

CITY OF MESA

MINUTES OF THE *HISTORIC PRESERVATION COMMITTEE*

DATE: May 13, 2004 **TIME:** 6:00 p.m.

MEMBERS PRESENT	STAFF PRESENT	OTHERS PRESENT
Chair Victor Linoff David Dean Vince Anderson Pat Mendivil	Sandra Apsey Kathy Guthmiller David T. Harding Greg Marek	Cary Aspinwall Teresa Brice-Heames Larry Christiansen Pat Honzay Sonia Moreno-Filan Dave Richins Barbara Thelander
MEMBERS ABSENT		
Lori Osiecki Ron Peters Tracy Wright Wagner		

1. Call to Order.

The May 13, 2004 Regular Meeting of the Historic Preservation Committee was called to order at 6:03 p.m.

2. Consider Minutes of April 8, 2004 Regular Meeting.

It was moved by Vince Anderson, seconded by Pat Mendivil, to RECOMMEND APPROVAL OF the April 8, 2004 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. Guest Larry Christiansen, Mesa Community College President, discussing the proposed expansion of the downtown MCC Campus, including possible use of the Irving School.

Chair Linoff welcomed Dr. Larry Christiansen, President of Mesa Community College, to the Historic Preservation Committee meeting.

Dr. Christiansen addressed the Committee, giving an overview of MCC's plans in relation to downtown Mesa.

Dr. Christiansen noted that the method utilized in securing capital resources for community colleges was decided in the early 1960s by the Arizona legislature, adding that the Maricopa County Community College District has a bond request on the November 2, 2004 ballot.

Dr. Christiansen distributed several handouts regarding the bond request and MCC.

Dr. Christiansen stated that one question about technology that frequently comes up is whether it's a good idea to amortize technology over a 10-12 year period when it gets old in 5 years. Dr. Christiansen noted that two sets of books are kept: one for bonds that are invested in buildings, and the other for bonds invested in technology. Buildings are amortized over 10-12 years, but the technology is amortized over 3-5 years.

Dr. Christiansen explained that \$10 million bond dollars are proposed for the new MCC Downtown Campus to be used for purchase, construction or remodeling of facilities in downtown Mesa. It is estimated that this downtown campus will grow from 2,500 students today to 10,000 students by the year 2012.

Dr. Christiansen addressed the Irving School's potential reuse as part of MCC's downtown campus. Dr. Christiansen said that the City of Mesa is working with MCC to determine how to best build and enhance in downtown. Currently, the fourth floor at Centennial Way, the Library and the Irving School are in the discussion in terms of what possibilities exist for increased programming responding to greater technology access for the community.

Dr. Christiansen stated that the Irving School is an interesting building with a wonderful history. He acknowledged that Ms. Barbara Thelander, longtime veteran of MCC and one of the pioneers that brought the original Motorola University to downtown, was present in the audience of the HPC meeting. Dr. Christiansen noted that Ms. Thelander is a lead person in the discussion concerning the Irving School. Dr. Christiansen said that they don't know what type of programming might exist at the Irving School; there are a lot of options and dialogue is ongoing. One possibility mentioned was that of a "Life Option Center," where people wanting to change their careers could explore new and exciting opportunities.

Dr. Christiansen asked if the Committee members had any questions.

Chair Linoff thanked Dr. Christiansen for his overview and stated that it is exciting to see the potential of MCC expanding in downtown Mesa.

Chair Linoff expressed appreciation to Ms. Barbara Thelander for getting him started twenty years ago instructing community education classes at MCC.

Chair Linoff noted that recently The Landmark Restaurant was added to the list of local historic landmarks, and is in the process of applying for National Register designation. Chair Linoff commented that The Landmark Restaurant was the first home to community colleges in the East Valley, so MCC has a history going back to historic properties.

Chair Linoff stated that the Irving School is a designated Local Historic Landmark and is also on the National Register of Historic Places, adding that it is an important element of Mesa's history that the Historic Preservation Committee wants to make certain is preserved. Because of its National Register listing, Chair Linoff pointed out that the Irving School is eligible for Heritage Fund Grant consideration.

