

CITY OF MESA
MINUTES OF THE
HISTORIC PRESERVATION COMMITTEE

DATE: May 8, 2003 **TIME:** 6:00 p.m.

MEMBERS PRESENT

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

STAFF PRESENT

Greg Marek
Tony Felice
Kathy Guthmiller
Sandra Apsey
Robert Bagley
Jerry Howard
Doug Tessororf

OTHERS PRESENT

Gary Apsey
Adam Klawonn
Paul Moran
Cathy Worcester

MEMBERS ABSENT

Vince Anderson

1. Call to Order

The May 8, 2003 Regular Meeting of the Historic Preservation Committee was called to order at 6:00 p.m.

2. Consider Minutes of April 10, 2003 Regular Meeting

It was moved by David Dean, seconded by Ron Peters, to RECOMMEND APPROVAL OF the April 10, 2003 Minutes, as amended.

**Vote: 5 in favor
0 opposed**

3. Items from Citizens Present (no action to be taken)

Doug Tessororf, the City's Real Estate Director, thanked the Historic Preservation Committee for their support on the Pomeroy house and Mitten house moves, and for being an informational resource for the media.

Chair Linoff reciprocated appreciation and stated that he feels that the moving of the two houses will be a positive influence, especially for the Robson Historic District.

(Ms. Tracy Wright Wagner arrived at 6:10 p.m.)

4. **Discuss and Consider Design Review Case No. DR03-003TC for the Pomeroy House, Located at 213 N. Morris Street.**

Mr. Tony Felice presented the design review plans for the Pomeroy house, an adaptive reuse project to accommodate a music instruction studio, Mesa Violin Studios.

Mr. Felice noted that as part of the Disposition and Development Agreement, the design review plans need to be reviewed by the Historic Preservation Committee and then approved by the Downtown Development Committee.

Mr. Felice stated that, as part of their packets, Committee members received the preliminary design review plans by Paul Moran Architects. Mr. Felice noted a revision to the porch addition in the back. Originally there was a porch on the structure, but it was removed in the 1950s to accommodate an addition. No photographic evidence exists as to what the porch looked like.

In addition to Mr. Bob Frankeberger of the State Historic Preservation Office (SHPO) reviewing the design and providing input, staff analyzed the proposed porch, taking into consideration the Secretary of Interior's Standards for new additions, which states:

“New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”

Mr. Felice said that this means the addition should be separate and distinct, and not try to convey a false sense of history. It should serve the purpose it is meant to serve; in this case, a utility purpose (to house the water heater and provide storage for landscape materials).

Mr. Felice clarified that the initial elevation that was forwarded to Committee members in their packets showed a brick porch to match the existing structure, but since that time, the applicant has been very amenable and agreed to make the porch more separate and distinct from the original structure by constructing it of wood and doing a tongue and groove wood sheathing. The porch will be painted in green to match the green awning and other treatments.

Mr. Felice also pointed out that the site plan and the landscape plan were also revised to be as close as possible to the original concept plan.

Mr. Felice stated that the next step would be to take comments from the Historic Preservation Committee and forward them to the Downtown Development Committee, which will make the final design review approval.

Mr. Greg Marek noted that the building will require some brick repair, but essentially, the building exterior is not being modified.

Mr. Ron Peters asked Mr. Moran (the architect) if they felt their budget would accommodate the revised landscape plan.

Mr. Moran replied that they feel comfortable moving forward with the revised landscape plans.

Mr. Peters complimented Mr. Moran on preparing a good set of documents.

Chair Linoff asked if the ADA access is only at the back.

Mr. Moran confirmed that was correct.

Mr. Felice noted that the interior of the project is designed for ADA access.

Mr. Marek stated that there is a City requirement that Mesa Violin Studios would have to pave the alleyway since the employee parking and ADA accessible entrance would be in the back. Mr. Marek added that staff feels this is not necessary since the alley is currently being used by other properties for parking access, and will work on the applicant's behalf to have that stipulation waived.

