

**CITY OF GLENDALE  
HISTORIC PRESERVATION COMMISSION**

**CITY HALL COMPLEX  
CONFERENCE ROOM 2A  
5850 WEST GLENDALE AVENUE  
GLENDALE, ARIZONA**

**THURSDAY, MARCH 26, 2009  
7:00PM**

COMMISSIONERS PRESENT: Ruth Byrne  
Dan Leimeter  
Becky Shady  
Judy Atkins, Vice Chairperson  
Charles "Bud" Zomok, Chairperson

COMMISSIONERS ABSENT: Jim Grose  
Alex Ortega

CITY STAFF: Ron Short, FAICP, Deputy Director for Long Range  
Planning  
Karen Flores, AICP, Planner, Staff Liaison  
Diana Figueroa, Recording Secretary

Chairperson Zomok called the regular meeting to order at approximately 7:04pm.

Chairperson Zomok called for Approval of the February 26, 2009, meeting minutes.

**Commissioner Shady MADE a MOTION to APPROVE the minutes of the February 26, 2009, meeting. Vice Chairperson Atkins SECONDED the MOTION. The motion passed unanimously.**

Chairperson Zomok called for Business From The Floor. There was none.

Chairperson Zomok called for Withdrawals or Continuances. There were none.

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

Chairperson Zomok called for Other Business.

**RANCH HOUSE SURVEY:**

Mr. Robert Graham, AIA, Principal Architect for the Motley Design Group, LLC, will provide a presentation regarding the Ranch House Survey which he conducted for the City of Glendale. Mr. Graham will give an overview of the windshield survey used to conduct the survey, the characteristics of homes and subdivisions in the survey, and the

criteria for selecting homes and subdivisions that may be potential candidates for nomination to the National Register in the future.

Chairperson Zomok introduced Mr. Robert Graham as he would be making the presentation.

Mr. Robert Graham, AIA, from the Motley Design Group, provided a presentation regarding the recently conducted Ranch House Survey. He explained the purpose of the survey was to provide a broad overview of ranch house subdivisions to determine which subdivisions may potentially be eligible for nomination to the National Historic Register.

Mr. Graham explained The Ranch House subdivisions represent the transition from the compact urban development pattern to the less dense and leap-frog type development outside the compact urban core. He described the criteria for nomination to the National Register are age (with at least 50% of homes being at least 50 years old), integrity of the homes (faithfulness to the original architectural style, materials), and historical significance of the neighborhood.

He said the methodology consisted of reviewing lists of subdivision plats from the 1930s to 1960s, then examining aerials to determine time frames when the subdivisions were actually built. Mr. Graham stated that a windshield survey of the individual subdivisions was then conducted.

He stated that of the subdivisions surveyed, Northfield, Sands Place, Thunderbird Estates/McDonald Addition, Glendale Gardens, Genevieve Place, Freeland Park, Sage Acres, and Glenfair Garden Courts, were determined to be those with the greatest potential for nomination to the National Historic Register.

Mr. Graham displayed photographs of homes and some early curvilinear street patterns. Also shown was the shift from narrow, deep lots to wider lots that accommodated the wide ranch house style.

There was some discussion among the Commission regarding Maryvale Terrace 20A subdivision developed by John F. Long, and whether there may be a possibility for this to be nominated to the National Register. This subdivision, Maryvale Terrace 20A, was built in the county in 1959 and represents an extension of the Phoenix development pattern.

The Commission thanked Mr. Graham for his presentation.

**HERITAGE GRANT PROJECTS UPDATE:**

The Historic Preservation Commission will hear an update by the staff liaison on the Catlin Court, Floralcroft, and National Register projects.

**CERTIFIED LOCAL GOVERNMENT GRANT PROJECT:**

The Historic Preservation Commission will hear an update by the staff liaison on the Certified Local Government Grant Project.

Ms. Karen Flores, AICP, Planner, Staff Liaison, provided an update regarding the Heritage Grants projects, which for all practical purposes have been suspended. A Certified Local Government (CLG) Grant was used for the Ranch House Survey and will be used for additional historic bronze plaques.

**DISCUSSION OF REQUEST BY THE COMMISSION TO REVIEW THE HISTORIC PRESERVATION OVERLAY ZONING DISTRICT DESIGN GUIDELINES FOR CATLIN COURT:**

The Historic Preservation Commission will discuss their request to review the Historic Preservation Overlay Zoning District Design Guidelines for Catlin Court, as established under Z-97-43.

Chairperson Zomok asked the Commissioners if any had comments regarding the Guidelines. Two Commissioners provided written comments to Staff for suggested changes to the Historic Preservation overlay District for Catlin Court.

**SELECTION OF RECIPIENT FOR 2009 RUTH BYRNE AWARD:**

The Historic Preservation Commission will select the recipient of the 2009 Ruth Byrne Historic Preservation Award.

Ms. Karen Flores, AICP, Planner, Staff Liaison, stated that the Commission received five nominations for the annual Ruth Byrne Historic Preservation Award: Ms. Natalie Stahl for her home in Orchard Glen; Paul and Teresa Seabrook for the Gaslight Inn; Council Member Goulet for initiatives in the downtown; Ms. Martha Peck Davis for her service on the Glendale Historical Society; and Ms. Nelda Crowell, archivist for the Thunderbird School of Global Management, for documenting and preserving the history of the school from its early beginnings as a flight school during World War II to the present.

Commissioner Byrne stated she was pleased to see that so many applications were submitted.

After some discussion the Commission selected Ms. Nelda Crowell as the recipient of the 2009 Ruth Byrne Historic Preservation Award.

**Vice Chairperson Atkins MADE a MOTION to name Ms. Nelda Crowell as the recipient of the 2009 Ruth Byrne Historic Preservation Award. Commissioner Leimeter SECONDED the MOTION, which was passed unanimously.**

Chairperson Zomok called for the Staff Report.

Mr. Ron Short stated that the 2009 Historic Preservation Conference, Arguing for Preservation, Building A Case For Communities, will be held in Phoenix from June 18 through 20. This will be the seventh annual Historic Preservation Partnership Conference.

Mr. Short added the State Historic Preservation Office has approximately \$10,000 to offer in scholarships for State Conference registrations. Mr. Short submitted an application for nine registrations.

Ms. Flores stated there are three property owners that have offered their homes for viewing for the city's annual Historic Preservation Bus Tour, scheduled for Saturday, May 16 at 8:30am.

Ms. Flores stated that Commissioner Alex Ortega has decided not to volunteer for another term with the Historic Preservation Commission. Commissioner Ortega said that due to increased responsibilities at his employment, he would be unable to continue. He did express that it was a pleasure serving the Commission the last two and a half years and that he looks forward to revisiting in the future.

#### COMMISSION COMMENTS AND SUGGESTIONS

Commissioner Byrne noted the Historic Preservation display located at the Brown Street Library has been moved to the back entrance. Mr. Short and Ms. Flores stated they would be making a visit to the Library to determine if there is a better location for this display.

Chairperson Zomok congratulated and thanked Vice Chairperson Judy Atkins for her service to the Commission. She was presented with a plaque of appreciation for her volunteerism.

Chairperson Zomok congratulated Mr. Short on his appearance on "City Beat" and his presentation to the City Council at their March 17, 2009, Workshop.

Since there was no further business, the meeting adjourned at 8:30pm.

The next meeting is scheduled for April 23, 2009.

Respectfully submitted,

  
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Diana Figueroa, Recording Secretary