

CITY OF MESA
MINUTES OF THE
HISTORIC PRESERVATION COMMITTEE

DATE: August 14, 2003

TIME: 6:00 p.m.

MEMBERS PRESENT

Chair Victor Linoff
Vince Anderson
David Dean
Pat Mendivil
Lori Osiecki
Tracy Wright Wagner

STAFF PRESENT

Greg Marek
Sandra Apsey
Peter Cook
Tony Felice
Kathy Guthmiller
Jerry Howard
Tom Wilson

OTHERS PRESENT

Jim Britton

MEMBERS ABSENT

Ron Peters

1. Call to Order.

The August 14, 2003 Regular Meeting of the Historic Preservation Committee was called to order at 6:04 p.m. Chair Linoff welcomed Tom Wilson, the new director of the Mesa Southwest Museum.

2. Consider Minutes of July 10, 2003 Regular Meeting.

It was moved by Vince Anderson, seconded by Pat Mendivil, to RECOMMEND APPROVAL OF the July 10, 2003 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. 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 July 10, 2003 meeting).

Mr. David Dean stated that he has completed his research and will be completing a written report within the next week. Mr. Dean noted that he and Mr. Marek went inside of the Federal Building earlier today. Mr. Dean said that the windows have been replaced, but the openings/window sizes have not been altered. Mr. Dean stated that he feels the Federal Building is qualified to be listed on the National Register.

Mr. Marek said that they did not find a mural inside the Federal Building, but they did discover that the original windows were still in the basement level.

Mr. Dean added that it would be possible to match the materials and the form of the lower level original windows and integrate that with photographic evidence that shows what the upper windows looked like.

Chair Victor Linoff pointed out that the limited number of Federal Building examples in Mesa should contribute to its historic significance.

Mr. Marek updated Committee members regarding the status of potential tenants of the Federal Building. Mr. Marek said that the City's Space Planning Committee might be determining how the building is to be used. Mr. Marek stated that he informed the Space Planning Committee that since the Federal Building is proposed for local historic designation, any building permits would need to be cleared by the Historic Preservation Office (according to Ordinance).

Ms. Tracy Wright Wagner asked if the Federal Building was being considered as part of a bond issue.

Mr. Jerry Howard stated that Anthony Araza of Development Services spoke to the Museum Board yesterday and informed them that the Federal Building did make the very stringent cuts to be placed on a \$2.1 or \$2.2 million bond.

Committee members discussed whether to vote on this agenda item at this meeting, or wait until after they've had a chance to review Mr. Dean's research and vote on it at the September meeting.

It was moved by Lori Osiecki, seconded by Vince Anderson, to continue Case No. HL03-001TC, for the Federal Building located at 26 N. Macdonald Street, to the September Historic Preservation Committee meeting.

**Vote: 6 in favor
0 opposed**

5. Discuss and Consider a Special Use Permit to Locate an Office within a Level One Historic Structure (Case No. ZA03-055TC, Address: "Mitten House," 238 West 2nd Street).

Mr. Tony Felice addressed Committee members, stating that the Disposition and Development Agreement requires the City of Mesa to function as the applicant in this case for a Special Use Permit.

Mr. Felice noted that Mr. Giles had originally considered using the Mitten house as a satellite law office, but he now intends to utilize it as his only law office.

Mr. Felice said that the purpose of this report is to consider an application for a Special Use Permit (SUP) to allow an office in a Level I Historic Structure located in a TCR-2 Zoning District and to forward a recommendation to the Downtown Development Committee (DDC) and the Zoning Administrator regarding the suitability of the use as it relates to the Guidelines for Establishing an Office Use Within a Level One Historic Structure.

Based on the information in the staff report, Mr. Felice stated that staff recommends that the HPC forward a recommendation of approval to the DDC and the Zoning Administrator.

Mr. Dean asked if the HPC would see future site plans.

Mr. Felice answered that the Committee would be discussing exterior improvements, landscaping plans and the site plans at next month's Historic Preservation Committee meeting.

Mr. Dean inquired if the HPC would also be reviewing the sign.

Mr. Felice noted that the sign would go through the sign permit process; however, a comprehensive sign plan is sometimes included with these design review projects.

Mr. Marek added that the Downtown Development Committee would be in charge of the design review, although the Historic Preservation Committee would also have the opportunity to review the plans and make recommendations.

Committee members commented that they strongly support this project and are happy to see it moving along.

