

Historic Preservation Board



Minutes

Hybrid Platform
57 E 1st St

Date: February 7, 2023 Time: 6:00 p.m.

MEMBERS PRESENT:

Brandon Benzing, Chair
Jim Babos, Vice-Chair
Jocelyn Skogebo
BJ Parsons
Russ Haughey
Ty Utton

MEMBERS ABSENT:

Bruce Nelson

STAFF PRESENT:

Mary Kopaskie-Brown
Charlotte McDermott
Michelle Dahlke
Maura Jackson
Jeffrey Robbins

GUESTS:

Vic Linoff
Sadie Peltz

(*Board members and staff participated in the meeting through the use of telephonic and audio conference equipment.)

1. Call meeting to order.

Chair Benzing

Good evening, everybody. It is 6:01 and we'll call to order the February 7th Mesa Historic Preservation Board meeting.

2. Introduce Boardmember Utton

Chair Benzing

Let's introduce ourselves to our new Board member. If you'd like to introduce yourself to the group and then we can go around introduce ourselves.

Boardmember Utton

Ty Utton, I've been a Mesa resident for two years. I'm a Planner at a law office in Phoenix and happy to be here.

Board members briefly each introduced themselves to new Boardmember Utton.

3. Approval of the minutes from the December 6, 2022 Historic Preservation Board meeting.

Chair Benzing

Okay, item number three is to approve the meeting minutes from the December 6th HPB meeting. There is one correction that I noticed, and you pointed out, which is under item number one, change it to show "Vice-Chair Babos" since I was absent. Does anybody else have anything they would like to add to the comments or corrections? Do we have a motion to approve the minutes?

Vice-Chair Babos

I make a motion to approve the minutes of the December Board meeting.

Boardmember Haughey

I second.

AYES: Benzing-Babos-Skogebo-Parsons-Haughey-Utton

NAYES: None

ABSENT: Nelson

4. Items from citizens present.*

Chair Benzing

Do we have anything, cards? No, okay.

Let's move onto item number . . . Well, if we're expecting Board member Nelson, potentially, I would like if we moved onto item number seven and talk about the student essays unless anybody has any objections to that. Just to give him a few more minutes. So, we'll move item number seven up.

7. Discuss the status of the 2023 student essay and video contest, including but not limited to acceptable media submissions, judging, and deadlines.

Chair Benzing

So, what status was discussed in December's meeting? Was it that the deadline would be the end of March for an April discussion and decision on awarding?

Vice-Chair Babos

Yes. I believe we talked about the fact that spring break in Mesa starts the 10th.

Chair Benzing

Yes.

Vice-Chair Babos

So, we would like to have them due by the 10th and then award them sometime in April.

Chair Benzing

That makes sense. Where are we with distributing that?

Michelle Dahlke

I can add some details on that. We've been in touch with some great people, You might remember Paige, the teacher who's been voluntarily charged with getting the word out the last three years, she's been promoted to more of a District Supervisor level. That's even better, because now she says she has access to all of the teachers in the district and she'd be happy to get the word out as soon as we fine tune some details with you tonight on deadlines and such. Also, we've been in touch with the Library Director. She's gotten me in touch with all the different Branch Managers. So, we'll be giving them flyers. They will also put the information in their newsletter that they put out every month. There's also our Public Information Officer, we're working with him on a press release, once we get the details ironed out with you tonight as well. We'll also have a banner on the Channel 11 station, like we had last year, where it shows people information about that. Did I forget anything Maura? I think we've gotten a lot of traction, and people are just ready for us to give them the details.

Chair Benzing

So, the April meeting would be April 4th. That's two whole weeks after spring break. Now, knowing that we couldn't accept submissions, because there be a little bit of processing, we could potentially extend it to the week after spring break. The Friday after spring break if we feel like we need more time than four weeks to get the students.

Michelle Dahlke

Which specific date are you thinking?

Chair Benzing

Well, if we did the 24th, which is the Friday, that gives a whole week before the next April Board meeting. I don't know if anybody feels like . . . because if we do it the 10th that's four whole weeks. So, four and a half weeks from today. Does anybody have any objections to making it the 24th?

Vice- Chair Babos

Does that mean we would push off the awards until May?

Chair Benzing

Voting on them? No, that'd be still trying to vote on them on the 4th. Would that be enough time for staff to receive them the week before and get them out to the Board prior to?

Michelle Dahlke

Well, we have three of us that work on this traditionally, each year. We've got Dawn, who you know upstairs, and Maura, and me. I think I feel comfortable that we could handle the submissions, organizing them, and getting them to you. It won't be just essays this year. I'm sure the Board will fill you in on this, but there were also some other ideas. Videos, maybe even models, artwork, some other things too. There might be things we can't send you electronically. We might set up in a conference room somewhere, in a gallery type of settings, you could come and view them. But I feel comfortable, do you Maura? Mary?

Mary Kopaskie-Brown

Is there a staff report, presentation, or anything required?

Michelle Dahlke

No. We just compile everything and provide it to the to the Board for review and voting.

Mary Kopaskie-Brown

I'm just trying not to push you guys too hard.

Chair Benzing

I mean, the other thing is, though, I guess too if we're going to meet to review the videos and some of the other submissions, that makes it kind of tight for the Board. So, do we want to keep it the 10th? And then we can set up meeting some time for the week of March 20th or March 27th?

Michelle Dahlke

A special meeting for example?

Chair Benzing

Yeah.

Michelle Dahlke

Okay.

Vice-Chair Babos

I thought you want them to be turned in by the 24th?

Chair Benzing

Well, that's what I had mentioned. But if we do that, and it takes staff a couple of days to process that gives us a matter of only a few days to make sure everyone's schedule is aligned to have a special meeting to review some of the video submissions.

Vice-Chair Babos

Last year, we got them in advance, didn't we?

Michelle Dahlke

Yes.

Vice-Chair Babos

You sent them electronically. The only way that would be a problem is if it's a model or a drawing or something, right?

Michelle Dahlke

Yes.

Mary Kopaskie-Brown

I'd suggest that the 10th probably gives us time to have some wiggle room in case somebody's gone. It gives us time if we need to set up a conference room for you to come in and look at models or see videos or that type of thing. So, it just gives us a little bit more time to make sure. And it's four weeks, the students are not going to want to work on it over their vacation anyway.

