

CITY OF MESA
MINUTES OF THE
HISTORIC PRESERVATION COMMITTEE

DATE: January 8, 2004 **TIME:** 6:00 p.m.

MEMBERS PRESENT

Chair Victor Linoff
David Dean
Vince Anderson
Lori Osiecki
Tracy Wright Wagner

STAFF PRESENT

Sandra Apsey
Tony Felice
Kathy Guthmiller
Greg Marek
Julie Rice

OTHERS PRESENT

Gary Apsey
Don Baker
Teresa Brice-Heames
Don Ellis
Candy Ellis
Charlie Powell
Mike Whalen

MEMBERS ABSENT

Pat Mendivil
Ron Peters

1. Call to Order.

The January 8, 2004 Regular Meeting of the Historic Preservation Committee was called to order at 6:03 p.m.

2. Consider Minutes of December 11, 2003 Regular Meeting.

It was moved by David Dean, seconded by Tracy Wright Wagner, to **RECOMMEND APPROVAL OF the December 11, 2003 Minutes, as amended.**

Vote: 5 in favor
0 opposed

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

No items from citizens present.

4. Discussion with City Council Candidates

Chair Linoff welcomed City Council Candidates and thanked them for attending the Historic Preservation Committee meeting. HPC members, staff and others present introduced themselves.

Mr. David Dean gave a series of questions to City Council Candidates, asking them to address one or all of the following:

- How would you characterize Mesa's History?
- What one landmark in Mesa would you like to see preserved (whether it is historically designated or not)?
- What do you think the role of government is in preserving a community's past?

Each candidate was given time to address these questions.

5. Discuss and Consider Case No. HL03-002TC, Local Historic Landmark Overlay for the Landmark Restaurant, 809 West Main Street. (CONTINUED FROM DECEMBER MEETING.)

Mr. Marek stated that this case was continued from last month's meeting, at which time a quite extensive presentation was given. The applicant and Staff had requested more time for additional research to fill in some specific details.

Mr. Marek acknowledged that Amy Morales had prepared the staff report, utilizing research provided by Don and Candy Ellis (applicant) and Sandra Apsey of the Mesa Room.

Mr. Marek noted that the application for a Local Historic Landmark designation is a zoning overlay, and since this property is outside of the Downtown Redevelopment Area, this case will proceed to the Planning and Zoning Board (in April or May) after the recommendation of the Historic Preservation Committee.

Mr. Marek stated that the Zoning Ordinance specifies certain criteria that must be met in order to be designated as a historic landmark. Mr. Marek said that the Landmark Restaurant qualifies under two criteria:

1. It is potentially eligible for listing on the National Register of Historic Places, and
2. The building exemplifies or reflects special elements of Mesa's cultural, social, economic, political, aesthetic, engineering or architectural past.

Mr. Marek referred to the following chronological table of the staff report to discuss how the criteria are met:

| | |
|------------------|--|
| 1910 | Latter Day Saints Began Constructing the Fourth Ward Church Building |
| 1911 | The Original Main Building was dedicated |
| 1921 (approx) | The Original Main Building was renovated |
| 1926 | Recreation Hall was completed on June 27, 1926 |
| 1932-33 (approx) | Scout or Aaronic Priesthood House was constructed |
| 1937-39 | The Church made renovations and additions to the building, making it look very similar as it does today |
| 1938 | Church sold 13 ½ acres to the Southern Pacific Railroad |
| 1937-50 (est.) | The steeple was removed |
| 1954-63 | Producers Insurance Company purchased and occupied property for an undetermined period of time |
| 1963 | Extension of Phoenix College occupied site |
| 1965 | The Governing Board of the County Junior College District officially created Mesa Community College to serve the East Valley |
| 1966 | Mesa Community College Moved to Southern and Dobson |
| 1966-72 | Faith Tabernacle Church was located on this site |
| 1967-70 | The Center for Educational Advancement was located on the site |
| 1972-81 | Rouch's Schoolhouse Restaurant owned and operated by the Rouch Family |
| 1981-present | Landmark Restaurant owned and operated by Candy and Don Ellis |

Mr. Marek noted that, in addition to the restaurant building, the zoning overlay would also apply to the buildings that were added in the 1920s & 1930s.

