



Historic Preservation Commission Agenda

THURSDAY, JANUARY 28, 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 May 28, 2015
- IV. BUSINESS FROM THE FLOOR
- V. WITHDRAWALS AND CONTINUANCES
- VI. PUBLIC HEARING ITEMS
- VII. OTHER BUSINESS
 1. **2016 WORK PROGRAM.** The Commission will hear a presentation from the Historic Preservation Officer regarding the proposed 2016 Work Program (City-wide).
 2. **CHANG PROPERTIES.** The Commission will hear a presentation from the Historic Preservation Officer, property owner and project architect regarding a proposal for redeveloping and repurposing existing commercial properties on Glendale Avenue. The site is located at 5817, 5819, and 5825 West Glendale Avenue and 6835 North 58th Drive (Ocotillo District).
- VIII. STAFF REPORT
- IX. COMMISSION COMMENTS AND SUGGESTIONS
- X. ADJOURNMENT

NEXT MEETING

May 26, 2016

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

THURSDAY, MAY 28, 2015

CONFERENCE ROOM 2A

4:00 P.M.

GLENDALE CITY HALL

5850 WEST GLENDALE AVENUE

CALL TO ORDER

Vice Chairperson Hackenberg called the meeting to order at approximately 4:05 p.m.

ROLL CALL

Commissioners Quinn, Rovey, Wixon, Vice Chairperson Hackenberg, and Chairperson Coury (arrived at 4:08 p.m.) were present.

Commissioner Absent: Commissioner Lund was absent.

City Staff Present: Jon Froke, AICP, Planning Director and Historic Preservation Officer, Sam McAllen, Development Services Director, David Beard, P.E. City Engineer Manager, Tim Barnard, Assistant Community Services Department Director, Mike Gregory, Parks Recreation and Neighborhood Services Administrator, Jennifer Campbell, Assistant City Manager, and Diana Figueroa, Recording Secretary.

APPROVAL OF MINUTES

Chairperson Coury called for a Motion for the Approval of the September 25, 2014 meeting minutes.

Vice Chairperson Hackenberg made a Motion to approve the minutes as written. Chairperson Coury seconded the Motion, which was approved with a vote of 5 to 0.

BUSINESS FROM THE FLOOR

Chairperson Coury called for Business From The Floor. There was none.

WITHDRAWALS AND CONTINUANCES

Chairperson Coury called for any Withdrawals and Continuances. There were none.

PUBLIC HEARING ITEMS

Chairperson Coury called for Public Hearing Items. There were none.

OTHER BUSINESS

1. Street Name Changes. The Commission heard a presentation from the Historic Preservation Officer and City Engineer about potential street name changes in Historic Downtown Glendale and at Westgate.

Jon Froke, Planning Director and Historic Preservation Officer, provided a brief introduction to this item. He explained this was a Council Item of Special Interest that had been discussed at the City Council workshops on January 6, 2015 and February 3, 2015.

David Beard, P.E. City Engineer, explained the process providing a PowerPoint presentation showing the roadways in the valley. He noted that currently the Engineering Division assigns street names in Glendale when a new development comes into the city. He said that Glendale's street names retain consistency with the neighboring cities of Phoenix and Peoria. This continuity allows for ease of navigation and efficient travel throughout the Valley. He added City Council supports the option of honorary or ceremonial designations of existing streets since going a different route would be very costly. Mr. Beard said the honorary option retains the original name of the street but provides the opportunity for the community to honor and recognize an individual. He noted this option has no financial impact to the residents or business owners located on the roadway as the formal road name remains intact. He explained that the honorary designation was "overlaid" by adding an additional street name sign on top of the existing sign.

He stated that the names suggested at the City Council meetings were Martin Luther King Jr., Cesar Chavez and Marty Robbins. He noted that at the last Council workshop it was further suggested that the Martin Luther King Jr. and Cesar Chavez names intersect at their location. Mr. Beard offered other street suggestions in and around Westgate for their consideration.

Mr. Froke stated that the required action was for the Commission to conduct a review of the street name change and make a recommendation to the City Council. He asked the Commissioners for their recommendations and comments.

Commissioner Wixon stated that Marty Robbins lived on Lamar Road in downtown Glendale so a street should be named in his honor in downtown.

