



Historic Preservation Commission Agenda

GLENDALE CITY HALL
5850 WEST GLENDALE AVENUE
CONFERENCE ROOM 2A

THURSDAY, SEPTEMBER 25, 2014
4:00 P.M.

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: DECEMBER 12, 2013
- IV. BUSINESS FROM THE FLOOR
- V. WITHDRAWALS AND CONTINUANCES
- VI. PUBLIC HEARING ITEMS
- VII. OTHER BUSINESS
 1. Letter from the Government Services Committee.
 2. Valley Metro Rail. The Commission will hear a presentation from Valley Metro Rail regarding future plans for extending the light rail system from Phoenix to Glendale.
 3. Discussion on FY14-15 Work Plan.
- VIII. STAFF REPORT
- IX. COMMISSION COMMENTS AND SUGGESTIONS
- X. ADJOURNMENT

NEXT MEETING: January 22, 2015.

FOR SPECIAL ACCOMMODATIONS



Please contact Diana Figueroa at (623) 930-2808 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

GLENDALE CITY HALL
5850 WEST GLENDALE AVENUE
THURSDAY, DECEMBER 12, 2013
4:00 P.M. – CONFERENCE ROOM 2A

I. CALL TO ORDER

The meeting was called to order at approximately 4:03 p.m.

II. ROLL CALL

Commissioners Present: Commissioners Myers, Lenox, Lund, Versluis, and Chairperson Worsdell were present.

Commissioners Absent: Commissioners Wixon and Pimentel were absent.

Guest in Attendance: Vice Mayor Knaack

City Staff Present: Suzie Ricard, Recording Secretary; Thomas Ritz, AICP, Senior Planner; Jon Froke, AICP, Planning Director and Historic Preservation Officer.

III. APPROVAL OF MINUTES

Chairperson Worsdell called for a motion for the approval of the October 3, 2013 meeting minutes. Commissioner Versluis made a motion to approve the minutes as written. Commissioner Meyers seconded the motion, which passed unanimously.

IV. BUSINESS FROM THE FLOOR

There was none.

V. WITHDRAWALS AND CONTINUANCES

There were none.

VI. PUBLIC HEARING ITEMS

1. FIRST SOUTHERN BAPTIST CHURCH | 7161 NORTH 58TH AVENUE:

The Community Revitalization Division has received a request by the property owner to demolish the vacant brick building located at the southeast corner of Myrtle Avenue and 58th Avenue. The Staff Liaison will present the details of the request by the property owner.

Jon Froke, Planning Director and Historic Preservation Officer, reviewed the request. He explained that the property had a long history. He stated the Community Revitalization Division had received a request by the property owner to demolish the vacant brick building. The building was built in 1928 and has been vacant since 2003. He indicated that the City of Glendale acquired the site and adjacent property from First Southern

Baptist Church in 1998. The church decided to relocate their Glendale campus to 59th Avenue and Brown Street. He explained that the acquisition of the site provided the city with additional parking for downtown events. He added that according to the purchase agreement, when and if the city demolishes the existing church building, the church will be provided up to 500 bricks from the structure for memorial purposes.

Mr. Froke provided a little history regarding this structure. He stated that on May 24, 2005 the city entered into a development agreement with Vanguard City Home to develop condominiums on vacant land located south of the brick building. He said it was intended by Vanguard to redevelop the brick building into adaptive re-use such as office space, restaurant and retail space. He indicated construction did not advance past the foundation stage as the recession contributed to the stop in construction. In 2007, Vanguard removed a portion of the church on the south facade to accommodate the condominiums. He said that this addition was constructed in 1948.

Subsequently, the condominium site was acquired by Rialto Partners and remains unfinished and became an eyesore in the downtown area. He explained the church building was currently owned by Michael Traylor, who was part of Vanguard at the time of the 2005 Development Agreement. He added that Mr. Traylor wishes to have the brick building demolished and the property conveyed back to the city for future use as deemed appropriate by the city. He noted that over the past 10 to 15 years the building has fallen into disrepair and has not been maintained properly and the city has deemed the building unsafe and declared the structure an imminent hazard.