Chair Benzing

That's true. It would only give them an extra couple of days. Okay, if everybody agrees, let's keep the submission date the 10th. At the March Board meeting, which is on the 7th, we can discuss setting up a special meeting based on the submissions that have come in at that time, if we need to set up a special meeting and which date works. If we get some submissions that require that.

Vice-Chair Babos

If we want the students to have four weeks, we need to get them out by the 10th of February.

Chair Benzing

Yes. Is that doable you think?

Michelle Dahlke

We've already got everybody ready for us to just finalize some details so that's fine.

Chair Benzing

Okay, so let's make the submission deadline the 10th then.

Vice-Chair Babos

And Brandon we did discuss selected topics.

Chair Benzing

Yes. I saw those.

Michelle Dahlke

Sorry Mr. Chairman, Maura had just a few questions for you with regards to, well the deadline question has been answered, but there were some other questions you had on the topics?

Maura Jackson

Chair and Board members, I have a couple of questions. Number one, as I was updating the flyer, these questions popped up. For the visual arts one, what kind of media are we accepting? Just any types of visual arts? I know we had talked about sketches, paintings, and models. Anything?

Vice-Chair Babos

I think sketches are a great idea and a model, if someone wants to take the time, that's even better or a painting.

Maura Jackson

Okay. Sketches, and models.

Vice-Chair Babos

Then it can be a video as well.

Maura Jackson

Okay.

Boardmember Haughey

How about things like dance or music or song?

Maura Jackson

I guess they could make a video. What about photography or something? Do we want to limit it to just sketches and videos?

Vice-Chair Babos

I think if they get a photo, that needs some sort of narration with it wouldn't they? I would think.

Chair Benzing

When it's visual arts, I don't know how you do it, because I could see somebody doing like a collage, or a painting, something that's not just necessarily a sketch. But it almost needs to be something that's unique. Like a photo, is not a recreation. I don't want to call it not artwork, but it should be something that's a little more involved in creation.

Vice-Chair Babos

Perhaps we could add a note that we'd be open to your interpretation of a visual art presentation.

Chair Benzing

I agree. I don't think we should really limit it too much.

Maura Jackson

Then my other question, when I was updating this, was about the judging criteria. The previous flyer had talked about a rubric and that kind of thing. I didn't know if that was something we wanted to let people know, when we advertised this, or . . .

Chair Benzing

I know, we've had one in the past, more specifically to the writing contest. Where it talks about certain points for grammar and the academic side of it. Then there's the historical facts and the storytelling that goes into it. I mean, those things are still going to apply to the visual ones. And they did apply to the videos, in that, last year we kind of used that as a guideline. Does it flow? Does it tell the story type of thing? I don't necessarily know that we have one that's set-in stone as far as a rubric.

Maura Jackson

Okay. But keep that information on here?

Chair Benzing

Yeah, I think we can just say it's being judged on historical information, not necessarily correctness, because we allowed fictional stories. So, just based on historical facts and storytelling. Am I missing something to add to it?

Vice-Chair Babos

Because you're dealing with third graders to sixth graders, and third grade is much more different than sixth grade, somehow, it'll be judged, among other things, based on your grade level.

Maura Jackson

Perfect. That covers the questions that I had.

Chair Benzing

Did anybody have anything else to add for the contest for 2023? If nobody has any further comments, let's move back up to item number five.

5. Hear a presentation and discuss an update on the Mesa General Plan 2050.

Mary Kopaskie-Brown, Planning Director and Jeffrey Robbins, Senior Economic Development Project Manager for the City of Mesa, displayed a PowerPoint presentation and then called for questions. (See Attachment 1)

Chair Benzing

Great, thanks for the presentation. So just initial thoughts, I know one thing that always comes to mind, especially in the downtown historical neighborhoods, and a lot of the community that's in them, is needing the support development around them that has been lacking for years. Which is, just standard amenities, like grocery stores, those type of things. Because a lot of the historical downtown is getting the stuff that it needs to be vibrant, restaurants and stuff, but all those in historical homes really search for that everyday kind of support development stuff. Then one of the concerns, and it's always a concern of the Board, is the transition zones between historical neighborhoods and new development. How do we prioritize what that is so we don't have visually impeding development, as far as scale next to historical neighborhoods. How do we get them to all jive in what is the new vision for downtown. So, that's one of my first comments on it. I don't know if anybody else wants to jump in on things that they have in mind.

Boardmember Haughey

I was thinking of a couple of things. Recently, I noticed that Salt River Project cut down all the trees along our street, and I thought that was kind of negative. It really hurt. I live in the Lehi area, and that kind of hurt the whole feeling in Lehi. Like Scottsdale and San Antonio, Texas, they use their canals as part of the community. People walk along them. They've got trees planted, and hummingbird feeders. I think that's one thing we're really missing here. It is a major part of the history of Mesa and it's why we're all here, probably. So anyway, that's one thing I noticed.

There are a lot of native sites around Mesa. I'm not sure how to address that. It would be nice if the public could become more aware of these places. I'm not sure how to do that. Maybe it's through the Mesa Grande Facility. Anyway, that's all I have to say right now.

Mary Kopaskie-Brown

Thank you.

Vice-Chair Babos

In conjunction with what Boardmember Haughey said, I live up near McKellips and Gilbert Road and they paved one side of it up there and put a traffic light in specifically for the canal. As he said, I think those canals are vastly underused. The ones that have gravel can be dangerous. And the fact that where I live, the McKellips Road crossing, didn't have a traffic light, it was like the froggy

game trying to get across that street sometimes. So, I think that should be a special part of the General Plan.

And then also, at our last Board meeting, we had a presentation on the Kiva hotel. The developer, in my opinion, presented one view and then hearing other people talk about it, there was a lot more history involved with it then I got from the presentation from the developer. So, I think if there's a way that Mesa can somehow take almost all of Main Street and look at it seriously. There's got to be more buildings worth savings. If there can be some designation, not necessarily historic preservation, but some designation put on it that the city is going to require developers to take a hard look at all of these properties, because a lot of them have a history we just don't know about. That's all I had.

