Earlier this month the Glendale Arizona Historical Society Board of Directors met and discussed the house fire and damage. The Board’s consensus is to support the removal of the damaged historic house and replacement with a house that is within the historical character of the Catlin Court neighborhood. The Board believes it is essential that this property and all other properties in Catlin Court have grass landscaping rather than decomposed granite landscaping. The grass is a character defining feature of the historic neighborhood and an important part of the Historic District overlay. The neighborhood is part of the Glendale Urban Irrigation System.

The property owner can proceed with demolition of the building if it has been determined that it is economically not feasible to bring the building up to code or if the damage is so significant that it is not feasible to repair the building.

The house fire was an unfortunate accident. The Historic Preservation Officer has carefully reviewed the request for demolition and has approved the demolition based on the circumstances related to the condition of the building and the costs associated with bringing the building up to code.

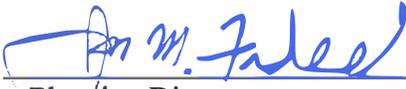
REQUIRED ACTION: Conduct a public hearing and vote to affirm the decision of the Historic Preservation Officer.

ATTACHMENTS:

1. Catlin Court Historic District Map.
2. Photographs of Building (4).

PROJECT MANAGER: Jon M. Froke, AICP, Planning Director
Historic Preservation Officer
(623) 930-2585 or jfroke@glendaleaz.com

REVIEWED BY:



Planning Director

JMF/as



Development Services Director

Glendale Townsite / Catlin Court Historic District

Glendale, Arizona

2006 National Register Nomination District Map

Map Legend

- 999 ← Street Address
- ← Property Line
- Building Footprint
- 000 ← Inventory Number - 1980 Survey
- 00 ← Inventory Number - 1991 Survey/Nomination
- 000 ← Inventory Number - 1997 Resurvey and 2006 Revised Nomination
- Subdivision Boundary
- Contributor to District in 1991 and 2006
- ▨ New Contributor to District in 2006
- NON-Contributor to District in 1991 and 2006
- ▨ Contributor in 1991
□ NON-Contributor in 2006
- - - Proposed National Register District Boundary
- #/ Nomination Photos View Direction / Number

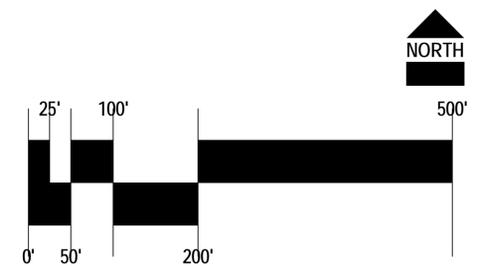




Image capture: Apr 2015 © 2016 Google

Glendale, Arizona

Street View - Apr 2015

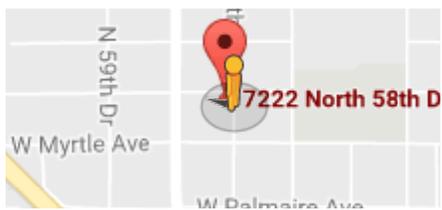




Image capture: Jun 2013 © 2016 Google

Glendale, Arizona

Street View - Jun 2013







7220