

CITY OF MESA
MINUTES OF THE
HISTORIC PRESERVATION COMMITTEE

DATE: November 13, 2003 **TIME:** 6:00 p.m.

MEMBERS PRESENT

Chair Victor Linoff
David Dean
Vince Anderson
Pat Mendivil
Lori Osiecki
Ron Peters

STAFF PRESENT

Sandra Apsey
Kathy Guthmiller
Greg Marek

OTHERS PRESENT

Gary Apsey

MEMBERS ABSENT

Tracy Wright Wagner

1. Call to Order.

The November 13, 2003 Regular Meeting of the Historic Preservation Committee was called to order at 6:03 p.m.

2. Consider Minutes of October 9, 2003 Regular Meeting.

It was moved by Ron Peters, seconded by David Dean, to RECOMMEND APPROVAL OF the October 9, 2003 Minutes, as amended.

**Vote: 6 in favor
 0 opposed**

3. Items from Citizens Present (no action to be taken).

No items from citizens present.

4. Discuss and Consider Historic Preservation Graphic Element.

Mr. Marek clarified that the graphic element to represent Mesa's Historic Preservation would not replace the City of Mesa's logo, which is the standard on stationery.

Chair Linoff noted that he contacted a company that does embroidery of apparel, and was informed that the graphic image would need to be in the form of a line drawing.

Committee members reviewed two possibilities of graphic elements, and agreed they preferred the element that was a close up of a window detail from the Irving School.

Ms. Osiecki noted that it would need to be transformed into a line drawing, and would need to retain detail if reduced in size.

Mr. Dean added that there could be both a color and a black and white version.

Mr. Peters stated that he would do a line drawing of the graphic element to make it compatible for embroidery.

Chair Linoff expressed concern about the location of the text.

Mr. Peters agreed he would prefer to see the copy outside of the image so it doesn't become lost, especially when being embroidered.

It was moved by Vince Anderson, seconded by David Dean, to RECOMMEND APPROVAL OF the historic preservation graphic element, based on the suggested changes agreed upon by Committee members.

**Vote: 6 in favor
0 opposed**

5. Discuss and Consider Endangered Properties List.

Chair Linoff updated the Committee, noting that he, along with Ron Peters and David Dean, made a presentation to the City Council on November 6th regarding the Endangered Properties poster and possible press conference.

Chair Linoff noted that City Council was supportive of the Historic Preservation Committee's efforts and willingness to contribute personal money to pay for the posters.

Mr. Peters stated that he spoke to ScottBlue Reprographics and they were interested in working with the Historic Preservation Committee to produce the poster, and willing to contribute part of the printing cost.

Committee members discussed how the final poster would look with regards to text and labeling the photos.

Ms. Lori Osiecki agreed to help Mr. Peters review and finalize the poster, and will also work on turning the graphic element into a line drawing suitable for embroidery.

Regarding the possible press conference, Chair Linoff asked if it was something that Mesa Channel 11 could tape.

Mr. Marek noted that they have limited staff and it would depend on their shooting schedule.

Committee members discussed whether it would be better to have a press conference or just do a press release.

Chair Linoff said he feels that a press conference would make a stronger statement than just releasing the information, especially if the press conference coincides with other activities happening in the area, so there would be more people present.

Mr. Vince Anderson suggested first contacting Channel 11 and scheduling a time based on their availability.

Mr. Dean noted that the Committee had considered holding the press conference at the Irving School, and suggested that the Buckhorn Baths would be a more intriguing place to have it, with a possibility of tours of the property.

Chair Linoff agreed that the Buckhorn Baths would be a better place to hold a press conference, adding that his only concern would be the location; the press would have a farther distance to travel.

Mr. Dean pointed out that the extra drive would be worthwhile.

Chair Linoff requested that Ron Peters talk to Mrs. Sliger and check on the possibility of holding the press conference at Buckhorn Baths. Chair Linoff noted if that didn't work out, it could be held at the Irving School.

