



Historic Preservation Commission Minutes

THURSDAY, JANUARY 24, 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 4:03 p.m.

II. ROLL CALL

Commissioners Present:

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

Absent:

Commissioners Lund and Pimentel were absent.

City Staff Present:

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

III. APPROVAL OF MINUTES

Chairperson Worsdell called for a motion for the approval of the September 27, 2012 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

None.

V. WITHDRAWALS AND CONTINUANCES

None.

VI. PUBLIC HEARING ITEMS

None.

VII. OTHER BUSINESS

Jon Froke, Planning Director and Historic Preservation Officer introduced Martin Martell, Planning Intern.

1. BEET SUGAR FACTORY / 5243 WEST GLENDALE AVENUE

Staff provided an update regarding the planned reuse of and future improvements to the Beet Sugar Factory.

Mr. Froke provided a presentation on the Beet Sugar Factory. He stated the factory remains an iconic building that in some respects has put Glendale on the map. Sugar Aspirations LLC is the group that currently owns the factory. The owner was asked to speak tonight but unfortunately he was out of the state. The owner recently provided a tour of the facility for Mr. Froke, Mr. Ritz and Mr. Martell and would like to plan a tour for the Commission very soon. He stated there has been some clean up and the owner is attempting to repair and restore the building.

Mr. Froke presented some images of the building as well as the floor plans. He explained that in order for the owner to proceed with repurposing the building for its intended use as a distillery, they needed to obtain a Certificate of No Effect. 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 by Mr. Ritz 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.

Mr. Froke stated the five 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 six new parking spaces. New landscaping will be provided on-site as none exists today. New flooring on the first floor will be provided and repairs to the exterior walls, doors, windows and roof will also be provided. He added that any new development will be communicated to the Commission promptly.

Commissioner Myers asked what was planned for the other 4½ floors. Mr. Froke explained that at the moment, the property owner has no plans and is currently focused on the distillery. The other floors need additional attention.

Commissioner Versluis commented that she was not in favor of old buildings being converted to looking modern inside. Mr. Froke noted the property owner was trying to keep the renovation within that period and the overall ambiance of the building. He added this was the farthest Glendale has gotten in trying to repurpose the building. The distillery is being commissioned to bottle premium vodka.

Commissioner Myers asked what type of support they can expect from Glendale. The Economic Development Division is working with the property owner on a Development Agreement. Eventually, the plan is to take the Development Agreement to a City Council workshop and introduce the project to Council sometime in February. It will then go to a voting meeting if approved to move forward.

Commissioner Versluis inquired if federal dollars can be used for this project. Mr. Froke noted that it was possible and will inquire about some aspects of it. He added staff will continue to keep the Commission apprised on any new developments.

2. **MYRTLE AVENUE CULTURAL GATEWAY PROJECT UPDATE/6040 WEST MYRTLE AVENUE.**

Staff provided an update regarding the completion of the Downtown Gateway Project.

All state and federal approvals were obtained in 2011 to complete the project. Last year restoration of the adobe house and gas station was put out to bid. Construction began in May and was completed in August 2012. J.E. Bowen Construction was the most qualified bidder of \$105,100. The project was completed within the allotted budget with \$103,679.90 expended. The Planning Commission has received many favorable comments and the Historic Preservation web page has been updated to include photographs of the finished product.

Mr. Froke expressed his pleasure in seeing this project come to fruition. This coming Monday morning at 10:00 a.m, there will be a ribbon cutting ceremony at the site. He said he has been asked to be the Master of Ceremonies for the event. He invited everyone to attend. Featured speakers are Congressman Ed Pastor, Mayor Weiers and Councilmember Alvarez.

3. **BRONZE PLAQUE PROGRAM/CITY-WIDE**

Staff provided an update regarding recent activities associated with the City's Bronze Plaque Program.

Mr. Froke introduced the item stating that Thomas Ritz, AICP, Senior Planner, and Martin Martell, Planning Intern, did most of the leg work on this item. The City Council adopted the Historic Preservation Plan in 2003. Planning established the Bronze Plaque Program in 2004 to tell the story of the important historic resources and to honor those properties listed on the National Register of Historic Places. Approximately 200 plaques have been designed, fabricated, and affixed to residential properties in Historic Districts. The most recent plaque was funded by the Glendale Civic Pride Ambassadors Club for the Robert W. Cole Building located at 7003 North 58th Avenue.

Mr. Martell stated there are still some remaining plaques for Catlin Court, Floralcroft and Glendale Tract that were never picked up by the owners. He is working to distribute these plaques to complete the project.

Mr. Ritz continued the presentation commenting on work being done sometimes by walking block by block to see what is needed or missing. Planning purchased 45 bronze plaques for the Sands Estates Historic District. They plan to continue to work with individual property owners to distribute the plaques to contributing properties.

Commissioner Versluis asked if the city posts plaques on land where historic buildings used to be. Mr. Froke replied they have not done that, however they do have something called an Interpretive Plaque that is free standing and mounted on two decorative metal posts. Commissioner Versluis shared a story about her family, specifically her grandfather regarding a historic land in Glendale. Mr. Froke said he would look into it.

Chairperson Worsdell inquired as to the stolen plaques. Mr. Froke said that five out of six plaques have been returned to the rightful owner.

VIII. STAFF REPORT

Mr. Froke commented on the Historic Preservation Banner he recently designed and had made. He will have the sign on display for the ribbon cutting ceremony and other uses.

IX. COMMISSION COMMENTS AND SUGGESTIONS

Chairperson Worsdell invited everyone to the Glendale Women's Club 100 year celebration this Sunday. She said there had been an article in the newspaper regarding the event.

Mr. Froke welcomed everyone to attend the ribbon cutting ceremony on January 28, 2013 at 10:00am at Downtown Gateway Project site, which is located at 6040 West Myrtle Avenue..

ADJOURNMENT

With no further business, the meeting adjourned at approximately 4:47 p.m.

NEXT MEETING

The next regularly scheduled meeting will be held on May 23, 2013.