

CITY OF MESA
MINUTES OF THE
HISTORIC PRESERVATION COMMITTEE

DATE: February 14, 2002 **TIME:** 6:00 p.m.

MEMBERS PRESENT

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

STAFF PRESENT

Greg Marek
Amy Morales
Patrick Murphy

OTHERS PRESENT

Sandra Apsey
Barbara Carpenter
Sabrina Fladness
Jack Hannon
Ray Hart
Ilias Kostopoulos
Karen LaFrance
Janie Thom

MEMBERS ABSENT

Lori Osiecki

1. Call to Order

The February 14, 2002 Regular Meeting of the Historic Preservation Committee was called to order at 6:05 p.m.

2. Consider Minutes of January 10, 2002 Regular Meeting

It was moved by Vince Anderson, seconded by David Dean, to RECOMMEND APPROVAL OF THE January 10, 2002 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. Discussion with City Council Candidates

Chair Victor Linoff welcomed City Council candidates and asked them to introduce themselves.

Jack Hannon (District 4), Barbara Carpenter (District 5), Janie Thom (District 6), and Ilias Kostopoulos (District 4) were in attendance.

Chair Linoff acknowledged that Kyle Jones (District 4) and Rex Griswold (District 5) RSVP'd but were unable to attend due to prior commitments.

The Council candidates introduced themselves.

Mr. Greg Marek stated that historic preservation is Citywide and impacts each council district. One big issue that will be confronting all Phoenix metro cities is identifying the post World War II houses/subdivisions for historic eligibility.

Chair Linoff noted that the City of Mesa is a latecomer to Historic Preservation in comparison to other cities, but has taken such a proactive approach that other cities now look to Mesa's Historic Preservation program as an example to follow. For instance, Mesa's Historic Preservation Plan (when adopted by City Council) will make Mesa the first city in Arizona to have a Historic Preservation Plan.

5. Discuss 2002 Historic Preservation Awards Program

A binder showing past Historic Preservation Award winners was passed around.

Mr. Greg Marek stated that the official Historic Preservation Awards Program will be held at a City Council meeting in May, which is Historic Preservation Month. Mesa Channel 11 will provide coverage.

Nomination forms are available at the Historic Preservation Office, Mesa Southwest Museum, Mesa Public Library (64 E. 1st St.), Mesa City Plaza Building lobby, and also on the website at www.ci.mesa.az.us under "What's New."

The deadline to submit nominations is March 8, 2002. Historic Preservation Committee members will consider nominations at their April meeting.

Mr. Marek said that a workgroup would need to be formed for reviewing nominations if a large number are received.

Ms. Tracy Wright Wagner stated that she put a notice in the Mesa Historical Society's newsletter to promote awareness of the Historic Preservation Awards Program.

6. Follow up to the HPC Retreat and Historic Preservation Office Staff Retreat

(a) Discuss and Consider having Workgroups of HPC Members to Work on Points Established at the December 2001 Retreat

Mr. Marek summarized what Staff members discussed at their retreat, noting that about 8 – 10% of Staff time is spent on historic preservation. Some of the activities Staff will focus on this calendar year include:

- Improve communications with advisory boards
- Complete Redevelopment Site 21 (Bank One Building)
- Continue with implementation of Redevelopment Site 24
- Work on the Tribune expansion
- Implement findings in the Hunter Interests, Inc. report
- Develop a parking garage in downtown core area
- Address post World War II properties
- Look at Fraser Fields neighborhood for Historic District designation
- Nominate Robson Historic District to the National Register (grant received)
- Work on first phase of the North-South Pedestrian Pathway
- Develop streetscape concept for 1st Avenue
- Designate the Pedestrian Overlay area as a local historic district
- Improve customer service for historic preservation activities
- Enhance and improve the website.

Staff will also be working on implementation of the Historic Preservation Plan.

Mr. Vince Anderson asked what area the downtown local historic district would encompass.

Mr. Marek noted that a square mile is too large to be considered a "downtown." When referring to downtown Mesa, the Redevelopment office refers to the area from Country Club Drive to Surrine, and from First Avenue to First Street. Most of the older buildings are in this area. Since many of the façades have been significantly altered, it is unlikely that the downtown area could qualify for National Register designation, but it could qualify for local designation, which would involve a zoning overlay.

Mr. Marek stated that a \$5,000 grant from the CDBG program is being used to analyze façade renovation concepts.

