

CITY OF MESA
MINUTES OF THE
HISTORIC PRESERVATION COMMITTEE

DATE: July 10, 2003 **TIME:** 6:00 p.m.

MEMBERS PRESENT

Chair Victor Linoff
Vince Anderson
Pat Mendivil
Tracy Wright Wagner

STAFF PRESENT

Shelly Allen
Kathy Guthmiller
Jerry Howard

OTHERS PRESENT

Debbie Abele
Bob Gasser
Liz Wilson

MEMBERS ABSENT

David Dean
Lori Osiecki
Ron Peters

1. Call to Order

The July 10, 2003 Regular Meeting of the Historic Preservation Committee was called to order at 6:05 p.m. Chair Linoff acknowledged that Bob Gasser, Chair of Tempe's Historic Preservation Commission, was in attendance.

2. Consider Minutes of June 12, 2003 Regular Meeting

It was moved by Vince Anderson, seconded by Pat Mendivil, to RECOMMEND APPROVAL OF the June 12, 2003 Minutes, as amended.

**Vote: 4 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 March 13, 2003 meeting).

Chair Linoff acknowledged that Mr. David Dean, who has been doing research on the Federal Building, was not in attendance.

Mr. Jerry Howard noted that the building has been turned over to the Southwest Museum, and he has the keys for it if any Committee members would like to take a closer look.

It was moved by Vince Anderson, seconded by Pat Mendivil, to continue this item to the August Historic Preservation Committee meeting.

**Vote: 4 in favor
0 opposed**

5. Status Update on Post World War II Properties Study – Debbie Abele and Liz Wilson, Akros, Inc.

Ms. Debbie Abele gave the Committee some background information on the historic context study being undertaken, noting that the City of Mesa is taking a proactive stance in assessing Post World War II neighborhoods in anticipation of possible designation. Ms. Abele stated that the historic context study she has been hired to complete uses the Geographic Information System (GIS) as a method of analyzing the data.

Ms. Abele noted that the study was in the preliminary stages and they weren't able to present any findings at this time, but wanted to provide an initial update to Committee members.

Ms. Liz Wilson gave a PowerPoint presentation to the Committee, showing maps of the Mesa area portraying various sets of data being compiled. Photos of different styles of ranch houses were also shown and briefly described (Transitional, Period Revival, Ranch Cottage, American Colonial, Prairie Ranch, California Ranch, Simple Ranch, Character Ranch, a Contemporary style, Los Ranchos, and a unique Character style, the Polynesian Ranch).

Ms. Wilson pointed out that one of the character-defining features of Mesa's Post World War II houses is that about 97% of them are single story. Ms. Wilson added that the typical house of this era in Mesa was just under 1,600 square feet. Ms. Wilson said that 8-inch, painted block was the most common material used for the exterior walls (82%), with the second most common material used being frame wood (about 15%).

Mr. Vince Anderson suggested the possibility of overlaying the history of Mesa's boundaries.

Chair Linoff agreed that the boundary history might help reveal some development patterns.

Mr. Anderson said that a pattern to look for would be the possible clustering of houses around LDS Stake or Ward buildings.

Ms. Wilson informed Committee members that she planned to have the subdivision analysis completed for the next update.

Committee members thanked Ms. Abele and Ms. Wilson for a very interesting and well-done presentation.

Chair Linoff also congratulated Ms. Abele and Ms. Wilson on a great presentation at the Arizona Preservation Conference.

6. Discuss the State Historic Preservation Conference

Committee members agreed that the Arizona Preservation Conference was very worthwhile and had great speakers.

Ms. Mendivil stated that some of the architects made very thought-provoking comments about impending land-use problems, challenging the audience to think about how these problems could be solved.

Chair Linoff asked Committee members if they had any suggestions to help improve the conference for following years.

Committee members noted that there was some confusion with the program regarding the scheduling of tracks. Some of the speakers would finish early, and instead of taking a break, the next presenter would begin right away, throwing the times off for all to follow.

In addition to adhering to the scheduled speaker times, Committee members suggested having more clearly defined tracks. Funding may be a good component to include as a track. Another idea was to hold the same sessions more than once so more people would have a chance to attend.

Mr. Anderson suggested broadening the invitation list to include the Library/Archivist/Museum group.

Ms. Wright Wagner expressed appreciation for the scholarship money from SHPO and the funding provided by the City of Mesa.

Chair Linoff stated he was impressed with the presentation Ms. Abele and Ms. Wilson gave at the conference, noting it was interesting how they separated the Ranch houses into categories.

Chair Linoff added it is always a delight to listen to Mr. Donovan Rypkema (who was a speaker at the conference). Chair Linoff noted that Mr. Rypkema's presentation was very informative and beneficial, and that he did a great job showing that economists should be more interested in preservation because, along with saving resources, it makes money.

7. Discuss the Endangered Properties List

Chair Linoff noted that this item was kept on the agenda to make sure the Committee had a chance to see the changes incorporated based on their comments from last month's meeting, and also to discuss how to release the list to the public.

