



Historic Preservation Commission Agenda

THURSDAY, DECEMBER 12, 2013

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: OCTOBER 3, 2013

IV. BUSINESS FROM THE FLOOR

V. WITHDRAWALS AND CONTINUANCES

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 SEC of Myrtle Avenue and 58th Avenue. The Staff Liaison will present the details of the request by the property owner.

VII. OTHER BUSINESS

VIII. STAFF REPORT

IX. COMMISSION COMMENTS AND SUGGESTIONS

X. ADJOURNMENT

NEXT MEETING: January 23, 2014.

FOR SPECIAL ACCOMMODATIONS



Please contact Suzie Ricard at (623) 930-2983 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

THURSDAY, OCTOBER 3, 2013
4:00 P.M. – CONFERENCE ROOM 2A
GLENDALE CITY HALL
5850 WEST GLENDALE AVENUE

I. CALL TO ORDER

The meeting was called to order at approximately 3:58 p.m.

II. ROLL CALL

Commissioners Present:

Chairperson Worsdell, Commissioners Myers, Lenox, Wixon and Versluis were in attendance.

Absent:

Commissioners Lund and Pimentel were absent.

City Staff Present:

Martin Martell, Planning Intern, Suzie Ricard, Recording Secretary; Thomas Ritz, AICP, Senior Planner; Jon M. Froke, AICP, Planning Director and Historic Preservation Officer.

III. APPROVAL OF MINUTES

Chairperson Worsdell called for a motion for the approval of the January 24, 2013 meeting minutes. Commissioner Lenox made a motion to approve the minutes as written. Commissioner Versluis seconded the motion, which passed unanimously.

IV. BUSINESS FROM THE FLOOR

Jon Froke, Planning Director and Historic Preservation Officer thanked the commission for allowing him to reschedule the meeting from the normally scheduled meeting to today. Jon and Thomas attended the annual Amercian Planning Association Conference in Scottsdale where the City of Glendale received an award which he would explain later.

V. WITHDRAWALS AND CONTINUANCES

None.

VI. PUBLIC HEARING ITEMS

None.

VII. OTHER BUSINESS

Jon Froke, Planning Director and Historic Preservation Officer introduced Ms. Opal Evans and her associates from the Glendale Citizens Corps who has given a presentation to all the boards and commissions. Ms. Evans began her presentation by handing out a sticker with the link to the video for the commission to view since it is 8 minutes long. She explained

the video is important and impactful. She showed images of different disasters that have happened around the world and the tragic events of 9/11/01. For that reason, America has recognized September as National Preparedness Month to remind Americans of the importance to take steps to prepare for emergencies in their homes, businesses, schools, and communities. This year, Glendale Citizen Corps proposes that the best stage for our "Whole Community Approach to Emergency Preparedness" mission must begin with existing leaders who represent all six City Districts. Ms. Evans distributed information and volunteer sheets.

Commissioner Versluis asked if there is an emergency and how does the community know where to go for a safe place? Ms. E explained this is the reason that the community needs to have a plan and they would find local churches or schools in the community and notify the leaders in your community to get the word out. Ms. Evans also explained that the Citizen Corp would have place in the emergency operations that are here with the city and they would know in what community where to go and they would contact the team leaders to let the community know that they're being evacuated and give them information on where they're being sent to. Commissioner Versluis thanked Ms. Evans for clarifying the process.

Ms. Evans completed the rest of the presentation and passed out further information to share with their community.

Commissioner Myers asked if she could find out who her local contact person is. Ms. Evans suggested she be the person for her community then asked what district she lives in. Commissioner Myers advised her it was Cactus District which Ms. Evans explained they had no one for that District yet. Commission Myers asked when their training session and both representatives gave their contact information and the information on the next meeting date which took place at GRPSTC.

Commissioner Versluis was also interested in being the contact person in her own neighborhood which is in Barrel District. Ms. Evans gave Commissioners their contact information.

Ms. Evans further explained the Glendale Citizen Corp strategy in getting the community involved.

Commissioner Worsdell asked Ms. Evans for information on becoming a contact person in Cactus District as well. They exchanged contact information.

Ms. Evans thanked the Commission for allowing them to give their presentation. The Commission in turn thanked them for coming in and giving them this information.

