

DRAFT



MINUTES

**HISTORIC PRESERVATION COMMISSION
GLENDALE CITY HALL
CONFERENCE ROOM 2A
5850 W. GLENDALE AVE.
GLENDALE, ARIZONA 85301**

**MAY 25, 2023
4:00 P.M.**

Present: Timothy Quinn, Chair
Theodora Hackenberg, Vice Chair
Elaine Gomez, Commissioner
Lillian Mickey Lund, Commissioner
Larry Rovey, Commissioner
Willow Taylor, Commissioner
Sharon Wixon, Commissioner

Also Present: Tabitha Perry, Planning Manager
Alex Lerma, Senior Planner
Matthew Taylor, Senior Planner
Kevin Kazmerski, Recording Secretary

1. CALL TO ORDER

Mr. Quinn called the meeting to order at 4:05 pm

2. APPROVAL OF THE MINUTES

a. Historic Preservation Commission Minutes of January 26, 2023

Ms. Hackenburg asked to amend the following minute entries.

Item 6A line 4 change to "Low Income Housing Program".

Item 6A line 10 change to "tax credits to developers".

Item 6C line 1 change to "Ms. Perry Stated that Covid Stopped the Historic Preservation tours."

Item 6C line 10 change to "Ms. Gomez suggested a virtual tour that could lead to a lottery for the 2024 in-person tour".

Item 8A line 19 change to "certificate of appropriateness processes as described in the City's Zoning ordinance."

Mr. Quinn motions to amend the minutes per Ms. Hackenberg's recommendations.
Ms. Lund Seconded.
Ms. Hackenberg called for a vote.
All Voted "AYE" Motion approved.

Mr. Rovey motioned to approve the amended minutes from January 23, 2023.
Ms. Hackenberg seconded.
All voted "AYE" amended January 23, 2023, Minutes approved.

3. WITHDRAWALS AND CONTINUANCES

There were no withdrawls or continuances.

4. DISCUSSION ITEMS

a. Heart of Glendale Plaques

Ms. Perry introduced Alex Lerma who presented an update on the project.
Mr. Lerma stated that staff had received the plaque verbiage for each of the tree plaques from the neighborhood leader City staff has refined the verbiage and would like to present them to the commission. Once the commission has reviewed and revised the verbiage it will be taken back to Bobby Cazares for review. A neighborhood meeting will be held for the finalized version.

Mr. Rovey asked about a QR code being placed on each plaque.
Ms Perry stated that staff is aware and researching the idea further.

1. Barrio Park Military Plaque

Mr. Lerma asked for input on the verbiage of the Baria Park military plaque.
Ms. Hackenberg asked about the sentence, "During the Vietnam War, we were disproportionately affected by the draft, yet served with pride, bravery and dedication."
She inquired if had proof of this statement, if not she thought it should be removed.
Ms. Lund agreed. & Ms. Wixon agreed.
Mr. Rovey agreed and added that the verbiage is written in first person (we) and should be rewritten in third person to "they".
Mr. Lerma stated that the memo was written by a veteran, and he put him self into the verbiage.
Mr. Rovey said that the writer is not going to sign the plaque. The verbiage sounds like there is an agenda that is not appropriate for this plaque.
Ms. Lund stated true or not true that verbiage should not be stated on the plaque.

2. Cerretas Plaque

Mr. Lerma asked for feedback on this plaque's verbiage.

Ms. Hackenberg noted that there was a grammatical error in the second paragraph.
Fourth sentence should read "It was one of the most significant events in Glendale and one of the first to bring the Hispanic community together.

3. Our Lady of Guadalupe Plaque

Mr. Lerma asked for feedback.

Ms. Hackenberg stated the last sentence should read "Information provided by the Diocese of Phoenix, Office of the Archives".

b. Historic Preservation Information

Ms. Perry introduced this section as a result of the resident services' committee meeting that Chair Quinn attended. The objective is to get more community involvement. Staff took two approaches to get information out and will present draft memos for consideration and feedback. Once finalized staff post them to the Glendale Planning web page and mail them out.