Mr. David Dean asked about using additional funds from another program (such as the state funded Main Street program).

Mr. Marek noted that Staff would look into the possibility of other programs, but metro area cities are ineligible for the Main Street state funded program. The City of Mesa does belong to the National Main Street Center and follows its program for downtown redevelopment, which is based on four principles:

- 1) Organization
- 2) Design
- 3) Promotion
- 4) Economic Restructuring

Mr. Anderson asked for clarification on the boundaries of Fraser Fields.

Mr. Marek gave the rough boundaries: Fraser Drive West to Fraser Drive East (near Bill Johnson's Big Apple restaurant), just north of Main Street to 3rd Place (south of University Drive).

Ms. Tracy Wright Wagner asked about the façade renovation and which façade the architects would go back to.

Mr. Marek stated that the architects are looking at old photographs to determine what is behind the existing façade, or what the building looked like before.

Ms. Pat Mendivil pointed out that in addition to the Mesa Southwest Museum and the Mesa Room at the Library, the Mesa Bank and the Landmark Restaurant also have old photos of Mesa on display.

Mr. Dean added that he likes the idea of a local historic district in the pedestrian overlay area because it allows the potential for buildings to achieve a level of historic significance through restoration.

Mr. Marek discussed the façade program, which Patrick Murphy is working on, and possible funding and economic incentives. In addition to any grants, the property owners would also be eligible to receive Federal tax credits for renovating their buildings.

Chair Linoff commented on a binder containing old photographs of downtown Mesa (prepared by Staff) that was passed around for viewing. He suggested making the photos available to the public to convey how Mesa's downtown used to be.

Mr. Dean recommended also having the photos on the website.

Ms. Miller suggested utilizing some of the photos in a *PowerPoint* presentation.

Chair Linoff said that he saw a presentation where the program was able to zoom in on features of a scanned photo (a sign, for instance) and maintain clarity.

HPC members discussed forming workgroups to handle specific issues that were established at their retreat.

Mr. Dean suggested two types of workgroups:

- 1) A “percolating” group, which would work on agenda items that are commission related, and
- 2) A group that would assist Staff members at their request.

Mr. Anderson stated that Historic Preservation Committee members should be doing more research to assist Staff, such as helping with the Fraser Fields project, and notating buildings that are potentially historic or architecturally significant, even if they are only 20 years old.

Mr. Dean gave an example of the motor courts along Country Club Drive and Main Street that are an identified property type eligible for designation. He agreed with Mr. Anderson that it would be a good idea to make a list of historic resources to help preserve them before they are gone.

Ms. Miller emphasized that a property does not have to be 50 years old in order to be eligible. Education and advocacy are important for HPC members and Staff. It is also necessary to educate the public.

Mr. Anderson noted he would personally like to focus on contemporary buildings, and neighborhoods with potential for historic eligibility (such as 1950’s neighborhoods).

Ms. Miller stated she is already working on funding for the NEDCO pilot project, so she will continue to look for potential sources of funding, and also focus on education. In addition, she will work on putting together a presentation that could be used by any HPC or Staff member.

Ms. Mendivil would like to conduct a drive-by survey to compile a list of potentially historic or significant properties.

Mr. Dean said he would work with Ms. Miller on funding and educational aspects; he would also be willing to work on issues dealing with the post World War II properties.

Mr. Marek noted the possibility of signs being designated as historic landmarks.

Ms. Wright Wagner expressed an interest in working with Ms. Mendivil to determine possible historic properties, and would also like to promote public awareness.

Chair Linoff acknowledged that Ms. Osiecki will discuss her workgroup goals at a future meeting.

Mr. Dean asked Staff members if they had any preference about which items on the list Committee members should focus on.

Mr. Marek responded that workgroups could be formed on some of the specific projects as they progress.

Chair Linoff stressed the importance of HPC members helping Staff with advocacy and research.

7. **Discuss and Consider Pilot Project of Neighborhood Economic Development Corp. (NEDCO) as Presented by Karen LaFrance at Last Month's HPC Meeting**

Mr. Ray Hart, owner of the Antique Wedding House, addressed Committee members, relating his experience of financing improvements to his property.

Ms. Christi Miller asked Mr. Hart if he had participated in the loan development program offered by NEDCO.

Mr. Hart responded that he has done everything on his own; he obtained a credit card with Home Depot. Mr. Hart noted that when you're already in debt from purchasing a property, it is difficult to obtain additional funds from a bank.