It was moved by Vince Anderson, seconded by Lori Osiecki, to RECOMMEND APPROVAL of Case No. ZA03-055TC, for a Special Use Permit to Locate an Office within a Level One Historic Structure at 238 West 2nd Street.

**Vote: 6 in favor
0 opposed**

6. Presentation by Peter Cook, Volunteer at the Southwest Museum, Regarding a GIS Project for Historic Commercial Buildings on Main Street.

Mr. Peter Cook gave a Power Point presentation on a GIS project he has been working on. Mr. Cook noted he recently finished cataloging the map project he was working on for the Southwest Museum. The suggestion was made to integrate the large collection of photographs, indexing them by location. Mr. Cook explained how he collected information and developed the records into a GIS database of the original downtown square mile of Mesa, and what type of information could be extrapolated.

The Historic Preservation Committee thanked Mr. Cook for all his hard work.

Mr. Felice also expressed appreciation to Mr. Cook, on behalf of the Historic Preservation Office, for having such a valuable resource available.

Chair Linoff invited Mr. Cook to update the Committee at a future HPC meeting.

7. Discuss an Update on the Rehab Code.

Mr. Marek informed Committee members that the Legal Department is currently reviewing the document and is making some minor amendments. Mr. Marek noted it might be September when the ordinance is introduced to adopt the Rehab Code.

Mr. Marek stated that the Building Department is holding Rehab Code-related training exercises. Mr. Marek told the HPC that Mr. Bob Sandoval would be the contact person for historic preservation projects as they go through the Building Department.

Mr. Marek noted that the by focusing on life safety issues, the Rehab Code is able to make certain allowances that aren't currently allowed in the Building Code. Mr. Marek gave the Committee several examples.

Chair Linoff stated that the Historic Preservation Committee's goal for the Rehab Code, in addition to making it easier and economically feasible to rehabilitate a property, is to encourage historic building owners to do as much as they can with those properties.

Chair Linoff asked if the Legal Department was significantly altering the Rehab Code.

Mr. Marek replied that he hasn't seen the revised draft, but was told by Mr. Dave Harding that nothing of any substance has changed; instead of North Carolina, the document will reference the City of Mesa, etc.

Mr. Marek noted that the Americans with Disabilities Act (ADA) accessibility is not addressed in the Rehab Code, so there will still be ADA issues.

Mr. Dean said that Mr. Jim Morin, who works at ASU, would be a good contact to ask about ADA access.

Mr. Marek added that he has a contact in Charlotte, North Carolina's Building Department who has offered assistance with implementing the Rehab Code.

8. Discuss the Endangered Properties List.

Chair Linoff noted that the Committee was waiting to hear what Mr. Ron Peters discovered about the Alhambra Hotel's cornice detail.

9. Discuss Funding for Historic Preservation Programs.

Committee members discussed the possibility of adding an option to the utility bill for Mesa residents who wish to contribute to the Historic Preservation program.

Chair Linoff stressed that it wouldn't be an "opt-out," but rather an "opt-in," so people wouldn't be misled into believing they had to pay a higher amount than what was due.

In response to a question regarding the ABC program, Mr. Marek noted that there are 155,000 utility customer households, and last year the ABC program raised between \$135,000 - \$140,000.

Committee members agreed that it would be worth looking into the feasibility of this idea, checking with the City Manager first.

Mr. Vince Anderson asked if a bond committee was being established.

Mr. Marek responded that for the 2004 bond, there will not be a citizen bond committee; only a limited number of bonds will be on the ballot.

10. Director's Report.

Mr. Marek briefed Committee members on the attendance policy for board members, and also on the open meeting law policy concerning E-mails to other board members.

Mr. Marek told the Committee that, as they requested, they are scheduled to conduct a 1-hour session (the same session will be held twice) at the Neighborhood Conference. Mr. Marek will inform HPC members of the date once he verifies it.

Regarding the Escobedo public housing project, Mr. Marek said that the Housing Services department is looking at doing a potential project, which would either remove the houses or undertake extensive renovations and rehabilitation. Housing Services has asked for guidance from a historic preservation perspective. Mr. Marek noted that some research would need to be done regarding the historic significance of the houses. Also, since Federal funds may be used, Section 106 could come into play. Mr. Marek stated that he has asked Mr. Don Ryden to prepare a proposal to estimate how much it would cost to do an opinion of appropriateness for historic designation of the Escobedo houses.