Chair Linoff asked how many people would be working at the studio.

Ms. Cathy Worcester replied there would be three.

Chair Linoff noted that might be one more car than you'd normally find there for a house that size. Chair Linoff added he doesn't feel there would be any excessive use being put on the site with that number of employees. Chair Linoff also suggested the possibility of other materials to be used instead of paving the alley.

Mr. Felice said that currently the alley is half asphalt and half chip stone; both the north and south drive approaches have concrete driveway aprons. It is currently being used by about 3 or 4 property owners for parking and vehicle access to the rear of their properties. Mr. Felice stated that discussion has already begun with the chief Building official.

Mr. Felice added that Mr. Moran will need to apply for a code exception; typically with a structure being that close to the property line it would require fire-rated construction and no openings on the north and south, which would be unacceptable for this project.

Chair Linoff asked if the Rehab Code would address such issues if it were in place.

Mr. Marek replied he didn't believe it would not apply in this situation.

Mr. Peters asked what the dimension was.

Mr. Moran answered it was less than 10 feet; he believed it was 8 feet.

Mr. Peters said that if the property were maintained as a residence, 5 feet would have been the requirement. Mr. Peters agreed that this requirement should be waived.

Chair Linoff added that he hopes the Rehab Code would be sensitive to issues like this, taking into consideration the use of a property.

Chair Linoff referred to the staff report and asked about the recommendation that the applicant install a residential fire-sprinkling system.

Mr. Marek clarified that, based on the fire sprinkler code revisions, the applicant is not required to install fire sprinklers, but staff is encouraging the applicant to do so at some point.

Mr. Peters suggested to the applicant and architect that installing fire sprinklers would be worthwhile to protect the property and also help support their argument that a fire wall is not needed.

Chair Linoff asked where the roll-off barrel service was located.

Mr. Felice responded that the refuse enclosure would be in the alley, and he would have to verify if the pick up service would be in the front or from the alley.

Mr. David Dean noted the ornamental treatment on the beam of the porch addition, expressing concern that it may give people the false impression that it is portraying an original detail of the structure.

Mr. Moran said they would be willing to simplify the beam to accommodate the goal of not representing a historic detail that wasn't there, but noted he felt it was just a simple detail and wouldn't feel uncomfortable having that detail whether it looks like it is part of the house or not.

Mr. Dean suggested there be a board detail or something showing a separation or distinction between the porch addition and existing structure.

Mr. Dean also asked if the awning was necessary or provided a functional use.

Ms. Worcester noted that the awning would provide shade for the west-facing window, and a neighboring house also has a green awning, which may help the Mesa Violin Studios blend into the neighborhood.

Mr. Dean expressed concern about the appropriateness of the awning and the likelihood of it fading.

Mr. Marek addressed Mr. Dean's concern, stating that the materials awnings are made of have greater longevity than in the past. From staff's perspective, Mr. Marek stated that the awning would be less obtrusive than some permanent fixture to the house because it would be fairly simple to remove.

Ms. Lori Osiecki added that she has a 1929 house, and pictures of her house from the 1930s show awnings; currently, she has awnings on her house that match the photographs. Ms. Osiecki said that she has no problems with the awning because she believes a lot of people used awnings in that time period. Ms. Osiecki also noted that she doesn't have a problem with the beam detail.

Mr. Peters stated that he believes the beam detail is very well done, simple and tasteful. Mr. Peters said that based upon the detailing and strapping that's put on to connect it, he feels it would be obvious it's not a part of the original architecture of that period. Mr. Peters agreed with Ms. Osiecki regarding the awning, noting that the research he's done has shown that awnings were very popular in this area back in that time period.

Chair Linoff also agreed that the awning would be appropriate; he would much rather have the awning than allow the house to be obscured by a large tree or other landscaping.

Chair Linoff asked Ms. Worcester if she concurred with the stipulations in the staff report.

Ms. Worcester answered that she did.

Mr. Peters agreed with Mr. Dean's comment about having a good demarcation line to distinguish between the house and the porch addition.

