



Historic Preservation Commission Minutes

THURSDAY, NOVEMBER 19, 2009

7:00 P.M.

GLENDALE CITY HALL

5850 WEST GLENDALE AVENUE, ROOM 2A

I. CALL TO ORDER:

The meeting was called to order at approximately 7:00 p.m.

II. ROLL CALL:

Commissioners Present:

Linda Sue Trumble, Ruth Byrne, Jim Grose, Dan Leimeter, Becky Shady, and Bud Zomok.

Absent:

Mary Lou McNeill

City Staff Present:

Ron Short, FAICP, Deputy Director for Long Range Planning, Karen Flores, AICP, Historic Preservation Liaison, and Marilyn Clark, Recording Secretary.

III. APPROVAL OF MINUTES:

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

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

IV. BUSINESS FROM THE FLOOR:

None

V. WITHDRAWALS AND CONTINUANCES:

None

VI. PUBLIC HEARING ITEMS:

None

VII. OTHER BUSINESS:

1. RALPH HAVER ARCHITECTURE:

Alison King, Associate Professor of Graphic Design at the Art Institute of Phoenix and founding editor of ModernPhoenix.net, gave a presentation regarding Ralph Haver mid-century, modernistic architecture.

Mr. Haver was an architect who worked in the greater Phoenix metro area from 1945 until the early 1980s. He was responsible for much of the design of postwar Phoenix and was considered to be among one of the largest architect firms of the time.

Ralph Haver, with partner Jimmy Nunn, worked together as the Haver and Nunn Partnership with Haver focusing on the architectural aspects, and Nunn on the business and promotional aspects. Haver developed both single-family tract homes and multi-family complexes. Single family homes were characterized by simple lines, gently sloped roofs, tapered porch posts (resembling an upside-down umbrella), and red brick with white wood trim elements. Haver homes would oftentimes have a wall of glass along the rear of the home to benefit from natural sunlight; rooms with this element were referred to as Arizona Rooms. Crank style windows were used to create cross ventilation. Haver homes typically ranged in size from 880 to 1,400 square feet, and contained 2-3 bedrooms and one bathroom.

The Haver homes continue to be very popular because their simple lines easily lend to personalized modifications. They were also built with an expansible concept to accommodate home additions. Few Haver homes or subdivisions are listed on the National Register owing precisely to their extensive modification over the years. One exception is the Town and Country Manor subdivision which was listed on the National Register in the 1970s.

Along with the elements used in single-family homes, multi-family complexes incorporated cinderblock with different patterns, particularly "Superlite" which was a new product at that time and wood grill work. As was residential development, commercial development was typified with simple lines and gently sloping roofs. Haver developed the Circle K prototype (located at 12th Street and Maryland Avenue) with its cantilevered roof design. A number of present-day strip malls are former Circle Ks designed by Haver and thus bear Haver's signature characteristics. Other commercial buildings designed by Haver include the Capri Theater and the First Federal Savings and Loan located near the present-day Fashion Square Mall. Both of these buildings have been demolished.

Haver designed over 250 individual buildings, over 20,000 tract homes, and dozens of undocumented custom homes. It is believed that a great many more Haver designs exist but documentation is lacking.

2. 2010 PROPOSED HISTORIC PRESERVATION COMMISSION WORK PROGRAM:

Commissioners received copies of the Work Program which were included in the November meeting packet. Staff Liaison, Karen Flores presented the Proposed 2010 Historic Preservation Commission Work Program for consideration and adoption.

Ms. Flores stated that the purpose of the Work Program is to implement the Historic Preservation Plan, which was adopted by the Glendale City Council on November 25, 2003. She said that Glendale's Historic Preservation Plan is a key component in the city's long-range planning strategy for preserving the social, economic, and physical fabric that constitutes the community's heritage.

Ms. Flores explained that the program is consistent with laws and policies at the federal and state levels as evidenced by the number of historic districts and properties within Glendale that have been nominated to the National Register, and also by the numerous Certified Local Government and Heritage Fund grants awarded to the city to support preservation projects.

Ms. Flores addressed the goals and activities of the plan as outlined below:

The programs listed under Awareness and Support included the 2010 Ruth Byrne Historic Preservation Award, the 2010 Glendale Chocolate Affaire, the signing of a Proclamation by the Mayor for the month of May as National Historic Preservation Month, the National Register Bronze Plaque Program, the 2010 Glendale Centennial, the updating of the Historic Preservation Website, the conversion of Historic Preservation documents to electronic format, and the incorporation of historic preservation information into the Geographic Information System (GIS).

Designation, Restoration, and Maintaining Historic Character would include Nominations to the National Register, the Restoration of the Morcomb Adobe House, and maintaining the character of the of historic districts by implementing tools such as the Catlin Court Design Guidelines and the Catlin Court Planned Area Development (PAD).