Mr. Marek said that staff will find out the shooting schedule for Channel 11, and added that it would be important to have the Endangered Properties poster available in time for the press conference.

Mr. Peters asked Mr. Marek to let him know possible dates that would work for Channel 11 so he could run them by Mrs. Sliger. Mr. Peters will also check with Mrs. Sliger about allowing the Historic Preservation Committee to have a tour of Buckhorn Baths.

Mr. Dean suggested changing the year on the Endangered Properties List to 2004 since the press conference would be in December at the earliest.

6. Discuss Historic Preservation Rehab Program.

Chair Linoff informed Committee members that Karen LaFrance of NEDCO was unable to attend tonight's Historic Preservation Committee meeting.

Mr. Marek acknowledged that NEDCO had some funding last year out of the contingency funds for the Community Development Block Grant (CDBG) program but the funding never got used. Mr. Marek stated that the new CDBG applications are due December 12th for next year's program, and suggested that this program would be worthwhile for the HPC to pursue. Mr. Marek added that the Rehab program could be part of the discussion at the Neighborhood Conference on January 31st.

Mr. Marek noted that the Committee could discuss how they feel about this program, and staff would follow up with Ms. LaFrance.

Chair Linoff stated that Committee members have been supportive of the concept that Ms. LaFrance has presented to them in the past.

Chair Linoff said that it should be determined if the Wilbur neighborhood is the best place to run a pilot program, or if it would be better to just carry out the whole program.

Chair Linoff asked if the City has reviewed and approved the Program Lending Guidelines.

Mr. Marek noted that he had not seen the guidelines previously, but Ms. LaFrance informed him that they had been approved, but he wasn't sure by whom.

Mr. Marek said that if the HPC had specific questions and wanted more details, it might be a good idea to form a workgroup to meet with Ms. LaFrance.

Mr. Anderson said he feels it would be a beneficial program, and hopefully in time there would be City bonds to back it up.

Mr. Anderson commented that, due to the complexity of the program, he feels that Ms. LaFrance should present the details to the HPC, and the Committee could work on the program with her throughout the next year. Mr. Anderson pointed out that the December 12th deadline is too close to meet.

Mr. Anderson noted that originally this program was built around the organization of the Wilbur neighborhood, adding if that wasn't in place, he envisioned the Historic Preservation Committee to be the sponsor or group encouraging all the historic districts to get together to form one historic neighborhood group to work citywide.

Chair Linoff acknowledged that the goal was to make the program citywide, beyond historic preservation, where any neighborhood could apply for rehabilitation.

Mr. Dean added that finding funds for homeowners meets an objective of the Historic Preservation Committee. Mr. Dean said he has concerns about the quasi-judicial roles that become evident, such as design review. Mr. Dean noted that a design review process is already in place at the City level, so if something requires a building permit, it should just have to go through the normal process; there shouldn't be an additional layer of review. Mr. Dean suggested that the scope of NEDCO's program should be limited to things that do not require a building permit.

Ms. Osiecki stated that if NEDCO wants the Historic Preservation Committee to be involved, there would need to be many questions addressed (i.e., Who's on their design review committee? How is that structured? How is the lending structured? What kind of monies do they plan to have available and how do they decide who gets what? Is it going to be based on income or based on the building in need of repairs?).

Committee members agreed that it's best not to rush into this program, and that they would like a presentation from NEDCO to answer questions and clarify the program.

Mr. Dean summarized points he would like NEDCO to address:

1. The scope of work (make a distinction between projects requiring a building permit).
2. Are these competitive grants? (based on need or income/ability to pay; define the criteria.)
3. What are the eligible uses? (limited to exterior?)
4. Design Review Committee (what does it entail - are they just applying the Secretary of the Interior's standards; who is a part of it, what is their training; how does the HPC, as a Certified Local Government who has to sign off on the use of federal funds, ensure that this Committee is o.k.)
5. Regarding the architectural drawings and specifications requirement, Mr. Dean pointed out that it wouldn't be necessary or applicable for some of the smaller scale projects (e.g. re-roofing a house).
6. Mr. Dean also noted that there were no enforcement clauses to ensure compliance with how the applicants spend the money and do what they agree to do.
7. What office of the City will be responsible for the CDBG funds? What does the City receive in exchange for that? (an easement, or guarantee that the property improvements will be maintained for a certain length of time).