Mr. Marek stated that based on the integrity maintained by the buildings, staff believes they would qualify for National Register status, but that would be a separate process and require a different application. Mr. Marek continued that because of its importance to Mesa's history, staff recommends that the property be designated as a Local Historic Landmark.

Chair Linoff thanked the Ellises for the tour of the Landmark Restaurant that Committee members and staff were invited to attend.

Mr. David Dean asked if there was a determination of eligibility by the State Historic Preservation Office (SHPO) on the property.

Mr. Marek responded there currently is not.

Chair Linoff asked what Ward the church (Landmark Restaurant) was located within.

Mr. Marek clarified it was the Fourth Ward.

Chair Linoff inquired about the steeple, and asked if the last dated photograph was in 1937.

Mr. Marek confirmed that the last dated photograph they could find with the steeple was in 1937, and the next dated photograph was about 1954, so the steeple was taken down within that timeframe.

Chair Linoff asked if there was still evidence of the steeple inside the building.

Mr. Don Ellis said that there is still scaffolding or bracing showing in the attic.

Mr. Dean asked if there was notation of the steeple being removed on any of the building plans that Mr. Ellis acquired.

Mr. Ellis responded that the plans he has do not go back that far, only to about 1973.

Mr. Marek noted that Amy Morales from the Redevelopment/Historic Preservation Office has contacted the LDS Church in Salt Lake City but has not heard anything back from them.

Ms. Tracy Wright Wagner complimented staff for putting together a nice report showing the history and noted that the photographs were helpful. Ms. Wright Wagner asked if sources were documented, stating that it would be nice to have a bibliography available for reference.

Mr. Marek stated that all of the information gathered by staff has been put together in a binder for easy reference and to further assist anyone preparing the National Register Nomination.

Mr. Dean noted that the point was made about the educational development in Mesa, but observed it seemed to be after the 50-year criteria. Mr. Dean questioned if the period of significance was being extended to include the elements from the 1960s, such as the property's transition into a restaurant.

Mr. Marek said that restaurants weren't considered a special type of development in the City of Mesa; however, the beginning of the community college system in Mesa holds great significance (this was the first location of Mesa Community College, one of the largest community colleges). Mr. Marek noted that additional research was included that would help facilitate the National Register nomination.

Chair Linoff noted that although some of the details of the narrative may not lend any credence for National Register nomination, it is still important to have these points as part of the narrative.

Mr. David Dean noted that he was not in favor of moving the staff report ahead as it stands, because he feels there are some areas that could be more comprehensive. For example, Mr. Dean said the report mentions things that may or may not affect the integrity of the building, yet he feels there isn't a strong sense of the character defining features of the building. Mr. Dean stated there's not enough detailed architectural description of the building, which he feels should comprise a significant portion of the report. (For example, the quoins on the corners of the 1937 addition and the location(s) of the rusticated brick are not mentioned in the report.) Mr. Dean suggested that detailing the character defining features in a specific architectural section of the report would aid in making decisions about the building. Mr. Dean added that the integrity of the building could have been better established in the staff report. Mr. Dean also noted that he would like the staff report to document more description to support the educational component of the building's history (what the building looked like at that time – floor plans or uses).

Mr. Marek responded that it's not the intent to have to do an architectural documentation for every Local Historic Landmark designation. Mr. Marek pointed out that the staff report shows that the Landmark Restaurant meets the requirements according to the criteria set forth in the Zoning Ordinance. The staff's responsibility is to look at the criteria in the Zoning Ordinance and determine if any one of those criteria are met for designation. All of the elements dealing with architectural documentation comprise one of the criteria, and it isn't necessary that this one criterion be met as long as others are substantiated. Mr. Marek stated that the criteria staff focused on pertained to exemplifying Mesa's cultural, economic and social history. The architectural aspects were included in the report not to have the local designation based upon them, but rather to simply show a documentation of history.

Mr. Marek clarified that the Committee needs to be careful not to apply National Register nomination procedures to Local designations. Also, a building does not need to be architecturally significant to be added to the National Register. Demonstrating significant contribution to the development of a community also qualifies.

Mr. Marek noted that any more detailed information that the Committee chooses to require in the staff report would be the applicant's responsibility to provide.