Mr. Froke stated staff 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 cost associated with bringing the building up to code. He provided the Commission with photographs and a list of the violations regarding the structure. He noted the building was never listed in the National Register of Historic Places. He explained that it would not be feasible to bring this building up to code since the cost was in the range of \$600,000 to a million dollars, which the city does not have.

In closing, he asked the Commission to conduct a public hearing and take any public testimony to hear any input on this matter.

Commissioner Lund noted that she remembered when this building became vacant and everyone was very interested. She said Ron Short was still in charge then and if this building was to be in the National Register, he would have seen to it. She wondered why they were discussing this issue when the building was not historical and a liability to the city. She said it seemed like a non-issue. Mr. Froke acknowledged he had spoken to Mr. Short regarding this matter to get his opinion.

Commissioner Lund asked if there were any conditions or monetary issues the city owes to Vanguard regarding the building. Mr. Froke replied no. He explained there was no monetary involvement the Commission or the City has with this action. The funding for the demolition would come from the Community Development Block Grant Funding.

Commissioner Versluis asked if a cost for the demolition and removing the asbestos was known. Mr. Froke stated the estimate he received for demolition and asbestos removal was between \$50,000 to \$100,000 dollars.

Commissioner Meyers asked if they will replace it with a parking lot. Mr. Froke noted that was one of the plans that was mentioned. He added that another idea was a park as an interim land use.

Commissioner Versluis inquired if this was something that could be brought to the public to see if they would like to keep it and raise funds for it. Mr. Froke explained that would be difficult, however, word has gotten out to the public regarding this building and most were in agreement that it was beyond repair. Commissioner Versluis indicated that it was always tragic when a building had to be demolished, since each had its own special history. She wished there was a better option; however, it seemed the building was beyond repair.

Commissioner Lund agreed that she does not like getting rid of anything just because it's old; however, the liability to the city was an issue and does not believe they have a choice in the matter. Mr. Froke stated if the Commission agrees with his recommendation, the building will be scheduled for demolition. He stated it will probably happen in early February 2014. Everyone was glad it could be scheduled so quickly.

Commissioner Meyers wondered if the city can grant the contract to a Glendale company since it is federal money. Mr. Froke believed the company was local, however he will look into it.

Chairperson Worsdell opened the public hearing.

Vice Mayor Knaack stated she had been on the Save the Church Committee and the City Center Master Plan from the start. She said it had been a struggle since no one wanted to tear down a church. However, her philosophy was that it was no longer a church with parishioners; it became just a building. She explained that looking back on it now they should have gotten rid of it then. She noted most were in agreement to tear it down.

Vice Mayor Knaack inquired as to who was currently paying for the temporary security fence. Mr. Froke originally believed it was the property owner but has recently found out it was the city.

The Commissioners discussed the issue further and were in agreement that the best course of action for the city and surrounding properties was to demolish the structure.

Chairperson Worsdell closed the public hearing.

Mr. Froke asked for a formal motion.

Commissioner Lenox made a motion to demolish the vacant brick building located at the southeast corner of Myrtle Avenue and 58th Avenue. Commissioner Lund seconded the motion, which passed unanimously.

VII. OTHER BUSINESS

There was none.

VIII. STAFF REPORT

Mr. Froke wished everyone a Merry Christmas and a joyful Holiday Season.

IX. COMMISSION COMMENTS AND SUGGESTIONS

ADJOURNMENT

With no further business, the meeting adjourned at approximately 4:48 p.m.

NEXT MEETING

The next regularly scheduled meeting will be held on January 23, 2014.

DRAFT



April 23, 2014

Dear Board & Commission Member,

Thank you for serving on your Board or Commission. We sincerely appreciate your dedication and your efforts to make Glendale a wonderful community for our residents.

It has come to our attention that some Boards and Commissions have canceled their regularly scheduled meeting due to the lack of a quorum. This is a concern because it is vital that we keep the meetings as they have been legally posted, so as not to inconvenience residents or Commission members who may have planned to attend.

