

**MINUTES OF THE PUBLIC MEETING OF THE
CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA
HISTORIC PRESERVATION COMMISSION**

**GLENDALE CITY HALL
5850 WEST GLENDALE AVENUE
CONFERENCE ROOM 2A**

**THURSDAY, OCTOBER 22, 2009
7:00 P.M.**

Chairperson Zomok called the meeting to order at approximately 7:00 p.m. and conducted roll call with the following results:

COMMISSIONERS PRESENT: Ruth Byrne
Jim Grose
Dan Leimeter
Mary Lou McNeill
Becky Shady, Vice Chairperson
Charles "Bud" Zomok, Chairperson

ABSENT: Linda Sue Trumble

CITY STAFF PRESENT: Ron Short, FAICP, Deputy Director for Long Range Planning
Karen Flores, AICP, Historic Preservation Liaison
Marilyn Clark, Recording Secretary
Jessica Alexander, Glendale Office of Tourism

GUESTS: Will Counts, Thunderbird Tower, Project Director for the
Thunderbird School of Global Management
Steven Brenden, Drewett & Brenden Architecture
Chris Lee, Vice President of Finance & Administration
Thunderbird School of Global Management

APPROVAL OF MINUTES:

Chairperson Zomok called for approval of the September 24, 2009 minutes.

Commissioner Dan Leimeter **MADE** a **MOTION** to **APPROVE** the minutes from the Historic Preservation Commission meeting held on September 24, 2009. Vice Chairperson Shady **SECONDED** the **MOTION**. The motion passed unanimously.

BUSINESS FROM THE FLOOR:

Chairperson Zomok called for business from the floor. There was none.

WITHDRAWALS AND CONTINUANCES:

Chairperson Zomok called for Withdrawals and Continuances. There was none.

PUBLIC HEARING ITEMS:

Chairperson Zomok called for Public Hearing Items. There was none.

OTHER BUSINESS:

Chairperson Zomok called for other business.

GLENDALE OFFICE OF TOURISM:

Jessica Alexander, photographer from the Glendale Office of Tourism, took a group photo of the Historic Preservation Commission which will be included in the Glendale Commemorative Cookbook.

THUNDERBIRD TOWER RESTORATION PROJECT:

Will Counts, Project Director for Tower Restoration, accompanied by Chris Lee, Vice President of Finance and Administration, Thunderbird School of Global Management, and Steven Brenden, Architect, with Drewett & Brenden Architecture, gave a presentation on the restoration of Thunderbird Tower located on the campus of the Thunderbird School of Global Management.

Mr. Counts provided an overview of the history of the Tower and restoration plans. The Tower was built in 1941, and served as the Air Control Tower and Officers' quarters during the operation of the Thunderbird 1 Army Air Field, where American, British, Canadian, and Chinese pilots trained during WWII. The base was a free-enterprise venture funded by several Hollywood stars including Jimmy Stewart, Hoagy Carmichael, Henry Fonda, and Cary Grant. The base was designed to resemble a Thunderbird, the Indian God of Thunder. In 1946, General Barton Kyle Yount received the grounds as part of a US Government surplus act and opened the American Institute of Foreign Trade to educate WWII veterans for business careers overseas.

For 60 years, the Tower has been the icon of the school grounds and the center of the Thunderbird community. In January 2006, the Tower closed due to neglect and structural damage and has been off-limits to students.

The project to restore the Thunderbird Tower began in the fall of 2007. After raising over \$200,000 from 500 plus alumni, the project received a major donation of \$2 million from a trustee of the Thunderbird School of Global Management the summer of 2009. The students are aiming for another half million. Construction for the restoration should begin in January of 2010, and finish no later than October 1st of 2011.

Renovation of the building will be focused on bringing the building up to safety and structural codes and taking it back in time to what the original building looked like when first built. The front of the tower will have the same exterior appearance as when initially constructed.

Mr. Counts discussed the planned spaces for uses in the restored Tower, which are intended to accommodate the interests of all students and alumni. The tower is to become the center of campus, with the relocation of the Pub to the tower, a retail store, sitting room, memorabilia displays, and a galley where students from different countries can prepare home-style meals.

