

CITY OF MESA
MINUTES OF THE
HISTORIC PRESERVATION COMMITTEE

DATE: June 12, 2003 **TIME:** 6:00 p.m.

MEMBERS PRESENT

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

STAFF PRESENT

Greg Marek
Kathy Guthmiller
Sandra Apsey
Jerry Howard

OTHERS PRESENT

None

MEMBERS ABSENT

Lori Osiecki

1. Call to Order

The June 12, 2003 Regular Meeting of the Historic Preservation Committee was called to order at 6:03 p.m.

2. Consider Minutes of May 8, 2003 Regular Meeting

It was moved by David Dean, seconded by Pat Mendivil, to RECOMMEND APPROVAL OF the May 8, 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.

(Mr. Ron Peters arrived at 6:10 p.m.)

4. Election of Historic Preservation Committee Chair and Vice Chair

It was moved by Ron Peters, seconded by Pat Mendivil, to reelect Victor Linoff and David Dean as Historic Preservation Committee Chair and Vice Chair, respectively.

**Vote: 6 in favor
0 opposed**

5. 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 March 13, 2003 meeting).

Mr. Marek reminded Committee members that this item was continued from the March 2003 HPC meeting in order to allow time for additional research.

Mr. David Dean acknowledged that he had volunteered to do the research, and has been working on it, but he is still trying to obtain additional information.

Mr. Dean gave staff some materials (examples of National Register nominations for Arizona Post Offices) to be copied.

Mr. Dean expressed concern about the possibility of the windows and front entry having been replaced/altered; if so, it may be difficult for the building to be listed to the National Register.

Mr. Peters said he would look at the building to determine that possibility.

Mr. Dean noted he was trying to find old photographs (1970 or older) to help determine the Federal Building's original façade.

Mr. Peters suggested the possibility of finding a photograph in a newspaper of that time, which frequently announced the completion of new buildings.

It was moved by Vince Anderson, seconded by Ron Peters, to continue this item to the July Historic Preservation Committee meeting.

**Vote: 6 in favor
0 opposed**

6. Discuss and Consider an Endangered Properties List

Mr. Marek informed Committee members that “reasons why endangered or threatened” have been added to the list of endangered properties, as discussed at last month’s HPC meeting.

Mr. Marek stated that the point regarding the possibility of stucco over the original cornice detail needed to be verified for the Alhambra Hotel.

Mr. Peters told the Committee that he has a meeting on June 18th to tour the Alhambra Hotel and could verify the structural integrity at that time.

Mr. Marek asked Committee members to provide any comments they had regarding changes in wording to the list, and officially adopting it and releasing it publicly.

Committee members requested a few changes to the document, including:

- Spell out abbreviation RWCD (Roosevelt Water Conservation District) in description of citrus groves historic landscape;
- Add wording to clarify transition of Buckhorn Baths ownership from the Mittens to the Sligers;
- Also regarding the Buckhorn Baths, explain why the Wildlife Museum collection cannot be moved to a museum.

Mr. Marek suggested that the Committee determine which month they would like to have an annual status update to the endangered properties list.

Chair Linoff stated that it would be fitting to coincide with Historic Preservation Week, but, considering the time factor, it may be more appropriate to have some historic preservation activities spread throughout the year instead of focusing on just one week.

Mr. Anderson asked when the National Trust issues their request for submittals of endangered properties.

Mr. Dean said he believed it would be around February.

Mr. Anderson suggested that time frame as a possibility for scheduling a review of Mesa’s list of endangered properties.

Mr. Dean recommended putting this item on the January 2004 agenda for discussion, and voting on it during the February meeting.

Ms. Wright Wagner added that it would be a good idea to talk about the endangered properties list at the annual Historic Preservation Committee retreat before voting on it.

Committee members talked about having Ms. Wright Wagner talk with Mrs. Slinger of the Buckhorn Baths to determine if the baseball memorabilia collection still exists.

Mr. Peters noted that he turned in the National Register nomination for the Buckhorn Baths to the State Historic Preservation Office.

The Committee discussed ways to announce the list of endangered properties list.

