

**CITY OF MESA**

**AMENDED MINUTES OF THE  
HISTORIC PRESERVATION COMMITTEE**

**DATE:** July 14, 2005    **TIME:** 6:00 p.m.

<b>MEMBERS PRESENT</b>	<b>STAFF PRESENT</b>	<b>OTHERS PRESENT</b>
Chair David Dean Vince Anderson Lane Burdick Steve McCance Lillian Wilkinson	Lisha Adela García Aimée Letwen Amy Morales Patrick Murphy	Sandra Apsey Jared Smith
<b>MEMBERS ABSENT</b>		
Ron Peters		

**1. Call to Order.**

The July 14, 2005 Regular Meeting of the Historic Preservation Committee (HPC) was called to order at 6:02 p.m.

Chair David Dean welcomed new HPC members Lillian Wilkinson and Steve McCance.

Chair Dean asked to reorder the agenda items due to time constraints. Items 7 and 8 were reordered in order to be discussed after item 2.

**2. Consider Minutes of June 2, 2005 Regular Meeting.**

Vince Anderson moved to approve the June 2, 2005 Minutes, Lane Burdick seconded the motion.

**Vote: 5 in favor  
0 opposed**

**3. Review Section 106 Current and Proposed Processes (agenda item 7).**

Chair Dean announced that the HPC needed to refrain from discussing the proposed City Code amendment for Section 106 Review fees because it would be handled as a separate item.

Ms. Morales explained the Section 106 process. Under the National Historic Preservation Act, agencies are required to review any historic properties or any properties that may be historically impacted by anything involving the issuance or usage of federal funds. The City of Mesa receives federal funds directly so the City must perform its own Section 106 Reviews for any project in the City. The Historic Preservation Office (H.P.) has 30-day processing time to look over any applications and provide a response. The H.P. Office receives applications for properties over fifty years of age and performs research to see if the property is or could be affected by work being performed. After the initial review, H.P. office presents feedback on the potential impact of the project on the property and outlines what the impact is. The H.P. Office provides recommendations to the applicant whether or not to proceed with the work, and identifies whether or not any additional steps are needed in order to ensure the protection of the historic properties. The H.P. Office then sends the recommendations to the Arizona State Historic Preservation Office (SHPO) to obtain concurrence on the recommendations. Once the H.P. Office receives a response from the SHPO, the H.P. Office compiles the information and sends a formal response to the applicant. Typically, minor reviews take approximately 30 to 45 days for applicants to receive a response. Larger scale or technical projects can take up to years to complete, depending on the projects scope of work. The City has only one long-term project at this time, the light rail project because, while the Section 106 Review has been completed, the project must be continually monitored.

Ms. Morales explained when the City receives submittals for cell phone towers or antennas, they are usually placed in remote areas that are not developed. These proposed structures and towers are typically not designed to be camouflaged. In developed areas, the antennas are attached to buildings to make them less noticeable. Jerry Howard, the City Archaeologist assists the H.P. Office in reviews to determine if the undeveloped sites could potentially hold historic or most often, archeological items, that could potentially be significant to the area. After the review, the recommendation is provided to SHPO. Zoning Impact reviews are conducted on properties that are previously undeveloped, and for sites that contain structures that are 50 years of age or older, as they could potentially be considered as a historic structure or site.

Ms. Morales continued that Section 106 Reviews are for projects, which receive federal funds. If a private citizen is doing the work, they are most often not required to go through the process unless it is clearly an undeveloped site. The Zoning Impact Review is separate from the Section 106 Review that requires the historic review.

Chair Dean added that the cell phone towers need to be reviewed due to the fact that the applicant is asking for a license. A Section 106 Review is needed for any federal undertaking including expenditure of federal funds, request for a federal license or permit and any approval required by federal government such as a lease agreement. The overlay zoning of the City requires a historic review

process as well which is similar to the Section 106 Review but originates and departs differently. A Section 106 Review must go to SHPO for agreement on recommendation and is a formal process. The Zoning Impact Review is approval of the building permit, which goes back to the planning and zoning processes.