Mr. Dean stated that the report says the Landmark meets Criterion 2, which is "substantially meets the criteria to qualify for individual listing on the National Register." That part of the Ordinance invokes the items of the National Register that are not talking about Criterion C, which is for architectural significance. Mr. Dean said he is referencing the items of the National Register criteria just for documenting the building. Mr. Dean noted he understands that this building's significance is based on Criterion A, that it's not going forward on the significance of its architectural merits. Mr. Dean said it still needs to have an architectural narrative or description of the building that tells us what it is and what its character defining features are because the overlay will require any future owners to come back and prove that a change they make does or does not alter that building's integrity or affect its significance. Mr. Dean continued that he feels when the report states it meets Criterion 2, the National Register qualifies for individual listing, that the significance, integrity classifications, its use, and architectural description all need to be addressed just in terms of documentation, not in terms of proving significance. Mr. Dean stated he believes having at least an architectural narrative or description is important for the Committee to be able to make decisions concerning this property in the future.

Ms. Lori Osiecki commented that, as Mr. Dean referred to, there are three different criteria for which a building can be placed on the National Register: for the architecture itself, the events that have occurred there that are important to the history, or a person that has lived or has had some involvement with the building to make it recognized as historically significant. Ms. Osiecki noted that the Landmark Restaurant represents a great deal of Mesa's history.

Ms. Osiecki stated that she felt the staff report was really well done and even went beyond the standard required information for a Local Overlay, including some interesting facts (e.g.: that they bought the machine to tool the bricks and how much it cost to be shipped). Ms. Osiecki said that any need for additional description of the architecture itself is answered by the photographic research compiled. Ms. Osiecki told the Committee that there is sufficient information and documentation on this significant building for her to feel comfortable moving forward with placing a Local Historic Landmark Overlay on the property. Ms. Osiecki added that it is understood that more documentation might be needed before being submitting for the National Register nomination. Ms. Osiecki continued that if the Committee decided to raise the bar and change the procedure as to how they've evaluated such cases in the past, a separate meeting would need to be held to determine the new requirements/format.

Mr. Tony Felice commented that a balance needs to be distinguished between the National Register and local designation. Mr. Felice said that the National Register seeks to accomplish more of a historical documentation of the significance of a particular resource, with the intention of being a repository of historical resources; the objective of a local zoning ordinance is more from a planning perspective. Mr. Felice stated that while he appreciates Mr. Dean's concern, there is a distinction because a property is looked at either based upon architectural merit or based upon cultural significance, in which case the architectural elements within a particular resource become less important than the cultural relationship that the resource has to the community. Staff needs to measure and balance those things against their perspective as far as what the local ordinance is meant to do, and in this case it is meant to preserve a structure, not necessarily specific character-defining elements. When staff is approached by property owners wishing to make changes to their resources, these things need to be taken into consideration and balanced in context.

Mr. Dean asked how many reports have been done entirely by staff as opposed to reports that have been done based on professional consultant information provided to staff.

Mr. Marek responded that the only research staff has from professional consultants is for the Historic Districts, where grant money was received.

Mr. Marek suggested that the Historic Preservation Committee hold a retreat to determine if they want to change the way the local nominations are processed. Mr. Marek noted that applicants rely on staff to do additional research and put most of the information together, so if the requirements become more stringent, there would be few, if any, applicants willing to go through the process and hire a professional consultant, because staff resources are not available to go to that level of detail.

Mr. Marek stated that the criteria of the Zoning Ordinance has been met with this staff report, which is much more detailed than past ones that were sufficient for local designations. Mr. Marek emphasized that if the Committee would like to change the procedure and require additional documentation, a separate meeting would need to be held for that purpose.

Mr. Dean said that he understands the difference between the documentation required for the National Register nominations and local designations, but he feels that this staff report invokes the National Register criteria and its standards by referring to such, so should expand on those elements referenced.

Mr. Marek replied that staff could take out that particular sentence if the Committee preferred, and just eliminate the reference to architectural significance.

Mr. Dean agreed that the Committee needs to have a different meeting to establish the components that need to be in a staff report.

Mr. Vince Anderson commented that he's pleased with the distinction between National and local, because if the requirement to do such extensive research were placed on local resources, it would be more difficult (with time, effort and money constraints) to preserve these historic properties.