Boardmember Haughey

I have a couple more things. I noticed when we were talking about the Lehi historical planning, everybody there has horses. There's no planned use of horses there. Even though we have a canal, we have access to places to ride out there, there's no real planning. Like, the canal that goes across, I think it's the Consolidated Canal that goes across McKellips, west of Stapley, it's better now because there's a light there and you can cross pretty safely, even though it's like 12 lanes across. But maybe down the road, if that was had a bridge or a tunnel, so that people and horses or whatever, bicycles, could get across without having to risk their lives. That would be wonderful. That would help with the parks. It would help with the hiking. It would help with all sorts of stuff.

One thing I noticed, this is going back to my old job as a Wildlife Planner, not necessarily historic I guess, but there was nothing in there about wildlife or nature so much as maybe open space. There are aspects of Mesa, wildlife related, that I think would be easy to improve on. One is like the recharge basins, I guess this is probably a Salt River Project, but I think some of the recharge basins are run by the city for their wastewater treatment plant and those basins are maintained clear of vegetation. If they were done in a way that there was some vegetation and maybe planned in a way, maybe with a Wildlife Biologist that could tell you where to put the plants and stuff, to attract ducks or whatever, that would be a beneficial thing. There are a lot of really interesting things there. I know of two bridges in Mesa where there are Mexican free-tailed bat colonies. There's one under the Gilbert road bridge, going across the Salt River. They were made with these box culverts that are next to each other, and there's a bunch of bats under there. Then a similar sort of bridge is on McDowell, I think it's where the Boeing plant is, they built a bridge across McDowell, and that has a lot of bats under it. I know in Phoenix they have evenings in the summer, go and watch the bats eat and things like that. Anyway, that's all I have, again.

Chair Benzing

I'm going steer it kind of back towards the historical side of it for the Board. For the past almost five to eight years, we've been talking about the current building stock that's coming of age to be historic properties. Especially the Post World War II stuff. There's some that already can be

designated historic, and there's a lot of neighborhoods that are from the 60s and 70s, that are entering that phase. I don't know if the General Plan is a place to put that as far as a goal for trying to reach out to those neighborhoods to see if they would meet the criteria. I don't know if that's the right place for it, or if that's more the purview of the Board to do. But it seems like a good avenue to have a goal of we're going to inventory, over the life of the plan, to see the stock and where we need to put historical designations.

Boardmember Utton

To that point, the first thing I always do when I'm working on a project is go to the General Plan, look at the goals and the policies. So, having some strong goals that support historical preservation goals that go after inventorying and then accountability also. I know so much of the General Plan you don't follow up with, so just having some kind of element for accountability, say every five years, let's look at how are these policies being met or these goals being met.

Chair Benzing

Do we have any more comments at this time? I definitely would like to be on a focus group when that comes up. It'd be great to have a further discussion as it relates to historical stuff. Just the idea of what it is around the historical neighborhoods and what they actually need as far as support, that'd be great.

Jeffrey Robbins

Chair, if I may speak on that. The way it'll work is that on the 28th and the 29th of February and the 1st of March, all day, we're going to have slots open. You can do it virtually, you can come as a group, in person, but we'll be at two different locations, and you can sign up for however works for you. If the Board wants to get together and you want to join a focus group altogether, fantastic. That'd be great.

Mary Kopaskie-Brown

You just have to be careful because of a quorum.

Jeffrey Robbins

Which we could do, right, Charlotte?

Charlotte McDermott

Yes, you can do that. You can have a meeting if you properly place it on the agenda. And if it's a special meeting, you just have to comply with the requirements in the bylaws.

Jeffrey Robbins

Good. Good reminder. Yes. But that's how it will work. Then through Maura, we'll be sending out the online link. It's just an easy signup. You go on, pick a time and we will reserve that spot for

you. If any of those times don't work for you, we'll get to you. We will make sure you get your say.

Chair Benzing

Great. Well, thank you both for the presentation.

Mary Kopaskie-Brown

Thank you for giving us the time. We appreciate it. You know where to find us if you have any suggestions.

6. Hear a presentation and discuss the history of the Kiva Lodge Motel and reuse of similar motels.

Vic Linoff, President of the Mesa Preservation Foundation, displayed a PowerPoint presentation and then called for questions. (See Attachment 2)

Chair Benzing

Thank you, Mr. Linoff. Just so we're clear as a Board, the discussion is based on the history of the Kiva, not the Chicanos Por La Causa development, and then just general developments of these type of properties. You want to go first?

Boardmember Haughey

Was your organization involved in preserving the Buckhorn Springs?

Vic Linoff

We've been involved with it since 2010. We were responding to a request from Alice Sliger, who wanted the property preserved as a legacy to what she had accomplished. To that end, we worked with the city for the bond package in 2013. That passed successfully and that provided about \$5 million to purchase the property and to do some planning for its restoration.

Unfortunately, and I'll give the city a lot of credit for very hard work and through no fault of their own, they were unable to affect the purchase. So, it went through one owner and they had an internal dispute and 60 properties, including the Buckhorn had to be all sold off. A new owner has come in. I don't think he's been here yet has he? You need to hear from them about what their intent is. But we are monitoring it closely, we met with him at our last Board meeting.

Part of the reason of giving you this presentation is so you as the Board, who's charged with giving advice to the Mayor and Council, I wanted to put it into a context that that you can understand. It has contributed in many ways to this community's history. It's maybe now the oldest of any of the roadside lodging units left along the old highways. It's older than the Buckhorn. Given that, I would hope, and that's my editorial hat, that this would motivate you to give some consult to the Mayor and the Council about your feelings regarding saving this. It would not be unique. We've had many conversations with the Mayor and several Council members and have their support. Whether we can do something or not is another matter.

Chair Benzing

So just in general, the hard part with developments in these types of things is that, the history is not always easily accessible for the developers on all these properties. So, there's not a lot of incentive for them to dig, to find it out. Often projects are looked at the way they are. The difficulty with even the Kiva and similar motor lodges is from the earlier pictures, they weren't landlocked like that. They were definitely outward facing properties. So, you could park inside. I wonder if that's kind of a development tool for a Kiva type property and motor lodges. Is there something where we can change what needs to be there as far as parking? Because that's the biggest disrupter. When somebody looks at a property like that, there's not a very appealing reason to be at those hotels currently when it's asphalt up to the doors and cars parked right next to doors. Then you're blocked in on all sides by other developments.

