



Historic Preservation Commission Agenda

THURSDAY, SEPTEMBER 29, 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 26, 2016
- IV. BUSINESS FROM THE FLOOR
- V. WITHDRAWALS AND CONTINUANCES
- VI. PUBLIC HEARING ITEMS
- VII. OTHER BUSINESS
 1. **SAHUARO RANCH PARK HISTORIC AREA MASTER PLAN UPDATE**

The Commission will hear a presentation from the Public Facilities, Recreation and Special Events Department regarding the Master Plan Update for the Sahuaro Ranch Park Historic Area. (Barrel District).
 2. **SAHUARO RANCH PARK AND GLENDALE ARIZONA HISTORICAL SOCIETY USE AGREEMENT**

The Commission will hear a presentation from the Public Facilities, Recreation and Special Events Department regarding the use of the guest house at Sahuaro Ranch Park. (Barrel District).
- VIII. STAFF REPORT
- IX. COMMISSION COMMENTS AND SUGGESTIONS
- X. ADJOURNMENT

NEXT MEETING January 26, 2017

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

CONFERENCE ROOM 2A
GLENDALE CITY HALL
5850 WEST GLENDALE AVENUE

THURSDAY, MAY 26, 2016
4:00 PM

CALL TO ORDER

The meeting was called to order at approximately 4:00 p.m.

ROLL CALL

Commissioners Quinn, Froes, Pratcher, Rovey (arrived at 4:06 p.m.), and Vice Chair Hackenberg were present.

Commissioners Absent: Chairperson Coury and Commissioner Wixon were absent and excused.

City Staff: Jon Froke, Planning Director and Historic Preservation Officer, Doug Howard, Planner, and Julia Dominguez, Recording Secretary.

APPROVAL OF MINUTES

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

COMMISSIONER QUINN MADE A MOTION TO APPROVE THE MINUTES AS WRITTEN. VICE CHAIR HACKENBERG SECONDED THE MOTION, WHICH WAS APPROVED UNANIMOUSLY.

HOWEVER, PRIOR TO THE MEETING ADJOURNING, COMMISSIONER ROVEY ASKED TO MAKE A CHANGE TO THE MINUTES, WHICH WAS UNANIMOUSLY AGREED TO BY THE COMMISSION.

BUSINESS FROM THE FLOOR

Vice Chairperson Hackenberg called for Business From The Floor. There was none.

WITHDRAWALS AND CONTINUANCES

Vice Chairperson Hackenberg called for Withdrawals and Continuances. There were none.

PUBLIC HEARING ITEMS

Vice Chairperson Hackenberg called for Public Hearing Items. There were none.

OTHER BUSINESS

2016 HISTORIC PRESERVATION AWARD NOMINATIONS

Vice Chairperson Hackenberg called for this item.

Mr. Jon Froke, Historic Preservation Officer, made a presentation to the Commission regarding the four nominations received for the 2016 Historic Preservation Award. He stated that the four nominations received were for the Glendale Welding site, Desert Rose, the Gaslight Inn and Martha Dennis. He provided some back-up material for a few of the nominees.

Mr. Froke stated nomination number one is for Glendale Welding. He indicated that Glendale Welding was recently transformed into the Desert Rose Steakhouse, Gastro Pub and Cigar Lounge. He explained that the site was home to Glendale Welding for many decades. The site is located at 6729 North 57th Drive, north of Grand Avenue and previously owned by the Carlson Family, and was one of the oldest businesses in Glendale. Mr. Froke stated the award would go to the couple, Pete Gliniak and Teresa Outzen, not Glendale Welding since it is no longer in business.

Mr. Froke stated nomination number two is for Desert Rose. He informed the Commission that a similar nomination was received for this same property under the name of Desert Rose. He noted that each of the properties is part of the Glendale Centerline Overlay District. He said the award would go to the same couple if recommended.

The third nomination is for the Gaslight Inn, a two story hotel that was renovated in 2011. He said this property was constructed in 1926 and is located at 5747 West Glendale Avenue.

And the last nomination was for Martha Dennis. Mr. Froke stated that Ms. Martha Dennis has been active in historic preservation efforts in Glendale for over three decades. He noted that she has been a member of the Glendale Arizona Historical Society since 1982 and is a member of the Glendale Civic Pride Ambassadors. She has facilitated tours and other activities associated with Glendale history at Sahuaro Ranch Park.

COMMISSIONER QUINN MADE A MOTION TO SELECT MARTHA DENNIS FOR THE RUTH BYRNE AWARD AND COMMISSIONER ROVEY SECONDED THE MOTION, WHICH WAS APPROVED UNANIMOUSLY.

The Commission was in full agreement that Martha Dennis was a suitable and well deserving candidate for nomination that will be forward to City Council for approval.

STAFF REPORT

Vice Chairperson Hackenberg called for the Staff Report. Director Jon Froke presented two items on the Staff Report.