Chair Dean explained that CLG is a Certified Local Government, which allows the City of Mesa to take on responsibilities that would normally be taken on by SHPO like managing Heritage funds or designating local properties. There are two requirements of the CLG status; an annual report, and the local government must be a consulting party in reviews. In Section 106 Processes, the City becomes an active participant.

Ms. Morales stated the HPC would not be involved in reviews unless there was conflict or if the project needed to be opened to the public.

Chair Dean added that the HP Office has a programmatic responsibility to conduct the Section 106 Reviews with the SHPO. Adding that the HPC would only be involved in Zoning Ordinance changes that involved Section 106 Reviews, participating in the development of the Programmatic Agreements or any specific undertakings that required public participation.

Ms. García stated that the HPC is the appealing body for the public if they disagree with what the City's Historic Preservation Office decides.

Chair Dean explained that if satisfaction could not be reached at the Certified Local Government then the applicant could file an appeal that would be processed by the Advisory Council on Historic Preservation (ACHP), adding that if the HPC had participated in the initial review, then the appeal would go directly to the State.

Chair Dean stated that existing historic survey forms could be outdated and that the Section 106 process requires current that current documentation is on hand in order to make decisions regarding properties that are reviewed. Staff must provide explanations and document all decisions provide as well as provide justifications. The historic preservation element of the Section 106 process is meant to be a planning process to stay aware of historic items so decisions can be made in a timely manner.

**4. Conduct a Public Hearing on Mesa City Code Amendment Section 11-18-8 of the Zoning Ordinance to add a fee for Section 106 Reviews, which are required by the National Historic Preservation Act of 1966, as amended (agenda item 8).**

Chair Dean stated that there was an error on the agenda and the HPC was not properly noticed to discuss and consider the proposed ordinance for this item. Therefore the HPC was only permitted to proceed with the public hearing for this agenda item. Staff presented the report for this item, and the Committee heard

the report given. No action was taken on this item. This agenda item will be continued to the September 8<sup>th</sup>, 2005, where the HPC can make their recommendation for approval which will go to the Downtown Development Committee, the Planning and Zoning Department and City Council.

Chair Dean declared the public hearing on the matter of the Mesa City Code Amendment 11-18-8 of the Zoning Ordinance to add a fee for the Section 106 Reviews, which are required by the National Historic Preservation Act of 1966, open for public comment.

Chair Dean stated that the wording of this agenda item was misleading. He clarified that Section 106 Reviews are required by the National Historic Preservation Act; fees for the reviews are not required.

Mr. Murphy stated that ordinance was drafted because one of the City Council directives is to have cost recovery. This ordinance adds a Section 106 fee to fees that already exist for planning such as variance or zone change fees. The fee is proposed at \$160 based on a comparison of other cities. Only the City of Phoenix charges a fee of \$85 per hour. The City decided against an hourly charge because a Section 106 Review could take several hours or longer for larger projects creating large fees. Mr. Murphy stated that a public meeting was held the previous night with Mayor Hawker in attendance who asked the purpose and price of the fee. The fee will not generate much money, a little over \$2,400 per year. City projects will be exempt from the fee. This fee will basically only be for cell towers. Notices were sent to the representatives of the cell towers. Only one representative responded and asked for the reason for the fee and a copy of the ordinance. He did not have any objections at that point.

Chair Dean asked for comments from the public opposed or in favor of the proposed ordinance. With no comments, Chair Dean closed the public hearing portion of the Mesa City Code Amendment Section 11-18-8 of the Zoning Ordinance to add a fee for the Section 106 Reviews, which are required by the National Historic Preservation Act of 1966, as amended. Recommendation for approval to the Downtown Development Committee, Planning and Zoning and City Council will be discussed and considered at the September 8, 2005 HPC meeting.