Chair Linoff stated that, in addition to being placed on the website, the endangered properties list could be publicized through a press release or even a press conference.

Mr. Dean suggested the possibility of waiting until October when "Preserving our Past" week is observed.

Mr. Peters volunteered his services to design a poster related to the list of endangered properties, and will try to have a draft to the Committee by the August meeting.

Mr. Dean suggested that Ms. Apsey of the Mesa Room contact the State Archives to get a table for the "Preserving our Past" fair.

Chair Linoff asked Committee members where they would like to hold the press conference in October.

Mr. Peters recommended the Buckhorn Baths, and other Committee members agreed that would be a good location.

It was moved by David Dean, seconded by Vince Anderson, to approve the list of endangered properties, with the modifications noted.

**Vote: 6 in favor
0 opposed**

7. Follow up on Action Items Discussed at HPC Retreat

Chair Linoff reviewed action items that have been accomplished by Committee members, and action items yet to be completed as determined from the HPC retreat.

Committee members discussed possibilities on how to increase funding for the historic preservation program, such as bonds, and a voluntary donation on the water bill (like the "ABC" program).

Mr. Peters requested that staff find out how many water bills go out monthly, in order to project possible funds that could be raised. Mr. Peters also suggested that a survey be sent out with the bills before the program is implemented to determine the community's willingness to participate.

Chair Linoff asked staff to prepare a one-page informational sheet with points showing the need for support of the historic preservation program.

Mr. Marek noted that staff could gather some basic information regarding the "ABC" program. Mr. Marek suggested that information could be put together based on the Historic Preservation Plan, but the revenue source should first be determined.

Regarding participation in the City of Mesa neighborhood conference, Chair Linoff requested that Committee members try to make themselves available for a presentation on historic preservation. Chair Linoff asked that staff inform the Committee when the date for that conference is set.

Committee members thought it might be a good idea to provide City Council members with a private tour of the designated historic houses in conjunction with the annual Historic Homes Tour.

The HPC discussed participating in other board meetings to keep current on any issues related to historic preservation, such as the Rehabilitation Code.

8. Director's Report

Mr. Marek informed the Committee that David Dean and Vince Anderson have been reappointed to the Historic Preservation Committee for a 3-year term.

Mr. Marek stated that staff was in the process of preparing a Request for Qualifications (RFQ) for Site 17 (at Mesa Drive & University), and also for Site 7 (the block between Main Street, 1st Avenue, Hibbert, and Mesa Drive).

Mr. Marek told the Committee that there are some issues regarding the expansion of the Centennial Center in relation to the Irving School. Also, the Sheraton Hotel is in the process of being purchased by a company out of California, and Mesa Community College (MCC) may be expanding in downtown Mesa.

Mr. Marek noted that with all the issues coming up in that area, the Mayor had asked that the Redevelopment Office look at planning for the northeast quadrant. Mr. Marek stated that the City intends to hire Hunter Interests Inc.

to undertake that planning effort.

Mr. Marek said that Hunter Interests will look at different scenarios with the Centennial Center, the hotel acquisition, the Escobedo public housing project, and the Irving School.

Mr. Marek stated that Hunter Interests should be submitting a proposal within the next week; it would be a fast-track project to meet MCC's schedule and address other concerns.

Chair Linoff noted that he feels it would be appropriate for the HPC to meet with Hunter Interests to discuss the various historic preservation issues surrounding Site 17.

Mr. Marek said that he could try to schedule a special meeting with the HPC when Hunter Interests is in town.

Mr. Marek reminded Committee members about the Arizona Historic Preservation Partnership Conference in Chandler (June 26 – 28), noting that registrations had been sent in for those able to attend.

Mr. Marek updated the HPC about the post World War II study by Debbie Abele. The initial survey should be completed by the end of the month, with the final draft being finished in September. Mr. Marek said that he would provide a status update at the next Historic Preservation Committee meeting.

Mr. Marek informed the Committee that the Rehabilitation Code is scheduled to go to the July 3rd General Development Committee meeting, where it is expected to be approved. Training of staff would take place between July and September. There will be eight modules of training that staff will go through; one of the modules will be historic preservation. The Rehab Code should be in effect September 1st.

