

- c. *Objective:* Utilize perimeter theme walls and pedestrian amenities such as street furniture, and lighting as accents that define individual neighborhoods.

**RECOMMENDATIONS:** The City should continue the philosophy of proactive design intervention. Through adopted Design Guidelines and Standards the City will make measurable progress towards successful implementation of desired visual improvements and achieve improved harmony among the built and natural elements of Glendale. Although it is challenging to apply design guidance on a citywide basis, it is important to keep the adopted guidelines and standards as current as practical and continue to implement standards where none currently exist.

The General Plan Implementation Program identifies specific policies, time frames and responsibilities for positive actions to achieve the above delineated goals and recommendations. The City Council, in concert with appointed Boards and Commissions, and staff, have the direction and authority to take actions that reflect a coordinated, logical and consistent Urban Design effort through Design Review.

In addition to the guidelines and documents in place today, the City should strive to adopt urban design guidance tools for commercial and industrial developments.

Finally, Glendale must ensure that its own public buildings and facilities reflect the urban design themes and consistencies it desires of private development.

## 6. HISTORIC PRESERVATION ELEMENT



The Historic Preservation Element is an elective Plan Element. The purpose is to provide policy direction as to the role of historic preservation in honoring Glendale's heritage and being an integral part of Glendale's future development. Historic preservation is an important economic development tool for the revitalization of neighborhoods and the city center. The element is meant to incorporate the preservation and protection of historic resources into long-range land use and economic planning. The goals and objectives will provide continuity and guidance to actions of the City Council, Commissions and Boards, city staff, and citizens in preserving and protecting Glendale's historic districts and resources.

### CURRENT CONDITIONS

#### Historical Context

It is important that the historical context of the community's historic resources be understood through the various periods of Glendale development. The understanding of historic context will provide appreciation that historic resources help to create a sense of place and community character.

**Early Settlement (1880-1890)**

Glendale arose from development efforts in the early 1880's. The Desert Lands Act of 1879 opened irrigable lands in the Salt River Valley for homesteading. The Arizona Canal Company contracted with W.J. Murphy to construct the Arizona Canal (1883-1885). The canal allowed for agricultural development northwest of Phoenix. In 1887, Mr. Murphy organized the Arizona Improvement Company that provided land and water to settlers. He attracted a few settlers, but knew he needed many more settlers to come to the Glendale area. He completed Grand Avenue, an eighteen-mile road from Peoria to downtown Phoenix in 1888 as an amenity. There are no early settlers homes from this period still standing. Grand Avenue and the adobe house at Sahuaro Ranch are the only remaining historic resources of this period.

**Town Site Development (1891-1906)**

Mr. W.J. Murphy was able to get B.A Hadsell to form a temperance colony in Glendale and bring settlers from the Chicago area. Mr. Hadsell filed the first subdivision of land, named Hadsell Addition, in March of 1892 in Glendale. It was located west of 61<sup>st</sup> Avenue and south of Orangewood Avenue consisting of 30 twenty-acre lots and considered the founding of Glendale. The original Plat of Glendale Town site was filed in November 1892. Many early colonists arrived in Glendale and bought lots to build their homes. By 1895, seventy families joined the temperance colony at Glendale. The railroad was finished in 1895. The original town site plat was re-platted the same year, which included a central park with small business lots surrounding the park. Market Street was created to accommodate businesses associated with the railroad. In 1895, Glendale's population was 300. The first Glendale Elementary School was the first two-story school made of red brick constructed in 1895. Additional land was platted for housing. A major flood inundated Glendale in 1895. A severe drought occurred from 1897 - 1900. The lack of a reliable water supply hampered growth in the first years of the new century. The water resource issue changed with the beginning of construction of the Roosevelt Dam on the Salt River in 1905 and completion in 1910 by the U.S. Reclamation Service. With water scarcity and flooding issues somewhat resolved, agriculture and development in the Salt River Valley were headed for a major growth period. In Glendale, W.J. Murphy and others formed the Arizona Sugar Company in 1903 to plant sugar beets and process them in Glendale. The factory was started in 1903 and finished in 1906. The Beet Sugar Factory, several homes, mansions, and a commercial building remain as the historic resources of this period. The most notable agricultural related residential buildings of this period are Manistee Ranch and Sahuaro Ranch.