Mr. Marek added that the program should include application forms to make it easier for people to participate.

Mr. Peters emphasized that the Historic Preservation Committee needs to remain focused on historic preservation, and not become involved in redevelopment or remodeling houses throughout the entire City of Mesa.

Chair Linoff said that he feels the program is worthwhile and should be supported, but he agreed that the HPC should not become its administrator.

Mr. Marek commented that the scale of the project should be discussed in more detail with NEDCO.

Mr. Dean related that another city with a similar program spends \$600,000 annually to fund approximately 25 projects out of an eligible list of almost 6,000 properties. Mr. Dean stated that it's a competitive program through which they award \$200,000 to 10 - 12 projects, with each award ranging from \$2,000 to \$10,000. Mr. Dean explained that this case is a matching fund program, and the money comes from a bond.

Regarding NEDCO's proposed program, Mr. Dean asked how much money would be set aside to lend by National Bank of Arizona.

Mr. Marek noted that the cap would be the amount of block grant funds given to guarantee the loans.

7. Update and Discussion on Post-War GIS Study.

Mr. Marek said that he met with Ms. Debbie Abele and Ms. Liz Wilson and they provided a rough draft of the historic context report that they are doing. Mr. Marek noted that they have mapped out the residential subdivisions between 1946 and 1973. Mr. Marek added that there were about 197 developments and over 300 subdivisions. Mr. Marek stated that the consultants will provide the historic context and the database of the mapped areas. Mr. Marek also asked Ms. Abele's consulting team to present a suggested a work program based on their experience with Scottsdale's preservation commission. Mr. Marek stated that the final report is due in March.

Mr. Dean volunteered to assist staff in working with the GIS data, utilizing his experience with ArcView.

Committee members discussed the possibility of having a joint meeting with the Scottsdale preservation commission in order to learn what they went through with this process.

Regarding a certain type of development built shortly after World War II, where all the houses are built in rows and look alike (e.g. between Mesa Drive and Horne, and also between Country Club Drive and Dana Avenue), Mr. Anderson commented that part of the architectural history of a development is how the houses were changed to meet the individual perspective of the owner. Mr. Anderson posed the question of how architectural historians are going to recognize something like that.

Mr. Marek noted that it was interesting to compare Mesa and Scottsdale and the length of time it took to build out each development; most of Scottsdale's development were built out within 1-5 years. Whereas in Mesa, a much smaller percentage of subdivisions were built out within 1-5 years, and a large number of subdivisions took almost 30 years to build out.

Mr. Marek told Committee members that the study was showing three different tiers of Post World War II housing in Mesa: economy housing, middle income-type housing, and up-scale housing. Mr. Marek noted that the HPC would have to address issues in deciding how to choose what to designate historic.

8. Director's Report.

Mr. Marek updated Committee members on the Federal Building, stating that the Downtown Development Committee voted 7-1 to recommend the Local Historic Landmark Overlay. Mr. Marek added that the City Council is scheduled to consider the introduction to the ordinance on December 15th, with the vote to approve it on January 5th.

Mr. Marek said that he would be meeting with Mr. Don Ryden, architect, and Ms. Ruth Anne Norris, the new Housing Services Manager to discuss the Escobedo housing project. Mr. Marek stated that Mr. Ryden will be hired to complete a determination of eligibility for National Register listing.

Mr. Marek noted that Mr. Ryden has determined that the two remaining hangars at Falcon Field are eligible for listing on the National Register. Mr. Marek said that Mr. Ryden commented that there are very few World War II properties left in the Phoenix metro area.