He provided information on the Bronze Plaque program. He said after receiving a request for a bronze plaque from a Glendale Gardens resident, the city decided to make them available. Mr.

Froke noted that there are about 28 houses in Glendale Gardens. Staff will try and get the word out to residents to stop by the Planning Department to obtain their free bronze plaque.

He stated they had a very successful 13th Annual HPC Tour on Saturday, April 30, 2016. He said staff tries to make adjustments and revise the itinerary each to keep the tour exciting.

COMMISSION COMMENTS AND SUGGESTIONS

Vice Chair Hackenberg brought forth a request that there only be one yearly winner of the Ruth Byrne Award and not two.

Everyone welcomed new Commissioner Pratcher.

ADJOURNMENT

WITH NO FURTHER BUSINESS, COMMISSIONER PRATCHER MADE A MOTION TO ADJOURN. COMMISSIONER ROVEY SECONDED THE MOTION. THE MEETING ADJOURNED AT 4:38 p.m.

NEXT MEETING

The next regularly scheduled meeting will be held on September 22, 2016.



Historic Preservation Staff Report

DATE: September 29, 2016

TO: Historic Preservation Commission

AGENDA ITEM NO: 1

FROM: Tim Barnard, Assistant Director
Public Facilities, Recreation and Special Events Department

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

SUBJECT: **Sahuaro Ranch Park Historic Area Master Plan Update**

DISCUSSION:

Preserving one of the Valley's oldest and most magnificent ranches, the 17-acre Historic Sahuaro Ranch features 13 original buildings, a rose garden, barnyard and historic orchards. Listed on the National Register of Historical Places and known as the "Showplace of the Valley," the Historic Sahuaro Ranch offers activities, exhibits and guided tours, keeping the history of early settlement in the Valley alive. The operation of the historic site is provided by both City staff and the staff and volunteers of the Glendale Arizona Historical Society (GAHS). GAHS has been a site partner with the City for over 30 years and continues to provide site tours and limited wedding service to park patrons, residents of Glendale and local, regional, national and international visitors of all ages to the park and historic area.

The mission of the Sahuaro Ranch Park Historic Area is to preserve a historic site where the community participates in the ongoing development of educational and social experiences that connect Glendale residents and visitors to the past and to each other.

The current Sahuaro Ranch Historic Site Master Plan was approved by the Glendale City Council in 1995. Since that approval, the site and its accompanying staffing, budget/resources and management have changed considerably. In Fiscal Year (FY) 2009-10 the operating budget was \$315,483 with 3 full time employees (FTE) and is now at the current FY16/17 level of \$81,814 and 0 FTE (part time staffing only). The FY16/17 Capital Improvement Program includes three consecutive years of capital funding through cultural and historic preservation bonds in the amount of \$284,550.

The existing master plan identifies four aspects including: "a thorough investigation of the opportunities and constraints of the site, its buildings and resources"; "a full understanding of the needs, desires, and goals of the various interest groups who are, or would be participating in the future operation of the site"; "gain an understanding of Glendale's role in the site's past" and

“the success of the planning process is required establishing a common set of goals for the future cultural and interpretive programs for the site that, when implemented, would enhance and enliven the Sahuaro Ranch for the enjoyment and benefit of the public”.

RECOMMENDATION:

The Master Plan update will revisit the existing master plan to provide analysis and recommendations for the site that will include:

- evaluate changes to the physical site and structures
- review/evaluate the current site programming being provided by GAHS and the City
- update the current site inventory
- conduct comparative analysis of facility programming and use with like/similar sites in Arizona and/or Southwest including demographic analysis
- engage the public for input/feedback on site facilities, programs, events/activities
- conduct an analysis of current service, inventory and structures
- provide recommendations for future capital and operating initiatives and strategies
- present results to boards/commissions and city council

Staff is anticipating approximately 6-10 months duration for this project with anticipated release of Request For Proposal in the fall of 2016 and estimated completion in the summer 2017.

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

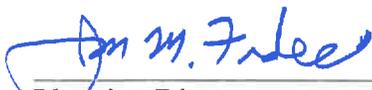
REQUIRED ACTION:

Conduct a discussion review of the Sahuaro Ranch Park Historic Area Master Plan update and provide comments on the proposed scope of work to staff.

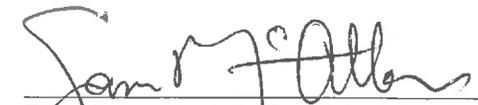
ATTACHMENTS: None.

