

CITY OF MESA
MINUTES OF THE
HISTORIC PRESERVATION COMMITTEE

DATE: December 11, 2003 **TIME:** 6:00 p.m.

MEMBERS PRESENT

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

STAFF PRESENT

Sandra Apsey
Kathy Guthmiller
Greg Marek

OTHERS PRESENT

Gary Apsey
Teresa Brice-Heames
Jared Smith
Don Ellis
Candy Ellis

MEMBERS ABSENT

Vince Anderson
Lori Osiecki

1. Call to Order.

The December 11, 2003 Regular Meeting of the Historic Preservation Committee was called to order at 6:04 p.m.

2. Consider Minutes of November 13, 2003 Regular Meeting.

It was moved by David Dean, seconded by Pat Mendivil, to RECOMMEND APPROVAL OF the November 13, 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 Case No. HL03-002TC, Local Historic Landmark Overlay for the Landmark Restaurant, 809 West Main Street.

Mr. Marek noted that the applicant has requested a continuance to the January meeting in order to allow time for more research.

Mr. Marek briefed Committee members on some of the information gathered so far, adding that the designation significance of the Landmark Restaurant is due to its historical context; namely, the development of the building (built as an LDS church in 1911) related to the community, and its cultural impact, which pertains to Criterion 3a. Mr. Marek stated that this building was the second chapel in the City of Mesa. Mr. Marek informed the Committee that a portion of the original chapel is located within what is currently the main dining room of the Landmark restaurant.

Mr. Marek stated that staff would like additional research showing the exact dates of improvements to the building; this information would add significance if the Landmark is placed on the National Register, to further protect it as a valuable historic resource (e.g. potential impact from light rail development). Staff would also like to obtain more information about:

- History of the building between 1965-1972
- When the church sold the 4th Ward building
- When the steeple was removed
- Verifying actual construction date (1908 or 1911)
- How long Producer's Insurance occupied the building

Mr. Marek acknowledged that Mr. and Mrs. Ellis (owners of the Landmark Restaurant) were present and could answer any questions that Committee members may have.

Chair Linoff congratulated the Ellises on having a wonderful historic building, at the same time conveying some of the community's history through a great collection of pictures.

Mr. Dean asked Mr. and Mrs. Ellis if the Committee could possibly arrange a tour or stop at the Landmark restaurant if they had any questions.

The Ellises invited Committee members to visit the restaurant.

Mr. Marek said a tour could be arranged after the first of the year.

5. Discuss and Consider Historic Preservation Graphic Element.

This item was continued since Ms. Lori Osiecki is working on the graphic element and was not in attendance.

6. Discuss and Consider Endangered Properties List.

Mr. Ron Peters briefed Committee members about the Endangered Properties poster, stating that ScottBlue Reprographics did a great job of printing the poster, and Mr. Peters would be calling to find out the price for 300 posters.

Mr. Marek said that staff would look into getting the Endangered Properties List printed in color to be handed out in conjunction with the posters.

Mr. Marek informed the HPC that Channel 11 would not be able to do anything specifically for the release of the list/poster, but would be willing to incorporate it into a related story.

Mr. Marek told the Committee that they would need to determine whether they wanted to do an actual press conference, or just a press release for the Endangered Properties list/poster.

Ms. Tracy Wright Wagner suggested scheduling a tour in conjunction with the press conference/release of the Endangered Properties list/poster to generate more interest.

Chair Linoff agreed that was a great idea.

Committee members discussed charging \$1 per poster to help recoup some of the printing costs.

Chair Linoff noted that at the East Valley Historic Preservation Coalition meeting of Chairs and Vice Chairs, representatives from other cities expressed interest in doing a similar poster to promote their endangered resources.

Ms. Teresa Brice-Heams, who lives in the Evergreen Historic District, suggested the possibility of having the posters available for sale during the annual Historic Home and Garden Tour.

Committee members agreed that was an excellent idea.