The Capacity Building goal includes having experts in various facets of historic preservation provide presentations to the commission throughout the year in addition to having commissioners and staff attend the 2010 State Historic Preservation Conference.

After the presentation, Chairperson Zomok called for adoption of the proposed 2010 Historic Preservation Commission Work Program **with Revisions as Noted**.

Commissioner Trumble MADE a MOTION to APPROVE the 2010 Proposed Historic Preservation Commission Work Program. Commissioner Gross SECONDED the MOTION. The motion passed unanimously.

VIII. STAFF REPORT

Open Meeting Law Booklets/Quorum Calls

Copies of the Open Meeting Law Booklet were distributed to the commissioners by Staff Liaison, Karen Flores. Ms. Flores explained that the booklet was being provided to them from the City Clerk's office in keeping with the Arizona Revised Statutes, 38-431.01G. She stated that in the future, the booklets would be disseminated at the boards and commissions member training classes.

Ms. Flores also addressed the importance of establishing a quorum prior to the meeting date and reminded the commissioners to respond early.

2010 Census

Ms. Flores reminded the Commissioners that in 2010, the federal government will be conducting the census as mandated by the United States Constitution. While done each decade, a complete count of residents living in the City of Glendale on April 1, 2010 has never been more critical. She explained that the census count becomes the baseline for distribution of federal funds that pay for many city services such as transportation and housing and that the funding baseline also impacts schools and non-profit organizations throughout Glendale.

An email was sent to the commissioners asking for assistance and partnership to help ensure that an accurate count is completed. Ms. Jessica Blazina, Intergovernmental Programs Administrator, is coordinating the effort for the City of Glendale. Jessica will be presenting at the February 25, 2010 meeting to provide additional information and to serve as a resource for the Commission.

Bronze Plaque Project in Catlin Court East

On Saturday, October 24, 2009, Diana Colby, a resident and neighborhood organizer in Catlin Court East, and Josie Romero a Neighborhood Services Coordinator for the City of Glendale, incorporated the distribution and installation of bronze plaques into an already scheduled house-painting project in the Catlin Court East neighborhood. As a result of their coordination, 33 Historic Register bronze plaques were installed that day. The plaques will serve to give a boost to neighborhood pride.

Ron Short, FAICP, drove through Catlin Court East the next day and counted 49 National Register plaques.

Chocolate Affaire

Staff briefed the Commission regarding the 2010 Chocolate Affaire, which will take place on February 4th to 6th 2010. The theme for the Historic Preservation booth will be Glendale's Historic Districts. A central feature will be three display panels with narratives, maps, and photos for the five existing districts. An additional display map will show both the existing and perspective districts. Commissioners were given a sign-up sheet for staffing the booth.

Historic District Nominations

Nominations to the National Register for Northfield and the Thunderbird Estates/McDonald Addition will be considered by the Site Selection Committee on January 29, 2010. The nomination package for Sands Estates is being worked on by the consultant and will be finished by the end of 2010. Pending the award of a CLG grant, nomination packages will be prepared for Glendale Gardens and Sage Acres.

Morcomb Adobe House Project

Environmental remediation is underway for the Morcomb Adobe House and should be completed in the next few weeks. The next step will be obtaining bids for the architectural restoration, which should be completed by the end of 2010.

HPC Presentations 2010

Ms. Flores informed the commissioners that the speakers for January and February 2010 would be switched to accommodate a briefing on the Census 2010. Julie Hoff, Map Reference Librarian for the Arizona State Library, is now scheduled to present in January. There will be two presentations at the February meeting; Jessica Blazina, Intergovernmental Programs Administrator, will provide a brief overview of Census 2010, and Jennifer Stein, Marketing and Communications Manager for the City of Glendale, will give a presentation on the Glendale Centennial.

HP Organization & Electronic Files

Staff has organized the information for the historic districts and historic resource surveys into binders, and created a master file with all the property inventory lists for easy reference. Staff has scanned and electronically filed original photos for the 2006 Catlin Court Survey. Staff created a binder with the original photos and other survey materials and provided this to SHPO.

Meeting Times for 2010

Staff and Commissioners discussed a possible change of meeting time for 2010, and decided to maintain the 7:00 pm meeting time.

IX. COMMISSION COMMENTS AND SUGGESTIONS

Commissioner Gross extended an invitation to the Commission to join him on a guided bus tour sponsored by the Sunnyslope Historical Society on November 21st and 22nd which features two historic and three contemporary historic homes. The cost of the tour is \$35.00 per person and the proceeds will benefit the Sunnyslope Historical Society.

X. ADJOURNMENT

The meeting adjourned at approximately 8:25 p.m.

NEXT MEETING: January 28, 2010

Respectfully Submitted,


Marilyn Clark, Recording Secretary