Mr. Marek informed the Historic Preservation Committee that he met with Mr. Walt McIver about the LDS Temple. The Temple is already on the National Register because it is a contributing property to the Temple Historic District, but Mr. McIver is trying to have it individually listed, now going through the LDS real estate office, trying to alleviate any concern of LDS officials. Mr. Marek said that a letter has been written explaining to the Temple officials that there are no restrictions for property rights issues, and an important reason for designation is to recognize one of the remaining significant historic properties in Mesa.

Mr. Marek briefed HPC members on an archeological issue:

At the intersection of the 101 and 202 freeways, Mesa and Tempe are competing for a huge retail development; the Mesa site is a potentially significant archeological area. The area has been surveyed, but not tested. The Historic Preservation Office recommended that a zoning stipulation be attached to the zoning case requiring the testing and data recovery. Proposals are being obtained for the testing.

Regarding Local Historic designation for the Landmark Restaurant, Mr. Marek said that staff is working on obtaining more information from the applicant.

Mr. Marek reminded Committee members to sign and return their loyalty oaths.

9. Update from Sandra Apsey, Mesa Room.

Ms. Sandra Apsey informed the Committee that the Mesa Room nominated Mr. Gilbert Duran Orrantia and Mr. Don Strauch, Jr. for the Arizona Veterans Hall of Fame, and both men were inducted November 6th for their achievements.

Ms. Apsey stated that the Martin Luther King Celebration Committee has enlisted a film production company to produce a video for this year's event, for which the Mesa Room has been providing background information and history.

Ms. Apsey said that the Mesa Room received the grant for the Washington Park oral history project from the Arizona Humanities Council; Ms. Apsey and Chris Marin (their humanities scholar) are in the process of contacting potential interviewees.

Ms. Apsey showed a book to HPC members, entitled "Mezona Memories: a Sentimental Journey," which was written and published by Nancy Norton, a staff member of the Mesa Room. Ms. Norton's great grandfather built the Mezona auditorium. The book contains a timeline of the Mezona, and is packed with pictures and hundreds of memories that people have shared. Ms. Apsey noted that this book is available to purchase from the Mesa Historical Museum.

Chair Linoff suggested the possibility of getting the Mesa Room more involved with the Historic Preservation Awards process.

Ms. Apsey noted that last year the Mesa Room had a poster on their bulletin board announcing the Historic Preservation Awards, with nomination forms available. Ms. Apsey said that more interest could be generated if they had more time before the deadline to display the materials.

Mr. Peters asked about the Sanborn maps for Mesa, if that project was through the Mesa Room or the Historic Preservation Office.

Mr. Marek clarified that Mr. Cook gave him a disk with the maps on it.

Ms. Apsey said she has not received them at the Mesa Room.

Mr. Peters said it was supposed to be a master map that had all of them together.

Mr. Marek replied he didn't know if the master map was completed.

Mr. Dean requested a copy of the disk.

Ms. Apsey noted that what Mr. Cook was working on was making a listing of all the businesses that were on Main Street, showing how they changed, starting from the earliest City directories until about 1960. Ms. Apsey added that she was going to use this information as a basis for the walking tour she proposed to have during Historic Preservation week.

10. Update from Southwest Museum.

No update was given at this month's HPC meeting.

11. Update Regarding Mesa Historical Museum from Tracy Wright Wagner.

No update was given at this month's HPC meeting.

12. Committee Member Comments and Questions and Future Agenda Items.

Mr. Peters informed Committee members about a film being presented on the works of Al Beadle, architect. The film is about his life and architectural style; he was part of the case study program in Arizona. Mr. Peters said that he would forward the information to the Historic Preservation Office to distribute to HPC members.

13. Adjournment.

7:49 p.m.

Respectfully submitted,

Gregory J. Marek, Historic Preservation Officer
Minutes prepared by Kathy Guthmiller