If you cannot attend a meeting, please let the staff liaison know in advance. This way, the liaison can prepare the required posting notification that the meeting has been canceled, as well as notifying the other Commissioners. Your assistance in this matter would be greatly appreciated.

Thanks again for your commitment to the City of Glendale.

Sincerely,

A handwritten signature in black ink that reads "M. D. Martinez".

Manuel D. Martinez, Councilmember
Government Services Committee – Chair

A handwritten signature in black ink that reads "Ian Hugh".

Ian Hugh, Councilmember
Government Services Committee

A handwritten signature in black ink that reads "Samuel U. Chavira".

Samuel U. Chavira, Councilmember
Government Services Committee

City of Glendale
5850 West Glendale Avenue
Glendale, Arizona 85301-2559
(623) 930-2249
FAX (623) 931-8526



WEST PHOENIX/CENTRAL GLENDALE

TRANSIT CORRIDOR STUDY

PROJECT UPDATE

JULY 2014

BACKGROUND

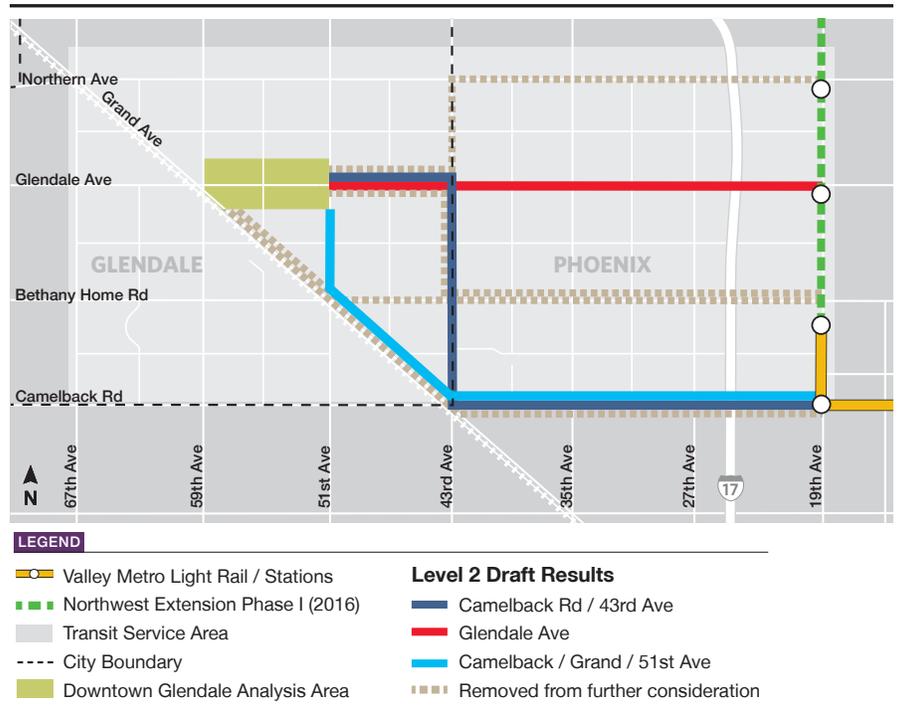
In 2013, Valley Metro initiated a transit corridor study for the West Phoenix/Central Glendale area to identify high-capacity transit service options to connect downtown Glendale to the existing light rail system along 19th Ave. The study identified a transit service area from 19th Ave. to 67th Ave., and Northern Ave. to Camelback Rd. In partnership with the cities of Glendale and Phoenix and the community, the study will determine a route location and a type of transit (light rail, streetcar or bus rapid transit) that will best serve transportation needs. This is one of several corridors identified in the voter-approved Regional Transportation Plan to add 40 miles of high-capacity transit to the existing 20-mile light rail system.

PROJECT STATUS

Based on the location of population, employment and activity centers, Valley Metro identified six route alternatives for further study. Analysis included evaluation of travel time, basic cost, constructability, right-of-way and economic development opportunities. The route options identified for continued study are Camelback Rd./43rd Ave. and Glendale Ave. As a result of technical analysis and public input to date, an additional route has been identified for further study on Camelback Rd./Grand Ave./51st Ave. Other routes on Northern Ave., Grand Ave. and Bethany Home Rd. have been removed from further consideration.