**5. Conduct Annual Election of Historic Preservation Committee Chair and Vice Chair (agenda item 3).**

Chair Dean opened the discussion of nominations. Chair Dean stated that Mr. Peters had previously agreed to accept a nomination for Chair or Vice Chair. Chair Dean nominated Vince Anderson as Chair. Mr. Anderson accepted the nomination.

**It was moved by Chair Dean, seconded by Lane Burdick, to elect Vince Anderson as Chair and Ron Peters as Vice Chair of the Historic Preservation Committee.**

**Vote: 4 in favor  
1 abstained (Vince Anderson)**

**6. Discuss and Consider SHPO Annual Report (agenda item 4).**

Ms. Morales stated that the deadline for the report to SHPO was at the end of July. Any comments or edits should be submitted by Wednesday, July 27, 2005.

With the understanding that comments and edits may still be forthcoming, Chair Dean asked for a motion to approve the SHPO Annual Report.

**It was moved by Vince Anderson and seconded by Lane Burdick to approve the SHPO Annual Report.**

**Vote: 5 in favor  
0 opposed**

**7. Discuss the Post World War II Neighborhood Study (agenda item 5).**

Chair Dean explained a study that was commissioned to look at housing in Mesa and to identify neighborhoods based on their ages and characteristics such as development pattern, kind of home, materials and period of build. The HPC needs to look at the neighborhoods and develop criteria for selection for historic designation as well as develop Post World War II housing design guidelines to help manage those properties. The HPC created a form to use while looking at each neighborhood during field visits to create a summary about it. The HPC has completed four or five field visits and with more visits later, the HPC can start to articulate criteria for neighborhoods. It will be a planning tool for the City so the neighborhoods can be separated for historic consideration. The project has been put on hold because of staff shortages.

Discussion continued regarding the criteria development. Chair Dean stated that the HPC will develop the criteria and go into neighborhoods to assess them. City Staff will put together the documentation.

Chair Dean continued that for a property to be designated it must be significant such as related to an important person, or an important theme like housing in Mesa in the Post World War II period. The HPC must distinguish which neighborhoods reflect these criteria looking at condition as well. Criteria for significance and criteria for integrity must be set. Neighborhoods that are selected will be involved in the public process to tell their neighborhood story and connect it to larger themes. The process usually applied to a single building will be applied to neighborhoods which will be evaluated as a collection.

Chair Dean explained that the survey process is well documented with National Register criteria and publications but post World War II neighborhoods have not been surveyed because they are just reaching the fifty years of age requirement. The Historic Preservation program was created in the 1960's because of Post World War II housing. At that time, new housing was destroying old sections of cities. Preservationists wanted to save older housing from the Post World War II housing but now the Post World War II housing has become historic.

Mr. Anderson added that Mesa had also designated a neighborhood, Frasier Fields. Frasier Fields and West Side Clark Street have grants to work on documenting each house to make the National Register.

Chair Dean stated that those neighborhoods were considered on their own individual merit and story. The study is to attempt this on a macro level, looking at how neighborhoods fit into themes and contexts and the best examples of those contexts.

**8. Discuss and Consider August Meeting Recess (agenda item 6).**

Chair Dean suggested a motion to recess for the month of August. Creation of a calendar of meetings to be discussed and considered at the September 8, 2005 HPC meeting.

**It was moved by Vince Anderson and seconded by Lane Burdick to take an August recess and return September 8, 2005.**

**Vote: 5 in favor  
0 opposed**

**9. Update on the State Historic Preservation Conference.**

Ms. García stated that the State Historic Preservation Conference held in Tucson was very informative. Ron Peters and Victor Linoff from the HPC, and Town Center Development staff, and staff from Neighborhood Services Administration attended the meeting. She stated that copies of materials from the CLG Camp were distributed to the HPC. During the conference, the State Historic Preservation Officer, Bob Frankeberger, commended and used Mesa as an example of quality work done.