1. **ARIZONA PLANNING ASSOCIATION AWARD | MYRTLE AVENUE CULTURAL GATEWAY | 6040 WEST MYRTLE AVENUE:**

Staff provided an update regarding the City of Glendale receiving a prestigious award in the Historic Preservation category from the Arizona Planning Association Luncheon for the Myrtle Avenue Cultural Gateway project. There were over 400 guests who attended this event in Scottsdale which it was nice for the city to be recognized.

Mr. Froke mentioned this would be the last time the Myrtle Cultural Gateway is placed on the Historic Preservation Commission Agenda.

If we do the Historic Preservation Tour next year in May 2014, we would include the Myrtle Cultural Gateway as one of our stops. The tour would take place on the first Saturday in May.

Chairperson Worsdell agreed with Mr. Froke about the City of Glendale being recognized.

2. **NORTH AMERICAN IRISES:**

Mr. Froke asked Commissioner Myers to speak about the North American Irises suggestion.

Commissioner Myers and her family traveled to Prescott during the summer and stopped at the Charlotte Hall Museum that had their famous rose garden which they also are in the process of creating a historic Iris Garden. There was a Historical Iris Society that she wasn't aware of. The plan was to have Iris planters from all over Arizona meet there so that they could all plant Iris's from around the world in chronological order along the path starting with the 1500's going all the way to 1920 when Charlotte Hall died. It will also be on the Historic Registry with the National Park Service as a historical garden to draw visitors to the museum and garden. One of the members of the Historical Iris Society lives locally in Glendale off of 47th Avenue & Northern.

Commissioner Myers thought this would be a lovely to be able to explore the idea of bringing this to Glendale. She inquired what plants are native to the area. What are the possibilities of planting Iris's in public spaces or are there compact areas in the downtown area so that visitors can see while they shop? What would it take to make it a reality?

Mr. Froke explained that the City of Glendale's Environmental Department Program Manager Joetta Miller is very knowledgeable about plant material and landscaping. She reviewed the staff report and stated that it would not be a good candidate for the Glendale Phoenix area but there might be other options like Sahuaro Ranch Park or Native Seeds in Tucson which is a partnership that deals with plants that are more native to the Arid Region or Sonoran dessert whether its Phoenix, Glendale, or the Tucson area so there are options that we can look at. The Iris's wouldn't be an option for Glendale unless it was in a controlled environment.

Commissioner Myer hopes if they find a location that it wouldn't require a lot of maintenance and up keep.

Mr. Thomas Ritz explained the programs through the Parks and Sahuaro Ranch Park for volunteers combined with Joetta Miller's knowledge of water conservation and landscaping through low water use, are good. Various cities cooperating as the Arizona Municipal Water Users Association have put together publications on landscaping available at the libraries. Mr. Ritz had one of their brochures for the Commission.

Chairperson Worsdell inquired about the Elsie McCarthy Sensory Garden for the Blind and wondered what was in the garden.

Mr. Froke explained that the park was an endowment given from Elsie McCarthy who bequeathed a substantial amount of funds for a park for the blind that would have plants that are tactile or to the touch that if you have sight impairment you can feel and experience the garden with your hands. The City of Glendale maintains it. There are no Barrel Cactus type plants in this park.

Commissioner Lennox mentioned there are Prickly Pear plants that smell wonderful in the Sensory Garden. The only thing is that it's not an ideal location for Iris's and suggested they find a location where there is more foot traffic. She has noticed that with the park gated the homeless tend to gather there.

Mr. Froke suggested making the Sensory Garden one of their stops at their next Historic Preservation Tour. Commissioner Lennox thought it was a good idea especially since it will be in during the spring season.

Mr. Froke mentioned they have a homeless at the Myrtle Avenue Cultural Gateway so Planning has been working with Parks and Recreation and the Police Department, since there is more movement of people. Now that there is a sign there that doesn't allow urban camping.

Mr. Ritz and Mr. Martell, mentioned all the Libraries and the Community Center on Brown Street has the same signs as well.

Mr. Martell asked Commissioner Myers if she thought about contacting the Botanical Gardens to see what native plants would be good for the environment.

Commissioner Myers thought it was a great idea but isn't sure if it should start from a location or from an organization. In Prescott, the museum itself invited the society to come in and plant. She suggested the Phoenix Permaculture Guild and mentioned there are quite a few other resources. The Xeriscape Garden behind the Main Library was also mentioned.

Commissioner Versluis asked about the Main Library that has some space for a few plants in their area.

Commissioner Myers agreed but was concerned about the number of festivals that take place in that area.

