

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

**DATE:** September 11, 2003    **TIME:** 4:30 p.m.

**MEMBERS PRESENT**

Chair Victor Linoff  
Vince Anderson  
David Dean  
Ron Peters  
Tracy Wright Wagner

**STAFF PRESENT**

Greg Marek  
Sandra Apsey  
Tony Felice  
Kathy Guthmiller

**OTHERS PRESENT**

Virginia Mitten Berg

**MEMBERS ABSENT**

Pat Mendivil  
Lori Osiecki

**1.    Call to Order.**

The September 11, 2003 Regular Meeting of the Historic Preservation Committee was called to order at 4:35 p.m.

**2.    Consider Minutes of August 14, 2003 Regular Meeting.**

**It was moved by Vince Anderson, seconded by Ron Peters, to RECOMMEND APPROVAL OF the August 14, 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. Discuss and Consider a Local Historic Landmark Overlay, Case No. HL03-001TC, for the Federal Building located at 26 N. Macdonald Street (continued from the August 14, 2003 meeting).**

Mr. Marek noted that Mr. David Dean had distributed a report of his completed research to HPC members. Mr. Marek added that Committee members could vote on this case now, or if they wanted to review the research in more detail, they could wait until next month's meeting to forward a recommendation to the Downtown Development Committee.

Chair Victor Linoff asked Mr. Dean to highlight some of his research findings.

Mr. David Dean stated that the Federal Building is significant and eligible for listing based on National Register Criteria A and C. Mr. Dean continued that it is significant under Criterion A for its association with events that have made a significant contribution to the broad patterns of our history, and Criterion C because it embodies distinctive characteristics of a type, period, or method of construction. Mr. Dean said that the architectural style of the Federal Building is Federal Moderne style, which is discussed in his report as an evolution from the Beaux-Arts Classicism and the Neo-Classicism styles, leading to the term "Starved Classicism." Mr. Dean added that the Federal Building reflects Mesa's cultural, social, economic, political, and architectural past, particularly in reference to the Pre-World War II, New Deal Era. The architecture reflects distinguishing characteristics of New Deal era federal construction and serves as one of the few examples of public federal architecture in the East Valley.

Mr. Marek inquired if the architects of the building could be verified.

Mr. Dean clarified that the Mesa Federal Building was constructed from standardized plans developed from guidelines provided by the Office of the Supervising Architect in the Treasury Department.

Ms. Tracy Wright Wagner asked if there were any original photos of the Federal Building before the addition was added.

Mr. Dean said there was one old photo from the Mesa Tribune, but the quality was so poor that it would be very difficult to reproduce.

Mr. Marek noted that staff would complete the National Register nomination forms for Committee review.

Chair Linoff thanked Mr. Dean for the time and effort he dedicated to this project.

**It was moved by Vince Anderson, seconded by Ron Peters, to recommend approval of Case No. HL03-001TC, for the Federal Building located at 26 N. Macdonald Street to be designated as a Local Historic Landmark Overlay.**

**Vote: 5 in favor  
0 opposed**

**5. Discuss and Consider Design Review Plans for the Mitten House Located at 238 West 2nd Street (Case No. DR03-004TC).**

Mr. Ron Peters stated he would abstain from voting on this item due to a possible conflict of interest.

Mr. Tony Felice acknowledged that Virginia Mitten Berg, who grew up in this house, was in attendance.

Mr. Felice reviewed the history of the Mitten House and its relocation to 238 W 2<sup>nd</sup> Street in the Robson Historic District.

Mr. Felice informed Committee members that they would be commenting on design review plans prepared by BPLW architects for the adaptive reuse of the Mitten House to accommodate a law office for John C. Giles.

Mr. Felice reviewed the details of the submitted plans, noting they reflect very little change to the building itself, other than the addition of a concrete porch that had been removed.

Based on the information provided in the staff report, Mr. Felice stated that staff recommends that the HPC forward a recommendation of approval to the Downtown Development Committee with the following stipulations:

1. The landscape plans shall be revised to reflect turf as the predominant ground cover on the front half of the property with additional shrubs or flowering plants installed around the foundation.
2. Compliance with the City's Outdoor Lighting and Control Ordinance (Night Sky Ordinance).
3. Outdoor lighting should be residential in character and sensitive to the neighborhood.
4. Applicant shall obtain permission for roll-off barrel pickup service from the City's Engineering Plans Examiner in accordance with City policy and approval prior to submission of a building permit application.

Mr. Marek advised Committee members that their recommendation would go to the Downtown Development Committee, which would make the final decision.

