



Historic Preservation Commission Agenda

THURSDAY, JANUARY 24, 2013

4:00 P.M.

GLENDALE CITY HALL

5850 WEST GLENDALE AVENUE, CONFERENCE ROOM 2A

-
- I. CALL TO ORDER
 - II. ROLL CALL
 - III. APPROVAL OF MINUTES: SEPTEMBER 27, 2012
 - IV. BUSINESS FROM THE FLOOR
 - V. WITHDRAWALS AND CONTINUANCES
 - VI. PUBLIC HEARING ITEMS
 - VII. OTHER BUSINESS
 1. **BEET SUGAR FACTORY | 5243 WEST GLENDALE AVENUE:**
The Staff Liaison will provide an update regarding the planned reuse of and future improvements to the Beet Sugar Factory.
 2. **MYRTLE AVENUE CULTURAL GATEWAY PROJECT UPDATE | 6040 WEST MYRTLE AVENUE:**
The Staff Liaison will provide an update regarding the completion of this downtown gateway project.
 3. **BRONZE PLAQUE PROGRAM | CITY-WIDE:**
The Staff Liaison will provide an update regarding recent activities associated with the City's Bronze Plaque Program.
 - VIII. STAFF REPORT
 - IX. COMMISSION COMMENTS AND SUGGESTIONS
 - X. ADJOURNMENT

NEXT MEETING: May 23, 2013.



Historic Preservation Commission Minutes

THURSDAY, SEPTEMBER 27, 2012
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 4:00 p.m.

II. ROLL CALL

Commissioners Present:

Chairperson Worsdell, Commissioners Myers, Pimentel, and Versluis were in attendance.

Absent:

Commissioners Lenox, Lund, and Renning were absent.

City Staff Present:

Remigio Cordero, Planner; Karen Stovall, Senior Planner; Diana Figueroa, Recording Secretary; Thomas Ritz, Senior Planner; Jon Froke, Planning Director and Historic Preservation Officer; Tabitha Perry, Assistant Planning Director; Brian Friedman, Executive Director, Community & Economic Development; and Sherry Schurhammer, Financial Services Executive Director.

III. APPROVAL OF MINUTES

Chairperson Worsdell called for a motion for the approval of the January 26, 2012 meeting minutes. Commissioner Versluis made a motion to approve the minutes as written. Commissioner Garay seconded the motion, which passed unanimously.

IV. BUSINESS FROM THE FLOOR

None.

V. WITHDRAWALS AND CONTINUANCES

None.

VI. PUBLIC HEARING ITEMS

None.

VII. OTHER BUSINESS

1. ARIZONA WILDERNESS COALITION

The Historic Preservation Commission heard a presentation by Ian Dowdy, AICP, Conservation Outreach Associate, Arizona Wilderness Coalition.

Mr. Dowdy introduced himself and provided background information, stating that as a conservation group, the Arizona Wilderness Coalition deals with lands that have important character and often historic character with respect to natural and cultural resources. As a coalition, the Arizona Wilderness Coalition works to conserve and protect Arizona's heritage in the form of lands or other historic items in the lands and landscapes.

The Arizona Wilderness Coalition was founded in 1979. He said victories include the Arizona Wilderness Act in 1984, the Arizona Desert Wilderness Act in 1990 and in 2009, the Arizona Wilderness Coalition was partially responsible for the Fossil Creek designation. They maintain 5.8 million acres of wilderness quality land.

He said Federal land is owned and managed by one in four groups, the Bureau of Land Management, Forest Service, Fish and Wildlife Service and National Park Service. In addition, there is wilderness in each of these four designations in Arizona.

He added conservation is a regional planning issue. Although the City of Glendale does not have a lot of conservation lands, surrounding communities do. Conservation is critical today. By 2030, the Sun Corridor, basically the geographic area between Phoenix and Tucson, will grow to about eight million people. One half of that growth will be in the West Valley.

Issues in these lands include transportation, military and fragmentation among others. Cultural resources are important. There are civilian remnants to protect.

Mr. Dowdy shared growth numbers in a chart and compared the East Valley, constrained by Federal and State land and the West Valley, mostly private land which develops faster. Additional maps were shared including public preserved lands and a 2010 and 2030 density map showing tremendous growth in Buckeye and west of the White Tank Mountains. The idea is to protect the resources today for the future. When there is a loss of the natural character of the land, the landscape loses value.

In 1964, Congress said that we need to protect the wilderness experience and passed the Wilderness Act. There were basic rules that included, land has to be kept in a natural condition, human impact cannot be seen in the landscape and no permanent structures or vehicles are permitted. The thought is that it is a natural place where man cannot dominate. Water and clean air come from these natural protected places.

Outdoor recreation in Arizona supports 82,000 jobs, generates \$350 million in state tax revenue, and \$5 billion in retail sales and services. There are many users of public lands. Wilderness is not the only answer but is part of it.

Information on the Sonoran Desert Heritage Proposal was shared. It includes three Congressional designations, special management areas, National conservation areas and wilderness areas.

Luke Air Force contributes \$2.1 billion to the state's economy. The military relies on the Barry Goldwater Range and needs to be protected on a permanent basis. The mission is to protect lands surrounding the Range and its proximity to endangered species.

The wilderness proposal was written as a nonpartisan pragmatic proposal in order to get agreement and support from both the Republicans and the Democrats as sponsors on the bill. An important component of the proposal is historic and cultural resources. Areas to be protected with the proposal's passing were shown on a map.

Wilderness is controversial at times. Examples were shared including anti-conservation things in Arizona, the importance of looking at Proposition 119 and 120, Arizona Game and Fish's recent resolution not liking special designations and a bill in Congress that identifies a 100 mile buffer between the U.S. and Mexico border and the U.S. and Canada border that would make environmental laws null and void in the buffer to accommodate the border patrol. It is important to pay attention in a politically charged environment.

Mr. Dowdy stated that it looks positive that the bill will be introduced in Congress the first part of next year.

The Commission thanked for Mr. Dowdy for his time and valuable information.

2. **PROPOSITION 457**

As the General Election approaches, the Historic Preservation Commission heard a presentation from the city about the temporary sales tax and what city services could be cut without the temporary sales tax.

Ms. Schurhammer explained that the presentation was not to discuss the ballot proposition, rather to provide facts of the temporary sales tax increase.

The City of Glendale has experienced tremendous growth in the 1990s and built public amenities to accommodate that growth. The result of these public assets such as police, fire, parks and libraries is the operating costs that come along with them. Therefore, over the years, the general fund budget grew significantly. With the onset of the recession, there have been five years of consecutive budget reductions to the general fund operating budget. The result has been a reduction in the general fund operating budget by 25 percent or \$40 million, along with a reduced workforce by 300 positions.

City sales tax is the largest portion of the general fund operating budget. Sales tax revenues are generated by consumer purchases. The vast majority of spending is on the consumer side and people are not spending. The 8 percent unemployment rate is a factor. The last time that the general fund portion of sales tax was raised was in 1993.

Mr. Brian Friedman continued by sharing a pie chart of the total sales tax collected on purchases and the portion allocated to the City of Glendale and the portion allocated to the state and county.

An example was shared using a \$50 purchase and the tax rate difference of 2.2 percent and 2.9 percent. That purchased totaled \$51.10 and \$51.45 respectively, a .35 cent difference.

The Glendale City Council approved the temporary sales tax increase in June 2012 and it included a tiered system that addressed a concern during the public process. A list of 30 Arizona cities and towns was shared showing their recent increase in sales tax.

Sixty three percent of the city's general fund is for public safety. The city is required to balance their budget annually and they are legally required to pay debt service. The sales tax increase is needed with or without Jobing.com arena. If the city were close the arena, there are still existing maintenance costs. In addition, the arena generates \$5 million to help pay for the debt service on the arena. The activities in Jobing.com draw people to frequent other establishments in the area. There are one million visitors a year to Jobing.com events. Debt service will also need to be paid.