Additionally, three types of transit were evaluated. The analysis identified light rail and bus rapid transit as the best options for continued study. The streetcar transit option has been removed from further consideration.

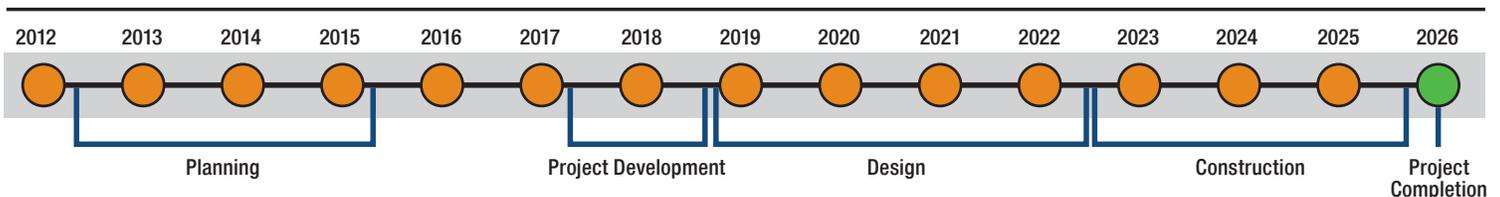
Proposed Route Alternatives



NEXT STEPS

Valley Metro will continue analysis of the corridor, evaluating ridership potential, detailed right-of-way and traffic impacts and detailed cost estimates. Additionally, more focused analysis of the Downtown Glendale Analysis Area (shown on the map) will be included in the evaluation. Community input is requested throughout the study process. At the conclusion of the study, Valley Metro will seek approval of a preferred alternative from Phoenix and Glendale to proceed into the design and environmental analysis phase. Operation is scheduled for 2026.

Schedule



FOR MORE INFORMATION

Megan Casey, Community Outreach Coordinator
 O 602.495.8274 | mcasey@valleymetro.org

Join the West Phoenix/Central Glendale mailing list by contacting Megan Casey.

STAY INFORMED

valleymetro.org/glendale | 602.262.7433 | TTY 602.251.2039
 101 N. 1st Ave., Suite 1300 | Phoenix, AZ 85003





COMMENT FORM

WEST PHOENIX/CENTRAL GLENDALE TRANSIT CORRIDOR STUDY

Please take a moment to share your comments to help the project team better understand your views and opinions about the West Phoenix/Central Glendale Transit Corridor Study options under consideration (see map). Your input will be incorporated into the study process and results.

Comments: _____

To be added to Valley Metro's database and receive meeting notices and project updates on the West Phoenix/Central Glendale Transit Corridor Study, please provide the following information:

Name: _____

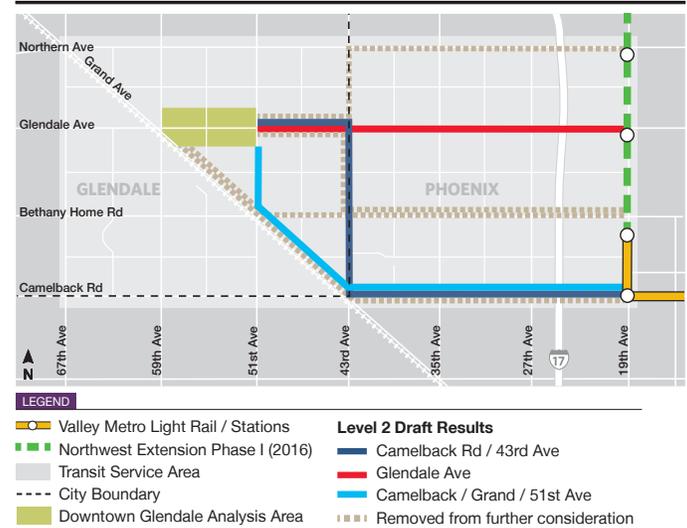
Phone Number: _____

Email: _____

Address: _____ City: _____

State: _____ Zip: _____

Route Alternatives



Please return to staff or send to Megan Casey at:
 Valley Metro | 101 N. 1st Ave, Suite 1300 | Phoenix, AZ 85003
 Fax: 602.523.6095 | Email: mcasey@valleymetro.org
 Project information is available at valleymetro.org/glendale