Commissioner Quinn noted that someone had made a Marty Robbins Way sign in the alley behind Bitzee Mama's Restaurant. He recommends doing an honorary or ceremonial name change as opposed to a legal name change which would take a tremendous amount of time and effort.

Vice Chairperson Hackenberg stated she was comfortable with having Marty Robbins in downtown Glendale on Lamar Road. She was also comfortable with only using honorary and ceremonial street changes. She noted that although she appreciates the great men Martin Luther King Jr. and Cesar Chavez were, she would like to explore other people who have also contributed greatly to this country as an option to be honored. However, she would like to see the other two suggested names located at Westgate. She reiterated that Martin Luther King's name was overused.

Chairperson Coury, Commissioners Rovey and Wixon agreed to use the honorary name change and having Marty Robbins in downtown Glendale and the other two at Westgate.

Chairperson Coury asked for a recommendation from the Commission.

The Commission agreed that any street name changes should be honorary or ceremonial and that Marty Robbins should remain in the downtown area with the other two suggested names being located at Westgate.

2. Fruit Packing Shed/Gallery. The Commission heard a presentation from the Historic Preservation Officer and Parks & Recreation Assistant Director about potential exterior improvements to the Fruit Packing Shed / Gallery at Sahuaro Ranch Park.

Jon Froke, Planning Director and Historic Preservation Officer, provided the introduction to this item using a PowerPoint. He stated that the city has owned Sahuaro Ranch Park since 1977. He noted that over the years many of the original ranch buildings have been restored and are enjoyed by visitors to the site. He said the site was programmed for various events such as art shows, meetings, weddings and other activities. He indicated that there was a porch that extends on three sides of the building and oftentimes event activities occur outdoors underneath the porch into the decomposed granite area. He said that dust and debris can be tracked inside the building based on the current conditions.

Mr. Froke stated that Councilmember Turner has expressed an interest in exploring the concept of a colored concrete patio being constructed underneath the porch. He stated that if constructed this would expand the useable outdoor space for events and eliminate issues with inclement weather, dust and pools of water.

He stated that the Planning Division had retained the services of the City's Architectural Historian to prepare design concepts of what the porch improvements might look like and to determine that any such improvements would not compromise the architectural integrity of the existing building and does not adversely impact ongoing maintenance of the building and grounds. Once drawings are available they will be distributed to the Parks and Recreation Commission and the Historic Preservation Commission.

Mr. Froke noted that at their meeting on May 12, 2015, the Parks and Recreation Commission unanimously voted to approve the porch concept subject to three stipulations. He indicated the stipulations are that the designs be approved by the City's Historic Preservation Officer, by the Parks and Recreation staff, and by the Historic Preservation Commission.

Tim Barnard, Assistant Community Services Department Director, said they would have the concept plans to the Commission as soon as they become available for their review and input.

Mr. Froke stated the required action for the Commission was to conduct a review of the porch concept and vote to approve it subject to the three stipulations as recommended by the Parks and Recreation Commission.

Commissioner Quinn stated that the architect mentioned for this project was great. He added that he saw no negative impact this pavement would have on the area.

Commissioner Wixon stated this was a nice building sometimes used by the Arts Commission.

Commissioner Rovey asked why they have not paved this area before. Commissioner Quinn stated that it was because of financial and architectural issues.

Commissioner Rovey agreed to move forward with item and hoped a pavement that can be easily washed would be used. He stated that anything to enhance Sahuaro Ranch would be great since it was truly a gem that was underutilized.

The Commission unanimously recommended the addition of a concrete patio beneath the existing porch at the Fruit Packing Shed/Gallery at Sahuaro Ranch.

STAFF REPORT

Chairperson Coury called for the Staff Report. Mr. Froke distributed an updated map indicating the locations of the ten historic districts located on the National Register.

COMMISSION COMMENTS AND SUGGESTIONS

Chairperson Coury called for Commission Comments and Suggestions. Commissioners discussed questions regarding the Beet Sugar Factory and the United Methodist Church and its structural issues.

ADJOURNMENT

With no further business, Chairperson Coury called for a motion to adjourn.

Commissioner Rovey made a Motion to adjourn. Commissioner Wixon seconded the Motion, which was approved with a vote of 5 to 0. The meeting adjourned at 4:50 p.m.

NEXT MEETING

The next regularly scheduled meeting will be held on September 24, 2015.