The \$20 million in proposed cuts would require the closure of two libraries, one pool and a reduction in many service areas including maintenance, code compliance, police and fire. City festivals will be affected.

Commissioner Versluis asked about Glendale Glitters and the cost along with the sales tax generated by the area businesses and shops. Ms. Schurhammer said sponsorships and donations are sought to support the event; however, event costs including entertainment are funded by the general fund. An estimate of the sales tax impact can be provided. It will be an estimate as sales tax is reported at the end of the following month and it will be difficult to determine the amount attributed to the festival.

Commissioner Versluis suggested that volunteer groups from the high schools and colleges be secured for the entertainment to keep that cost down. In reply, it can be pursued if it has not already.

Commissioner Marlowe asked about the cost of living and consumer spending. Ms. Schurhammer said there is no data available to determine when a consumer changes spending habits in relation to the economy. Local governments do not have a lot of taxing authority. There are two main areas of revenue sources that local governments control, sales tax and property tax. Under the Arizona property tax system, there is a primary rate that can be used for operations and a secondary rate for debt on projects built such as parks and libraries, not the arena. The City of Glendale's approach is the secondary rate is where we are going to collect most of the revenue. There is a small amount in primary property tax revenue, about \$2.5 million.

Commissioner Versluis asked about the number of people attending each of the city's major special events and suggested that not all of them be cut. Perhaps the one with the most attendance remain. Ms. Schurhammer stated that would be up to City Council to decide.

3. **MYRTLE AVENUE CULTURAL GATEWAY**

The Historic Preservation Commission was updated on the status of the completion of the Myrtle Avenue Cultural Gateway.

Mr. Froke provided information stating the Myrtle Avenue Cultural Gateway is located at 6040 West Myrtle Avenue, near 61st Avenue and Grand Avenue. He shared the conceptual site plan with the Commission. The property was developed in two phases. The hardscape, landscape, public art component and parking lot were completed in 2007. In August, the project was completed with renovations of the adobe house on Myrtle and the little gas station on Grand Avenue. It is a highlight of the annual Historic Preservation bus tour.

4. **BRONZE PLAQUE PROGRAM**

The Historic Preservation Commission was updated on the Bronze Plaque Program.

Mr. Froke stated that the Bronze Plaque Program was established by the Planning Department in 2004. About 200 plaques have been installed on historic properties in and around Glendale. Fifteen plaques were ordered and distributed in the spring and a second shipment of plaques arrived for the Sands Estate Historic District located between 55th and 59th Avenues north of Orangewood. The plaques are being distributed to those owning historic contributing properties. A map of those properties was shared. A log is being kept to document those receiving plaques. As a result of budget cuts, the city no longer installs the plaques; the resident is responsible for installation.

Commissioner Versluis commented about historic houses maintaining the original nature of their property such as window air conditioners and authentic window replacements. Mr. Froke explained the city can have an architectural historian review those situations.

Commissioner Versluis asked about the status of stolen plaques. Mr. Froke replied the six plaques that had been stolen have been returned to Planning. In summer 2011, the city received a call from the Phoenix Police Department asking where to return some stolen plaques. Two men took the plaques from the Catlin Court area and took them in for recycling. The scrap yard dealer recognized that they were not scrap metal and stalled the man while calling the police. The men were caught and the plaques were returned. Three or four of them have been returned to the owner and work is being done to identify the owners of those remaining.

A photograph was shared of Filer Bakery. The owner's daughter contacted the City wondering why the business was not recognized by the City. Businesses are not recognized; however, buildings are. Therefore, the Glendale Pride Civic Ambassadors recognized Filer Bakery with a plaque.

Mr. Froke said regarding the plaque program and whether owners are required to maintain the interior, only the exterior view needs to be maintained.

VIII. STAFF REPORT

Mr. Froke shared a Glendale City Alive magazine from June 1981 that a resident gave to the City over the summer. There are interesting facts, events and photographs from this 31-year old publication.

IX. COMMISSION COMMENTS AND SUGGESTIONS

Commissioner Versluis shared two articles, one dated March 30, 2012, regarding the Historic Register and the other dated April 6, 2012, discussing Glendale's renovation of the adobe house.

ADJOURNMENT

With no further business, the meeting adjourned at approximately 5:25 p.m.

NEXT MEETING

The next regularly scheduled meeting will be held on January 24, 2013.

Respectfully submitted,

Diana Figueroa, Recording Secretary



Historic Preservation Staff Report

DATE: January 24, 2013

TO: Historic Preservation Commission

AGENDA ITEM NO: 1

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

SUBJECT: BEET SUGAR FACTORY | 5243 WEST GLENDALE AVENUE

DISCUSSION:

This is an update on the status of the Beet Sugar Factory. On December 14, 2012, the property owner, Sugar Aspirations, LLC, filed a request for a Certificate of No Effect to the Historic Preservation Officer. The request was reviewed and approved on December 18, 2012 and returned to the property owner. The significance of the Certificate of No Effect is that it will allow the property owner to continue to proceed with plans and permits to utilize a portion of the ground floor for a new tenant known as Forward Brands Distillery.

Built in 1906, the Beet Sugar Factory, has remained largely vacant since 1986. Sugar Aspirations has been working with Building Safety, Economic Development, Engineering, Fire and Planning, on plans to utilize 9,872 square feet of the first floor for the distillery. The remaining 6,521 square feet of the first floor will remain unoccupied. Floors 2 through 5 will also remain unoccupied at this time. Overall the 5 story historic building consists of approximately 56,315 square feet and is approximately 76 feet tall.

Restoration of the site will include a new parking lot off of 52nd Avenue which will consist of 6 new parking spaces. New landscaping will be provided on-site as none exists today. Temporary metal storage containers, previously located on 52nd Avenue, have been moved further east on-site, away from the public street. New flooring on the first floor will be provided and repairs to the exterior walls, doors, windows and roof will also be provided.

The project will allow the re-use of the Beet Sugar Factory for the first time in over a quarter century.

REQUIRED ACTION: None. This is for informational purposes.

ATTACHMENT:

1. Aerial Photograph, dated 2011.
2. Conceptual Site Plan & Building Elevations, dated 2012.

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

REVIEWED BY:

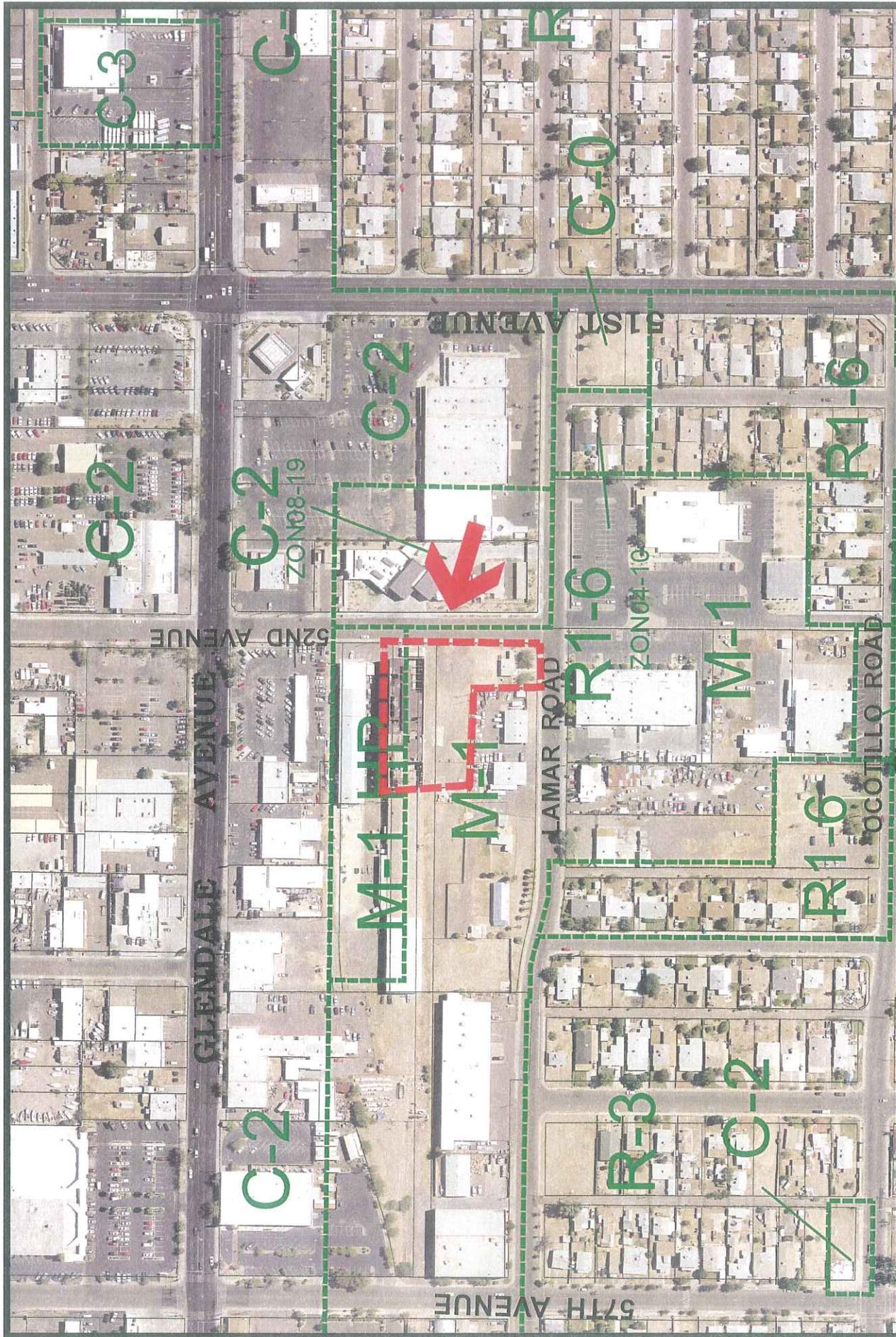


Planning Director

JMF/cm



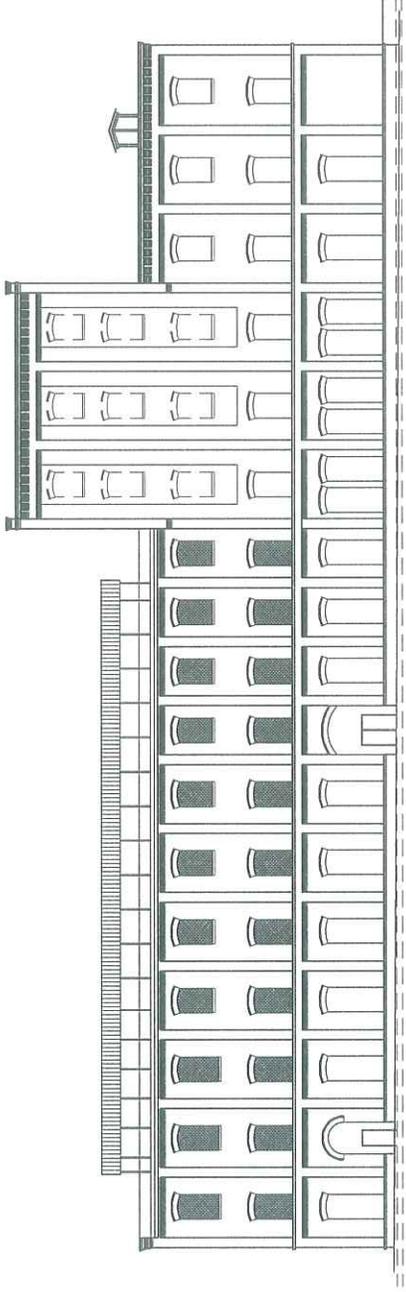
Executive Director



Beet Sugar Factory



Aerial Date: 2011



NORTH ELEVATION

STIPULATIONS AND INTERPRETATIONS

IN ALL SPECIFICATIONS OF WORK HEREIN, THE FINISHES IS ACCORDANT TO THE FINISHES SCHEDULED IN THE SPECIFICATIONS, ATTACHED, REVISED, AND SUPPLEMENTED BY THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.

SHEET INDEX

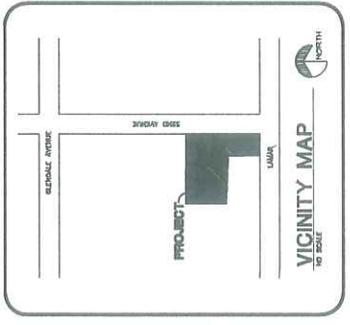
- ARCHITECTURAL
- FOUNDATION PLAN
- FLOOR PLAN
- SECTION
- EXTERIOR FINISHES
- INTERIOR FINISHES
- MECHANICAL
- ELECTRICAL
- PLUMBING
- PAINT
- LANDSCAPE
- CONTRACTOR
- GENERAL NOTES
- FOUNDATION PLAN
- FLOOR PLAN
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- EXTERIOR FINISHES
- INTERIOR FINISHES
- MECHANICAL
- ELECTRICAL
- PLUMBING
- PAINT
- LANDSCAPE
- CONTRACTOR
- GENERAL NOTES

CONTACTS

- OWNERS**
 1234 Main Street
 City, State, Zip
- ARCHITECT**
 5678 Elm Street
 City, State, Zip
- CONTRACTOR**
 9010 Oak Street
 City, State, Zip
- LANDSCAPE ARCHITECT**
 1111 Pine Street
 City, State, Zip
- CIVIL ENGINEER**
 2222 Birch Street
 City, State, Zip
- LANDSCAPE ARCHITECT**
 3333 Cedar Street
 City, State, Zip

PROJECT DATA

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.



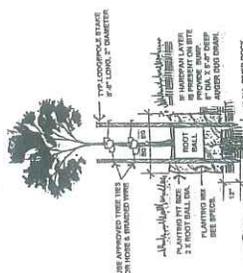
DATE: SEP 11 2013
 CITY: MAY 2013
 CITY: OCT 2013
 CITY: MAY 2013
 CITY: OCT 2013
 CITY: MAY 2013
 CITY: OCT 2013

104
 SEP 11
 FORWARD BRANDS DISTILLERY
 8500 North Grand Avenue
 Grand Rapids, Michigan

CONSTRUCTION INFORMATION REQUIRED TO REPRODUCE ANY MODIFICATION OR VARIATION.