Chair Linoff asked Dr. Christiansen what point of consideration they are at, if they see the Irving School fitting into the plans for a downtown campus.

Dr. Christiansen said that there is a team from the Maricopa Community College District and MCC working with members of the Mesa City Council, using a third party facilitator (a representative from Hunter Interests Inc.) to prepare Phase one of a Memorandum of Understanding.

Parallel to this process for the downtown campus, as another part of Phase One planning, Dr. Christiansen noted that conversations are beginning with other partners who make sense.

Phase Two planning will move the process into the Memorandum of Understanding, determining buildings and beginning programmatic discussions.

Dr. Christiansen added that a third phase would be to consider other construction in close proximity to the Irving School.

Chair Linoff noted that the Historic Preservation Committee is concerned about the Irving School's future and reuse, particularly after the arts center moves out.

Dr. Christiansen welcomed the guidance and suggestions of Committee members as the Memorandum of Understanding process continues.

Chair Linoff stated that HPC members and the Historic Preservation Office would be happy to provide any information and resources that would help support MCC's possible reuse of the Irving School.

Mr. Vince Anderson asked what the timeframe is for Phase One and Phase Two.

Dr. Christiansen replied that they hope to have the Memorandum of Understanding with the City completed in early summer.

Chair Linoff once again emphasized the significance and important history of the Irving School to the community, stating it should be considered an asset and not a liability.

Dr. Christiansen noted that MCC has the opportunity to do exciting, wonderful things for Mesa, and the Irving School serves as a symbol of what they want to say to the community or others in explaining why "x" amount of dollars is being spent on this particular structure, to talk about that partnership. Dr. Christiansen added that the Historic Preservation Committee would be very valuable to MCC in the communication of their philosophy of what they're trying to do in downtown Mesa.

Committee members thanked Dr. Christiansen for speaking at the HPC meeting.

5. Guest David Harding, City of Mesa Director Plan Review, Presentation on the Rehab Code.

Mr. David Harding gave an overview of Mesa's Building Rehabilitation Code, providing a handout to Committee members.

Mr. Harding noted that when the Irving School comes in for plan review, his group would be happy to work as a partner and consultant with the design firm and owners to make it a successful project.

Mr. Harding stated that the City of Mesa currently operates under the 1994 Uniform Building Code and a series of associated codes.

Mr. Harding mentioned how the New Jersey Rehab Code was the first of its kind and has proven to be quite successful, and based on the recommendation of Mr. Greg Marek, the City of Mesa did some research on North Carolina's version and ultimately created Mesa's Rehab Code.

Mr. Harding explained the applicability, context, requirements and benefits of using the Rehab Code, and how a change of use could add a large number of constraints in order to maintain compliance.

Mr. Harding noted that the City of Mesa currently allows building designers to choose from the 3 available building codes to suit their purpose, but they may not mix and match.

Mr. Anderson inquired if it would be considered "mixing and matching" codes if MCC were to utilize the Irving School and build a new building behind it and tie it together somehow.

Mr. Harding responded that the Rehab Code would apply to both structures; however, in the case of the new structure, the current Building Code would be applicable.

Mr. Harding informed the HPC that the new Code suite would go into effect on or about September 1, 2004.

Mr. Harding noted that the last page of the handout is a very informative decision diagram of the Rehab Code.

Mr. Dean asked if the Rehab Code becomes effective for all existing buildings that are currently under the 1994 Building Code when the 2003 Code gets adopted in September.

Mr. Harding acknowledged that was correct; the Code states that it applies to all buildings built prior to the adoption of the 1994 Building Code. When the 2003 Code is adopted, every building in the City will be eligible to use the Rehab Code. Mr. Harding noted there are two circumstances in which the Rehab Code may not be applied:

- 1) If the building has never been built-out
- 2) If the work was done within one year or the building has not been occupied for one year.

Chair Linoff thanked Mr. Harding for speaking at the HPC meeting and noted he hoped the Committee could continue to receive progress reports. Chair Linoff stated that New Jersey gave very positive feedback regarding the Rehab Code: that it has been working successfully and has been a huge economic stimulus to reinvestment.