Historic Preservation Staff Report

DATE: January 28, 2016

TO: Historic Preservation Commission

AGENDA ITEM NO: 1

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

SUBJECT: PROPOSED WORK PROGRAM FOR 2016

DISCUSSION:

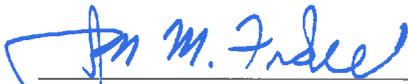
This is a request for the Historic Preservation Commission to review the proposed Work Program for 2016.

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



**2016 Historic Preservation Work Program
for the
City of Glendale
Historic Preservation Commission**

**DRAFT
January 28, 2016**

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 2016 Historic Preservation Work Program are set forth below.

I. AWARENESS & SUPPORT

2016 Ruth Byrne Historic Preservation Award

Nomination forms will be distributed in mid-February of 2016, and due in March 2016. 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 2016 – 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 a City Council voting meeting in April 2016.

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 13th Annual Historic Preservation Tour in April 2016, 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
 - First United Methodist Church
 - Glendale Woman’s Club
 - Glendale Grammar School

- 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.



Historic Preservation Staff Report

DATE: January 28, 2016

TO: Historic Preservation Commission

AGENDA ITEM NO: 2

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

SUBJECT: CHANG PROPERTIES

DISCUSSION:

Chang Properties owns a series of buildings on Glendale Avenue and 58th Drive in the core of Historic Downtown Glendale. The site is located at 5817, 5819 and 5825 West Glendale Avenue and 6835 North 58th Drive. Each of the buildings is constructed with zero lot line and help form the urban core of this portion of downtown. The buildings are grouped together and are located close to the street with parking provided behind them. This helps create a pedestrian environment.

The property owner is working with Development Services Department staff on a proposal for redeveloping and repurposing the existing commercial properties. One of the properties is the C.L. Gillett Block / Glendale State Bank Building which is located at 5825 West Glendale Avenue. It was built in 1909. One of the other properties is the Coury Building which is located at 6835 North 58th Drive. It was built in 1940, and the other adjoining buildings were built soon thereafter. While old, none of the buildings are listed on the National Register of Historic Places.

C.L. Gillett, businessman and member of the first Glendale City Council, built the two-story brick building. The first floor was used for businesses, and the second floor was used as a meeting hall. E.J. Fiock bought the building in 1910 for his general merchandise store, which operated until 1916. Glendale State Bank bought the building that year and remodeled the first floor for the bank, and converted the second floor into offices. Established in 1909, Glendale State Bank was the city's first banking institution.

On November 14, 1940, Tom Coury signed an agreement with building contractor, H.D. McNeely, and the Glendale Lumber Company to construct a 42' x 65' brick building at a cost of \$3,911. Upon completion of the building, Smart and Final Wholesale Company signed a one-year lease for \$50 per month, and moved in on December 30, 1940. The new store was more than 700 square feet with an added convenience of a side entrance facing the alley, which was used for loading and unloading merchandise.

This new project will be completed in phases and will consist of providing contemporary façade improvements and various streetscape improvements. Restaurants and second floor offices are planned. An exposed drain pipe on the north elevation will be internalized and concealed from public view. A new canopy will provide a unifying design theme across the building elevations.

The pedestrian activity drops off significantly on 58th Drive. One of the goals of the project is to provide an exciting architectural façade to the west elevation along 58th Drive and bring additional foot traffic from Glendale Avenue south onto this street. Outdoor dining is planned in the future with indoor / outdoor space proposed on Glendale Avenue.

RECOMMENDATION:

This is a request for the Historic Preservation Commission to review the project concept.

REQUIRED ACTION:

Conduct a review of the project concept and vote to approve subject to construction plan approval prior to the issuance of building permits.