**10. Historic Preservation Office Project Status Report: July, 2005;  
Committee to discuss the following items:**

- a) **Status of Irving School** – Chair Dean reported that Mr. Peters read the report on the Irving School and ownership has been transferred back to Mesa Public Schools. Mesa Public Schools is going to return the school to use this fall with classroom spaces. There will be no

exterior work at this time, but interior work will take place to make classrooms and systems work.

Ms. Morales added that the City is still working on finalizing the transfer documents of the Irving School to Mesa Public Schools.

- b) Status of Fraser Fields National Register Nomination Preparation**— Ms Morales reported that the Frasier Fields and West Side Clark Street projects are being completed together. The projects are being completed by the same historic architect, Ryden Architects, and are 10% completed. Preliminary meetings and reconnaissance surveys have been completed. The neighborhoods are involved. In the Westside Clark Street addition there are many Spanish speakers so translators and additional information in Spanish will be provided.

Chair Dean added that the memorandum from SHPO shows the allocation of the Heritage Grants and requirements such as the project work having to be in progress within 18 months of the agreement and projects reports must be provided.

- c) Status of Westside Clark Street National Register Nomination Preparation** – see item b.

- d) Status on Alston House**

Ms. García reported that she met with the Mesa Association of Hispanic Citizens and the Martin Luther King Committee. She expressed concern at trying to organize so many parties and agendas in trying to preserve the house. The City has had two private inquiries directed to Habitat for Humanity. The house was deeded to Habitat for Humanity by the granddaughter of Dr. Alston with the intention for preserving the property. Habitat for Humanity does not perform preservation but thought it would be a good choice for a headquarters but changed it to another location. The City wants to acquire the property through Community Development Block Grant (CDBG) funds or a lot swap with City property. The CDBG recommendation was for \$50,000 but an appraisal of the property was for over \$80,000. The City would have to pay the appraised price or if the City pays lower than the appraisal it has to be a donation. Habitat for Humanity would not like to do that with the property. Two lots owned by the City have been identified for a lot swap. The Zoning Administrator and Planning Director would allow a specially designed house to go on the properties but the lots are narrow so the house could only have a thirty-foot maximum width. The City will meet on July 19<sup>th</sup> at 7:30 A.M. with Habitat for Humanity, the Mesa Association of Hispanic Citizens, the Martin Luther King Committee, and an architect and contractor to discuss a budget for the cost of the rehabilitation. The City will present

the idea of a lot exchange for the Alston House. All of this is contingent on City Council approval. Ms. García invited any HPC members to attend the meeting. She stated her concern on the length of time the non-profit organizations are taking to get organized and the increasing private sector interest in the property. She hoped that by the next HPC meeting the City would have a deal.

Discussion continued regarding deed restrictions, historic overlay and initiation of historic designation for the Alston House property. The issue will be continued as an update for the next HPC meeting.

**e) Discuss Escobedo Housing Project/Washington Park**

No update.

**f) Discuss Adobes in Nuestro**

No update.

**g) Update on Grant Opportunities**

No update.

**h) Update on the Briggs House**

No update.

**11. Report: Mesa Public Library, Mesa Room - Sandra Apsey**

Ms. Apsey reported that the Mesa Public Library has changed to summer hours. The hours are Monday through Wednesday 9:30 to 9:00, Thursday through Saturday 9:30 to 5:30 and Sunday 1:30 to 5:30. The Mesa Room hours are Monday through Wednesday 10:00 to 7:00, Thursday through Saturday 10:00 to 5:30 and closed Sunday. In the winter the library will be open Monday through Wednesday 9:30 to 9:00, Thursday 1:30 to 9:00, Friday through Saturday 9:30 to 5:30 and Sunday 1:30 to 5:30. The Mesa Room hours will be Monday through Wednesday 9:30 to 7:00, Thursday 2:00 to 9:00, Friday through Saturday 10:00 to 5:30 and closed Sunday. The reasoning behind the hours is the limited staff in the Mesa Room.

