

**CITY OF MESA**  
**MINUTES OF THE**  
***HISTORIC PRESERVATION COMMITTEE***

**DATE:** July 12, 2001      **TIME:** 6:00 p.m.

**MEMBERS PRESENT**

Chair Victor Linoff  
David Dean  
Vince Anderson  
Pat Mendivil  
Christi Miller  
Tracy Wright Wagner

**STAFF PRESENT**

Craig Crocker  
Kathy Guthmiller  
Greg Marek  
Amy Morales  
Kit Savagian  
Paul Wilson

**OTHERS PRESENT**

Jess Aguero  
Virginia Aguero  
Virginia Berg  
Charles M. Brode  
Rosemary Byerlein  
Michael C. Crossman  
Joan Crossman  
Ronda Davis  
Steven Davis  
Judith Drayer  
Alyssa Esparza  
Grace Giguere  
Melpha MacDonald  
Walt McIver  
Rebecca Myers

**MEMBERS ABSENT**

Lori Osiecki

**1. Call to Order**

The July 12, 2001 Regular Meeting of the Historic Preservation Committee was called to order at 6:05 p.m.

Chair Linoff extended a welcome from the Committee to its two newly appointed members: Christi Miller and Tracy Wright Wagner.

**2. Consider Minutes of June 14, 2001 Regular Meeting**

**It was moved by David Dean, seconded by Pat Mendivil, to RECOMMEND APPROVAL OF THE June 14, 2001 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. Update on Historic Preservation Plan**

Mr. Greg Marek referred to the Historic Preservation Plan draft that was distributed to Committee members, stating that Ms. Debbie Abele would be at the August Historic Preservation Committee meeting, at which time comments would be discussed.

Mr. Marek suggested the possibility of distributing the Historic Preservation Plan draft to the Historic District representatives and City Staff that had participated in the focus groups.

Chair Victor Linoff asked for a summary of steps that the Historic Preservation Plan would go through after comments were received.

Mr. Marek clarified that comments from the August Historic Preservation Committee meeting will be integrated into a revised final draft of the Historic Preservation Plan. The Planning department will review the revised final draft and consider including it in the General Plan update. It would then go through the process of having the City Council consider it as a stand-alone plan.

**5. Discuss and Consider Case No. HP01-002TC, to Expand the West Second Street Historic District (Historic Preservation Overlay District)**

Ms. Amy Morales acknowledged that Ms. Virginia Aguero, neighborhood representative of the expanded West Second Street Historic District, was present.

Ms. Morales presented Case No. HP01-002TC, an application to expand the West Second Street Historic District.

The new area to be added is generally bounded on the south by West Second Street; on the north by University; on the west by Robson Street; and on the east by Center Street. The new area has 26 contributing properties, 22 non-contributing properties, and 41 property owners. To expand the West Second Street Historic District, a minimum of 50% plus one of the property owners in the combined existing and proposed area must sign the petitions. This condition has been met.

In September of 1999, the Historic Preservation Committee was prompted by residents that live along 3<sup>rd</sup> Place and University to consider expanding the

West Second Street Historic District. They wanted to include properties into the District that they felt should have been previously added. In response to their request, the Historic Preservation Committee requested that staff issue a Request for Qualifications to identify a consultant to conduct a comprehensive windshield survey of the area. Ryden Architects was selected, and staff directed Ryden to determine whether it made sense to include the properties into the existing West Second Street District or whether the creation of a new district was warranted. The field survey identified all properties in the area that were considered to be contributing or non-contributing to a potential district.

Ryden then conducted a Reconnaissance Survey of the properties bounded on the south by West Second Street; on the north by University; on the east by Center; and on the west by Country Club. Upon completion of the field survey, it was determined that the area west of Robson Street contained an entirely different architectural character than the area east of Robson Street. The architectural character along 3<sup>rd</sup> Place more closely resembled that of the West Second Street Historic District. Therefore, it was determined that two very distinctive historic districts existed within the original surveyed area: the proposed addition to the West Second Street District, and the proposed Robson Historic District. Ryden also recommended removing the homes located on the west side of Robson Street from the existing West Second Street Historic District and relocating them into the proposed Robson Historic District. The proposed Robson Historic District was considered at the June 14, 2001 Historic Preservation meeting.

The properties located along University Drive east of Macdonald Street are not included in the proposed District expansion due to age and altered integrity.

In order to designate a historic district, its significance must be established by using the National Register Criteria [Mesa Zoning Ordinance Section 11-12.1-4(B) 2.]