FORMA PARA COMENTARIOS

ESTUDIO DEL CORREDOR DE TRANSPORTE WEST PHOENIX/CENTRAL GLENDALE

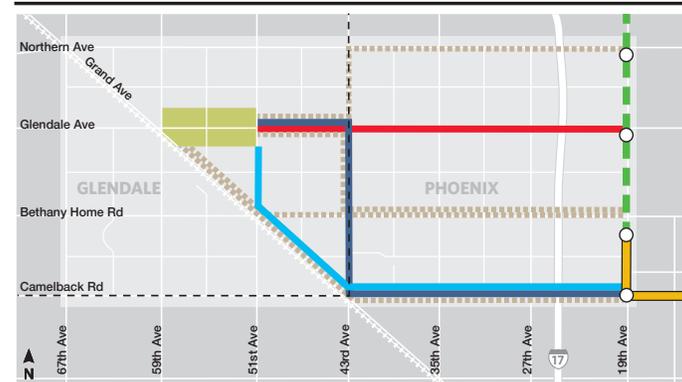
Por favor tómese un momento para compartir sus comentarios a fin de ayudar a que el equipo del proyecto entienda mejor sus puntos de vista y opiniones sobre las opciones bajo consideración (ver mapa) del estudio del corredor de transporte del Oeste de Phoenix/Área Central de Glendale. Sus opiniones serán incorporadas en el proceso y los resultados del estudio.

Comentarios: _____

Para que se le agregue a la base de datos de Valley Metro y reciba avisos de las reuniones y actualizaciones sobre el proyecto del Estudio del Corredor de Transporte del Oeste de Phoenix/Centro de Glendale, por favor provea la siguiente información:

Nombre: _____
 Teléfono: _____
 Correo Electrónico: _____
 Domicilio: _____ Ciudad: _____
 Estado: _____ Código Postal: _____

Alternativas a la Ruta



LEYENDA	
Tren de Valley Metro/Estaciones	Camelback Rd / 43rd Ave
Extensión del tren ligero Northwest Fase I (2016)	Glendale Ave
Área de servicio de transporte	Camelback / Grand / 51st Ave
Límite de ciudad	Removidas de mayor consideración
Área de Análisis del centro de Glendale	

Resultados del Borrador del Nivel 2

Por favor regréselo al personal o envíelo a Megan Casey a:
 Valley Metro | 101 N. 1st Ave., Suite 1300 | Phoenix, AZ 85003
 Ó por fax al: 602.523.6095, ó por correo electrónico a
 mcasey@valleymetro.org.
 Información del proyecto está disponible en valleymetro.org/glendale



Historic Preservation Staff Report

DATE: September 25, 2014

TO: Historic Preservation Commission

AGENDA ITEM NO: 3

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

SUBJECT: PROPOSED WORK PROGRAM FOR 2015

DISCUSSION:

This is a request for the Historic Preservation Commission to review the proposed Work Program for 2015.

REQUIRED ACTION: Conduct a review of the draft Work Program and vote to approve.

ATTACHMENT: Draft Work Program

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

REVIEWED BY:



Planning Director

JMF/df



Development Services Director



**Proposed 2015 Historic Preservation Work Program
for the City of Glendale
Historic Preservation Commission**

PURPOSE AND SIGNIFICANCE OF THE HISTORIC PRESERVATION WORK PROGRAM

The purpose of the Work Program for the City of Glendale Historic Preservation Commission is to implement the Historic Preservation Plan (HPP), adopted by the Glendale City Council on November 25, 2003. Glendale's Historic Preservation program is one of the more robust in the region and the state, and is a component in the city's long-range planning strategy for preserving the social, economic, and physical fabric that constitute the community's heritage.