Mr. Marek reminded Committee members of an issue that came up in 2001 concerning streetlights (putting in standard streetlights or enhanced, historic streetlights) in the Temple Historic District. Mr. Marek noted that the HPC's recommendation was to come up with a specific streetlight design for the Temple Historic District in conjunction with the Preservation Plan and to identify a funding source. Mr. Marek said that the CDBG office is currently installing the standard streetlights in the Temple Historic District. Mr. Marek stated that he has also asked Mr. Don Ryden to prepare a proposal to prepare a Preservation Plan for the Temple District that would include a design for future streetlights.

Mr. Marek informed the HPC that postcards are being sent to residents of the Robson and West Second Street Historic Districts, informing them that the expanded West Second Street and Robson Historic Districts have been officially listed to the National Register.

11. Update from Sandra Apsey, Mesa Room.

Ms. Sandra Apsey told the Committee that Nancy Norton, Library Associate, is self-publishing a book on the Mezona (Ms. Norton's grandfather built the Mezona). The book should be available sometime this Fall.

Ms. Apsey said that the Mesa Room's Archivist, Ana Uremovich, is developing a Power Point presentation on the history of Mesa that they've been showing at several retirement homes.

Ms. Apsey stated that she has completed an "Arizona Humanities" grant for an oral history of the Washington Park area.

Ms. Apsey said that the Mesa Room hopes to use Mr. Peter Cook's GIS project as the basis for a walking tour of downtown Mesa in conjunction with the morning lecture during Historic Preservation Week.

12. Update from Southwest Museum.

Mr. Jerry Howard told the Committee that Dr. Thomas Wilson, the Mesa Southwest Museum's new director, has arrived and will be a great asset to the Museum.

Mr. Howard noted that the fence project for the Mesa Grande ruins has been cleared, and the pre-construction meeting has been completed. Mr. Howard added that a notice to proceed will be given to the contractor on September 2nd, after which time the contractor will have 75 days to complete the fence and landscaping around the exterior of the property.

Mr. Howard said that the Real Estate Department and the Maricopa County Board of Supervisors have been meeting to discuss the possibility of transferring one acre of land from the hospital to the City that could eventually act as an entryway into the ruins.

Mr. Howard also noted that the Arizona Congressional Delegation has requested information regarding the Mesa Grande site; apparently they are trying to raise interest and obtain funding for the project.

Mr. Howard stated that the data recovery phase of the Pecos Road project has begun, and mentioned the possibility of HPC members coming to the site for a tour.

Mr. Howard informed the Committee that the Mesa Southwest Museum has been confirmed to host the Archaeology Expo on March 20th and March 21st. Mr. Howard noted that the theme would be "Windows on Arizona's Past."

Mr. Howard suggested that it might be a good opportunity for the Historic Preservation Committee and Historic Preservation Office to become involved with the Archaeology Expo and promote what's going on with historic preservation in the City of Mesa.

Chair Linoff said that the Committee would like to participate, and would like to receive any necessary forms or paperwork.

Mr. Dean asked if a member of the HPC could volunteer to help with the planning and organization.

Mr. Howard responded that Mr. Dean's idea was a great suggestion.

Mr. Dean volunteered to represent the Committee at the planning meetings for the Archaeology Expo.

Mr. Howard noted that there is discussion about the Crismon Farm and what should be done with that property. Mr. Howard said he would keep Committee members informed of any developments.

Mr. Howard stated that the emergency stabilization has been completed on the Pennington cabin.

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

Ms. Tracy Wright Wagner informed Committee members that she did some research regarding the possible local poster contest for Historic Preservation Week. Ms. Wright Wagner said that the submittal date for posters at the national level would be in February.

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

Chair Linoff informed Committee members that they were invited to a presentation on "Evaluating Historic Significance in the East Valley," given by Debbie Abele, Scottsdale's Historic Preservation Officer, on August 28th at 5:30 p.m.

Chair Linoff also told the Committee that the first joint meeting of the East Valley Historic Preservation Coalition would be on September 11th at 6 p.m., held at a historic property in Scottsdale. HPC members agreed to schedule their regular meeting at an earlier time (possibly 4:30 p.m.), and carpool to the joint meeting afterwards.

Mr. Dean informed the Committee that Christine Weiss has resigned from her position as National Register Coordinator at the State Historic Preservation Office.

15. Adjournment.

8:20 p.m.

Respectfully submitted,

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