Commissioner Versluis commented there is a lot of traffic but that also mean there would be a lot of people viewing the plants since they do have room. She also suggested Foothills Park.

Commissioner Myers said she did notice the planter in the center of Murphy Park and asked who she would contact about her suggestion?

Mr. Froke provided Commissioner Myers the contact information for Erik Strunk.

Commissioner Versluis gave an update about her son who she visits in Henderson, Nevada. He loves antiques and there is a museum in the Las Vegas area that wanted to share what she saw at this museum. She showed pictures of houses from the early days of Las Vegas's inception. The small homes were 1 or 2 bedrooms and they were completely furnished. There was even dishes in the sink as well ask other antique décor through the houses. Mannequins were place in the homes as well that were dressed in that time period. Plexiglass was placed on the doors, so as you walk by you're able to view each room without actually entering the home.

Her suggestion was when the City of Glendale restores the old buildings we should put up plexiglass room dividers so people can see the historical rooms and décor but can't enter into the building. It reminded her of the old Morcomb service station and wondered if we could obtain old farm equipment to place in this area and possibly charge \$2 per person to view the Service Station. She wanted to commission to hear about her suggestion.

VIII. STAFF REPORT

None.

IX. COMMISSION COMMENTS AND SUGGESTIONS

None.

ADJOURNMENT

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

NEXT MEETING

Mr. Froke asked if the Commission could meet in December for one item for the commissions input before January.

Chairperson Worsdell agreed to the suggestion.

The next regularly scheduled meeting will be held at 4:00 p.m. on December 12, 2013.



Historic Preservation Staff Report

DATE: December 12, 2013

TO: Historic Preservation Commission

AGENDA ITEM NO: 1

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

SUBJECT: FIRST SOUTHERN BAPTIST CHURCH | 7161 NORTH 58TH AVENUE

DISCUSSION:

The Community Revitalization Division has received a request by the property owner to demolish the vacant brick building located at the SEC of Myrtle Avenue and 58th Avenue.

Built in 1928, the building has been vacant since 2003. The City of Glendale acquired the site and adjacent property from First Southern Baptist Church in 1998. The church decided to relocate their campus to 59th Avenue and Brown Street. Acquisition of the site provided the City with additional parking for downtown events. 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.”

On May 24, 2005 the City entered into a Development Agreement with Vanguard CityHome to develop condominiums on vacant land located south of the brick building. As part of the Development Agreement the City conveyed the brick building and adjoining land to the south to Vanguard. It was intended by Vanguard to redevelop the brick building into adaptive re-use such as office space, restaurant and retail space. Construction of the condominiums did not advance past the foundation stage as the Great Recession contributed to the stop in construction. In 2007 Vanguard removed a portion of the church on the south façade to accommodate the condominiums. This addition was constructed in 1948.

The condominium site was acquired by Rialto Partners and remains unfinished and is an eyesore in the downtown area. The church building is currently owned by Michael Traylor, who was part of Vanguard at the time of the 2005 Development Agreement. 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.

Over the past 10-15 years the building has fallen into disrepair and has not been maintained properly. On June 6, 2013 the City’s Building Safety Department conducted an investigation of the property at the request of the Glendale Police Department due to what they felt were unsafe conditions. Upon arriving staff found several conditions which caused the Building Safety

Department to declare the structure an imminent hazard and posted the building as unsafe to occupy as required by the International Building Code (IBC) Section 116.5.2.

The conditions that necessitated the posting included, but are not limited to:

- a) Transients residing in the basement of a structure that was not intended to be used as a dwelling.
- b) The structure has become an attractive nuisance.
- c) The structure is not secured with multiple entry points being breached.
- d) The structure lacks the necessary provisions that would allow it to be occupied.
- e) Individuals are using areas of the facility for a rest room without proper plumbing fixtures.
- f) There is a significant amount of animal waste, as well as dead animals, on the 1st floor the materials of which are being transported throughout the structure.
- g) There is a bee hive located on the east wall of the property.
- h) There is a significant pigeon infestation of the property.
- i) There are areas of the first floor that are missing the floor substrate which would allow a person to fall through to the first floor.
- j) The ability to safely egress from the building, in the event of an emergency, is significantly compromised due to the damage, materials and no legal exits from the building.
- k) The buildings masonry has suffered significant deterioration and damage in some areas and must be analyzed by a structural engineer and submit a report to the building safety department for review.
- l) Elements of the roof have seen significant deterioration to the point that they may be dislodged by the wind and pose a hazard of striking people or property and must be abated.