LANDSCAPE SPECIFICATIONS

1. PROVIDE ALL LABOR, EQUIPMENT, AND SERVICES NECESSARY TO PLAN AND COMPLETE THE LANDSCAPE AS SPECIFIED.
2. CONFIRM EXISTING GRADE HAS BEEN COMPLETED TO -1.0' (IT'S REQUIRED).
3. ANY MATERIAL, STANDARDS ARE A.N.A. AMERICAN NURSERY STOCK (ANS) 2011, AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE (LATEST EDITION).
4. PLANTS ARE TO BE INSPECTED BY DESIGNER OR BY OWNERS REP. PRIOR TO DELIVERY, TRANSIT, UNLOADING, AND ALL PLANTS TO HAVE A VIGOROUS HEALTHY ROOT SYSTEM. PLANTS WILL NOT BE ROOT BOUND.
5. SIZE, CONDITIONING IN LAWN AREAS AND PLANTING BEST TO BE AT THE RATE OF A DEPTH OF 2" OF GRADES SOIL, SUBSTRATE FOR USE IN THE PLANTING BEDS TO A DEPTH OF 2".
6. LAWN TYPE AND APPLICATION, PLANTINGS AND SPACING, AND SURFACE DRAINAGE EITHER ORGANIC OR INORGANIC, TO BE AS SPECIFIED.
7. TOPSOIL TO BE FREE OF LIMBS, TOXIC SUBSTANCES, MOIST NUTRIENT DEFICIENCY, AND TO HAVE A PH VALUE OF 6.5 TO 7.5, WITH SULFUR & SALTS NOT TO EXCEED 1000 PPM. PROVIDE CERAMICUM NET TEST PRIOR TO INSTALLATION.
8. ALL PLANTS TO BE PLANTED TO THE PROPER DEPTH AND TO BE PROPERLY BUILT UP. ALL PALM BURLS TO BE 100% CLEAN AND ALL BURLS REMOVED.
9. FERTILIZE LAWN AREAS WITH AMERICAN FERTILIZER, 16-20-0, PER MANUFACTURER'S RECOMMENDATION. FERTILIZE TREES, SHRUBS, AND GROUND COVERS WITH A BALANCED ALL PURPOSE FERTILIZER AS PER MANUFACTURER'S RECOMMENDATION ON HOW AND BE USED TO BE USED.
10. CERAMICUM PALM, 2" DIA. STOVES. USE APPROVED TEE.
11. PLANTING PITS ARE TO BE TWICE THE DIA. OF THE CONFINED ROOT BALL SIZE. ALL PLANTS TO BE SET IN THE PITS AND PLANTS, BEST SIDE EXPOSED TO WEST. SLOTTED ARE PLANTS TO BE PLANTED IN OTHER SET, AND CACTUS ORIENTED TO SOUTH SIDE.
12. LEAVE AND KEEP ALL AREAS OF THE WORK IN A CLEAN, ORDERLY CONDITION.
13. MAINTAIN PROJECT AS REQUIRED TO ESTABLISH ALL PLANTINGS BY WATERING, REPLANTING ANY PLANTS SHOWING DAMAGE FOR A PERIOD OF 90 DAYS FROM THE FINAL ACCEPTANCE DATE OF THE PROJECT.
14. ALL PLANTS TO BE PLANTED TO THE PROPER DEPTH AND TO BE PROPERLY BUILT UP. ALSO MAINTAIN ALL TREES FOR A PERIOD OF 90 CALENDAR DAYS, AND ALL PLANTS FOR 90 CALENDAR DAYS FROM THE FINAL DATE OF ACCEPTANCE OF THE PROJECT.



PLANTING-STAKING DET.

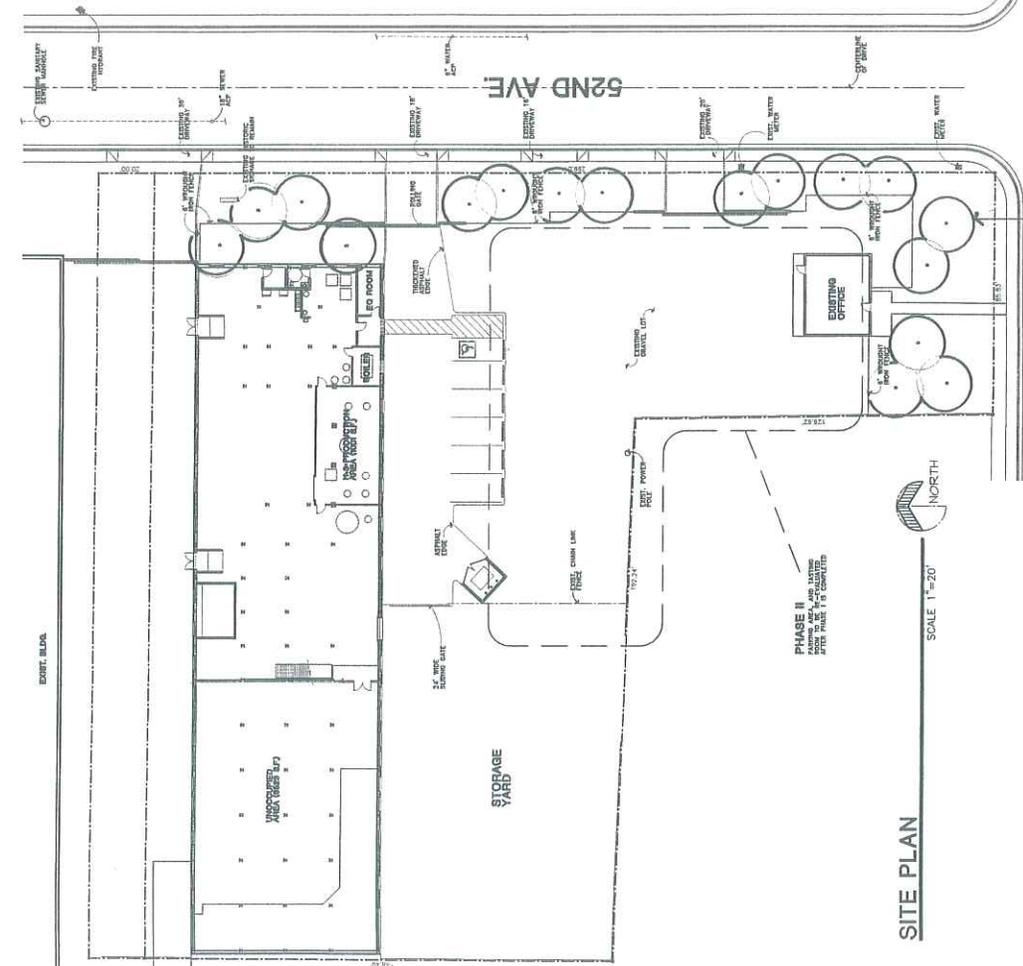


SHRUB PLANTING DET.

SEE L2-PLANTING PLAN

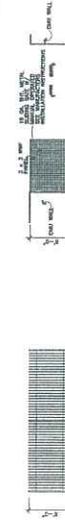


GROUND COVER DET.



SITE PLAN

SCALE 1"=20'



WROUGHT IRON FENCE ELEVATION

SCALE 1"=10'

SLIDING GATE

SCALE 1"=10'

GREEN DESIGN
 2025 E. WILSON BLVD
 TUCSON, ARIZONA 85719
 PHONE 520.735.2877
 RD2011.02



CITY OF GLENDALE, ARIZONA
 Landscape & Irrigation Plan
 APPROVED BY: LANDSCAPE ARCHITECT DATE

DATE 12-1-2011
 JOB 1104
 PROJECT
 FORWARD BRANNING DISTRICT
 at the SQUARE FACTORY
 0909 North 52nd Avenue
 Glendale, Arizona