ATTACHMENTS:

1. Photograph of Bronze Interpretive Plaques.
2. Vicinity Map.
3. Aerial Photograph.

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

C.L. GILLETT
BLOCK/GLENDALE
STATE BANK BUILDING
5825 WEST GLENDALE AVENUE

BUILT 1909

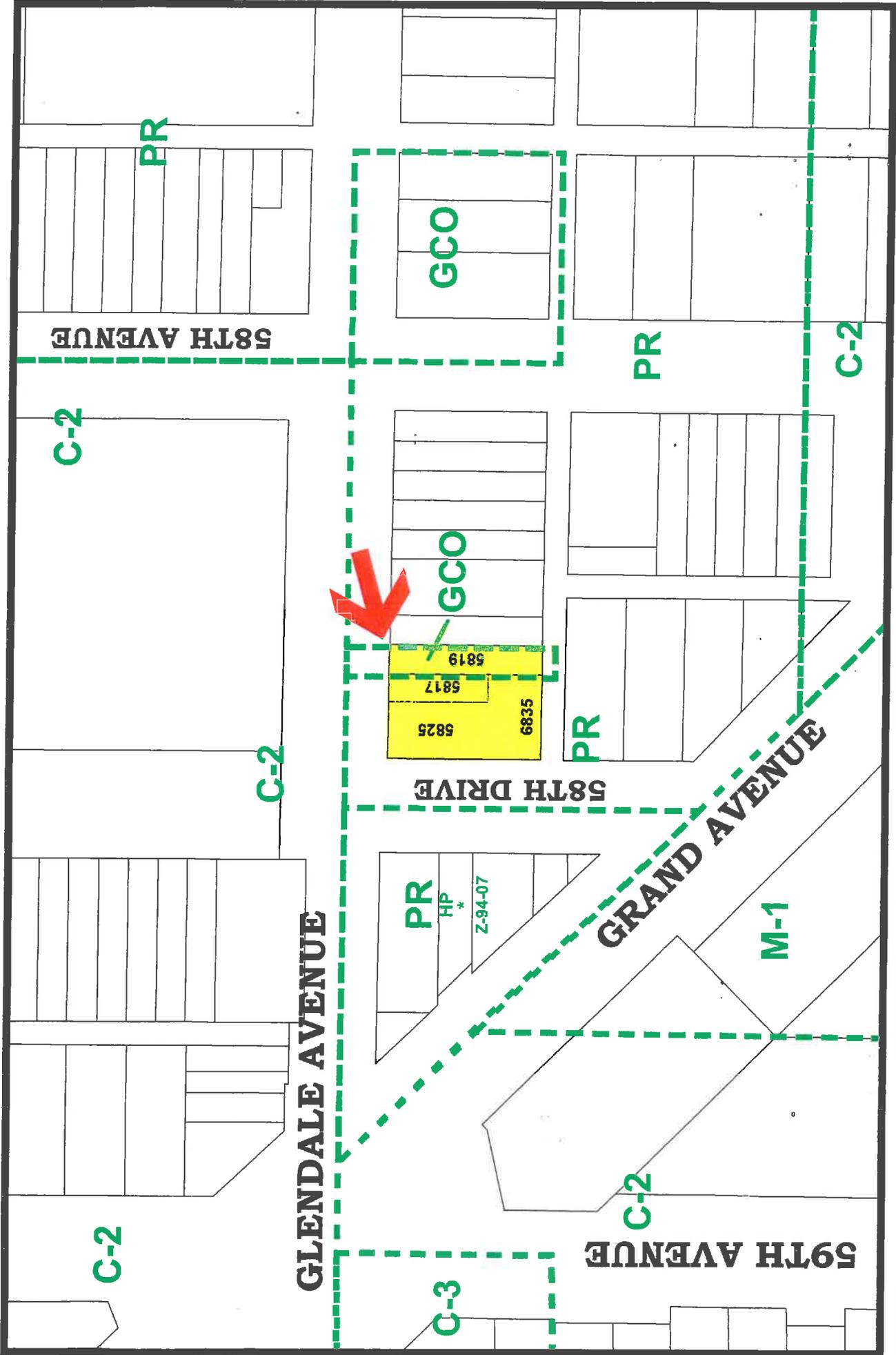
C.L. Gillett, businessman and member of the first Glendale City Council, built this two-story brick building. The first floor was used for businesses, and the second floor was used as a meeting hall. E.J. Fiock bought the building in 1910, for his general merchandise store which operated until 1916. Glendale State bank bought the building that year and remodeled the first floor for the bank, and converted the second floor into offices. Established in 1909, Glendale State Bank was the city's first banking institution.

COURY BUILDING[®]

6835 N. 58TH DRIVE

BUILT 1940

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SITE

5817, 5819 & 5825 W. Glendale Avenue
 6835 N. 58th Drive



SITE
5817, 5819 & 5825 W. Glendale Avenue
6835 N. 58th Drive