**Development Trends (1907-1929)**

A new spirit of optimism and energy arose in Glendale with the continuing construction of Roosevelt Dam. Several subdivisions were platted from 1908-1911 to provide housing for the beet factory workers. Glendale was incorporated in 1910 with an estimated population of 1,000 residents and the sugar beet was part of the municipal seal. The sugar company convinced a colony of Russian immigrants to move to Glendale.

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W.H. Slaughter and a group of citizen investors established the Glendale Ice Company. The ice plant provided ice to ship produce (mainly lettuce) on the railroad. The facility came on line in 1910 and provided the first power plant in the city. Glendale bought the electric generation facility in about 1914 and provided power to residential and commercial customers until the Salt River Project took over electric service in about 1933. The Glendale Ice Company opened up Glendale as the largest produce shipping point in Arizona by 1920. The ice plant was located at the southeast corner of 59<sup>th</sup> Avenue and Glendale Avenue between 59<sup>th</sup> Avenue and the railroad track until about 1990 when it was demolished.

The Phoenix street railway was extended to Glendale in 1911. The first high school was built in 1913 and the new Grammar School was built with 34 individual classrooms from 1913-1920. The Glendale News started publishing in 1912 and the town bought the private water works in 1915. Catlin Court was platted in 1915. In 1920, Glendale streets were first paved and sidewalks were constructed. There was an economic boom with cotton demand during WWI. By 1920, Glendale had a population of 2,727. The 1920's saw depressed cotton prices and it took several years for local farmers to diversify their crops. Development slowly recovered in the late twenties. The Floralcroft subdivision was platted in 1928. There are many public, commercial, and residential historic resources remaining from this period, such as the Grammar School, Glendale Woman's Club, First National Bank Building, Catlin Court Historic District, Floralcroft Historic District, and Mayor Tinker's home.

**Depression and the New Deal (1930-1940)**

Glendale had grown to a population of 3,665 in 1930. Glendale reincorporated as an Arizona city in 1930. The depression was severe in the industrial center of the nation, but not as severe in Glendale. 1931-1933 was a difficult economic time for Glendale. Economic activities were reduced locally. Subsequently, federal public works programs began to revitalize the economy through construction of highways, bridges, schools, parks, utilities, and government buildings. In 1935, the federal government was the largest employer in Maricopa County. The 1934 National Housing Act created the Federal Housing Administration (FHA), which insured home mortgages. Many new homes were built in Catlin Court with FHA insured loans.

Displaced farmers could not afford homes. The Glendale Tract was subdivided in 1933 by the Department of Agriculture. The tract is located at the southeast corner of Northern Avenue and 51<sup>st</sup> Avenue. The tract was platted into 25 large lots and the federal government constructed small adobe homes to assist farmers make a transition to urban life. Displaced farmers were allowed to occupy the properties until 1948 when all properties were sold to private individuals. This was a New Deal project of the Roosevelt Administration. This is the Glendale Tract Historic District.

By 1940, the United States was moving to a war economy. There was a renewed demand for Arizona products for Europe. Glendale reached a population of 4,855 in 1940. There are numerous housing and commercial historic resources from this period. The new Glendale High School Auditorium was built in 1939.

**World War II and the Postwar Boom (1941-1950)**

The federal government made huge expenditures in the Glendale area during World War II, far exceeding that of the New Deal era. The U.S. Army bought land in 1941 at the southeast corner of Greenway Road and 59<sup>th</sup> Avenue for an airfield to establish a Civilian Pilot Training Program. This was named Thunderbird Airfield I. One month later, the Army Air Corps announced plans to create a large airbase, named Litchfield Park Air Base, 10 miles west of Glendale. The Defense Plant Corporation constructed an aluminum plant at 35th Avenue and south of Van Buren Avenue. All of these facilities brought jobs, military personnel, and more people to Glendale. More subdivisions were platted in 1944 and 1945. In 1946, after the war, both Thunderbird Airfield and Litchfield Park Air Base were closed. The Thunderbird Airfield and facilities was used to create the American Institute of Foreign Trade. The school was founded April 8, 1946 and since has graduated over 38,000 students who live and work in more than 140 countries. The school is currently named Thunderbird-The Garvin School of International Management.

On June 27, 1947 President Truman reorganized the U.S. Military to create the Department of the Air Force as an equal to the Departments of the Army and Navy. When the Korean War began, the Litchfield Park Air Base was reactivated on February 1, 1951 and named Luke Air Force Base. The new residents, making Glendale home now, desired additional housing. From 1946-1950, twenty-three new subdivisions were platted. Glendale had a population exceeding 8,000 in 1950. There are hundreds of homes built in this period and remain today as important historic resources. In 1948, Glendale was recognized in the Public Works Magazine as the only city in Arizona to have all of its streets paved.