PROJECT MANAGER: Tim Barnard, Assistant Director
Public Facilities, Recreation and Special Events Department
(623) 930-3572 or tbarnard@glendaleaz.com

REVIEWED BY:



Planning Director



Development Services Director

JMF /TB / df



Historic Preservation Staff Report

DATE: September 29, 2016

TO: Historic Preservation Commission

AGENDA ITEM NO: 2

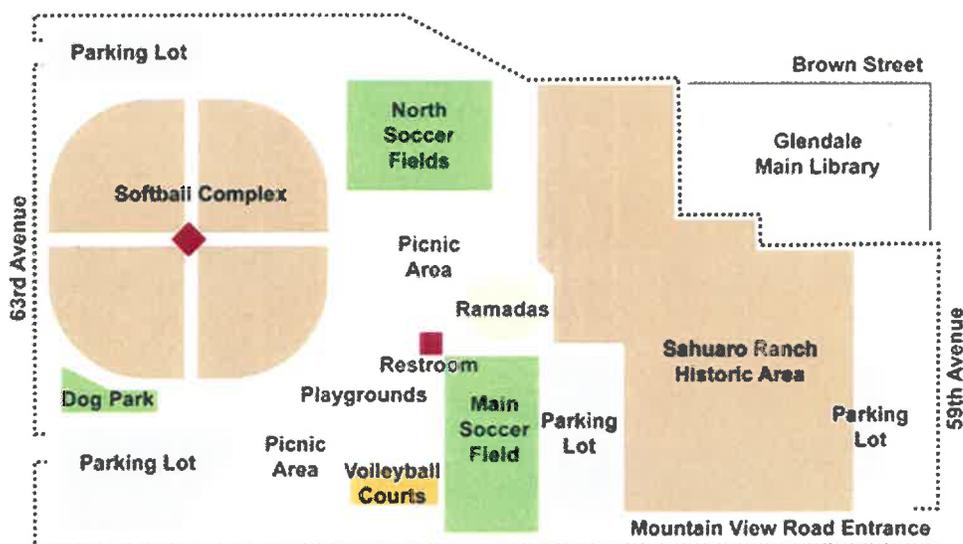
FROM: Erik Strunk, Director
Public Facilities, Recreation and Special Events Department

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

SUBJECT: Update on Historic Sahuaro Ranch and Glendale Arizona Historic Society Use Agreement

DISCUSSION:

The Sahuaro Ranch Park was purchased by the City of Glendale in 1977. Of the 80 total acres of this public park, approximately 17 acres and 13 original buildings, a rose garden, barnyard and historic orchards are currently registered on the National Register of Historic Places. Located at 9802 North 59th Avenue, the Sahuaro Ranch Park Historic Area (SRPHA) is open year-round to the public and has become a destination for large cultural events, tours, tractor shows, and wedding ceremonies. It is a destination for families and friends to visit and because of the City and community's effort to preserve its historic significance; the SRPHA is one of the Valley's oldest and most treasured cultural assets.



The SRPHA presently functions under the direction of the Public Facilities, Recreation and Special Events Department. The area is managed directly by Senior Recreation Coordinator, a part-time, "on-site" staff-member who directly manages the facility to ensure all guest expectations are met, and Parks Maintenance staff to ensure the routine landscape maintenance needs are met. Additionally, the non-profit Glendale Arizona Historic Society (GAHS) assists with tours and wedding ceremonies, and currently uses the Guest House as its headquarters.

As of 2016, the GAHS offices are located in the Guest House of SRPHA, which provides the organization with the ability to plan and coordinate facility tours on-site and to conduct its historic preservation initiatives throughout Glendale. For FY13-14, the non-profit organization coordinated and provided 2700 hours of tours at the ranch at no cost to visitors and guests. The availability of these tours can vary, as the GAHS does rely on an all-volunteer force to conduct the tours. At the same time, the GAHS coordinated 48 wedding ceremonies at the Rose Garden Site as a primary source of funding for its historic preservation efforts.

Recently, the City identified a need to enter into a formal agreement with the GAHS to memorialize its use of the Guest House to ensure its continued presence and efforts to preserve the historical significance of the SRPHA. The City wishes to retain its partnership with the GAHS as it has the background, resources and knowledge to showcase, preserve and maintain the history and rich culture of SRPHA through site tours and educational seminars.

Doing so will allow for a new business plan with the following considerations:

1. A multi-year agreement with the GHS for its continued use of the site.
2. Delineation of specific responsibilities between both parties.
3. A guarantee to ensure a continuation of revenue via weddings in the Rose Garden area
4. Further consolidation of City resources for more efficient SRPHA operations.
5. Solidification of a partnership to ensure the SRPHA continues its primary mission as an educational experience dedicated to profiling the historic significance of ranching and farming as to the origins of Glendale and Arizona.

The purpose of this item is to brief the Historic Preservation Commission on the key elements of a new license use agreement the City hopes to enter into with the GAHS for the continued use of the Guest House at the SRPHA.

RECOMMENDATION:

Staff is seeking feedback and input from the Historic Preservation Commission in preparation of advancing this item to the Council for formal consideration.

REQUIRED ACTION:

Conduct a discussion and review the draft key concepts and provide input to staff.

ATTACHMENTS: Draft Concepts.

PROJECT MANAGER: Erik Strunk, Director
Public Facilities, Recreation and Special Events Department
(623) 930-2728 or Strunk@Glendaleaz.com

REVIEWED BY:



Planning Director

JMF/ES/df



Development Services Director