



Historic Preservation Commission Minutes

GLENDALE CITY HALL
5850 WEST GLENDALE AVENUE

THURSDAY, JANUARY 28, 2016
CONFERENCE ROOM 2A
4:00 PM

CALL TO ORDER

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

ROLL CALL

Commissioners Rovey, Lund, Quinn, Wixon, (arrived at 4:02 p.m.), Vice Chairperson Hackenberg, and Chairperson Coury were in attendance.

Commissioners Absent: Commissioner Froes was absent and unexcused.

City Staff Present: Jon Froke, Planning Director and Historic Preservation Officer, Purab Adabala, Senior Transportation Analyst, Jamie MacFarlane, Revitalization Coordinator, and Diana Figueroa, Recording Secretary.

APPROVAL OF MINUTES

Chairperson Coury called for a Motion for the Approval of the May 28, 2015 meeting minutes.

Commissioner Rovey made a Motion to approve the minutes as written. Vice Chairperson Hackenberg seconded the Motion, which was approved unanimously.

BUSINESS FROM THE FLOOR

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

WITHDRAWALS AND CONTINUANCES

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

PUBLIC HEARING ITEMS

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

OTHER BUSINESS

1. 2016 WORK PROGRAM.

The Commission heard a presentation from the Historic Preservation Officer regarding the proposed 2016 Work Program. Jon Froke, Planning Director and Historic Preservation Officer, provided a brief introduction to this item. He said the purpose of the Work Program for the City of Glendale Historic Preservation Commission is to implement the Historic Preservation Plan adopted by the Glendale City Council on November 25, 2003. He stated that 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 heritage.

Mr. Froke provided a draft of the Work Program that they will use as the framework for the next 12 months. He noted the activities to be undertaken with the 2016 Historic Preservation Work Program will center on awareness and support. He outlined some of the objectives.

- Ruth Byrne Historic Preservation Award-2016 - Nomination forms will be distributed in mid-February of 2016 and due in March 2016. This will be the 20th award.
- 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 HPC at a City Council voting meeting in April 2016.
- National Register Bronze Plaque Program - The Bronze Plaque 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 affixed to residential properties in 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.
- Update to Historic Preservation Website - Continue to update the Historic Preservation website to provide access to the full range documents, exhibits and photographs associated with the Historic Preservation Program.
- Capacity Building, additional and ongoing activities. - Presentation at Historic Preservation Commission meetings by experts in various phases of historic preservation and related planning and development fields.

Mr. Froke anticipates they will be meeting quarterly this year which has not been the case in past years. He explained that with this year's programming, they will have more items to discuss. He asked for questions from the Commissioners.

Commissioner Quinn noted that he recently became aware that the insurance industry was making dramatic changes relative to coverage on historic properties. Mr. Froke thanked Commissioner Quinn for the update and added that he will definitely make a note of it and pass the information along to the correct department.

Commissioner Lund commented that many of the plaques in Catlin Court have been stolen.

She asked if the city will be able to replace them. Mr. Froke stated that the city is able to replace them once they are made aware. He related a story about a police sting operation a few years ago regarding six stolen plaques that were returned.

Commissioner Rovey commented that SRP has designated some irrigation ditches as historical. He asked if anything had been done with that information. Mr. Froke stated that two ditches come to mind, one was on Myrtle Avenue and the other was on Orangewood Avenue. He explained that both historical ditches will be left alone when development occurs around them.

Chairperson Coury asked for a recommendation from the Commission.

VICE CHAIRPERSON HACKENBERG MADE A MOTION TO APPROVE THE 2016 WORK PROGRAM. COMMISSIONER ROVEY SECONDED THE MOTION, WHICH WAS APPROVED UNANIMOUSLY.