It was moved by Lori Osiecki, seconded by Ron Peters, to recommend approval of design review case #DR03-003TC for the Pomeroy House, located at 213 N. Morris, with the stipulations as set forth in the staff report, and with the understanding that staff will resolve the firewall and alley paving issues.

**Vote: 6 in favor
0 opposed**

(Ms. Lori Osiecki left at 6:35 p.m.)

5. Discuss and Consider an Endangered Properties List

Mr. Marek noted this agenda item was a follow up from last month's meeting, where staff agreed to provide a photograph and description of the potentially endangered properties identified by the Committee.

Ms. Wright Wagner suggested that Committee members talk to the property owners to avoid any misunderstanding before the list becomes finalized.

Committee members agreed that was a good idea, and noted there may be only one or two of the property owners in question that aren't aware their property is potentially endangered.

Mr. Peters volunteered to speak to the owner of the Alhambra Hotel, Chair Linoff said he would contact the City regarding the Irving School and Mesa Grande, and Ms. Wright Wagner noted she already had a discussion with someone from the Mesa Citrus Growers Cooperative Board of Directors. Mrs. Alice Sliger of the Buckhorn Motel & Baths is already aware of the Historic Preservation Committee's efforts.

Ms. Wright Wagner asked how other Cities/organizations determine what properties are potentially endangered and how they go about notifying the property owners.

Mr. Dean explained how the process works for the City of Phoenix: staff starts out with a list of 20 or so properties, narrows it down to 11 and presents the committee with reasons why those properties are threatened. Mr. Dean said that any contact with the property owners would have been done prior in a letter or informational notice.

Committee members discussed the list and various reasons why they felt each of the properties could be considered endangered, as outlined below:

Alhambra Hotel

- ❑ One of Mesa's earliest hotels
- ❑ Losing historic fabric (received only minimal restoration, renovation and/or upgrading over the years)
- ❑ Limited public access
- ❑ Little recognition (not treated as a National Register property)
- ❑ Architectural integrity may have been compromised - stucco over the original cornice detail (staff will check National Register paperwork)
- ❑ Identified by the Army Corps of Engineers in their first reconnaissance
- ❑ Certain use could be considered a threat – has changed ownership numerous times

Buckhorn Motel & Baths

- ❑ Value of property – potential for developers bulldozing and developing this prime area of land
- ❑ Limited adaptive reuse – difficulty meeting codes (would have to utilize Rehab Code)
- ❑ Property owner's heirs may have plans other than preservation
- ❑ Important to preserve not only buildings on the property, but also the wildlife museum and landscape

Citrus Groves Historic Landscape

- ❑ High property values encourage residential and other development
- ❑ Citrus groves are a part of Mesa's history and are disappearing – won't be many good examples left

Committee members reviewed the Citrus Sub-Area Plan, which was prepared by the Planning Division and adopted by City Council on April 21, 2003. The HPC discussed identifying the best examples of citrus groves in Mesa that the City should attempt to preserve.

Irving School

- ❑ Policymakers
- ❑ City budget
- ❑ Possible expansion of the Centennial Center
- ❑ Varying public support – no commitment
- ❑ Adaptive reuse possibilities need to be identified to be prepared for when the current occupant (MAC) moves out
- ❑ The possibility of being vacant in the future could pose a threat
- ❑ Danger of being bulldozed/developed
- ❑ New isn't always better
- ❑ Irving School is the only historic school left in the original Mesa town square

Mesa Citrus Growers Cooperative

- ❑ Demand for more profitable use
- ❑ Processing/use would decline as citrus groves disappear
- ❑ No community/public awareness
- ❑ Losing historic industrial Mesa
- ❑ Owners may not have a historic sensitivity

Mesa Grande

- ❑ Weather/elements
- ❑ Time factor
- ❑ Lack of resources for stabilization/preservation/interpretation
- ❑ Not enough attention/commitment
- ❑ Insufficient budget/funds

It was moved by David Dean, seconded by Pat Mendivil, to accept the list of endangered properties as established by the Historic Preservation Committee.