VICINITY MAP
 NO SCALE
 NORTH

PLANTING PLAN-TREES SHEET ONLY

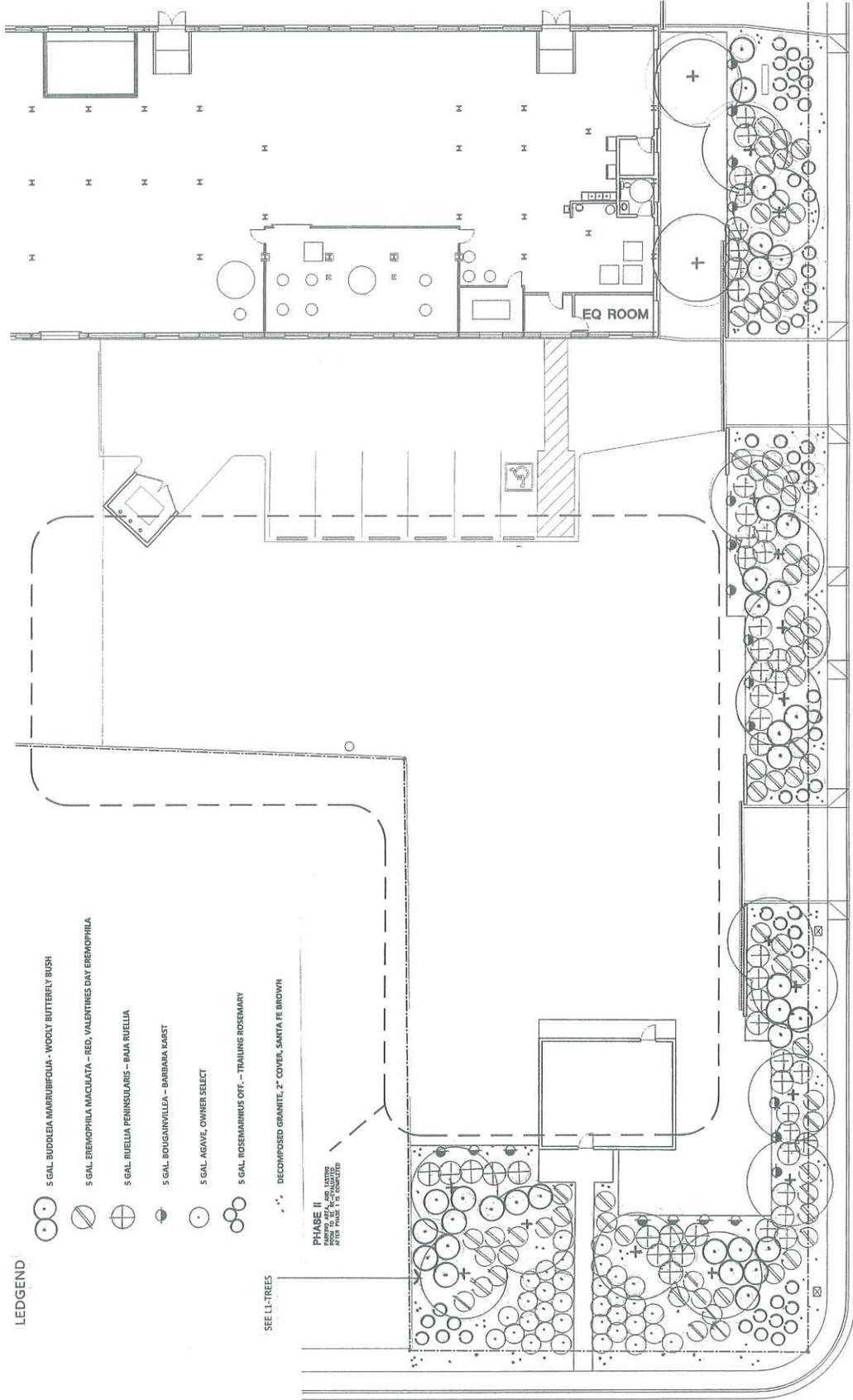
LEGEND

- 5 GAL. BUDDLEIA MARRUBIFOLIA - WOOLY BUTTERFLY BUSH
- 5 GAL. EREKOPHILA MACULATA - RED, VALENTINES DAY EREMOPHILA
- 5 GAL. RUELIA PENINSULARIS - BAJA RUELIA
- 5 GAL. BOUGAINVILLEA - BARBARA KAMST
- 5 GAL. AGAVE, OWNER SELECT
- 5 GAL. ROSEMARINUS OFF. - TIDJUNG ROSEMARY

SEE L1 - TREES

DECOMPOSED GRANITE, 2" COVER, SANTA FE BROWN

PHASE II
 FINISHING AND
 PLANTING
 AFTER PHASE I IS COMPLETED



THE DESIGN
 283 East White Street
 Tempe, Arizona 85283-1508
 Phone: (480) 951-1087
 Fax: (480) 951-1087
 RD2011-02

DATE: 12-1-2011
 JOB: 1104
 SHEET: L2-4

FORWARD BRANDS DISTILLERY
 6809 North 52nd Avenue
 at the QUARRETT FACTORY
 PHOENIX, ARIZONA 85018-0678



SITE PLAN
 PLANTING PLAN
 SHRUBS-GROUND COVER-ACCENTS

52ND AVE.

LAMAR RD.



EXPIRES: 3/31/14
EXPIRES: 6/30/13

FORWARD BRANDS DISTILLERY
AT SUGARBRETT FACTORY
6850 N. 2ND AVENUE
GLENDALE, AZ 85301
FORWARD BRANDS DISTILLERY

PROJECT NO.	11-005	
MODEL FILE	FINAL_19 Jun 12 REV2.dwg	
DRAWN BY	SAS	
CHECKED BY	SAS	
COPYRIGHT		
MARK	DATE	DESCRIPTION
Δ	6/20/12	CITY COMMENT - 2nd FLOOR
Δ	4/2/12	CITY COMMENT - 2nd FLOOR
Δ	3/28/11	CITY COMMENT - DARK SKY

PROJECT NO. 11-005
MODEL FILE: FINAL_19 Jun 12 REV2.dwg
DRAWN BY: SAS
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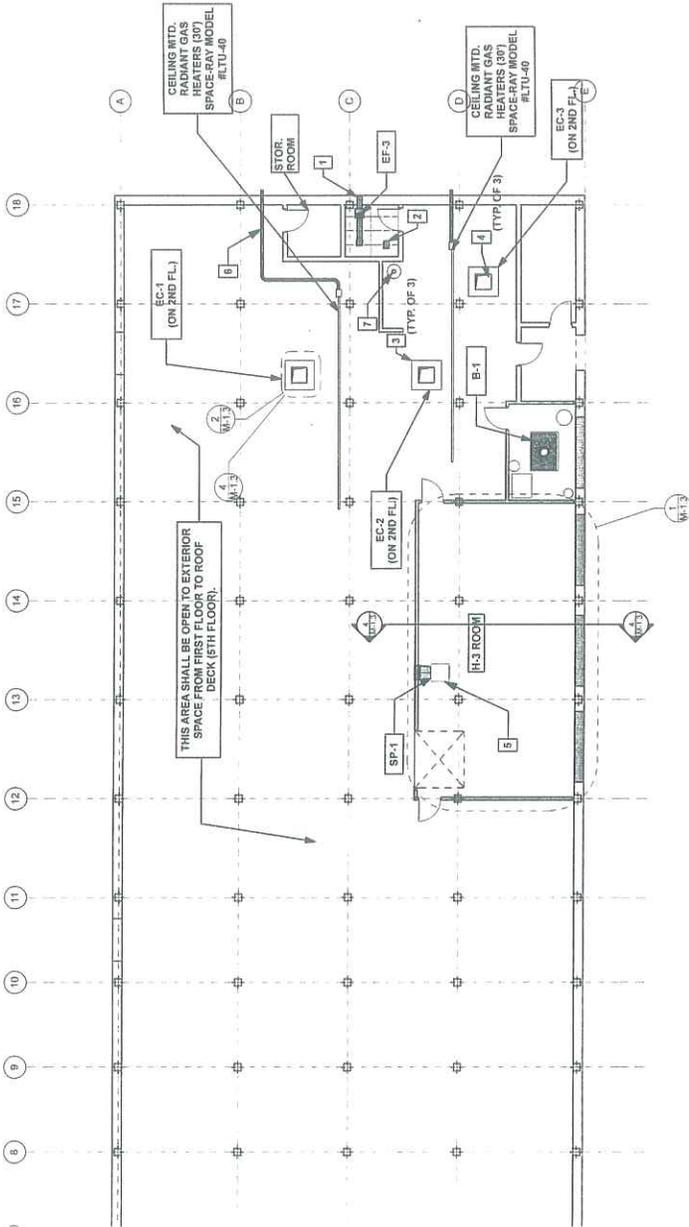
SHEET TITLE
MH-1 MECHANICAL HVAC
PLAN - 1st FLOOR