Ms. Apsey stated that the Mesa Room received a donation from the City cemetery office of the cemetery records from 1898 to 1976, which contain the burial and plot records of all burials during that period. The pages have mold and dust so the archivist at the library has been working to preserve them.

Ms. Apsey reported that 10 library staff took advantage of the voluntary severance package which was 2/3 of the management team at the library and will not be replaced for many months.

Ms. Apsey reported that Luis Arroyo donated the big band arrangements of his father's band the Jesus Arroyo Band from 1945 to 1949. The arrangements are

both Hispanic and American music. It is an integral part of the history of Mesa. The Arroyo's owned the Melendez Dance Salon on Serrine and University, a meeting place for Hispanics. The Mesa Room is happy to have the band arrangements.

**12. Report: Mesa Southwest Museum- Jerry Howard**

Chair Dean reported that Jerry Howard was absent from the meeting but wanted to let the HPC know that the Salt River Indian Community allocates funds to surrounding cities. Mr. Howard requested money for the Mesa Grande ruins. The City Manager and Mayor reviewed the funding request for approval. Chair Dean encouraged HPC members to ask the mayor to restore the money from the Salt River Indian Community for the Mesa Grande Ruins.

**13. Report: Mesa Historical Museum- Lisa Anderson**

Jared Smith attended the HPC meeting for Lisa Anderson. Mr. Smith reported the update on the Salt River Indian Community funds. He spoke to Dennis Cavanaugh who said that the Indian Community had withheld funds because they wanted assistance from surrounding Indian communities to preserve the ruins.

Mr. Smith also asked for a correction to the HPC June 3, 2005 meeting minutes regarding the Status on the Biggs House. The Mesa Historical Museum cannot pledge to take the Biggs House. Mr. Smith stated that the museum would love to take over the site but do not have the resources to make the commitment. Therefore, he requested that the sentence that reads, "The museum has pledged to take the house if it could be operated as a separate historic site, an interpretive site" be stricken from the record.

Chair Dean stated that a clarification can be entered into these minutes on behalf of an institution about a statement in the previous minutes.

Mr. Smith reported that the Crismon Farm has been sold and the sale was approved by City Council. He will provide more information when details become available. The museum removed some objects that the owner donated to the museum several years ago. The farm has a local designation so there is a stay of execution for thirty days. Mr. Smith also reported that the museum was going to take photos and survey the site.

Mr. Smith reported that several donations have been made to the museum including farm implements. The Chamber of Commerce recommended that Empire Southwest donate their services to help the museum move the donations. The museum is appreciative of their services. There is limited space for future donations.

Mr. Smith reported that the Heritage Grant process is still ongoing. Ms. Anderson can provide further updates.

Mr. Smith reported that they are working on a home tour and the date decided for the tour was January 21, 2006. He requested funding from the Historic Preservation Office for the booklets, if available.

Mr. Smith stated that the Mesa Historical Museum Board has new members and are looking into new sponsorship.

Mr. Smith reported that the museum applied for the small grant contract from the Arizona Historical Society to focus on collections and preservation. The grant makes up the Collections budget each year. Last year the museum received \$800. They were able to buy supplies.

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

HPC members discussed the following items to be included in next month's agenda:

- 1) Discuss and Consider 2005-2006 meeting calendar
- 2) Discuss possibility of field trips
- 3) Post World War II study discussion
- 4) Discuss Historic Preservation Planner position status
- 5) Discuss and Consider Amending Section 11-18-8 of the City of Mesa Zoning Ordinance to add a fee for Section 106 Reviews.
- 6) Alston House status
- 7) Invite staff from Planning or Building Department for review / presentation of Historic Preservation overlay zoning maps on the City's website

**15. Items from Citizens Present (no action can be taken)**

No items from citizens present.

**16. Adjournment**

There being no further business, Vince Anderson moved to adjourn, Lane Burdick seconded the motion. The HPC meeting adjourned at 8:19 PM.

Respectfully submitted,

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Shelly Allen, Historic Preservation Officer

*Minutes prepared by Aimée Letwen*

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