In 2002, the City Center Master Plan (CCMP) was adopted by the City Council. The CCMP recommends developing a surface parking lot at this location. The brick building lost its historic integrity in the 1950's when many of its features were changed (roof, height, porch). The building is not listed on the National Register of Historic Places.

The City 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. According to the property owner it would cost approximately \$600,000 to \$1,000,000 to bring the building up to code which is not economically feasible.

Adjacent property owners and merchants have expressed a desire to have the building demolished as it has become a nuisance and an eyesore to the neighborhood.

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 bring the building up to code.

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

ATTACHMENT:

1. Vicinity Map.
2. Photographs of Building.
3. June 7, 2013 Letter to Community Revitalization.
4. June 7, 2013 Notice to Property Owner.

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

REVIEWED BY:



Planning Director

JMF/sr

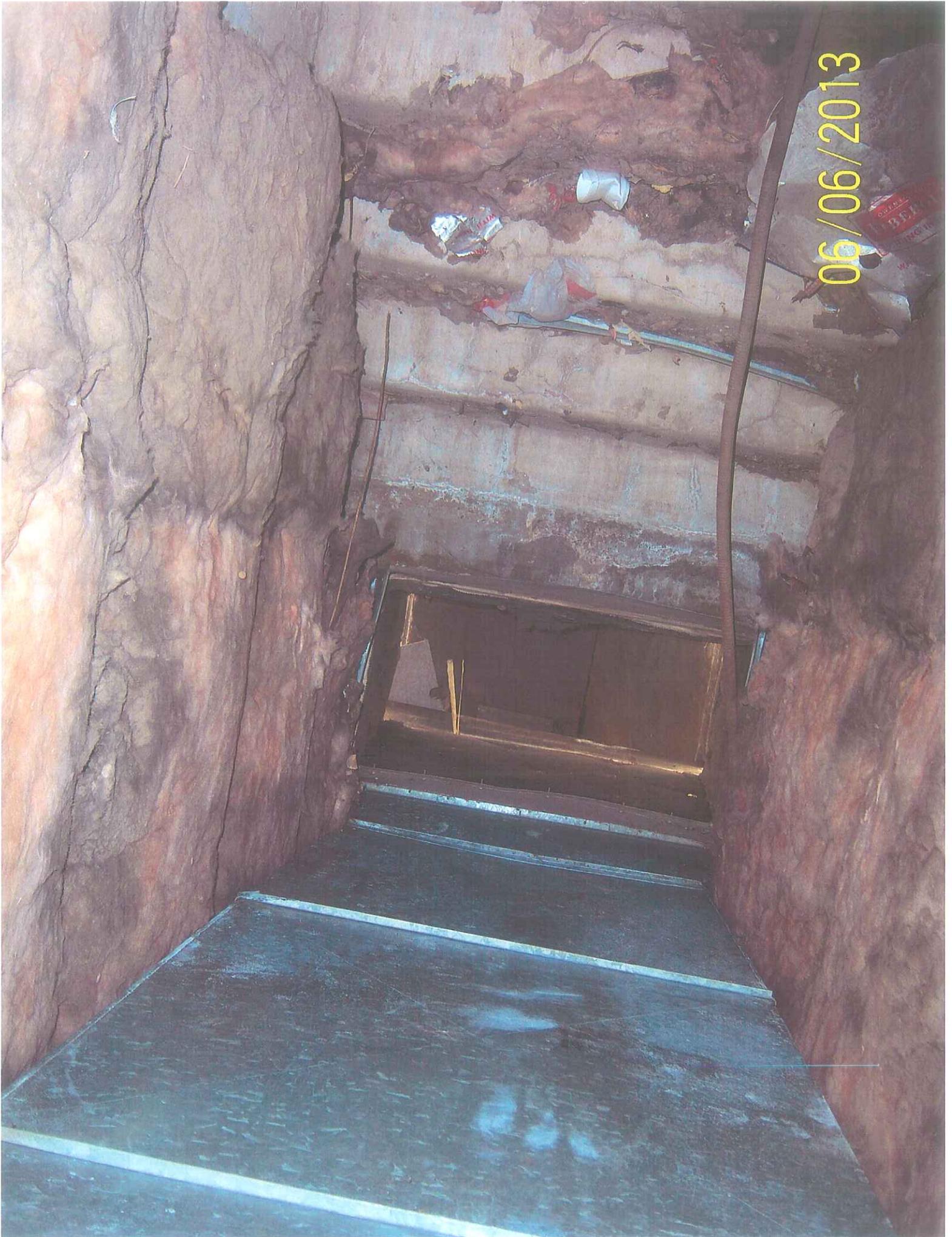


Executive Director



06/06/2013

06/06/2013



06/06/2013





06/06/2013







June 7th 2013

Robert Essel
City of Glendale
Community Revitalization Department
5850 W. Glendale Ave
Glendale AZ 85301

Subject: Unsafe structure located at: 7149 N. 58th avenue,
Glendale, AZ 85301
Parcel: 147-26-010B
Legal Description: See Exhibit "A"

Dear Mr. Essel:

On June 6th 2013 the City of Glendale's Building Safety Department conducted an investigation of the aforementioned property at the request of the Glendale Police Department due to what they felt were unsafe conditions. Upon arriving we found several conditions which caused the Building Safety Department to declare the structure an imminent hazard and posted the building as unsafe to occupy as required by the International Building Code (IBC) Section 116.5.2.

The conditions that necessitated the posting included, but are not limited to:

- Transients residing in the basement of a structure that was not intended to be used as a dwelling
- The structure has become an attractive nuisance
- The structure is not secured with multiple entry points being breached
- The structure lacks the necessary provisions that would allow it to be occupied
- Individuals are using areas of the facility for a rest room without proper plumbing fixtures
- There is a significant amount of animal waste, as well as dead animals, on the 1st floor the materials of which are being transported throughout the structure via animal and air movement
- There is a bee hive located on the east wall of the property
- There is a significant pigeon infestation of the property
- There are areas of the first floor that are missing the floor framing which would allow a person to fall through to the first floor