**Vote: 5 in favor
0 opposed**

It was decided that the final draft would be reviewed at the June meeting and the HPC would then determine how to publicly release the list.

6. Follow up on Action Items Discussed at HPC Retreat

This item was continued to the June meeting.

7. Director's Report

Mr. Marek informed the HPC that on June 23rd at 6 p.m., there will be an orientation held for new committee members; current board members are also invited.

Mr. Marek updated Committee members on the Post War study; signatures are being obtained on the professional services contract.

Mr. Marek informed the Committee that two historic district signs are now located in the Fraser Fields neighborhood.

Mr. Marek told the Committee that at the April 24th City Council study session Council directed staff to prepare a Request for Qualifications for Site 17, as well as Site 7.

Regarding the Federal Building Historic Landmark designation, Mr. Marek noted that it is still on hold pending further research by the HPC. Mr. David Dean noted that he is working on this and will get his research to staff when he finishes.

8. Update from Sandra Apsey, Mesa Room

Ms. Apsey thanked Chair Linoff and Ron Peters for their presentation at the Library as a part of Historic Preservation Week. Ms. Apsey noted it was very well received and she would like them to do the presentation again next year, or even sooner.

Ms. Apsey said she was working with homeowners and the Mesa Historical Society on the next Historic Homes Tour (to be held on January 17th, 2004). The Evergreen Historic District will be included on the tour again.

Mr. Felice thanked Ms. Apsey for the great job she did coordinating the presentation in conjunction with Historic Preservation Week, also creating a poster and helping with press coverage.

9. Update from Southwest Museum

Mr. Jerry Howard informed Committee members that last month he was in Milwaukee presenting a paper at a Society for American Archeology meeting.

Mr. Howard told the Committee that the Mesa Southwest Museum is in the process of hiring a new director.

Mr. Howard updated the HPC on a new show at the Museum called South by Southwest, which is a display of western art.

Mr. Howard said that he met with the Engineering Department at the Mesa Grande site, and contractors came out for a pre-bid meeting on the fence project. Engineering has redesigned the fence to be seen through in areas where a lot of archeological features were discovered.

Mr. Howard pointed out that there was an article in the Tribune over the weekend regarding a project at Mesa Grande that utilized the help of Boy Scouts to plaster the reproduction of the ball court.

Mr. Howard stated that the Mesa Southwest Museum has put in a proposal to the State Historic Preservation Office to host the 2004 Archeology Expo.

Mr. Peters and Chair Linoff expressed appreciation for the help of Norma Devoy of the Southwest Museum, who assisted them in putting photographs together for their presentation.

10. Update Regarding Mesa Historical Museum from Tracy Wright Wagner

Ms. Wright Wagner thanked Christi Miller, Sandra Apsey and everyone who worked on organizing the lectures for Historic Preservation Week.

Ms. Wright Wagner also acknowledged that Mr. Jim Garrison from the State Historic Preservation Office gave a very informative presentation on preservation.

Mr. Marek added that the slides Mr. Garrison showed focused on houses and buildings that were moved and utilized as adaptive reuse projects.

Ms. Wright Wagner noted that Wayne Balmer will be the last speaker in the Agriculture in Arizona lecture series at the Mesa Historical Museum on May 15th at 7 p.m.

Ms. Wright Wagner informed Committee members that all of the branding irons are now on display in the "Branding in the Old West" exhibit.

11. Committee Member Comments and Questions and Future Agenda Items

Chair Linoff facilitated a discussion regarding the media and the negative press received lately on the costs of moving the Mitten and Pomeroy houses, asking Committee members if they felt it would be better to respond or not.

Mr. Peters said he feels there is no such thing as bad press; it may be controversial, but at least historic preservation is brought in front of people to allow them to make their own decisions. Mr. Peters stated he felt a response should focus on a broader spectrum of the importance of historic preservation to this community.

12. Adjournment

8:17 p.m.

Respectfully submitted,

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