Ms. Wright Wagner noted that in the press release regarding the Historic Home and Garden Tour, the posters could also be mentioned.

Mr. Peters noted that Mrs. Alice Sliger might be willing to allow just the Historic Preservation Committee members to take a tour of the Buckhorn Baths, but she really isn't interested in publicity, and hasn't made up her mind about the historic designation, but still wants the HPC to move forward with the process.

Mr. Peters stated that the State Historic Preservation Office still needs to receive the USGS maps for the Buckhorn Baths.

Mr. Dean asked if the Historic Preservation T-shirts would be ready in time for the press conference/release.

Chair Linoff noted that Ms. Osiecki was working on the graphic element in relation to that.

It was moved by David Dean, seconded by Pat Mendivil, to authorize the printing of 300 posters, with Mr. Ron Peters to be reimbursed by Historic Preservation Committee members.

**Vote: 5 in favor
0 opposed**

It was moved by David Dean, seconded by Tracy Wright Wagner, to hold the press conference/release of the Endangered Properties Poster during the week of January 5th, 2004, having a tour at one of the endangered properties (possibly the Irving School).

**Vote: 5 in favor
0 opposed**

7. Director's Report.

Mr. Marek informed Committee members that the Local Historic Landmark designation for the Federal Building (introduction of the Ordinance) would be considered by the City Council on Monday, December 15th; the formal vote will take place January 5th.

Mr. Marek stated that the Heritage Fund grants are due March 31, 2004. Mr. Marek added that staff is considering submitting an application for a grant to do a complete building assessment for the Irving School, that would include:

- 1) Determining what's necessary to bring the Irving School up to Code;
- 2) Identifying the character-defining architectural features of the building.

Mr. Marek said that a second Heritage Fund grant might be submitted to help with the National Register nominations for the Clark Street and Fraser Fields historic districts.

Chair Linoff declared a potential conflict of interest since he's the Chair of HPAC, the organization that reviews those grants.

Mr. Marek told the Committee that Debbie Abele is in the process of finalizing the context report for the post World War II study; March is the target completion date for the report, although the HPC may be able to review a draft at their February meeting.

Mr. Marek informed Committee members about potential archeological issues at Dobson and Loop 101/202 (Riverview at Dobson), the proposed development site for a major shopping center. Mr. Marek noted that a stipulation has been prepared to be included in the Planning Department's staff report to require archeological testing and data recovery for this site. Mr. Marek stated he would be having a meeting with the Engineering Department to clarify the Historic Preservation Office's role in dealing with such archeological issues.

Mr. Marek told the HPC that he and Chair Linoff would be giving a presentation to the City of Glendale's Historic Preservation Commission next Thursday.

Mr. Marek reminded Committee members about the Neighborhood Conference on January 31st, at the Mesa Centennial Center.

Chair Linoff stated that HPC members could discuss their involvement in this conference at the regular January Historic Preservation Committee meeting.

8. Update from Sandra Apsey, Mesa Room.

Ms. Sandra Apsey informed Committee members that they have been very busy at the Mesa Room, with about 20 of Debbie Abele's students doing research about historic Mesa subdivisions.

Ms. Apsey noted that interviews are still being conducted for the Washington Park oral history project.

Ms. Apsey updated Committee members that Ms. Nancy Norton did a second printing of books ("Mezona Memories: a Sentimental Journey"), and is almost sold out again.

Ms. Apsey asked Chair Linoff and Mr. Peters what time they would be available to give their presentation on May 8th, in conjunction with Historic Preservation Week.

Chair Linoff and Mr. Peters agreed that either morning or afternoon would be fine.

Ms. Apsey said she would confirm the time and date once she verifies the room reservation.