M-1.2
OF 19
SHEET 8

VENTILATION CALCULATIONS:
GENERAL BUILDING - THE GENERAL BUILDING IS OPEN AND EXPOSED TO EXTERIOR.
ESTIMATED OPEN AREA - 600 SQ. FT.
(10' x 10' openings @ .66% min. open area x 6 openings per floor x 4 floors)
BUILDING AREA = 7,175 SQ. FT.
PER IMC 402.2, NATURAL VENTILATION = 4% OF BUILDING AREA
(7175 sq. ft. * 0.04 = 287 sq. ft.)
H3 ROOM - H3 ROOM HAS EXTERIOR WALL.
ESTIMATED OPEN AREA - 120 SQ. FT.
(10' x 10' openings @ .66% min. open area x 3 openings)
H3 AREA = 895 SQ. FT.
PER IMC 402.2, NATURAL VENTILATION = 4% OF H3 AREA
(895 sq. ft. * 0.04 = 40 SQ. FT.)
NEUTRILATION PROVIDED EXCEEDS CODE REQUIREMENTS.

NOTES:

- PROVIDE 8"X8" EXHAUST DUCT WITH 8"X8" TITUS MODEL DPF EXHAUST GRILLE IN CEILING. TERMINATE DUCTWORK AT EXTERIOR WALL. PROVIDE "X" EXTERIOR MOUNTED DISCHARGE GRILLE. COORDINATE WITH ARCHITECT FOR EXTERIOR GRILLE TYPE AND STYLE.
- PROVIDE 8"X8" RELIEVE DUCT AND GRILLE.
- MOUNT EVAPORATIVE COOLERS ON 2ND FLOOR BUILDING STRUCTURE. COORDINATE WITH ARCHITECT.
- DROP FULL SIZE (8" X 24") DISCHARGE DUCT, 3 FEET ABOVE 2ND FLOOR DECK. PROVIDE #4W4 DEFLECTOR (PYRAMID).
- SP-1 SHALL BE RATED AND INSTALLED FOR MAXIMUM PRESSURE LOSS (UP TO) INSTALLATION. FAN SHALL BE SPARKPROOF TYPE.
- ROUTE 4" DIA. FLUE DUCT OUT AND TERMINATE OUTSIDE BUILDING. FIELD VERIFY. (TYP. OF 2)
- ROUTE 6" DIA. WATER HEAT FLUE AND TERMINATE OUTSIDE BUILDING AT ROOF DECK.



1 MECHANICAL HVAC PLAN - 1st FLOOR
SCALE: 1/8" = 1'-0"

HVAC Equipment												
Type	Man./Model #	Alflow (cfm)	ESP (in. WPG)	Flow rate (GPM)	TDH (ft. H ₂ O)	Fan HP	Fan Voltage/PH	Fan FLA	Pump HP	Pump Voltage/PH	Pump FLA	Total Load (T/A)
EC-1	CHAMPION/DD 10-12	9000	0.5	2208/3	5	2208/3	208/3	208/3	8	208/3	208/3	3904.264
EC-2	CHAMPION/DD 10-12	9000	0.5	2208/3	7	2208/3	208/3	7.8	208/3	208/3	208/3	3904.264
EC-3	CHAMPION/DD 10-12	9000	0.5	2208/3	7	2208/3	208/3	7.8	208/3	208/3	208/3	3904.264
EF-3	Greenheck/SP-A7-10	500	0.5				208/3		2			437.5
SP-1	Cook Fan/180SQM-B	4800	0.5			2208/3	2208/3	7.8				2806.752
TOTALS												14957.044

2 MECHANICAL EQUIPMENT SCHEDULE



Historic Preservation Staff Report

DATE: January 24, 2013

TO: Historic Preservation Commission

AGENDA ITEM NO: 2

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

**SUBJECT: MYRTLE AVENUE CULTURAL GATEWAY
6040 WEST MYRTLE AVENUE**

DISCUSSION:

This is an update on the status of the completion of the Myrtle Avenue Cultural Gateway.

All state and federal approvals were obtained in 2011 to complete the project. The National Park Service approved a time extension of the Save America's Treasures Grant. The end date for this grant, which is partially funding the project, was extended from May 31, 2012 to December 31, 2012.

Last year restoration of the adobe house and gas station was put out to bid. On March 27, 2012, the City Council selected J.E. Bowen Construction as the contractor as the most qualified bidder of \$105,100. Construction began in May and was completed in August 2012. The project was completed within the allotted budget with \$103,679.90 expended.

Since the project was completed, Planning has received many favorable comments and the Historic Preservation web page has been updated to include photographs of the finished project. The project is now complete and a ribbon cutting ceremony will be scheduled this year.

Meanwhile, the Arizona Department of Transportation recently began work on modernizing Grand Avenue. This work includes the removal of blighted properties, converting overhead utility lines to underground, removal of unnecessary driveways and the installation of a continuous sidewalk through Glendale. Several billboards will be removed and a decorative perimeter theme wall will be constructed adjacent to commercial and industrial buildings. The approved wall design consists of decorative masonry and wrought iron elements as well as a common paint scheme.

These improvements, along with the Myrtle Avenue Cultural Gateway will significantly improve the aesthetics and function of Grand Avenue as a major thoroughfare through Glendale.

REQUIRED ACTION: None. This is for informational purposes.

ATTACHMENT: 1. Photographs of Finished Project.

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

REVIEWED BY:



Planning Director

JMF/cm



Executive Director

Myrtle Avenue Cultural Gateway | 6040 West Myrtle Avenue | Glendale, AZ

Exterior Photographs | Adobe House



South Side of Residence



North Side of Residence



North Side of Residence



West Side of Residence

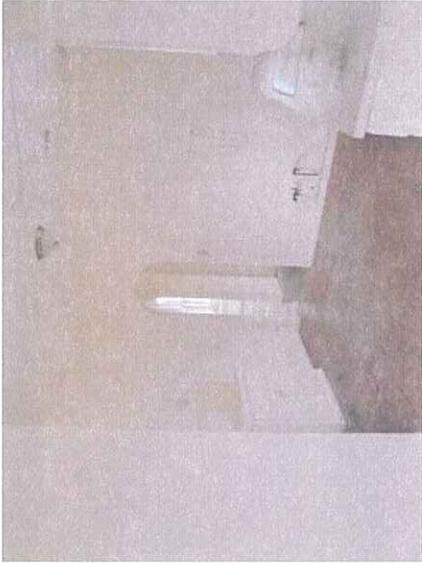


East Side of Residence



South Side of Residence

Interior Photographs | Adobe House



Residence Kitchen
Looking West



Residence Family Room
Looking West



Residence Family Room
Looking East

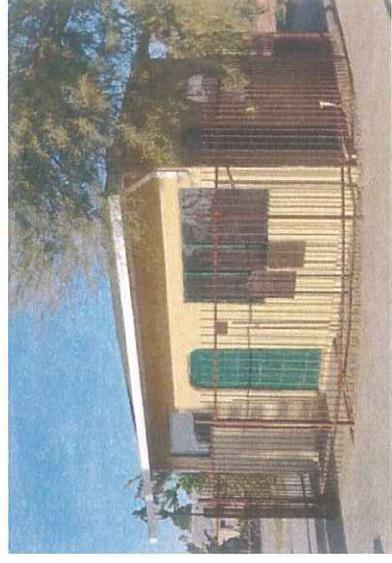
Exterior Photographs | Service Station



North Side of Service Station

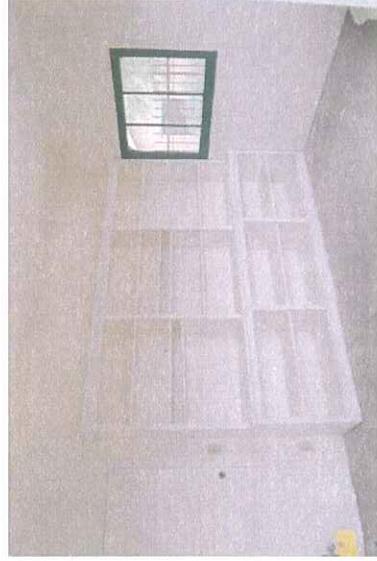


North Side of Service Station

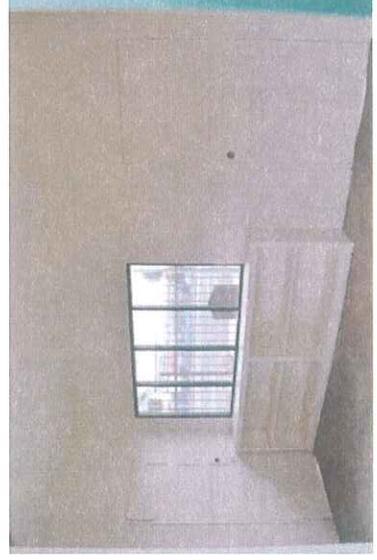


South Side of Service Station

Interior Photographs | Service Station



Service Station Display
Looking Northeast



Service Station Counter
Looking Southwest



Historic Preservation Staff Report

DATE: January 24, 2013

TO: Historic Preservation Commission

AGENDA ITEM NO: 3

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

SUBJECT: BRONZE PLAQUE PROGRAM

DISCUSSION:

The City Council adopted the Historic Preservation Plan in 2003. Since that time, Planning, as the liaison to the Historic Preservation Commission, has been implementing the Plan. 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 two hundred plaques have been designed, fabricated, and affixed to residential properties in Historic Districts. Thirty-five bronze interpretive plaques have been designed, fabricated, and affixed on commercial buildings and in some cases on individual historic sites. The most recent plaque was funded by the Glendale Civic Pride Ambassadors Club for the Robert W. Cole Building, which is located at 7003 North 58th Avenue.

There are some remaining bronze plaques for Catlin Court, Floralcroft and Glendale Tract that were never picked up by the owners of contributing properties. Planning is working to distribute these plaques. This work is being completed by our Planning Intern.

Last summer Planning purchased forty five bronze plaques for the Sands Estates Historic District. Planning continues to work with individual property owners to distribute the plaques to contributing properties. The installation of the plaques is the responsibility of the property owner.

REQUIRED ACTION: None. This is for informational purposes.

ATTACHMENTS:

1. Listing of National Register Plaques in Glendale.
2. Catlin Court Historic District Map.
3. Floralcroft Historic District Map.
4. Sands Estates Historic District Map.
5. Glendale Tract Historic District Map.

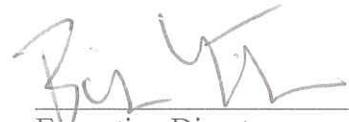
PROJECT MANAGER: Jon M. Froke, AICP, Planning Director
Historic Preservation Officer
(623) 930-2585 or jfroke@glendaleaz.com

REVIEWED BY:



Planning Director

JMF/cm



Executive Director

12.12.12
Bronze Plaque Program
Planning Division
Glendale, Arizona

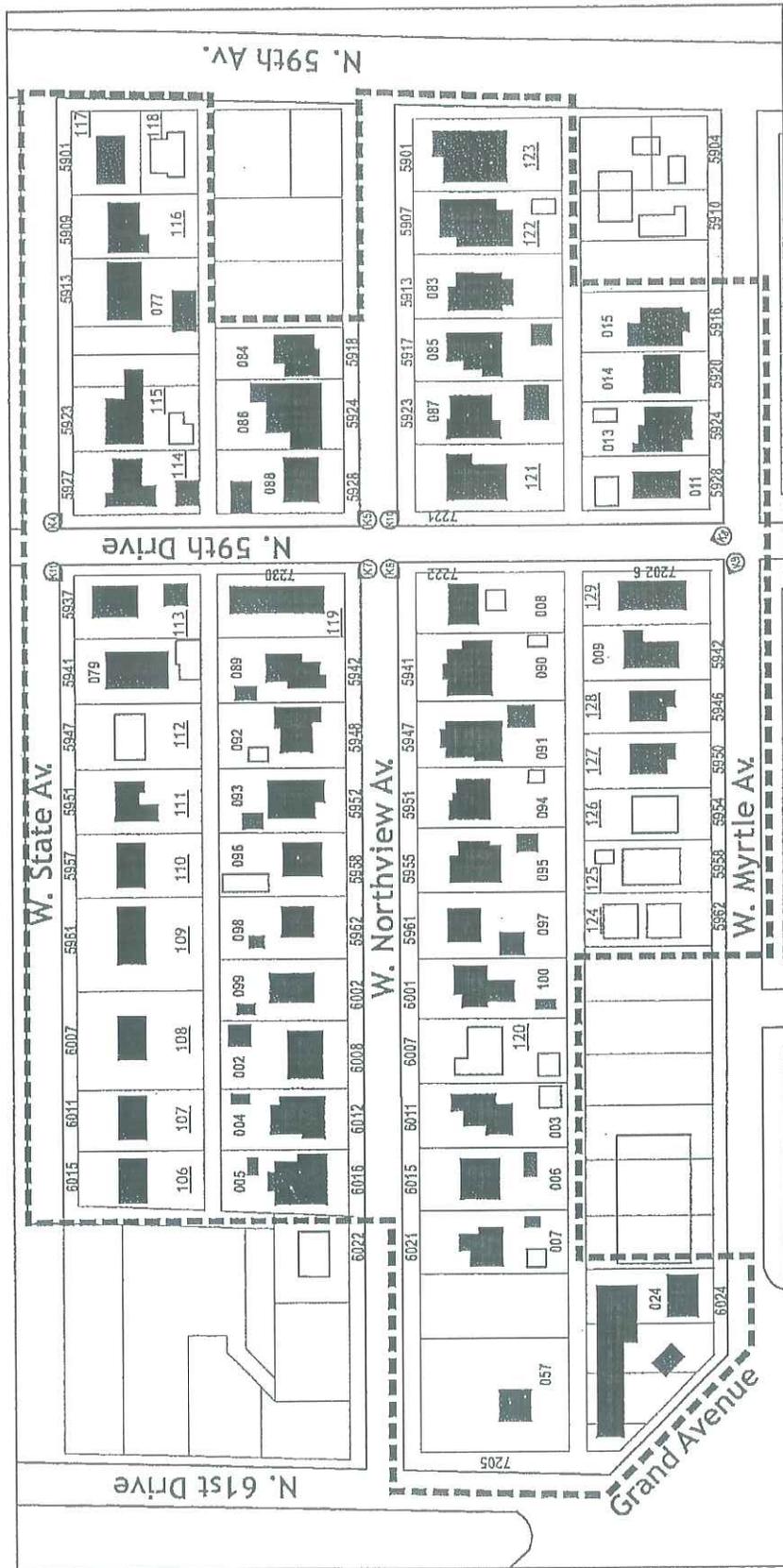
In 2004, the Planning Department, at the request of the Mayor and City Council, initiated a program to install bronze plaques to recognize historic buildings and historic districts that are listed on the National Register of Historic Places. The plaques are installed on the front façade of historic buildings or on posts on historic districts. Some plaques are placed on important local historic buildings.