Mr. Anderson added that Mr. Ron Peters was checking on the Alhambra Hotel, regarding the cornice detail.

Chair Linoff said that he went with Mr. Peters to look at the Alhambra Hotel, but they weren't able to go on the roof because the person with the key wasn't there at the time; they were told they could reschedule.

Mr. Anderson asked Chair Linoff what he thought about the fascia of the building.

From what they could see, Chair Linoff said he and Mr. Peters could only speculate. Chair Linoff stated that on the south end of the building you could see where they added on; he thought there probably was a cornice on the original part of the building, more than likely brick, which got stuccoed-over to make everything match.

Chair Linoff noted he hasn't found out from Mr. Peters if a meeting time has been rescheduled to inspect the roof of the Alhambra.

Committee members talked about when would be an appropriate time to release the Endangered Properties list, noting that it had previously been suggested to release it in conjunction with "Preserving our Past" week in October.

The HPC asked staff to find out if the "Preserving our Past" fair was going to be held this year.

Chair Linoff reiterated that the Committee had agreed on holding a press conference at the Buckhorn Baths Motel sometime in October to publicly release the Endangered Properties list.

Committee members agreed to keep this as an agenda item to review in August.

8. Discuss Funding for Historic Preservation Programs

Chair Linoff said that the Committee had briefly discussed funding possibilities last month, and Mr. Greg Marek, having researched the ABC program, informed him that \$135,000 is generated annually through a distribution of about 155,000 water bills.

Ms. Shelly Allen noted that from her discussion with Mr. Marek, it was not desirable to have the donation pre-calculated on the bill due to the possible confusion; in order to alleviate any misunderstanding, the person making the voluntary donation would have to write in a specified amount and add it to the total.

Chair Linoff stated that there is a great potential for receiving funds through this program.

Chair Linoff suggested that Committee members could pose this idea to their assigned Council members to get feedback.

Ms. Pat Mendivil expressed concern about the timing, given the current economic situation and recent publicity about the expense incurred from moving the Mitten and Pomeroy houses.

Chair Linoff didn't feel there would be a problem, because nothing would be imposed on people; it would be strictly voluntary and people would physically have to write in a donation amount.

Mr. Anderson pointed out that the only drawback to the voluntary donation on the water bill is that certain members of the public wouldn't be reached (i.e., residents of apartments, condominiums and patio homes).

Ms. Wright Wagner stated that by having the Historic Preservation program on the water bills, even if people choose not to donate, they would be made aware of the program.

9. Director's Report

Ms. Shelly Allen updated Committee members on the status of the Rehab Code, stating that it should be going before the City Council by August 11th.

Committee members mentioned that the newspapers included articles about the Rehab Code.

Chair Linoff asked that a reminder be sent to the Committee before the Rehab Code is up for final consideration.

The Committee discussed the SHPO annual report color brochure that was mailed to them with their packets.

Committee members commented on how impressive the design and contents of the SHPO annual report were.

Ms. Wright Wagner asked for extra copies to pass along to the Museum Board.

Chair Linoff suggested that all Committee members have extra copies of the SHPO report.

Mr. Anderson suggested that HPC members hand one out to their assigned Council member.

10. Update from Sandra Apsey, Mesa Room

Ms. Sandra Apsey was unable to attend this month's meeting.

11. Update from Southwest Museum

Mr. Howard informed the Committee that Dr. Thomas Wilson has been selected as the Mesa Southwest Museum's new director. Mr. Howard noted that some reorganization has occurred, and Angelica Docog's new title is Assistant Director; Ms. Gerry Fathauer is on special assignment for the Mesa Arts Center; and Mr. Gerry Dillehay is taking over the cultural aspects of Gerry Fathauer's job (for the Mesa Southwest Museum, Mesa Museum for Youth, and the Public Arts Program).

Mr. Howard said that the bid for the Mesa Grande wall project has been put on the City Council consent agenda for Monday.

Mr. Howard told the Committee that their crew is working on emergency stabilization for the Pennington house and should finish next week.

Mr. Howard acknowledged that the Southwest Museum enjoyed having Council Member Rex Griswold participate in a recent tour of the Museum.

12. Update Regarding Mesa Historical Museum from Tracy Wright Wagner

Ms. Wright Wagner informed Committee members that the Mesa Historical Museum hired an intern to work in Collections (through July). Ms. Wagner commented that it would be nice to have the collection more accessible to the public.

13. Committee Member Comments and Questions and Future Agenda Items

Chair Linoff wanted to make sure that the HPC would be made aware if a bond committee is formed.

Committee members discussed the possibility of holding a joint meeting with the Mesa, Tempe, and Scottsdale Historic Preservation Commissions, possibly in September.

Mr. Anderson suggested it could be held in place of their regular HPC meeting for the month.

12. Adjournment

8:25 p.m.

Respectfully submitted,

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