9. Update from Sandra Apsey, Mesa Room

Ms. Apsey informed Committee members that one of the Mesa Room employees was transferred to the Dobson Library, so the Mesa Room now has 3 employees. The (temporary) new hours for the Mesa Room are: Monday through Thursday, 10 a.m. – 7 p.m., and Friday through Saturday, 10 a.m. – 5:30 p.m.

Ms. Apsey stated that she contacted Peter Cook, who is a member of the Downtown Network, and is discussing having some sort of map or flyer of downtown businesses in conjunction with National Historic Preservation Week next year. Ms. Apsey said they were planning to hold a lecture at the library, followed by a tour of downtown businesses.

Ms. Wright Wagner noted that this tour would not overlap or conflict with the annual Historic Homes tour because it would focus on businesses/commercial property and also be held in a different month.

Ms. Wright Wagner added that Sandra Apsey, Christi Miller, Tony Felice and herself have been meeting to plan for ideas for next year's Historic Preservation Week. Possibilities other than the lecture and tour include having a reception after the Historic Preservation Awards (possibly at Coffee Talk), and working with the Mesa schools to have a poster contest, the winners of which could be submitted to the National Trust's poster contest.

10. Update from Southwest Museum

Mr. Howard informed the Committee that the Mesa Southwest Museum received 31 applications for the director position, which have been narrowed down to 5 finalists, including Angelica Docog and himself.

Mr. Howard stated that a Tyrannosaurus Rex named Sue would be a future exhibit at the Museum.

Mr. Howard noted that a piece of artwork by Charles R. Knight (an artist renowned for depicting prehistoric times) had been hanging in the Museum, on loan from his daughter. The museum was trying to raise the money to purchase it, but the daughter generously donated this valuable piece (worth over \$77,000) to the Mesa Southwest Museum.

Mr. Howard told Committee members that work has stopped on Mesa Grande for the summer, but crews have been working on the Verdugo stagecoach stop outside of Coolidge, and the Pennington House near Nogales.

Mr. Howard said that he and his group have approached the Parks Division concerning the Milk Barn in Park of the Canals. Years ago they fixed it up and used it for storage. Since the Park Rangers have moved, significant vandalism has been experienced. Mr. Howard stated that he feels the structure is in a precarious position again and he would like to see it restored. The Parks Division has been asked if they could find a way to secure the area to alleviate some of the vandalism.

Chair Linoff asked about the delay in accepting a bid to build the fence around Mesa Grande.

Mr. Howard clarified that even the lowest bid received was significantly higher than the projected cost, so the fence design was re-evaluated and some changes made to keep the cost down. The bidding process was reopened for the project, which has only been delayed by a couple of weeks for this reason.

11. Update Regarding Mesa Historical Museum from Tracy Wright Wagner

Ms. Wright Wagner stated that for the summer, the Mesa Historical Museum is focusing on two things: summer tours and planning (including for the Historic Homes Tour).

Ms. Wright Wagner informed Committee members that the topic for next year's lecture series would be "Businesses in Mesa: Main Street and More."

12. Committee Member Comments and Questions and Future Agenda Items

Chair Linoff noted that the HPC has discussed having joint meetings with other historic preservation related boards, and informed Committee members that Bob Gasser, the new Chair of Tempe's Historic Preservation Commission, has undertaken that task. There is now (unofficially) an East Valley Historic Preservation Commission Alliance. Chair Linoff stated he met with Bob and the Chair of Scottsdale's Historic Preservation Commission, and they were planning to hold a future collaborative meeting at a historic site in September, where there would be an opportunity for discussion, and a presentation by Debbie Abele. Chair Linoff will advise Committee members of the time and date once that information is known.

Mr. Anderson told Committee members that he noticed that Fire Station No. 1, being constructed at Mesa Drive and 1st Street, is coming along nicely.

Mr. Anderson also observed that the people putting the addition on the house across from the Irving School have done a really good job making it look like it's supposed to.

12. Adjournment

8:15 p.m.

Respectfully submitted,

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