Chair Linoff asked how the applicant felt about the recommendation.

Mr. Felice noted that he spoke to both BPLW architects and John Giles, and they are fine with the recommendation.

Mr. Dean inquired about the materials used in the landscaping, and suggested that the plans incorporate a concrete sidewalk/ribbon coming from the front to remain consistent with neighborhood aesthetics and maintain a historic look.

Chair Linoff asked Ms. Virginia Mitten Berg if she had any comments.

Ms. Mitten Berg stated that she was pleased that the house found such a nice home and new owner.

**It was moved by David Dean, seconded by Vince Anderson, to RECOMMEND APPROVAL of the design review plans for the Mitten House located at 238 West 2nd Street (Case No. DR03-004TC), with the additional stipulation that the concrete sidewalk/ribbon be added.**

**Vote: 4 in favor  
0 opposed  
1 abstained (Ron Peters)**

**6. Discuss and consider National Register nomination for the Buckhorn Baths Motel.**

Mr. Marek thanked Mr. Ron Peters for preparing the draft National Register nomination for the Buckhorn Baths Motel.

Mr. Marek asked if Mrs. Alice Sliger had been notified of the National Register nomination.

Mr. Peters said that he would formally notify Mrs. Sliger of the submission.

Mr. Peters requested that staff help obtain the USGS maps (with UTM references) for the State Historic Preservation Office (SHPO).

Mr. Felice noted that staff could get the appropriate map.

Mr. Peters said that he was having some difficulty determining the legal description of the property's boundaries.

Mr. Felice said staff could work with Mr. Peters to complete that section, noting the acreage could be obtained using GIS.

Mr. Dean suggested that, in referencing for the boundary justification, it could be notated that GIS information was used.

Mr. Marek asked if the auto courts springing up along the highway related any significance to the Buckhorn Baths Motel.

Mr. Peters responded that the Sligers were pioneers in that area, well ahead of the auto courts or any other developments around that location.

Mr. Marek stated that he received a letter from SHPO requesting a written recommendation as to whether the property is eligible for the National Register, and whether the documentation is accurate and complete. Mr. Marek added that he would like to include recommendations or comments from the Historic Preservation Committee in his letter to SHPO.

Chair Linoff stated that the nomination form was well done, and thanked Mr. Peters for his work.

**It was moved by David Dean, seconded by Tracy Wright Wagner, that the National Register nomination be accepted by the Historic Preservation Committee and that recommendation for approval be forwarded in a letter of support to the Historic Sites Review Committee.**

**Vote: 5 in favor  
0 opposed**

**7. Director's Report.**

Mr. Marek called attention to a letter being sent to the president of the LDS church from the Historic Preservation Office, regarding the protest of listing the Arizona Temple on the National Register of Historic Places.

Mr. Marek noted that he believes the protest is in response to a concern that such listing may prohibit them from doing some additions to the church; the letter explains that the National Register listing would not affect the use of the property or property rights.

Mr. Marek noted that the theme of the neighborhood conference (to be held January 31<sup>st</sup>) is "Gardening: Making Neighborhoods Grow." Mr. Marek stated that he has until the 1<sup>st</sup> week of October to outline details of the hour-long presentation to be given by the Historic Preservation Office/Committee, and asked for Committee member input.

Chair Linoff said he felt the theme should be something basic, like "Preservation 101," to get people to view what they have differently and understand what the benefits of historic preservation are, and learn how to get more information. Chair Linoff stated that a history of the program could be given, including how the identified historic districts achieved their status, also discussing current historic preservation efforts and accomplishments.

Mr. Marek added they could also clarify that not everyone's neighborhood will be historic, but it's still beneficial to do conservation and make neighborhood improvements. Mr. Marek said they could advise people on what to look for regarding historic preservation.

Mr. Marek noted that adequate time should be allowed for questions during the presentations.

**8. Update from Sandra Apsey, Mesa Room.**

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

**9. Update from Southwest Museum.**

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

**10. Update Regarding Mesa Historical Museum from Tracy Wright Wagner.**

Ms. Tracy Wright Wagner handed out brochures to everyone present, inviting them to the "Main Street and More . . . A History of Mesa Business" monthly lecture series (from September through May).

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

Mr. Ron Peters showed Committee members a draft of a poster he was working on to highlight endangered properties.

Mr. Peters said he would provide the Historic Preservation Office with a disk so copies could be generated for HPC members to review and discuss at their October meeting.

**12. Adjournment.**

5:28 p.m.

Respectfully submitted,

---

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