Ms. Morales explained that the expanded West Second Street Historic District is significant under the National Register Criterion A, in the area of Community Planning and Development, for its relationship to broad patterns of community development in Mesa and Criterion C for the architectural styles. The new area to be included in the West Second Street Historic District illustrates the same architectural styles found within the existing West Second Street Historic District, especially the Bungalow and Tudor Revival styles. In addition, the Ranch architectural style has been introduced as in-fill in the expanded area. The scale and detailing of the homes reflects the fine character of the homes within the existing District.

The new area has retained a high level of integrity. The residential architecture and landscaping appear essentially as they did in the mid-

twentieth century, enhancing the strong continuity and rhythm found within the existing District.

The street width of Third Place is narrower than Second Street, but the landscaping and overall feeling of the street closely matches the same lush landscaping found in the existing West Second Street Historic District. The medians on Robson Street and Macdonald Street will be included within the District boundaries.

A Historic Preservation Overlay District is intended to recognize that the form and character of the City of Mesa is reflected in the District's cultural, historical and architectural heritage. Ms. Morales noted that this application was neighborhood driven.

Staff conducted a public meeting on April 18, 2000, and another on June 6, 2001, to discuss whether or not the residents were interested in creating a historic district for their neighborhood.

Ms. Morales stated that within the boundaries of the existing and proposed new West Second Street District, there are a total of 83 property owners. The submitted petition contains 44 verified signatures of property owners, which represents 53% of the property owners and 60% of the area within the boundaries of the proposed new district and the existing West Second Street District combined. The ordinance requires a petition with signatures of 50% plus one of the property owners within the boundaries of the proposed Historic District, and who also control 50% of the property area to be included in the Historic District. It is important to note that all property owners have been notified by four separate mailings, and the absence of signatures does not mean property owners are not in favor of the designation. In most cases, they represent absent property owners who have not responded to the written notifications. To date, no opposition to the proposed designation has been received.

Ms. Morales recommended, on behalf of Staff, that the Historic Preservation Committee forward a recommendation of approval to the Downtown Development Committee (DDC), where a public hearing will be conducted. With the Overlay, the existing zoning will remain. Upon approval of the Overlay by the DDC, it will be introduced at a City Council regular meeting, and a public hearing will be conducted by the City Council at the next available meeting to consider designating a Historic Preservation Overlay District to expand the West Second Street Historic District.

Ms. Virginia Aguero acknowledged the neighborhood supporters in attendance, and addressed the Historic Preservation Committee. Ms. Aguero explained her involvement in the application process, and the responsibility she undertook to collect the needed signatures for the petition.

She noted that one of the most challenging aspects was due to out of date records of property owner signatures at the County Assessor's Office.

Ms. Aguero noted that the neighborhood raised money to pay the architects for their survey work.

Ms. Aguero thanked Staff members for their help, and made a recommendation that an additional Staff person be added to share the workload and be able to continue to accommodate historic preservation efforts.

Ms. Aguero closed by saying that neighborhood area residents are in favor of the West Second Street Historic District expansion.

Chair Linoff commended Ms. Aguero on her hard work and dedication.

Ms. Christi Miller thanked Ms. Aguero for her efforts, having gone through the same process.

Mr. David Dean asked if the twenty-two non-contributing properties (referenced in the staff report) were detailed as to reasons of being non-contributing.

Ms. Morales responded that Staff would have that information on file as it was included on the individual survey sheets provided by Ryden Architects.

Ms. Miller questioned the reason why difficulty has been encountered when trying to verify signatures with the County.

Mr. Marek clarified that for a Historic Landmark designation, the signatures need to be sent to the County to be verified as electors. For Historic Districts, Staff utilizes Metro Scan to determine the property owners. County records are not always up to date, especially when recent sales are taken into consideration.

**It was moved by Vince Anderson, seconded by David Dean, to forward a recommendation of approval to the Downtown Development Committee and the City Council to expand the West Second Street Historic District (Case No. HP01-002TC) Historic Preservation Overlay District.**

**Vote: 6 in favor  
0 opposed**

**6. Discuss the Proposed Fire Station #201 Design**

Ms. Christi Miller noted that due to a conflict of interest, she would be abstaining from discussion and voting on this item.

Mr. Marek stated that the formal process for design review is underway for this project, which is adjacent to the Wilbur Historic District. The Historic Preservation Committee serves as part of a reviewing body that forwards comments on the design compatibility with the adjacent historic district to the Downtown Development Committee and the City Council.

Using projection equipment so all in attendance could see the plans and elevations, Mr. Marek pointed out design elements of the fire station, and how these elements will help the fire station complement its surroundings.