Vic Linoff

Actually, there are carports. Which most motels don't have. A couple of things, one, it takes up less than 10% of the entire site. How it would be parked? It's always been adequate for the activity that's been on the site. Of course, there will be parking provided. Just so you know, the city does have some clout in this because there's some zoning and other permitting that needs to take place.

Chair Benzing

Right.

Vic Linoff

We feel and we've had discussions . . .

Chair Benzing

But as far as . . .

Charlotte McDermott

Chair . . .

Chair Benzing

I know we have to talk about general things. We can make our thoughts offline with City Council. But as far as in general, with these properties, the motor lodge was a big part of it. The history as far as having cars right there. Is there's something in these properties that would be historical, to redevelop those and rethink those, the interior kind of horseshoe into more inward facing properties.

Vic Linoff

For sure.

Chair Benzing

And find other ways to park them. I mean these properties, all these rooms, have certain history. When you said sparse for the interiors, we actually did a very similar, though modern twist on that, on a hotel renovation up in Sedona. But now it was an outward facing property. So, you kind of got to make that inward. It tends to have to rethink parking. In other situations where they might not have the space that the lot that Kiva does on Main Street, for some of these, is there a way that we can rethink that requirement to make it more appealing to redevelop these things? It's just . . .

Vic Linoff

Yeah.

Mary Kopaskie-Brown

So, I think we're getting kind of off the topic a little bit. We're starting to redesign sites. I think we need to really look at what the agenda item says, in terms of this is a presentation on the history of Kiva and similar motels. So, just want to be really careful about that, because discussing design hasn't been agendized.

Chair Benzing

As far as re-use? Okay.

Vic Linoff

I have no ideas. I couldn't contribute anything.

Chair Benzing

So, the question is what are the limits to redevelop/reuse these hotels?

Vic Linoff

In any of these cases, the limit is your imagination. To put a simple answer, there are a lot of different things that you could do with it. But the important thing is an understanding of its contributions. And what that would mean to the city if we lost this property. There aren't many left. I will say, although I was surprised to hear the attorney at the last meeting say that they had contacted people in Tucson about donating the sign. Which we would be making a big outcry. But our understanding now is that if it is demolished, the sign will be donated to the foundation. But I keep emphasizing we don't want it. We want it to stay where it is. If it's going to the landfill, yeah, we'll take it. But it loses its context when it's removed from the site.

Chair Benzing

I think it's noted that there is a historical significance to the Kiva Lodge on Main Street and just in the history of . . .

Vic Linoff

And you know, just to be honest, when we first talked to some of the city officials about it, they were concerned about the sign, nobody gave any thought to the Kiva. What I'm trying to do is show you that on its own it has, if the sign wasn't there, it still ought to be saved. In my view.

Vice-Chair Babos

Mr. Linoff, I very much enjoyed the presentation, two comments, but a quick question, where are the Franks buried?

Vic Linoff

The Franks moved to California to be with their children, and they're buried in California. I have the information, but I can't remember the specifics.

Vice-Chair Babos

Kind of closes the story for me, so thank you.

Vic Linoff

They both moved to California. She died before him, and he's buried in California.

Vice-Chair Babos

In the historic motels, I think developers have a mindset to scrape it and build new and everything is fine and dandy. Salvaging the sign, at the very least could become a monument on Main Street. Even if it doesn't fit with their design aesthetic. Perhaps their design aesthetic could reflect some of it. In the case of this particular property, there's an economic reality of developing it, and that's not the best area of town, which isn't to say it won't change. But at the very least, someone could come in and say, save the administration building, and make it a maintenance building or make it a clubhouse for a community going up.

Charlotte McDermott

Chair, Board members, I just want to remind you that what has been agendize for tonight's discussion is the history of the Kiva Lodge. So, we need to center the discussion about the history of the Kiva Lodge, and re-use of similar motels.

Vice-Chair Babos

Okay.

Charlotte McDermott

We seem to be veering off that topic.

Vice-Chair Babos

To steer back on track, perhaps we can bring this up again, make an agenda item for next meeting, or would we be allowed to discuss particulars about the design if it's on the agenda?

Mary Kopaskie-Brown

Chair, Board members, I think that we would need some clarification as to what exactly the Historic Preservation Board wants to discuss. In terms of what your responsibilities are with the Kiva Lodge, and where that project is going. The Board could talk about potential redevelopment, but how the Board plays into that process, as it's been set out today is very limited.

Chair Benzing

Can we agendize an item to discuss a recommendation to City Council and to the Mayor, next meeting, or how would that work? To have a group, instead of individuals, towards a certain property?

Mary Kopaskie-Brown

I think what we might want to agendize is the power and duties of the Historic Preservation Board as it relates to the Kiva Lodge. What you actually could or could not do, as it relates to your powers and duties, and as it's laid out in Section 2-22-3 of the Mesa Zoning Ordinance.

Chair Benzing

Okay. Does that work for everybody to put that on the agenda?

Vice- Chair Babos

Once we discuss what we can and can't say, can we talk about it after that?

Charlotte McDermott

Let me just add, if you can clarify exactly what you want to be agendaized, then I think what we'd have to do is look at it and review what's under the authority and duties of the Board. Then decide whether it would be an agenda item or what further action would be taken. Whether it would be an agenda item, but we could get back to you on that.

Mary Kopaskie-Brown

Chair, Board members, what specifically would you want to discuss about the Kiva Lodge? So, we can have that discussion.

Chair Benzing

I think we'd want to discuss how the Board can make a recommendation on property, not on the project, just on the property and the preservation of the property. Discuss how the Board presents that in an official way, you know, meeting minutes to the City Council and Mayor. I think that's what the discussion is. Where does that lie within the duties and powers of the Board, not to recommend a certain project, but recommend the preservation of a certain property.

Vice-Chair Babos

Or perhaps recommending, they salvage some physical history of the site. That's pretty broad. But I don't want to speak for everybody, that was my feeling, I'd like to see something stay on that site that's there now or be reused or adapted or somehow be honored. Other than a picture or a photograph of what used to be there.