Ms. Tracy Wright Wagner noted that the Committee would have needed to inform the applicant ahead of time if they wanted to require additional documentation for this case. Ms. Wright Wagner also pointed out that the Committee cannot assume that each applicant for a Local Historic Overlay will want to apply for National Register designation. Ms. Wright Wagner stated that this agenda item needs to move forward as it is, and the HPC can meet another time to determine if the requirements for local overlays should change.

Chair Linoff stated that the local designation was created for a couple of reasons: the Committee knew there would be properties identified for a variety of reasons as being important to the community, but wouldn't rise to the National level of designation. Chair Linoff added that local designation can also act as a placeholder for historic properties by setting conditions that help protect the property until it can be validated at the National Register level. Chair Linoff noted that this staff report is a base document, written to meet the local criteria. Chair Linoff suggested that a Committee member could amend the motion to either add details to the staff report or take out a particular reference if the Committee wishes to move this item forward.

It was moved by Lori Osiecki, seconded by Vince Anderson, to forward a recommendation of approval for the Historic Landmark Overlay for Case No. HL03-002TC, the Landmark Restaurant.

**Vote: 4 in favor
1 opposed (David Dean)**

Chair Linoff noted that this item would be moved forward to the Planning and Zoning Board for review.

Mr. Marek stated that another staff report would be written for the Planning and Zoning Board, using this report as the basis. Mr. Marek said that if Mr. Dean wished to add supplemental information to the report, he could provide it to staff within the next month or so.

Chair Linoff said he hoped the applicant didn't feel discouraged by the discussion; the Committee was not debating the merits of the property, but just addressing some of the procedural issues. Chair Linoff praised Don and Candy Ellis for taking the time and effort to go through the steps for local designation, and offered encouragement to continue the process and apply for National Register listing.

Mr. Don Ellis responded that their goal was to apply for the National Register, and thanked Committee members for their support and expressed appreciation to staff for their assistance in making this possible.

6. Discuss and Consider Historic Preservation Graphic Element.

Chair Linoff noted that Ms. Osiecki was working with the graphic element to make it more suitable for embroidery purposes.

Chair Linoff stated he was waiting for a response from a company that does embroidery to determine if the graphic element was simplified enough.

Ms. Osiecki said she could simplify the graphic element further, if needed, to make it more suitable for embroidery.

Chair Linoff told Committee members he would keep them updated.

7. Discuss 2004 Historic Preservation Awards Program.

Mr. Marek noted that last year's nomination packet was included in Committee members' packets for review and asked if there were any suggestions or changes to be made for this year's mailing.

Chair Linoff stated that last year the Committee reviewed the nomination materials and the suggested changes had already been incorporated.

The Committee agreed the nomination packet was ready for distribution after a few minor changes, such as correcting this year's due date, which is Friday, March 5, 2004.

Committee members decided to have a poster with nomination forms available at the Antique Wedding House during the Historic Home Tour since Mr. Ray Hart had generously offered to display brochures and other items for the Historic Preservation Office.

Mr. Dean suggested the possibility of mailing out nomination forms to history teachers at local high schools in order to encourage participation. Mr. Dean said he would compile a mailing list of teachers for staff.

Ms. Tracy Wright Wagner added that the nomination forms could also be mailed to Historic District representatives.

Mr. Marek responded that the District representatives are already on a list to receive Historic Preservation Award nomination forms.

8. Discuss involvement of HPC at Neighborhood Conference on January 31.

Mr. Marek referred to the conference brochure that was distributed to HPC members, stating that the Historic Preservation Committee is participating in the conference by holding a workshop entitled "Neighborhoods Alive! Historic Preservation Basics." The following topics will be addressed in the workshop:

- What is a historic district?
- What properties are eligible for designation?
- The benefits of historic designation;
- How historic preservation affects neighborhoods; and
- Myths about historic preservation.

Mr. Marek noted that he and Chair Linoff will be giving a presentation at the conference, and any other Committee members able to attend could participate by helping to answer questions.

9. Discuss Endangered Properties List.

Mr. Marek noted that staff had 50 color copies printed of the Endangered Properties List, and additional black and white copies will be made as necessary.

Mr. Marek informed the Committee that Mr. Peters was working with ScottBlue Reprographics to print the Endangered Properties posters and would be informing Committee members of the cost.