- The ability to safely egress from the building, in the event of an emergency, is significantly compromised due to the damage, materials and no legal exits from the building.

- The buildings masonry has suffered significant deterioration and damage in some areas and must be analyzed by a structural engineer and submit a report to the building safety department for review.
- Elements of the roof have seen significant deterioration to the point that they may be dislodged by the wind and pose a hazard of striking people or property and must be abated.

It should be noted that a complete inspection of the premises could not be completed due to limited access. It will be necessary to schedule an inspection of the site, with you or your representative, to document all conditions that will need to be repaired with the Building Safety Department before beginning to make any repairs to the structure.

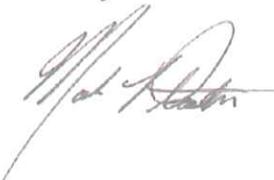
These conditions are considered imminently unsafe, per IBC sections 116.3. 1, 2, 5, 9, 12, 13, 15, 16, 17, 19 and 20. These conditions must be corrected prior to the issuing a new Certificate of Occupancy and allowing the building(s) to be occupied again. In the buildings current condition it is unsafe to occupy and poses an imminent hazard to the public.

No person(s) shall enter the property except to secure it from entry and to maintain the grounds and/or the structure, any other use, entry or occupancy is prohibited and is a Class I Misdemeanor.

Please note that the City of Glendale has the authority to repair or demolish the structure, as outlined in IBC section 116.5.2.4.4 if the aforementioned items are not addressed. The costs of such work would be assessed to the property owner and placed as a lien against the real property.

If you or any other parties of interest have any questions or need assistance please contact me at: 623-930-3137 or by email at: mptashkin@glendaleaz.com

Sincerely



Mark Ptashkin
Senior Building Inspector
Building Safety Department

CC: Pam Wertz, Building Official
Tom Paradise, Building Safety Manager
Russ Romney, Assistant City Attorney
Samuel McAllen, Code Compliance Director
Mark Greenawalt, Code Compliance
Angela Freeman, Glendale Police Department
Sergeant John Rohkohl, Glendale Police Department
Gallagher and Kennedy Service



June 7th 2013

Vanguard City Home
4725 N. Scottsdale Road
Suite 110
Scottsdale AZ 85251

Subject: Unsafe structure located at: 7149 N. 58th avenue,
Glendale, AZ 85301
Parcel: 147-26-010B
Legal Description: See Exhibit "A"

Dear Sirs:

On June 6th 2013 the City of Glendale's Building Safety Department conducted an investigation of your property at the request of the Glendale Police Department due to what they felt were unsafe condition. Upon arriving we found several conditions which caused the Building Safety Department to declare the structure and imminent hazard and posted the building as unsafe to occupy as required by the International Building Code (IBC) Section 116.5.2.