Chair Benzing

I guess it's more if we keep it general, not just about the Kiva. It's more about the duties of the Board to add protection to recommend protection to certain properties.

Charlotte McDermott

That sounds like it's two different items. Is that what you're asking?

Chair Benzing

Well, I guess the first item would be the clarification on the duties and powers of the Board to recommend certain properties be protected. Then I guess the second item is if it doesn't align within those, can we discuss a specific property?

Mary Kopaskie-Brown

Chair, Board members, what I think I'm hearing is that you want to go through what is the process for either Historic Designation or for a Historic Overlay District to be placed on properties. What that process looks like. Is that the first thing we're asking?

Chair Benzing

Yes.

Mary Kopaskie-Brown

Okay. And you want to know, in that process, what role the Historic Preservation Board has in the overall process?

Chair Benzing

Correct.

Mary Kopaskie-Brown

We can agendaize that. Then the second thing I think I'm hearing is that you want to have a discussion on, and maybe I'm not hearing this right, the Board making some type of recommendation specifically as it relates to the Kiva Lodge and what that could look like. And what you're able to do under your powers and duties.

Chair Benzing

Correct.

Mary Kopaskie-Brown

Are those the two things we're hearing?

Chair Benzing

Yes.

Mary Kopaskie-Brown

Okay, we can agendaize those two things.

Chair Benzing

Thanks for clearing up our words.

Mary Kopaskie-Brown

That's okay. I'm just trying to understand what we're trying to do because I think we had the same discussion last month and it wasn't clear for us. Which is why I think you see; we're all looking at each other trying to make sure we're hearing what you're saying.

Chair Benzing

Does anybody have any other comments on the history of the Kiva at this time? Thank you, Mr. Linoff.

Vic Linoff

Thank you for letting me open a can of worms.

Mary Kopaskie-Brown

No worries.

Vic Linoff

You know where I am if you ever want any other information.

Mary Kopaskie-Brown

Thank you for coming.

8. Discuss programs to celebrate Mesa Historic Preservation Month including but not limited to events and outreach efforts.

Chair Benzing

I know back in November we discussed having the award presentation for the contest. I didn't see, when I read through the minutes, if anything else was discussed. Did we ever find out if there was anything planned for May with the City?

Michelle Dahlke

Mr. Chairman and Board members, I did speak with the Mayor's assistant and there hasn't been any specific things planned on their end. But what the Mayor offered is whatever the Board decides to do he would like to be a part of that. So, if you could just let us know as soon as possible than I can be sure to get that on his calendar. Because his time gets very busy. But he's happy to participate in any way that you'd like him to.

Chair Benzing

Okay.

Michelle Dahlke

I think he was, sorry to interrupt, focusing on the one day of events. Where we've got the awards and a speaker perhaps, and we're thinking about having the student essay winners' things on display, for example. Not necessarily everything in the whole month but I know that day in particular.

Chair Benzing

Correct. Do we want to try and line up some sort of program? I know it's usually difficult to figure out what that would be. I think if we do the awards, and we tie it to an event, it's going to have to be on a weekend. Typically, we've done it during the City Council meeting where the students and the teachers have come during a weekday.

Michelle Dahlke

Mr. Chairman, Board members, Maura has done some research on what we think is the best location for that particular day of events. Did you want to go ahead and speak to that Maura?

Maura Jackson

Chair and Board members, I know you threw out some ideas for locations, one of them being The Studios building. That one is available, largely throughout May. We just need to know what date you would like to choose for that awards ceremony or event. That was the question I have for you.

Michelle Dahlke

The reasoning was, it has the technology available and like a gallery space, so to speak, and a space for people to gather to hear a speaker. So, we kind of checked all the boxes off for everything we want to do for that day.

Vice-Chair Babos

I think that space is awesome. And I'd love it to be there. The gentleman that gave us the tour, I don't recall the gentleman's name . . .

Maura Jackson

Jeff McVay.

Vice-Chair Babos

Perhaps him would be willing to offer a tour of the facility, because again, there's a lot of people that grew up here and use that library, and they'd be thrilled to see it. Then we could tie in an awards presentation of the Historic Preservation Essays.

Chair Benzing

Just thinking about it, as it relates to the end of school too, the last week of school has currently been the third week of May, and everybody is gone for Memorial Day too. It seems like the 6th or the 13th, if we had an event, would be the two days that we would probably need to look at. Instead of the latter part of the month.

Vice-Chair Babos

I'm fine with either of those dates.

Maura Jackson

When does the HP meeting fall in May?

Chair Benzing

It falls on the 2nd.

Maura Jackson

Okay.

Boardmember Skogebo

We talked about possibly tying it into something with Cinco De Mayo. I just had that in my notes.

Chair Benzing

We did or if there was a celebration down there. But if there's nothing currently planned by the city . . .

Michelle Dahlke

I need to look into that a little bit more because not to say there's not other events that are non-historic preservation related. I can check and see if there's something else going on that generates a lot of people.

Chair Benzing

Right. That'd be a good thing to know. Even if we did an open house, the award ceremony, and a little bit of the open house is to see the extent of the program and to see all the work that the kids have done. It'd be nice to get a good crowd on that. I was thinking about the technology, there's the ability to show the videos on multiple screens, right? There are a couple different ones?

Michelle Dahlke

Yes.

Chair Benzing

Okay, does anybody have anything else to add to that one at this time?

Vice-Chair Babos

Just a comment. Next year, 2024, perhaps we can have the awards before Easter time when a lot of the snowbirds leave. Because I think they have a lot more free time to go to things like that.

Chair Benzing

Okay, well, let's look at those two dates, the 6th and 13th and see if there's any activity going on. I guess both with just the city in general, and then I don't know if the University has anything going on in their building that could generate some people wanting to come over. Then we can, next month, talk about if we want to add anything to that, rather than just the awards and an open house review. It would be kind of nice for all the kids to have 30 minutes for light refreshments beforehand, give the awards, which is another 30 minutes, and then an open house where we have the kids by their different projects. They can talk to people as they come around. Maybe that's the program, maybe two hours total. And it gives them a chance to interact and discuss what they've learned about preservation or about the history of Mesa. Maybe we should keep that on the agenda for next month, in case anybody has any lightbulb ideas on an additional program rather than that little open house with the kids and the award ceremony. But if not, I think that'd be fantastic for the first time of getting this outside of the City Council Chambers and getting some recognition. Anybody else have anything to add to that item? Okay, then moving onto item number 9.