Chair Linoff thanked Mr. Hart for sharing his experience.

Ms. Karen LaFrance (NEDCO) noted that members from her organization spoke at the CDBG public hearing, and Christi Miller was there on behalf of the Wilbur Historic District. A meeting will be held next week with City Staff (regarding the CDBG loan) to discuss details and possibly make some alternate proposals.

Ms. Miller added that another neighborhood meeting will be set up to finalize one of the complementary programs with the NEDCO application (the neighborhood applying for a Pride grant through the United Way). The Historic Preservation Committee's input is requested on the Pride grant, developing an educational component, and design review.

Chair Linoff stated that this item was placed on the agenda so the Committee could officially vote on it and make a recommendation.

Ms. Christi Miller noted that she would abstain from voting.

It was moved by Vince Anderson, seconded by Pat Mendivil, that the Historic Preservation Committee recommend to the Community Revitalization Department that serious consideration be given to approving NEDCO's Pilot Project.

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

8. Update on the Relocation of the Mitten House and the Pomeroy House

Mr. Marek stated that, according to the Real Estate Office, the contract to move the homes still needs to be signed. The homes will be raised from their foundations and measurements will be taken. It may be a month or more before site preparations are completed.

Mr. Marek informed Committee members that a snafu has been corrected. Staff discovered that a decision was made to not stub out any of the utilities, electrical, water or sewer; this would mean that whoever would want to utilize/rehab the buildings would have to go through great expense to add everything. Staff made sure this was added to the contract with the contractor, and is monitoring the progress.

Mr. Dean noted that this project should be added to the Status Log.

9. Update on Mesa Grande Neighborhood Plan

Mr. Marek briefed Committee members on the area that is part of Opportunity Zone 4, around Mesa Lutheran Hospital. This neighborhood came to the Redevelopment Office for help in establishing a redevelopment area.

Redevelopment Staff suggested that the residents prepare a plan, and suggested using the City of Scottsdale project for Scottsdale Memorial Hospital at Osborn as a model.

Mesa Lutheran Hospital is now helping to finance a planning study for the neighborhood, referred to as the Mesa Grande Neighborhood Plan. The Mesa Grande archeological site is within that planning area.

Mr. Marek gave HPC members an overview of what is planned for the area (e.g.: visitors' center, parking).

Once the Mesa Grande Neighborhood Plan is available to Staff, it will be forwarded to HPC members for review. The Neighborhood Services Administration Office should be presenting this plan to the City Council in March.

Mr. Marek discussed concerns about the neighborhood residents' desire to rezone the Mesa Grande site from its Single Family Residential (R1-9) zoning to Public Facilities (PF) zoning. The site is not secured, and the public notification process for the rezoning could put the site at risk.

Mr. Marek noted that funding has been approved to build a better fence around Mesa Grande to provide more security.

Mr. Marek informed HPC members that the City's Grants Administrator identified a possible \$250,000 grant from a funding source called "Save America's Treasures," out of the Department of the Interior. Ms. Gerry Gerber, Arts and Cultural Director, has been advised that the Historic Preservation Office and Historic Preservation Committee would be willing to assist in any possible way.

Chair Linoff stated that Mesa Grande is part of his neighborhood and he would be willing to help.

10. Director's Report

a) Update on Historic Preservation Program Issues

Mr. Marek reminded HPC members of the Williams Gateway tour scheduled for the morning of February 27th.

Mr. Marek told Committee members that he had a meeting with Jerry Howard and various City Departments (Engineering, Real Estate, Planning and Zoning, Building, and Megacorp) to talk about archeological procedures and policies within the City.

Mr. Howard will work with Mr. Marek to draft a procedural manual for the City when dealing with possible archeological sites.

Chair Linoff expressed concern about the potential impact of light rail to archeological sites, and asked that Committee members be kept informed.

Mr. Marek noted that a technical team (including the City of Phoenix archeologist, various consultants, representatives from other cities, Jerry Howard and Mr. Marek) is reviewing related issues.

11) Committee Member Comments and Questions and Future Agenda Items

Ms. Mendivil thanked Tracy Wright Wagner for the Historic Home Tour tickets, and commented on the great turnout.

Ms. Wright Wagner thanked Committee members for their help and support.

12) Adjournment

8 p.m.

Respectfully submitted,

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