A landscape buffer will screen the fire station from residential homes. Mr. Marek also referenced the retention area (which would be 3 feet deep) and mentioned Staff was considering other retention area design options.

Mr. Marek stated that overall, Staff is very pleased with the site plan and elevations. Comments from Don Ryden have been incorporated into the elevations to portray a design that reflects architecture of the same historic era as the neighboring Wilbur Historic District.

Mr. Marek thanked the Fire Department and their architect for arriving at a sensitive design that will fit into the neighborhood.

Mr. Marek asked for Committee member questions or comments, noting that additional comments may also be forwarded to Staff by the following week. Since the Fire Station 201 is outside of the Historic District boundaries, Historic Preservation Committee members are only giving comments, and not a recommendation.

Committee members expressed appreciation of the Fire Department Staff for their willingness to work with the neighborhood through all the issues.

Mr. Vince Anderson noted that he does not like the pediment, which appears artificial to him.

Mr. Dean agreed that the pediment gave an artificial look to the façade, like the building is trying to be something it isn't. At the same time, Mr. Dean could also understand the reasoning from an architectural point of view to integrate the pediment as a focal point of the design.

Mr. Marek responded that this feature is representative of the time period when the Wilbur Neighborhood was built, and was recommended by the historic architect Don Ryden.

Mr. Dean asked about other structures (such as radio towers or light fixtures) that would be included on the fire station that weren't depicted in the elevations.

Mr. Marek replied that there would be light fixtures on the building; the design has not yet been submitted. Also, streetlights will be around the property and in the parking lot area.

Mr. Paul Wilson noted that communications towers would not be necessary at this site because there is a fiber network to this location. The only communications equipment would be a whip-antenna type (not an antenna structure), located behind a façade. In order to be sensitive to the neighborhood, great care has been taken to avoid any other structures that would protrude from the building.

Mr. Wilson mentioned that the Fire Department is working with the Redevelopment Office to continue the historic lighting theme.

Chair Linoff questioned the possible intrusiveness of the lighting to the neighborhood.

Mr. Marek answered that the lighting would have to be in compliance with the "Dark Sky Ordinance," and lights would not be allowed to intrude into the adjacent residential areas.

Chair Linoff asked if there was a plan for the open space area between Pomeroy Street and Mesa Drive.

Mr. Marek said that, per neighborhood recommendation, it would be a landscaped open space, with sidewalk, and pads for future public art. It would also serve to meet some of the retention requirements for the project.

Mr. Anderson asked about the schedule of construction.

Mr. Wilson stated that construction is scheduled to begin fall, 2002, and end winter, 2003.

Mr. Anderson asked if all the property needed has been acquired.

Mr. Craig Crocker of the Real Estate Division noted that they are in negotiations with Mr. Craig Berge to acquire the fenced lot on the corner. North of the fire station are three remaining vacant lots that are in various stages of negotiations. Real Estate does not foresee any problems in keeping with the schedule for the fire station.

Mr. Dean commented that he feels this project will be a successful addition to the downtown area, and the work of the Fire Department and neighborhood is greatly appreciated by the Committee.

Mr. Wilson thanked the Historic Preservation Committee for its comments and guidance in the planning process.

Chair Linoff congratulated everyone on working together to get to this point.

7. **Discuss and Consider the Relocation of the Mitten House and the Pomeroy House**

Mr. Craig Crocker from Real Estate briefed Committee members on the difficulties encountered in relocating the Mitten House and the Pomeroy House.

The Mitten House will be moved to 238 West Second Street. Currently at this location, is a boarded up adobe house. Eminent domain has been filed on this lot with the approval of the absentee owners.

The Pomeroy House will be moved to a lot around the corner currently owned by Mrs. Barbara Atkinson. Real Estate is in contract with Mrs. Atkinson to purchase the lot.

The Real Estate Division plans to have the houses moved by the end of November, 2001.

The cost to move the Mitten House will be \$135,000, and the cost to move the Pomeroy House will be \$160,000. This does not include the purchase of the lots.

The Pomeroy House has already been purchased and the tenants relocated. Mr. Crocker noted that the addition on the back of the Pomeroy House would not be moved.

The process is underway to purchase the Mitten House from Ms. Virginia Berg, who is a willing seller.

Mr. Crocker said that Real Estate Staff has met with the Building Safety Department, Don Ryden and the contractor to discuss code issues and other concerns related to moving older houses.

Chair Linoff stated he was pleased to hear that things were moving forward to relocate the houses.