1. National Register & Historic Preservation Overlay Draft Memo

Alex Lerma presented the memo.

Ms. Lund asked if this was the same thing that staff used to send out?

Mr. Lerma stated it was similar, but goes into more detail.

Mr. Rovey asked if something like this has existed before?

Ms. Perry stated that there were guidelines. The difference is that this document will be sent out to create interest rather than a document being sent out from a constituent's request.

Mr. Rovey asked if a property was designated does it bring along protections from being torn down.

Mr. Lerma replied there are no protections if the property was listed under the national register. If the property was part of the Historical Preservation Overlay there would be. In order to demolish a structure, the owner would need to apply for a demolition permit. If the property is part of the overlay a permit would not be issued, instead the property owner would be sent to the Historical Preservation Commission for review. There are no local restrictions through the National Register.

Mr. Quinn asked what the recourse would be if an overlay property owner demolished a property without getting a demo permit?

Mr. Lerma stated he did not have an answer.

Ms. Perry thanked Mr. Quinn for the question and stated that staff would do research and get back to the commission.

Mr. Rovey suggested that the consequences should be added to the memo as a deterrent from this behavior.

Ms. Hackenberg suggested the document get checked for spelling grammar and punctuation.

2. Historic Preservation Neighborhood Guidelines Draft Memo

Matthew Taylor presented the memo.

Ms. Hackenberg asked if the italicized items were part of City Code?

Mr. Taylor replied yes, they are.

Ms. Hackenberg asked if this was another attempt to enforce code and code violations?

Mr. Taylor stated that the document is an attempt to engage with residents and property owners in regard to property maintenance within the historical districts.

Mr. Rovey asked how these documents would be distributed.

Mr. Taylor stated it was to be determined by the resources that we have available; examples would be social media and physical mailings.

Ms. Lund asked about the second paragraph, is Catlin Court in the HP overlay district or not?

Mr. Taylor referred everyone to the second page of the memo showing the graphic of the

portion of Catlin Court that is in the HP Overlay District. The rest of Catlin Court is part of the National Historic Register.

Ms. Lund asked if all the other homes in Catlin Court are on the National Register?

Mr. Taylor stated that they are all on the National Register, but the protections are different from the HP Overlay District.

Ms. Lund asked what the difference in protections were.

Mr. Taylor explained that the overlay has the provision of applying the certificate of no effect and certificate of appropriateness. The National Historic register does not have these provisions.

Mr. Quinn asked if there were any further questions. There were none.

c. Historic Preservation Video/Tours Discussion

Ms. Perry described research staff has done since the last meeting. Bus tours will take time and the goal would be to have one in 2025 or 2026. In the short term staff came up with two ideas: 1 Compile old videos into a new video with new narration from Commission members. 2 Compile a new video. With direction from the commission on Historic properties of interest.

Ms. Perry and her team showed two examples of older videos that could be edited.

Ms. Perry stated that we could go through Glendale 11 for the older videos. The video would be put online through Glendale 11, put on the planning website and be shown in between segments of planning commission and city council when they have public hearings. We would need direction from this committee.

Ms. Hackenberg asked if staff was working with the Glendale Historic Society.

Ms. Perry replied it would be determined by the direction of this commission.

Ms. Hackenberg asked if the Glendale Historic Society had been involved in the tours in the past?

Ms. Perry stated Yes. It would be a great partnership if the commission decided to work with them.

Mr. Quinn asked what staff needed from the commission.

Ms. Perry stated that we need a decision from the commission on whether we should try to use old videos and re-work them or create a new video.

Mr. Quinn stated that it seemed a shame to not use the older videos.

Ms. Lund agreed and stated start with the older videos and then update it with what has happened to the property since then.

Ms. Lund suggested staff should approach the Church, other owners in Catlin Court or the spicery.

Mr. Rovey suggested using the channel 11 material to avoid plagiarizing, and tie it together with new material.

Mr. Quinn asked what next step would be for initial discussions on this project.

Ms. Perry stated she would contact the director of public relations and get direction from her on what can or cannot be done and report back.

Mr. Quinn recommended staff initiate the talks to move this forward.