Glendale provides the means to display a series of bronze interpretative plaques to tell the story of Glendale's heritage. The partnership of the Glendale Historical Society and the Glendale Civic Pride Ambassadors to add the new bronze plaques will continue to enhance the ability to tell Glendale's story to its residents and visitors. The following are the current bronze interpretative plaques.

National Register Plaques

- | | | |
|-----|--|--|
| 1. | W.J. Murphy (Glendale Founding Father) | NWC of 58 th Avenue and Glendale Avenue |
| 2. | Murphy Park | SWC of 58 th Avenue and Glenn Drive |
| 3. | Downtown Business District | SEC of 58 th Avenue and Glenn Drive |
| 4. | Glendale Woman's Club | 7032 North 56 th Avenue |
| 5. | Holmes-Sine Building | 5747 West Glendale Avenue |
| 6. | Hine Building | 5757 West Glendale Avenue |
| 7. | Robert W. Cole Building | 7003 North 58 th Avenue |
| 8. | Humphrey and Davidson Building | 5819 West Glendale Avenue |
| 9. | C.L. Gillett Block/Glendale State Building | 5825 West Glendale Avenue |
| 10. | Coury Building | 6935 North 58 th Drive |
| 11. | Sine Brothers Hardware Building | 6829 North 58 th Drive |
| 12. | First National Bank Building | 6838 North 58 th Drive |
| 13. | First United Methodist Church Sanctuary | 7102 North 58 th Drive |
| 14. | Catlin Court Historic District | NWC of 58th Drive and Palmaire Avenue |
| 15. | Catlin Court Historic District | NWC of 58th Avenue and Palmaire Avenue |
| 16. | Glendale Grammar School | 7301 North 58th Avenue |
| 17. | Jonas McNair House | 5919 West Myrtle Avenue |
| 18. | Floralcroft Historic District | SWC of 59th Avenue and Northview Avenue |
| 19. | Myrtle Avenue Cultural Gateway | 6040 West Myrtle Avenue |
| 20. | 59th Avenue Historic District | NWC of 59 th Avenue and Orangewood Avenue |
| 21. | Glendale Cemetery | 7844 North 61st Avenue |
| 22. | Manistee Ranch | 5127 West Northern Avenue |
| 23. | Glendale Tract Historic District | SEC of 51 st Avenue and Northern Avenue |
| 24. | Beet Sugar Factory | 5243 West Glendale Avenue |
| 25. | C.L. Tinker House | 6838 North 59th Drive |
| 26. | Glendale High School Auditorium | 6216 West Glendale Avenue |

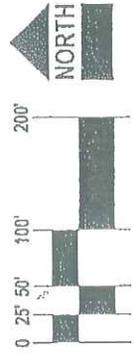
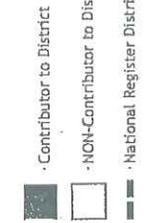
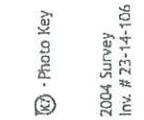
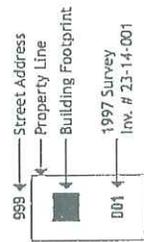
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|-----|--|--|
| 27. | Sahuaro Ranch Park Historic Area | 9802 North 59 th Avenue |
| 28. | E.C. Bunch House | 5602 West Lamar Road |
| 29. | Dowdy Rental Cottage | 6818 North 60 th Avenue |
| 30. | C.C. Burkholder House | 7402 North 61 st Avenue |
| 31. | Forney House | 7534 North 61 st Avenue |
| 32. | Grand Avenue | 5850 West Glendale Avenue |
| 33. | Northfield Historic District | NWC of 59th Avenue and Gardenia Avenue |
| 34. | Messinger House | 7141 North 59 th Avenue |
| 35. | Robert W. Cole Building (Filer's Bakery) | 7003 North 58 th Avenue |



FLORALCROFT Historic District

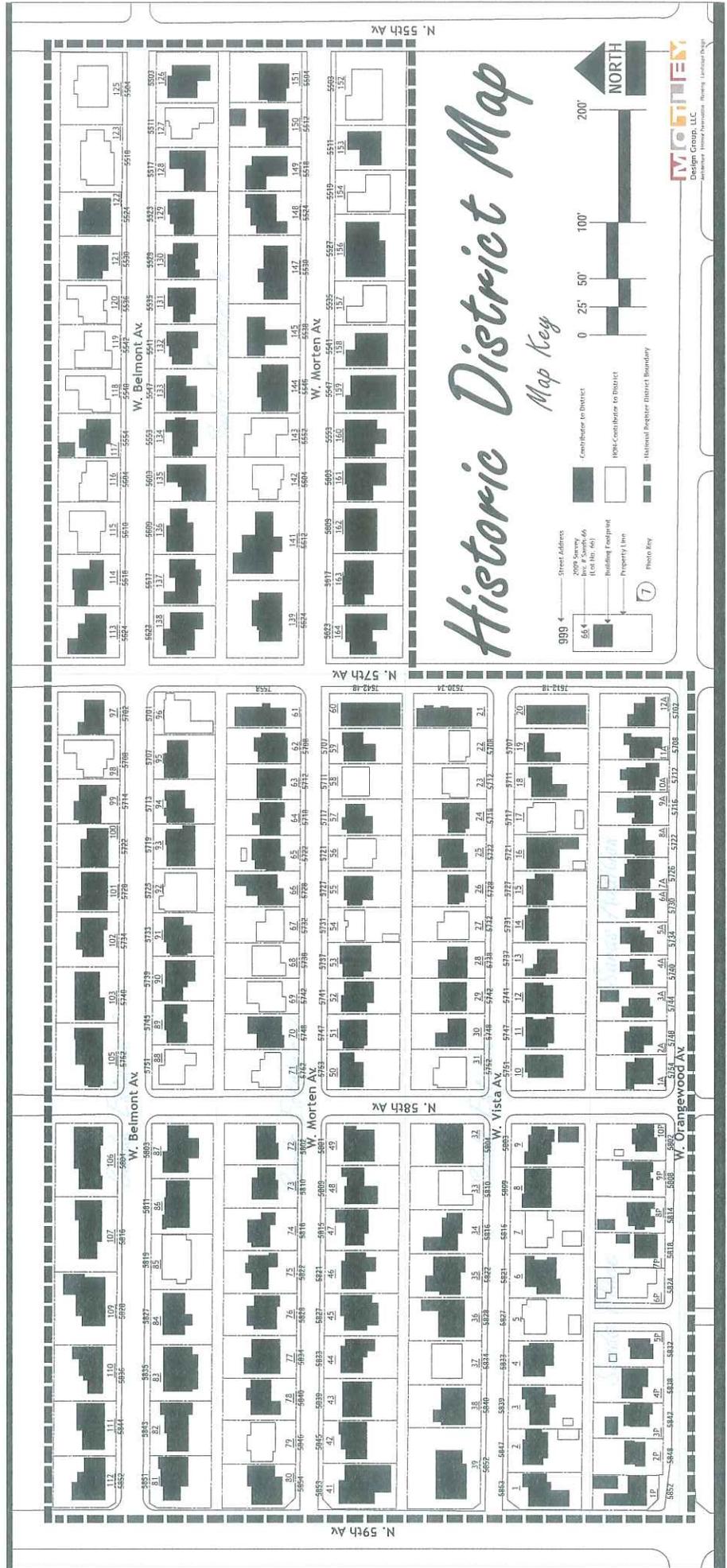
National Register Historic District Map
Map Legend

February 1, 2004



Sands Estates

Glendale, Arizona



GLENDALE TRACT Historic District

2005 National Register Nomination
District Map



Map Legend