9. Hear reports from Board Members of current events related to historic preservation.**

Boardmember Haughey

I attended the Lehi meeting on their Historical District Designation. Maura was there. People seem positive about it all. I didn't hear much negativity, but some people are cautious about the government and that sort of thing. But it was good. That's all.

Chair Benzing

I'm going to throw a little plug in. I'm part of that American Historic Architects and Rio Salado Architecture Foundation Archives Committee, which deals with archiving hand drawn documentation and renderings of historical architects that are important in Arizona at this point in time. We have a yearly fundraising event that's also a presentation. It usually deals with a historical architect or firm in the valley. This year we have a couple architects lined up that have done a lot of adaptive reuse work. One is actually the architect that did the Alhambra. He's set up to give a presentation on it. I'm sure the discussion will continue in that presentation. But that's going to be on March 30. It's an in person and virtual event. I'll pass along the flyer through Maura

when I get it. But it should be interesting. It has a little plug into historic preservation. Anybody else have anything else to add? Okay, then we'll move on to item number 10.

10. Historic Preservation Officer's Updates.

(The items in the Historic Preservation Officer's updates are not for Board discussion and no Board action will be taken on the updated items.)

Michelle Dahlke

Maura has a list of updates for you.

Maura Jackson

Chair and Board members, Boardmember Haughey did talk about one of them. I do want to clarify; Lehi is seeking Heritage Neighborhood recognition. We have received an application from them for that recognition. We're working on that review, and they will be coming to the Board with that application for your review as well soon. Not sure when, but soon.

Then staff is still working on the HP text amendments and the updated guidelines Those will come to you for review soon as well. But those are still in staff review. Oh, and there may be a possible community meeting coming up for those as well. So just FYI and then that's all.

Vice-Chair Babos

Maura, there had been someone a couple months ago who was going to do an appeal to the Board?

Maura Jackson

They have asked to postpone that. They are currently looking at some alternatives. So, that will come to the Board if they choose to move forward with that.

11. Future agenda items.**

Chair Benzing

Does anybody have anything to add other than the ones that were previously discussed at the meeting this evening? The only one that I would think we might be able to add, and it should just depend on how it goes is if we should add discussion after if we decide to do the focus group has a special meeting, just a recap. But obviously we can discuss after we set that for the General Plan. That is all. If there's no other comments for future agenda items.

12. Adjournment.

Chair Benzing

If there's no other comments for future agenda items. Do I have a motion to adjourn?

Vice-Chair Babos

I motion to adjourn the February 7th Historic Preservation meeting.

Boardmember Parsons

I second.

Chair Benzing

I adjourn this meeting at 7:33 pm.

AYES: Benzing-Babos-Skogebo-Parsons-Haughey-Utton

NAYES: None

ABSENT: Nelson

****A recording of the meeting is available upon request. Please contact the Planning Department with questions, 480-644-2385.**

2050 GENERAL PLAN UPDATE HISTORIC PRESERVATION BOARD

JEFF ROBBINS
SENIOR ECONOMIC
DEVELOPMENT PROJECT
MANAGER

MARY KOPASKIE-
BROWN
PLANNING DIRECTOR

February 7, 2023

WHAT IS A GENERAL PLAN?

- Official statement of a municipal government which sets forth its major policies concerning desirable future physical development
- Formalizes agreements among various players in land use (i.e., Government, Interests, Market, and Planners)



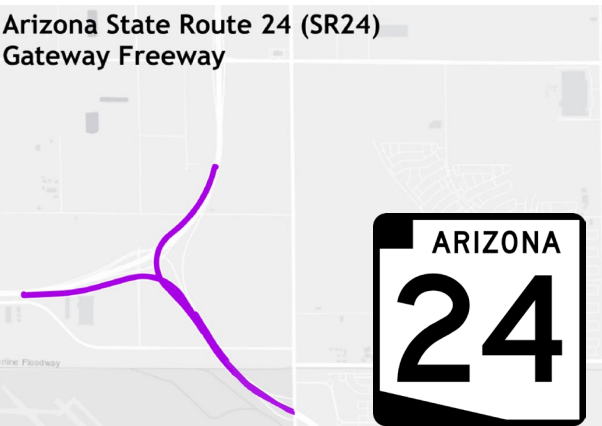
ARIZONA REVISED STATUTE REQUIREMENTS

- Every municipality must prepare a comprehensive, long-range general plan
- Must adopt every 10 years
- Affirmative vote of 2/3 of Mesa City Council (5 members - June 2024)
- Approval by Mesa residents (November 2024)