Mr. Marek noted that some posters would be available for display at the Historic Home Tour.

Chair Linoff commented that once all of the posters were printed, the Committee could determine the best time for a press conference/release.

10. Director's Report.

Mr. Marek asked the Committee when they would like to hold their annual Retreat.

After checking their calendars, Committee members suggested trying to hold their annual Retreat on Saturday, March 6, 2004, from 10 a.m. – 2 p.m. (location to be determined).

Per their request at last month's meeting, Mr. Marek updated Committee members on the status of the Crismon Farm stabilization. After talking with the Parks and Recreation Department, Mr. Marek said he found out that the initial plans to use the Crismon Farm as a trailhead have changed since there are no plans or funds for stabilization, and the property may be leased or sold through the City's Real Estate Division.

Mr. Marek noted that the Crismon Farm's Local Historic Landmark designation would put a 6-month stay of demolition on the buildings, and require review of any plans by the Historic Preservation Office.

Chair Linoff said he would like to see an assessment determining whether the Crismon Farm is salvageable after it has been neglected for so long.

Mr. Dean asked if the Southwest Archeological Team would be able to do an assessment.

Committee members suggested scheduling a tour of the property to determine its condition.

Mr. Marek said staff would check with Real Estate to see if access is available to the property.

Mr. Marek informed the HPC that the Pomeroy house is undergoing final zoning inspections after renovations; the Mitten house has been put on hold until the City determines what is happening with the City Courts, which may be moving to the 1st Avenue/Mesa Drive area.

Regarding the Arizona Temple, Mr. Marek told the Committee that Walt McIver has found out from LDS Church headquarters in Salt Lake City that they are still opposing the Temple's individual listing to the National Register. Mr. Marek said that staff is still trying to reach church officials to see if they can be convinced of the benefits of listing the Temple to the National Register of Historic Places.

Mr. Dean asked about the Heritage Fund Grants that the Historic Preservation Office was working on for the Clark Historic District and the stabilization report for the Irving school.

Mr. Marek noted that those grant applications are due March 31, 2004, and will also include Fraser Fields for National Register nomination.

Mr. Marek informed the Committee that Monday night the City Council approved the Local Historic Landmark designation for the Federal Building.

Chair Linoff thanked Mr. Dean for his presentation at the City Council meeting concerning the Federal Building and for all of his research efforts in preparing the report.

11. Update from Sandra Apsey, Mesa Room.

Regarding the Washington Park grant, Ms. Apsey said that last month there were two interviews, and two more interviews will be held in the following week.

Ms. Apsey stated that the Mesa Room is working on the Escobedo project with Ruth Ann Norris of the City's Housing Services department. Ms. Apsey noted that the City is considering renovating one section of the homes in the Escobedo neighborhood to appear as it originally was, and the Mesa Room has found site plans and some elevations to that original project.

Ms. Apsey informed the HPC that on February 14th, Nancy Norton will be speaking on the Mezona in the Saguaro Room of the Library; it was on that same date when the Mezona first opened.

Ms. Apsey also told the Committee that the Historic Preservation Week Program at the Library would be held on May 8th at 1 p.m. in the Saguaro Room (Chair Victor Linoff and Committee member Ron Peters will be giving a presentation).

Chair Linoff thanked Ms. Apsey for all of her help with research on the Landmark Restaurant

12. Update from Southwest Museum.

No update was given this month.

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

Ms. Wright Wagner passed out copies of the Historic Home Tour program, thanking the Historic Preservation Office and Committee for their support.

Ms. Wright Wagner extended special recognition to Marston Richards, who donated his sketches of each of the homes/stops on the tour, which were included in the program.

Committee members commented on how wonderful the program looked.

Chair Linoff suggested including information on the Historic Preservation Awards in future programs.

Ms. Wright Wagner informed HPC members about Territorial Day at the Serrine House, and the various activities taking place at that event.

Ms. Wright Wagner distributed Historical Society newsletters to Committee members to give them additional information.

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

Chair Linoff reminded Committee members that the East Valley Historic Preservation Coalition will have its joint meeting on Tuesday, February 24th from 6 - 9 p.m., location to be determined. More information should be available at the February HPC meeting.

15. Adjournment

7:47 p.m.

Respectfully submitted,

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