Glendale's program is consistent with laws and policies at the federal and state levels as evidenced by the number of historic districts and properties within Glendale that have been nominated to the National Register, and by the numerous Certified Local Government and Heritage Fund grants awarded to the city to support preservation projects. The Historic Preservation Ordinance, adopted July 28, 1992, and the Historic Preservation Element of the General Plan, adopted November 28, 2006, also serve to support and implement Glendale's historic preservation program.

Goals of the Historic Preservation Plan provide for the following:

- Protect, preserve, and enhance significant historic elements.
- Encourage adaptation of historic properties to modern use.
- Identify and protect significant historic resources.
- Ensure that new construction and modifications to properties within historic districts are consistent with the historic character of the district.
- Protect and preserve historic properties that may have value to the community in terms of tourism, education, neighborhood character and identity, and economic benefit.
- Encourage stabilization, rehabilitation, and conservation of existing housing stock as a means to strengthen older neighborhoods.

The Historic Preservation Work Program addresses these goals with a three-pronged approach:

- Awareness & Support.
- Designation, Restoration & Maintaining Historic Character.
- Capacity Building, Additional Activities & Ongoing Activities.

Activities to be undertaken with the 2015 Historic Preservation Work Program are set forth below.

I. AWARENESS & SUPPORT

2015 Ruth Byrne Historic Preservation Award

Nomination forms will be distributed in mid-February of 2015, and due in March 2015. The Historic Preservation Commission will review all nominations and make a selection. The award will be presented to the recipient at a City Council meeting in May to coincide with National Historic Preservation Month.

May 2015 – Proclamation for National Historic Preservation Month

The National Trust for Historic Preservation designates May as National Historic Preservation Month. A proclamation honoring this event will be presented to the Mayor for signature. The proclamation will be read and presented by “The Office of the Mayor” to the Historic Preservation Commission at the City Council evening meeting in April 2015.

National Register Bronze Plaque Program

The Bronze Plaque Program was established in 2004. It was set up to tell the story of important historic resources and to honor those properties listed on the National Register of Historic Places. Approximately one hundred eighty plaques have been designed, fabricated, and affixed to residential properties in Historic Districts. Twenty-seven bronze interpretive plaques have been designed, fabricated, and affixed on commercial buildings and in some cases on individual historic sites.

Planning Staff will focus on distributing additional plaques to contributing properties in the Sands Estate Historic District and the Floralcroft Historic District.

Historic Preservation Tour

Pending the award of grant funding, the city will host the 12th Annual Historic Preservation Tour in May 2012, to highlight Glendale’s historic heritage. The tour will consist of the following:

1. Manistee Ranch House and Office
2. National Register Historic Districts
 - Catlin Court
 - Floralcroft
 - Myrtle Avenue
 - 59th Avenue
 - Northfield Ranch House Subdivision
 - Thunderbird Estates/McDonald Addition
3. Historic Properties
 - Glendale Grammar School
 - Glendale Woman’s Club
 - First National Bank Building
 - Beet Sugar Factory

- C.L. Tinker House
- Glendale High School Auditorium (perhaps with a glimpse of “Joe the Ghost”)
- Myrtle Avenue Cultural Gateway
- Thunderbird Field Air Control Tower

Update to Historic Preservation Website

Continue to update the Historic Preservation website to provide access to the full range of documents, exhibits and photographs associated with the Historic Preservation Program. Items that will be available include inventory lists for historic districts, photos of historic properties, agendas and minutes of meetings for the Historic Preservation Commission, information related to programs and events, maps, and links to websites with information regarding historic preservation.

II. CAPACITY BUILDING, ADDITIONAL & ONGOING ACTIVITIES

- Presentations at Historic Preservation Commission meetings by experts in various facets of historic preservation and related planning and development fields.
- Ensure compliance with requirements set forth in Catlin Court Planned Area Development (PAD) and Catlin Court Overlay District Design Guidelines to maintain historic character of area.
- Complete requests for Historic Clearance and Section 106 Reviews on an ongoing basis.
- Provide historic preservation information to the public.
- Assist in Glendale Centerline activities.