A SNAPSHOT IN TIME 2013-2014



2040 PLAN

THREE GUIDING PRINCIPLES



**Creating and maintaining
a variety of great
neighborhoods**



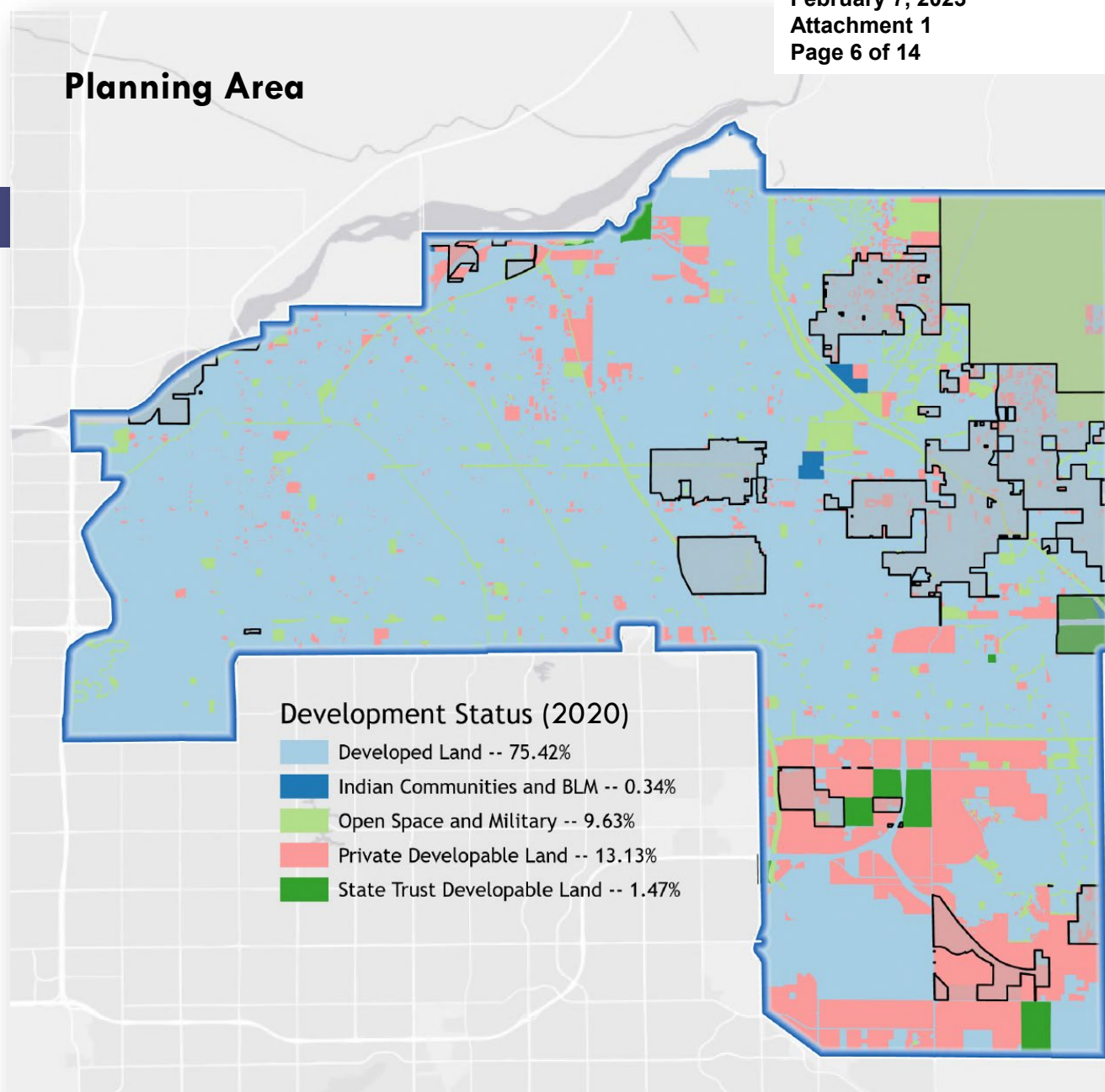
**Growing and maintaining
diverse and stable jobs**



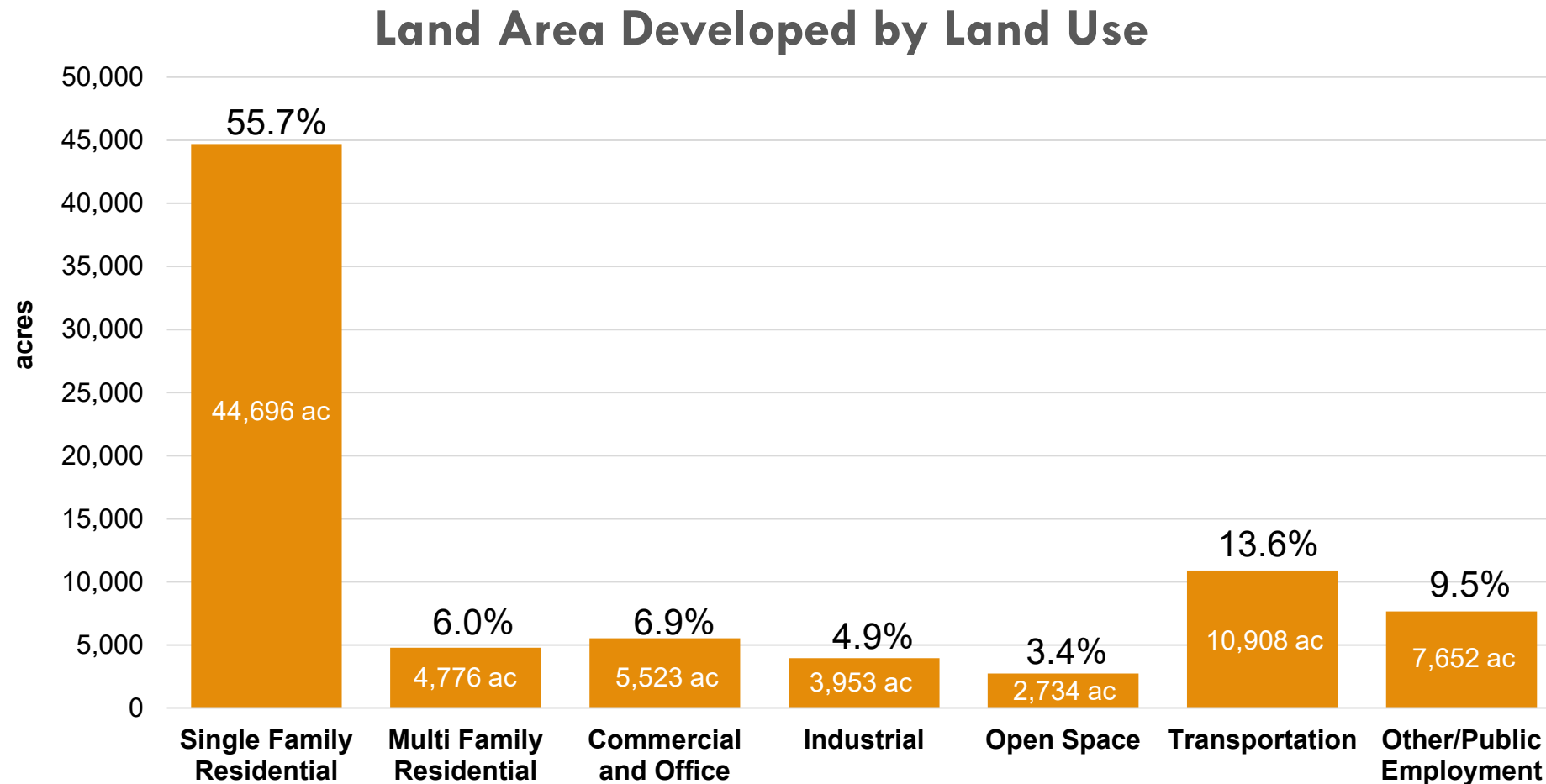
**Provide rich, high quality
diverse public spaces and
cultural amenities**