Seizing the opportunity to merge history with the school's commitment to a sustainable future, the Tower Restoration will utilize the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) green building rating system, and will become LEED Certified at the Gold or Silver level. LEED principles will guide the restoration to achieve the highest levels of sustainable design and construction.

Old materials from the building are either recycled or will be reused in the new building. Upon completion, Thunderbird's conversion of its flagship building will be a definite testimonial of commitment to environmental sustainability.

The Thunderbird Tower Groundbreaking Ceremony and Celebration will be held on Thursday, November 12, 2009, from 3:30 p.m. to 5:30 p.m. Mayor Scruggs and Councilmember Frate will attend the ceremony.

CERTIFIED LOCAL GOVERNMENT GRANT PROJECTS:

The Historic Preservation Commission heard an update by the staff liaison regarding projects funded by the Certified Local Government Grant. Ms. Flores stated that the current CLG grant is being fully applied to Sands Estate survey and nomination, and for 2010, staff will be moving forward for the survey and nomination packages for Glendale Gardens and Sage Acres.

REQUEST TO RESCHEDULE THE NOVEMBER 2009 MEETING AND VACATE THE DECEMBER 2009 MEETING:

The Commission voted to reschedule the November 26, 2009 Historic Preservation Commission meeting to November 19, 2009. **The motion passed unanimously.**

The Commission also voted to vacate the December 24, 2009, meeting. **The motion passed unanimously.**

STAFF REPORT

Staff Liaison, Karen Flores, provided an update on the current historic preservation projects.

National Register Bronze Plaque - Historic Districts

Out of 186 contributing properties within the Catlin Court Historic District, 76 contributing properties still need plaques installed; forty-five of which are in Catlin East. Staff has coordinated with Diana Colby, a resident and neighborhood organizer in East Catlin, and Josie Romero a Neighborhood Services Coordinator for the City of Glendale to work with the installer and residents of Catlin East. On Saturday, October 24, 2009, a painting project will take place in Catlin East which will be a good opportunity for them to contact residents and install some of the remaining plaques while working in the neighborhood. The installers are scheduled to install four plaques in the Myrtle Avenue Historic District on Saturday as well.

Future Historic Preservation Districts

Nomination of future historic districts to the National Register are Sands Estates, Glendale Gardens, and Sage Acres. The grant will enable contributing homes in the historic districts to be listed in the National Register, which is the requirement for applying for property tax reduction and Heritage Grant restoration projects. The consultant has made headway with the survey of the individual properties in Sands Estates. Work on nominations for these three districts is slated for 2010, pending CLG Grant funding.

Morcomb Project

Environmental remediation of the Adobe House is targeted for completion by the end of November 2010. The restoration of the Morcomb Adobe House should be finished by the end of 2010.

Electronic Conversion of Historic Preservation Documents

Staff was provided with the original survey sheets and photographs of the Catlin 2006 Historic Survey. All documents have been photocopied to be placed in a book and have been scanned for electronic filing.

GIS Mapping

Incorporation of historic preservation information in GIS has been ongoing. Field work will be conducted in November to rectify 192 addresses. This project will continue with other Historic Preservation survey lists and data as time permits.

Future Speakers

Ms. Flores reminded the commission that Alison King would be giving a presentation in November, regarding Ralph Haver architecture, and Jennifer Stein, Glendale Marketing and Communications Manager would be talking to the commission in January about the 2010 Centennial activities.

Arizona Republic Article

On October 3, 2009, an article appeared in the Saturday, Arizona Republic newspaper featuring the oldest homes in Arizona. The article had a photo of the 1887 adobe house at Sahuaro Ranch, which is the oldest house in Glendale.

COMMISSION COMMENTS AND SUGGESTIONS

Chairperson Zomok asked for commission comments and suggestions.

Ron Short, FAICP, Deputy Director for Long Range Planning gave recognition to Karen Flores, staff liaison for the outstanding work she has done with historic preservation. Mr. Short stated that it as a result of her efforts and hard work she has taken the Historic Preservation program to a whole new level, far greater than anyone could have expected.

ADJOURNMENT

The meeting adjourned at approximately 8:00 p.m.

NEXT MEETING:

The next Historic Preservation Meeting will be held on November 19, 2009, at 7:00 p.m. in conference room 2-A.

Respectfully Submitted,



Marilyn Clark, Recording Secretary