9. Update from Southwest Museum.

Mr. Greg Marek gave an update on behalf of Jerry Howard:

- The Mesa Grande fence project is progressing; completion is scheduled for December 27th.
- The plans for the Archaeology Expo are moving along. The “Archaeology Month” poster design is being completed this week and the City of Mesa Historic Preservation Office & Committee are listed on the poster as sponsors.
- The Pecos Road project has been completed in the field and a preliminary report has been submitted to Engineering. A full report will be submitted following the completion of the analysis of the results.
- A dog burial, believed to be prehistoric in age, was recovered a few weeks ago at Mesa Grande. Dog burials are rare, particularly in the Hohokam era.

Mr. Marek added that Mr. Howard gave a tour of the 3 pit houses uncovered at the Pecos Road site to Mr. Tom Wilson (SW Museum Director) and himself. Mr. Marek noted that this site would have made a great interpretive area, so it’s really unfortunate that it has to be destroyed for road construction.

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

Ms. Wright Wagner informed the Committee that the annual quilt exhibit at the Mesa Historical Museum will be opening on Saturday, December 13th.

Ms. Wright Wagner distributed extra “Historic Home & Garden Tour” fliers to Committee members, noting that tickets should be available after the programs are printed.

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

Ms. Wright Wagner expressed concern about the Federal Building renovation costs and the status of Crismon Farm, and asked Mr. Marek if he had any information:

Mr. Marek stated that the Federal Building does have asbestos, but he isn't aware of the renovation costs. Mr. Marek noted that the Southwest Museum's concern is that this project wasn't included in the March bond issue, so no funds are available to conduct the renovations; there is a time issue related to how long the building can remain vacant and also maintain its legal-nonconforming status.

Committee members commented that renovating the Federal Building would be more cost effective than tearing it down and constructing a new building.

Regarding Crismon Farm, Mr. Marek noted that someone had inquired of the Real Estate office about purchasing it. Mr. Marek stated that since the Crismon Farm is designated a Local Landmark, any purchaser of the property would have to follow guidelines and would need clearance from the Historic Preservation Office for any work done, and there is also a six month stay of any demolition work.

Mr. Peters asked what the long term plans were for the property and if any stabilization was taking place.

Mr. Marek responded that the plan was to turn it into a trailhead for part of a trail system along the canal, and he didn't know if any current stabilization efforts were underway.

Mr. Peters requested that staff find out more about the status of the property and report any plans to the Committee.

Ms. Wright Wagner asked if there was any Request for Qualifications (RFQ) issued for the Irving School, or what the status was regarding its future use.

Mr. Marek stated that the Irving School is included in the Northeast Quadrant Plan, which City Council hired Hunter Interests to analyze. Mr. Marek said that a subset of the Northeast Quadrant plan involves Mesa Community College (MCC) having a downtown campus. Possible locations for MCC include the Irving School and the Rendezvous Center.

Mr. Marek commented that he spoke to the Arts and Cultural division to remind them that the black boards were the original ones of the Irving School, and wanted to make sure they weren't removed since they are one of the character-defining elements of the Irving School.

Chair Linoff asked that the Historic Preservation Committee continue to be updated about the status of the Irving School in the future.

Mr. David Dean briefed Committee members about the East Valley Historic Preservation Commission Coalition meeting (for Chairs and Vice Chairs) that he and Chair Linoff attended on December 8th.

Mr. Dean informed the HPC that a number of topics discussed would be placed on the agenda for a meeting on February 24th. Some of the items reviewed include:

- Standards for post World War II housing (Scottsdale is coming up with some and will forward them to facilitate a collective conversation at the February joint meeting).
- Mesa promoted the Endangered Properties List.
- Economic benefits of heritage tourism
- Funding possibilities
- Participation in the annual SHPO APF conference (this year's theme is "Why Preservation Can't Wait")

Mr. Dean brought up the "branding downtown" campaign, and expressed concern over the final "naming" (e.g.: being careful not to make something out to be historic that really isn't, or drawing from a false history). Mr. Dean asked Committee members to E-mail him with any thoughts or suggestions.

12. Adjournment.

7:41 p.m.

Respectfully submitted,

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