Mr. Anderson asked if the Pomeroy House was a brick veneer. He expressed concern, remembering an old, brick house that collapsed when being moved.

Mr. Crocker responded that he did not believe it was a veneer, but the builders have looked at the Pomeroy House twice and felt it could be moved.

Historic Preservation Committee members discussed the potential of the homes and the pros of the move outweighing the cost issue.

Mr. Crocker acknowledged that interest has been expressed in buying the houses after they are moved, if the City wishes to sell them.

Mr. Marek stated that Staff was looking into placing preservation easements on the homes to ensure protection. Staff is doing research with SHPO to determine the use of preservation easements in Arizona.

Mr. Dean noted that the City of Phoenix has easements on some properties.

The Historic Preservation Committee members thanked Mr. Craig Crocker and the Real Estate Division for their work on this project.

**8. Discuss and Consider Historic Street Lights in the Temple Historic District**

Mr. Marek acknowledged the presence of Walt McIver (Temple Historic District) and Kit Savagian (City of Mesa Community Block Grant [CDBG] Program).

Mr. Marek addressed Committee members, stating that in 1999, Temple Historic District representatives requested that Staff investigate installing decorative streetlights in their district to match those found in the Wilbur and West Second Street Historic Districts.

During the study, Staff discovered that the Temple Historic District was identified as the recipient of CDBG funds to upgrade existing lighting with standard light poles. At that time, Staff investigated whether or not decorative lights could be installed instead of standard light poles. CDBG funds would cover the standard installation, but another funding source would have to be identified for the difference in cost of the lights.

While Staff examined alternatives, a major portion of the Temple Historic District was excluded from the CDBG lighting upgrade project (the area bounded by Main Street on the north, Mesa Drive on the west, Lesueur Street on the east, and 2<sup>nd</sup> Avenue on the south).

Mr. Marek explained several alternatives to consider. First, the standard light pole costs approx. \$3,500 each (installed) whereas the decorative street lights run approx. \$8,500 each (installed). The additional \$5,000 per pole would have to be supplemented through an alternative funding source. The second option is that the standard light poles could be painted green and their luminary replaced with the decorative one. This would run about \$500 per pole. This would be the option breakdown:

<b>Option A</b>	<b>CDBG</b>	<b>Other Funds</b>	<b>Total</b>
Standard Lights (23 @ \$3,500)	\$ 80,500	\$ 1,000	\$81,500
<b>Option B</b>			
Decorative Lights	\$ 80,500	\$115,000	\$195,500
Standard Lights with Decorative Retrofits (Retrofitting south of 2 <sup>nd</sup> Ave @22)	\$ 80,500	\$ 11,500	\$92,000
	\$ --	\$ 11,000	

\* In addition to these costs, the City council requires a 10% contingency be included with all capital projects.

Ms. Kit Savagian referenced a map (that was distributed) showing CDBG target areas for streetlight improvements. Ms. Savagian explained that federal funds are focused to improve the target areas, because these funds are meant to be used for areas where low- and moderate-income level persons reside. The map also differentiates between areas under construction and completed areas.

Mr. Walt McIver addressed the Committee, stating that the Arizona Temple of the Church of Jesus Christ of Latter Day Saints is in the process of petitioning to become an Arizona Landmark. The Arizona Republic (in 1996) listed the Arizona Temple Visitor's Center ranking as number eight of the fifty most popular tourist attractions. Mr. McIver noted that this statistic provides a good reason to enhance the main entry to the Temple, along First Avenue from Mesa Drive to Lesueur. He emphasized that any improvements to the Temple Historic District will enhance not only the neighborhood, but also the City of Mesa. These improvements should be first class.

Chair Linoff asked where the funds not covered by CDBG would come from.

Mr. Marek stated that was the issue; they would have to come from the City's general funds.

Chair Linoff noted that the Wilbur and West Second Street Historic Districts have set a precedent, with decorative streetlights having been installed using

City general funds. Chair Linoff expressed concern due to the City's budget cuts.

Ms. Savagian informed the Committee that the Temple area was approved for funding in 1998, and the design has been completed in relation to positioning of the streetlight poles.

Ms. Miller asked if less expensive and less obtrusive alternatives have been explored regarding decorative streetlights that could represent the historical context of the Temple District.

Mr. Marek noted the decorative streetlights that have been installed were to serve as a unifying feature to the Town Center area.

Chair Linoff added that the decorative streetlights act as identifiers in addition to District signs; they define the unique character of the neighborhood and let people know they are in distinct areas of the city.