Ms. Lund suggested that staff reach out to Mr. Ed Sharp to see if he would be willing to let the commission use his material.

Ms. Perry asked if the commission had any specific sites in mind.

Mr. Quinn suggested Catlin Court especially with the idea of documenting the changes.

Ms. Gomez suggested the reconstruction of Grand Avenue.

Ms. Perry suggested the Bell Bank Building.

Ms. Lund suggested Sahuaro Ranch due to the fire they had.

Mr. Quinn stated that Staff had permission from the commission to start this project.

Ms. Gomez suggested the airport and water treatment center.

Mr. Quinn asked if the commission could get feedback from Channel 11 staff on their initial thoughts.

5. CITIZEN COMMENTS

Mr. Gary Sherwood from the Glendale Arizona Historical Society Introduced himself and re introduced the commission to the Society. Mr. Sherwood stated they had 200 members 35 that were active. The society owns Manistee Ranch and leases 2 buildings in Sahuaro Ranch. The group is celebrating their 50th anniversary. Mr. Sherwood invited the Commission to partner with the Society and suggested the following ideas: Catlin Court walking tours, Ruth Burn Award, and two Glendale neighborhoods that now qualify for the historic register.

6. OTHER BUSINESS

a. Yearly Training Opportunities for the Commissioners

Ms. Perry asked the commission what training opportunities they would like to provide to the group.

Mr. Quinn asked if the commission could be updated of changes in code, policy or regulations.

Ms. Perry asked if this would be general changes or specific to Historic Preservation.

Mr. Quinn stated it should be general.

Ms. Lund stated that she would like to understand the purpose of the commission. Catlin Court, Murphy Park, Downtown Glendale are all changing. Is the mission to keep Historic Glendale or change it?

Ms. Perry asked Ms. Lund for examples.

Ms. Lund stated that she could not give examples because she does not know what the purpose of the commission is in the first place.

Ms. Hackenberg agreed.

Ms. Gomez requested grant training and asking experts in the area present how they have done this type of work.

Mr. Rovey requested that the commission be better informed on Historical projects in the area. He mentioned the Gass light Inn, and Sugar Beet Factory.

Ms. Perry replied that Jessi Pederson, Economic Development Director had presented updates on the Sugar Beet Factory in January.

7. STAFF REPORT

Mr. Quinn Asked if there were any staff reports.

Ms. Perry replied that there were none.

8. COMMISSION COMMENTS AND SUGGESTIONS

Ms. Hackenberg asked for the link for homeless services from the last meeting.

Ms. Perry stated she would have staff send the link via email to all commissioners.

Ms. Lund asked who reviewed what the commission does.

Ms. Perry replied Government Services, the Assistant City Manager, and the City Manager are informed of the Commissions' activities.

Mr. Quinn requested that it be stated staff has done a great job with this commission.

Mr. Rovey asked what Ms. Perry's chain of command looked like.

Ms. Perry replied, Her direct report is Randy Huggins, Director of Development Services. She also has monthly one on one meetings with the City Manager.

Ms. Gomez stated that she enjoyed having the speaker from the Glendale Historic Society. Would it be possible to engage with other municipalities and see how they operate?

Ms. Perry replied that staff will look into that.

Mr. Quinn recognized speaker Gary Sherwood, who was requesting to speak to Ms

Gomez' Comment.

Mr. Sherwood stated that the Glendale Historic Society is already doing work, and would be happy to share it with the commission.

Ms. Perry stated that she would have staff set up a meeting with the Chair, Vice Chair, and Glendale Historic Society to discuss and bring their findings back to the commission.

9. NEXT MEETING

The next regular meeting of the Historic Preservation Commission is scheduled for September 28, 2023, at 4:00 p.m., in the Board Room at Glendale Civic Center, 5750 W. Glenn Drive., Glendale, Arizona, 85301.

10. ADJOURNMENT

Mr. Quinn adjourned the meeting at approximately 4:55 pm.

The Historic Preservation Commission meeting minutes of _____, 2023 were submitted and approved this ___ day of _____, 2023.

K. John Kazmerski
Recording Secretary