2. CHANG PROPERTIES. The Commission heard 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).

Jon Froke, Planning Director and Historic Preservation Officer, provided a brief introduction to this item. He said that Chang Properties owns a series of buildings on Glendale Avenue and 58th Drive in the core of Historic Downtown Glendale which are slated to be developed. He stated the property owner was working with Development Service Department staff on a proposal for redeveloping and repurposing the existing commercial properties. He indicated that one of the properties is the C.L. Gillett Block/Glendale State Bank Building built in 1909 and the other is the Coury Building built in 1940. The other adjoining buildings were built soon thereafter. Consequently, none of the buildings are listed on the National Register of Historic Places.

Mr. Froke noted that this project will be completed in phases and will consist in providing contemporary facade improvements and various streetscape improvements. He added that one of the goals of the project was to provide an exciting architectural facade to the west elevation along 58th Drive and bring additional foot traffic from Glendale Avenue south onto this street.

Mr. Froke introduced Mr. David Chang to continue with the presentation.

Mr. Chang noted that most know they have built two restaurants in the buildings. He said they originally thought they could just strip the stucco from this building and try and expose the brick for the historical value. However, it was not so easy and it became more of a mess. He discussed the restaurants downtown that had been renovated and restored. He said he was glad to be part of the project in trying to renovate downtown Glendale for the greatness and historical value they have in these buildings. However, he believes there is also a negative since these buildings are so very old to work with. He hopes more people will visit the downtown area for the many new restaurants that are now available as well as the many planned activities such as wine tasting events.

Mr. Chang said their challenge is to preserve the historical aspect while also modernizing it. He stated that restaurants, food court and second floor offices are also planned. He said that a new canopy will provide a design theme across the buildings. He indicated that he was not a fan of the awnings being used now.

Mr. Chang continued explaining the project using the map and design drawing renderings. He also talked about their plans to have indoor and outdoor dining in the future on Glendale Avenue since Arizona had such nice weather.

Vice Chairperson Hackenberg asked if renovating the buildings would take them off the National Register. Mr. Froke stated that these building were not on the list. Vice Chairperson Hackenberg asked if the plaques would remain on the buildings after they're remodeled. Mr. Chang replied yes.

Chairperson Coury noted that these buildings were not on the National Register of Historic Places; however, they were old and had significant historical value.

Vice Chairperson Hackenberg inquired since these buildings were not on the historical list, why were they presenting to the Historical Preservation Commission. Mr. Froke agreed with Chairperson Coury's earlier comment. He stated these buildings were old and historic to Glendale. Additionally, they also want to bring new life into the area while trying to keep the historical aspect while modernizing it to make it more inviting for people to feel at ease since that area has very little foot traffic. Lastly, they wanted the Historical Preservation Commission to be aware of this project happening downtown.

Commissioner Quinn said he would be interested to see what the sunshade drawing elevation would be. Mr. Chang explained.

Commissioner Lund commented on her concern regarding parking as well as the insulation being installed on an old building and how it would perform. However, she added that she really liked the drawings and the design concept. The design concept was explained.

Mr. Froke asked the Commission to vote to accept or deny the proposed concept.

Commissioner Quinn stated this was a great concept and would be a greater asset to downtown Glendale.

Chairperson Coury asked for a motion.

COMMISSIONER ROVEY MADE A MOTION TO ACCEPT THE PROPOSED CONCEPT. COMMISSIONER LUND SECONDED THE MOTION, WHICH WAS APPROVED UNANIMOUSLY.

STAFF REPORT

Chairperson Coury called for the Staff Report. There was none.

COMMISSION COMMENTS AND SUGGESTIONS

Commissioner Rovey discussed his idea of bringing a farming and ranching exhibit somewhere in Glendale.

Vice Chairperson Hackenberg inquired as to where the house that was on 61st Avenue and Alice Avenue was moved to. Mr. Froke replied that it was relocated to Pioneer Village on I-17 and had been totally restored as stated in their will.

ADJOURNMENT

With no further business, Commissioner Lund made a Motion to adjourn. Commissioner Wixon seconded the Motion, which was approved unanimously. The meeting adjourned at 5:11 p.m.

NEXT MEETING

The next regularly scheduled meeting will be held on May 26, 2016.