Ms. Miller noted that some areas exist in the Wilbur Neighborhood that are inconsistent with the design of streetlight poles. One option has been to paint the standard poles green to match the decorative poles. Ms. Miller questioned if it was reasonable at this time to expect funding from the City's general funds.

Mr. Marek stated that due to the budget cuts, projects have to compete for funding.

Mr. Anderson asked if other options could be explored that would be more residentially and historically compatible to the Temple Neighborhood. Mr. Anderson expressed that he felt it would be worth more time and planning to make sure the best choice in streetlight design is implemented to enhance the Temple Neighborhood rather than overpower it.

Mr. McIver noted that the Temple is lighted from dawn to dusk, and by keeping a consistent style of decorative streetlights, it may be more compatible with the downtown streetscape. Mr. McIver agreed that it would be worth more time to investigate options to guarantee a first class lighting design.

Mr. Marek stated that some of these issues could be addressed when working on the Historic Preservation Plan for the Temple Historic District.

Ms. Savagian mentioned that sometimes calls are received from residents concerned about inadequate lighting and safety issues. She expressed concern that a precedent should not be set to hold off on future projects due to potential historic districts.

Mr. Dean agreed that pedestrian and traffic safety issues are more important to address, and stated that the style of streetlight does not add historic value to a neighborhood that is already historic by its own rights. Mr. Dean suggested going with the standard lighting to solve the safety and lighting issues. If the neighborhood wishes to add decorative streetlights appropriate to its historic period, those supplemental lights could be at the pedestrian scale.

Mr. Anderson concurred that the standard streetlights be installed until the neighborhood has a chance to go over options of decorative lighting fixtures.

Committee members commented that such lighting issues should be addressed in the Historic Preservation Plans of Historic Districts.

**It was moved by David Dean, seconded by Pat Mendivil, to support Option A, installing standard streetlights using CDBG funds; with the caveat that a lighting plan is incorporated into the Temple District Historic Preservation Plan as part of the planning process to revisit options of historic streetlights and funding.**

**Vote: 6 in favor  
0 opposed**

**9. Election of Historic Preservation Committee Vice Chair**

**David Dean was nominated by Vince Anderson to be the new Historic Preservation Committee Vice Chair, seconded by Pat Mendivil.**

**Vote: 6 in favor  
0 opposed**

**10. Discuss Historic Preservation Committee Monthly Meeting Time**

Committee members decided to continue meeting the 2<sup>nd</sup> Thursday of each month, at the newly implemented time of 6 p.m. The permanent meeting location will now be the lower level of the City Council Chambers to better accommodate the public.

**11. Discuss and Consider Participation in the Mesa Historical Society Home Tour**

Ms. Tracy Wright Wagner informed Committee members that she would be abstaining from discussion and voting due to a conflict of interest.

Historic Preservation Committee members agreed to support the Mesa Historical Society's Home Tour in the same capacity as the previous year.

**It was moved by Vince Anderson, seconded by Pat Mendivil, to participate in the Mesa Historical Society Home Tour by offering support in the same capacity as last year.**

**Vote: 5 in favor  
0 opposed  
1 abstained**

**12. Director's Report**

a.) Update on Historic Preservation Program Issues

Mr. Marek informed Committee members that the Mendoza Landmark case would be voted on by City Council on Monday, and the Crismon Landmark case introduced. Mr. Marek recommended Committee member attendance to support historic preservation.

Mr. Marek invited Historic Preservation Committee members to a seminar regarding the New Jersey Rehabilitation Subcode. The author of the New Jersey Subcode, Bill Connolly, will be discussing issues involved in making changes to existing building codes as they relate to the renovation of older buildings. The seminar will be held on July 27<sup>th</sup>, from 10 a.m. to 12 p.m. in Room 170 of the City Plaza Building.

Mr. Marek stated that Ryden should be giving Staff the final draft of the Wilbur Preservation Plan, and the final draft on the Historic Homes Guide.

Mr. Marek told Committee members they would need to decide who to send to the National Preservation Conference. Committee members decided to send David Dean to the Conference. Greg Marek and Tony Felice of the Historic Preservation Office Staff will be attending. Vince Anderson, HPC Committee member, will be attending also, but using personal funds. Mr. Marek stated that the Historic Preservation Office would pay for Mr. Anderson's registration and for any other Committee members wishing to attend.

**13. Committee Member Comments and Questions and Future Agenda Items**

The Historic Preservation Committee will view the video, "*Covering Mesa; Historic Preservation,*" at the August meeting.

**14. Adjournment**

8:25 p.m.

Respectfully submitted,

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