The conditions that necessitated the posting included, but are not limited to:

- Transients residing in the basement of a structure that was not intended to be used as a dwelling
- The structure has become an attractive nuisance
- The structure is not secured with multiple entry points being breached
- The structure lacks the necessary provisions that would allow it to be occupied
- Individuals are using areas of the facility for a rest room without proper plumbing fixtures
- There is a significant amount of animal waste, as well as dead animals, on the 1st floor the materials of which are being transported throughout the structure
- There is a bee hive located on the east wall of the property
- There is a significant pigeon infestation of the property
- There are areas of the first floor that are missing the floor substrate which would allow a person to fall through to the first floor
- The ability to safely egress from the building, in the event of an emergency, is significantly compromised due to the damage, materials and no legal exits from the building.

It should be noted that a complete inspection of the premises could not be completed due to limited access. It will be necessary to schedule an inspection of the site, with you or your representative, to document all conditions that will need to be repaired with the Building Safety Department before beginning to make any repairs to the structure.

These conditions are considered imminently unsafe, per IBC sections 116.3. 1, 2, 5, 9, 12, 13, 15, 16, 17, 19 and 20. These conditions must be corrected prior to the issuing a new Certificate of Occupancy and allowing the building(s) to be occupied again.

You are hereby ordered to immediately secure the property from entry and maintain the property in such a condition that it does not present an attractive or public nuisance. To secure the property the perimeter fence must be secured as well as all openings on the building.

No person(s) shall enter the property except to secure it from entry and to maintain the grounds and/or the structure, any other use, entry or occupancy is prohibited and is a Class I Misdemeanor.

You have the right to appeal this notice per IBC 116.6. All appeals must be filed with the Building Official, in writing, no later than 5 PM June 25th 2013. The appeal may be delivered or mailed to the City of Glendale, Building Safety Department, 5850 W. Glendale, AZ 85301 and marked to the attention of Mark Ptashkin, Senior Building Inspector. You may also fax the appeal, with a cover sheet marked to the attention of Mr. Ptashkin, to: (623) 915-2695. It is highly suggested that you confirm that we have received this documentation by contacting Mr. Ptashkin at the phone number listed below. Please note that all costs associated with this appeal are the property owner's responsibility.

Please note that the City of Glendale has the authority to repair or demolish the structure, as outlined in IBC section 116.5.2.4.4 if the aforementioned items are not addressed. The costs of such work would be assessed to the property owner and placed as a lien against the real property.

If you or any other parties of interest have any questions or need assistance please contact me at: 623-930-3137 or by email at: mptashkin@glendaleaz.com

Sincerely



Mark Ptashkin
Senior Building Inspector
Building Safety Department

CC: Pam Wertz, Building Official
Tom Paradise, Building Safety Manager
Russ Romney, Assistant City Attorney
Samuel McAllen, Code Compliance Director
Mark Greenawalt, Code Compliance
Angela Freeman, Glendale Police Department
Sergeant John Rohkohl, Glendale Police Department
Gallagher and Kennedy Service

EXHIBIT A

Legal Description:

Lot 14 and that part of Lot 13, Block 1, AMENDED PLAT OF GLENDALE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 2 of Maps, Page 49, more particularly described as follows:

Commencing at the Northwest corner of said Lot 14, from which the Southwest corner of Lot 8 Block 1 AMENDED PLAT OF GLENDALE bears South 00°23' 37" West, (basis of bearings) a distance of 350.83 feet, said Northwest corner being the Point of Beginning.

Thence along the North line of said Lot 14, South 89°29' 43" East, a distance of 140.22 feet to the Northeast corner thereof;

Thence leaving said North line, and along the East line of said Lots 13 and 14 Block 1, South 00°24' 16" West, a distance of 70.41 feet;

Thence leaving said East line North 89°36' 23" West, a distance of 81.01 feet;

Thence South 00°23' 37" West, a distance of 24.45 feet;

Thence North 89°36' 23" West, a distance of 59.20 feet to the West line of said Lot 13 Block 1;

Thence along the west line of said Lots 13 and 14, North 00°23' 37" East, a distance of 96.14 feet to the Point of Beginning.