**Post World War II (1950- 1956)**

During the early fifties, the ranch house was a popular architectural style. Several ranch style subdivisions were built and constitute an important part of Glendale's history. There are a variety of ranch house subdivisions, including the John Long homes built in the mid-to-late fifties.

**CURRENT HISTORIC PROPERTIES**

**LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES**

Glendale’s rich heritage is honored and celebrated by the listing of contributing historic properties on the National Register of Historic Places. The following are districts and properties that are listed:

Beet Sugar Factory	Built 1906	5243 West Glendale Avenue	Listed 01/20/1978
Sahuaro Ranch	Built 1895	9802 North 59 <sup>th</sup> Avenue	Listed 03/07/1980
First National Bank Building	Built 1918	6838 North 58 <sup>th</sup> Drive	Listed 08/25/1983
Glendale’s Woman’s Club	Built 1912	7032 North 56 <sup>th</sup> Avenue	Listed 07/07/1989
Glendale Town Site Catlin Court Historic District (71)	Platted 1914	Gardenia Avenue 58 <sup>th</sup> Avenue Myrtle Avenue 57 <sup>th</sup> Avenue Palmaire Avenue 59 <sup>th</sup> Avenue Myrtle Avenue 58 <sup>th</sup> Drive	Listed 06/09/1992
Manistee Ranch	Built 1897	5127 West Northern Avenue	Listed 04/09/1998
Glendale Tract Historic District (14)	Platted 1933	SEC of Northern Avenue and 51 <sup>st</sup> . Avenue	Listed 01/11/2006
Glendale Grammar School	Built 1920	7301 North 58 <sup>th</sup> Avenue	Listed 01/11/2006
First United Methodist Church Sanctuary	Built 1926	7102 North 58 <sup>th</sup> Drive	Listed 01/11/2006
C.H. Tinker House	Built 1913	6838 North 59 <sup>th</sup> Drive	Listed 01/11/2006
Floralcroft Historic District (56)	Platted 1928	State Avenue 59 <sup>th</sup> Avenue Myrtle Avenue 61 <sup>st</sup> Avenue	Listed 04/6/2006
Glendale High School Auditorium	Built 1939	6216 West Glendale Avenue	Listed 05/02/2006
59 <sup>th</sup> Avenue Residential Historic District (8)	1895-1955	7508-7714 N. 59 <sup>th</sup> Avenue	Listed 09/06/2006
Jonas McNair House	Built 1897	5919 W. Myrtle Avenue	Listed 09/06/2006
Catlin Court Expansion (134)	Platted 1895 1908 1914	Orangewood Avenue 55 <sup>th</sup> Avenue Glenn Drive 59 <sup>th</sup> Avenue	Listed 10/26/2007
E. C. Bunch House	Built 1898	5602 West Lamar Road	Listed 03/05/2008

## **GOALS AND OBJECTIVES**

The historic resources of Glendale are found in the city center, linear resources (road grid, canals, railroad, Grand Avenue Corridor), and outlying areas. They represent residential, commercial, agricultural, religious, education, government, and transportation uses. The physical historic buildings exhibit vernacular, national folk, bungalow, period revival, modern, and eclectic era of architecture. This is Glendale's heritage, which is important to celebrate and preserve. There have been significant losses of the community's cultural and historical heritage. This element is intended to help stop the loss of any additional historic resources.

### **Goal 1: Identify, Preserve and Protect Historic and Archaeological Resources**

Glendale is proud of its heritage and strives to celebrate that heritage through preservation of the historical resources that remind the community of its social, cultural, historical, economic, education, religious, and architectural heritage.

- a. *Objective:* Assure that the city maintains its status as a Certified Local Government (CLG) and CLG funding eligibility by maintaining a Historic Preservation Plan, Ordinance, and Commission.
- b. *Objective:* Continue to identify potential eligible historic sites, structures, districts, and other resources through updating of the historic inventory survey.
- c. *Objective:* Prepare National Register of Historic Places nominations for designation of eligible districts and individual properties.
- d. *Objective:* Place eligible districts and individual historic resources on the Glendale Register of Historic Places.
- e. *Objective:* Provide city matching funds for CLG grants, Historic Preservation Heritage Grant, and other grants for survey, designation and weatherization, and stabilization and restoration projects.
- f. *Objective:* Support the restoration and maintenance of significant contributing historic properties listed on the National Register of Historic Places.
- g. *Objective:* Promote the preservation of historic streetscapes and landscapes within historic districts.