Mr. Marek credited Mr. Harding with being instrumental in bringing the Rehab Code to Mesa.

6. Discuss and Consider the 2004 Historic Preservation Awards Program.

Committee members agreed to defer this agenda item to the June HPC meeting.

Mr. Marek noted that he received a lot of positive feedback regarding the Historic Preservation Awards Ceremony.

7. Discuss and Consider Historic Preservation Graphic Element.

Chair Linoff showed Committee members samples of Tempe's historic preservation logo and how it worked for embroidery purposes.

HPC members discussed several other logo options, agreeing they needed to find a more 2-dimensional representation.

Chair Linoff asked that Committee members think of more logo possibilities to discuss at next month's meeting.

8. Director's Report

Mr. Marek informed the HPC that they would be electing a new Chair and Vice Chair at the June meeting.

Mr. Marek noted that Mr. Lane Burdick would be the newly appointed Committee member, taking the place of Ms. Lori Osiecki as her term ends on June 30th, 2004.

Mr. Marek added that Mr. Ron Peters and Ms. Tracy Wright Wagner were reappointed as Historic Preservation Committee members.

Mr. Marek reminded the Committee that the 2004 Arizona Preservation Conference would be July 29 – 31, and registration is available on-line at: www.corpdestination.com/AzPresConf/.

Mr. Marek stated that Saemisch DiBella Architects is being hired to do a Building Condition Assessment report for the Federal Building.

Regarding the landscaping issue in the West 2nd Street Historic District discussed last month, Mr. Marek noted that Mr. Steve Stettler gave him a form to apply to the Department of Water Resources for a variance.

Mr. Marek said that he would be receiving a proposal from the Sherman Group (landscape architecture firm) to work with the City of Mesa and West 2nd Street Historic District residents to do an inventory of the tree pallet in this Historic District, and come up with an acceptable range of trees to use in the right-of-way or in yards.

Mr. Marek announced that Lisha Garcia, the new Neighborhood Services Manager would be starting work on June 11th, and hopefully be introduced to Committee members at the July HPC meeting. Mr. Marek stated that she has a great background and will be a valuable addition to the City of Mesa.

9. Update from Sandra Apsey, Mesa Room.

Ms. Sandra Apsey told the Committee that Mr. Dean Peterson of Chandler-Gilbert Community College has been going through Williams Air Force Base history and papers at the Mesa Room. Ms. Apsey noted that Mr. Peterson donated the first flight book from the Air Force Base to the Mesa Room.

Ms. Apsey said that the Tribune newspaper called her and notified her that they were planning to destroy their newspaper clipping files from the 1980's to 1997, and offered to give them to the Mesa Room. Ms. Apsey noted she took everything from 1980 to 1990.

Ms. Apsey stated that the Mesa Room has all of the Mountain View High School yearbooks except for two. Ms. Apsey added that the biggest gap is for Westwood High School, which is missing ten yearbooks.

Ms. Apsey informed the HPC that two more oral history interviews would be completed by Monday; which would bring the total up to six. The next three interviews would be done with the Arroya Brothers (Arthur, Henry and Luis), who lived in Verde Vista. Ms. Apsey noted she's hoping to have the remainder of the interviews completed by the end of June.

Ms. Apsey thanked Chair Linoff and Ron Peters for giving their presentation, "Lost but not Forgotten," on May 8th.

10. Update from Southwest Museum.

No update was given at this month's meeting.

11. Update from Mesa Historical Museum.

Ms. Apsey informed the Committee that she received a call from Mr. Jared Smith of the Mesa Historical Museum, apologizing for not being able to attend the HPC meeting and provide an update this month. Mr. Smith noted he was completing a National Endowment for Humanities grant for the Museum; the grant would be for \$5,000 to assess their farm equipment.

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

Chair Linoff referenced handouts that were distributed to Committee members. One was information about the National Alliance of Preservation Commissions (NAPC) conference in Indianapolis, July 15th – 18th. The other handout was an article from a Web Site; one section compared the historic preservation programs of Mesa and Tempe (www.americancity.org/Archives/Issue4/DEPT_HP.html).

14. Adjournment

8:20 p.m.

Respectfully submitted,

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