### **Goal 2: Incorporate Historic Preservation as an Integral Part of the Planning Process**

It is important that historic preservation be an important part of municipal decision making in order to preserve the city's historic districts and resources. There are many decisions made by various departments that can impact historic resources. Those decisions should be made with knowledge of the historic resources and an understanding of potential impacts to those resources.

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- a. Objective: Amend policies, Ordinances, and codes to be consistent with historic preservation goals.
- b. Objective: Evaluate alternative building safety code and fire safety protection adoption for historic buildings.
- c. Objective: Promote cooperation of city departments, Commissions, Boards, and historic preservation organizations to respect the historic character of the city when processing development applications.
- d. Objective: Streamline and simplify the planning and building safety requirements and review process for contributing historic building restoration and adaptive reuse.

**Goal 3: Incorporate Historic Preservation as an Economic Development Tool in the City Center Revitalization**

Quality economic development of the city center will help to insure a vibrant city center that implements the goals of the City Council. Historic preservation is an important aspect that gives the city center a sense of place and strong economic value. The city center marketing strongly sells the areas historic character and new development is attracted by the historic character.

- a. Objective: Integrate historic preservation resources as part of the marketing of the city center.
- b. Objective: Improve economic opportunities in the city center through sensitive adaptive reuse of historic properties.
- c. Objective: Assure new construction design within historic areas is compatible but not identical with the existing character of the area.
- d. Objective: Assure repairs and alterations to historic buildings are consistent with the design guidelines for the historic district.
- e. Objective: Maintain the pedestrian scale and small town character of new buildings in historic districts.

**Goal 4: Create Awareness and Support for Historic Preservation**

It is critical that historic preservation purposes and activities are known by the general public as well as elected officials, Commissions, Boards, and city staff in order that historic preservation is understood. Also, in order to achieve a successful historic preservation program, there must be widespread support.

- a. Objective: Market historic preservation through city marketing avenues, displays, brochures, walking tours and newspaper articles.

- b. Objective: Continue recognition of the annual National Historic Preservation Month through the Ruth Byrne Historic Preservation Award, proclamation, and historic preservation tour.
- c. Objective: Build partnerships with city Commission and Boards, historical society, historic district associations, school districts, and private owners.
- d. Objective: Participate in state and regional historic preservation conferences, workshops, and programs.
- e. Objective: Provide information about Glendale's historic resources and program to all ages and groups in the community.

**Goal 5: Provide Incentives that Encourage Preservation and Restoration of Historic Resources**

Historic property owners have a special financial challenge to restore historic properties in a manner consistent with historic guidelines. Historic restoration costs more than normal remodeling of a house. Public historic structures may need major restoration work. Historic structures have deteriorated due to neglect or financial inability to maintain the structure and, in many cases, have been demolished.

- a. Objective: Investigate city bonding for historic preservation acquisitions and restoration funding of contributing historic resources.
- b. Objective: Assure continual application of Historic Preservation Heritage Grants for weatherization and stabilization of contributing historic properties.
- c. Objective: Provide expedited development and historical review of projects involving a contributing historic resource.
- d. Objective: Provide building permit fee waivers of contributing properties that are part of a Heritage Grant weatherization and stabilization project.
- e. Objective: Provide building permit fee and impact fee waivers for adaptive reuse of contributing properties.
- f. Objective: Assist contributing property owners to apply for property tax reduction.
- g. Objective: Provide bronze National Register plaques from the city to all contributing properties on the National Register of Historic Places.
- h. Objective: Provide interpretative plaques and street signs for historic districts and significant contributing historic properties.



**RECOMMENDATIONS:** The City is encouraged to consider funding historic preservation projects within the first five years of the Glendale Ten-Year Capital Improvement Program for acquisition and restoration of properties that are at least 90 years old and those historic properties that are significant to the image of Glendale.

Develop a strategy and implement adaptive reuse of the Beet Sugar Factory and the surrounding buildings. Adapt appropriate Catlin Court Planned Area Development District historic buildings into unique restaurants through the Dining District program.