DEVELOPED LAND


Total Developed Land: 85.4%
Total Undeveloped Land 14.6%




DEVELOPED LAND - BY LAND USE




SOCIO-ECONOMICS

Year	 Population
2010	439,041
2021	509,475


Source: U.S. Census Bureau, 2021, QuickFacts

 Race/Ethnicity	%
White	60.5%
Hispanic	27.5%
African American	4.4%
Asian American	2.3%
American Indian	2.2%
All Other	3.1%


Source: U.S. Census Bureau, 2021, QuickFacts

 Top Industries	Employees
Health Care and Social Assistance	26,811
Educational Services	22,337
Food Services	16,504
Real Estate	11,303
Professional, Scientific and Tech	8,601
Construction	8,523

ESRI Community Analyst database, 2022

 Household Income	Total
Median	\$67,337
Average	\$94,088

ESRI Community Analyst database, 2022

 Education	%
Post-grad	11%
Bachelor's	21%
Some College	35%
High School	25%
No Degree	9%

Source: U.S. Census Bureau, 2021. ACS 1 year estimates.
Universe: Population 25 years and over

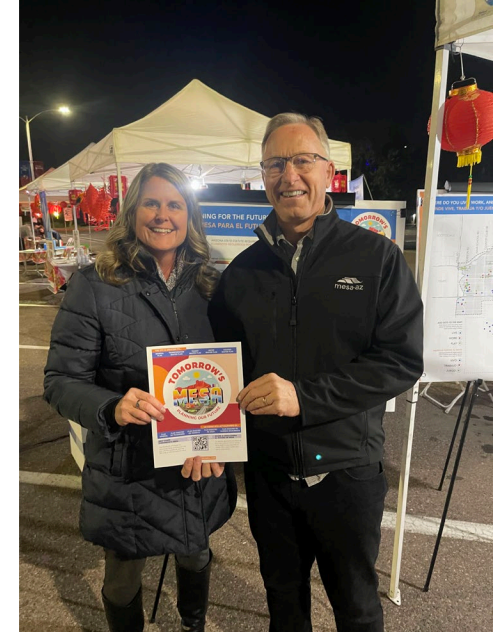
CHALLENGES FACED TODAY

- Conversion/Pressure – Balance of Land Uses
 - Job creation vs Housing/Commercial development
 - Revitalization – Redevelopment
 - Infill Development
- Infrastructure Expansion and Timing
- Auto-centric development patterns
- Network/Connecting Green and Open Spaces
- Connectivity/Mobility
- Sustainability
- Public Perception – A New Narrative
- Covid Refocus and Impacts

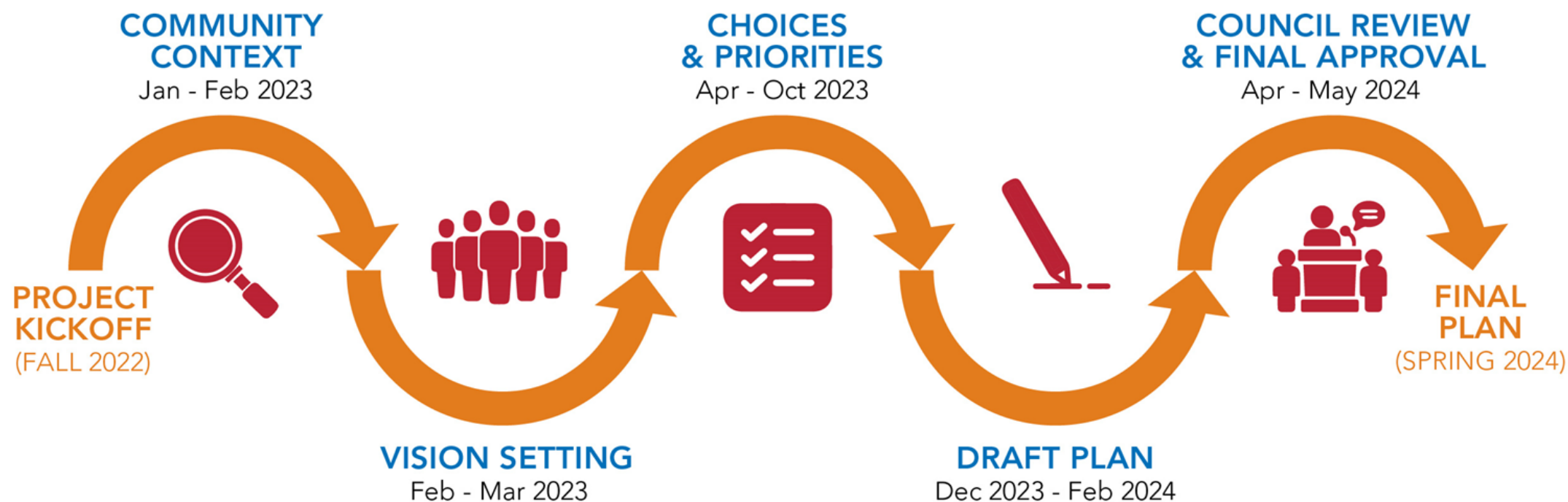


PUBLIC ENGAGEMENT

- Online questionnaire is live!
 - www.tomorrowmesa.com
- Join a focus group
- Booths at events in every council district February-March
- Urban Lab Workshops (summer)
 - Meetings in each district
 - Virtual and augmented reality modeling and scenarios



GENERAL PLAN TIMELINE



**FINAL
REVIEW
AND
APPROVAL
PROCESS**

-2024-

60 Day Comment Period
(various bodies, Historic Preservation Board)

Citizen Advisory Committee
Recommendation

Planning and Zoning Board
Recommendation

Mesa City Council Action

Mesa Residents Ratify

Public
Hearings
Required

**WHAT ARE THE PRIORITIES OF THE
HISTORIC PRESERVATION BOARD?**

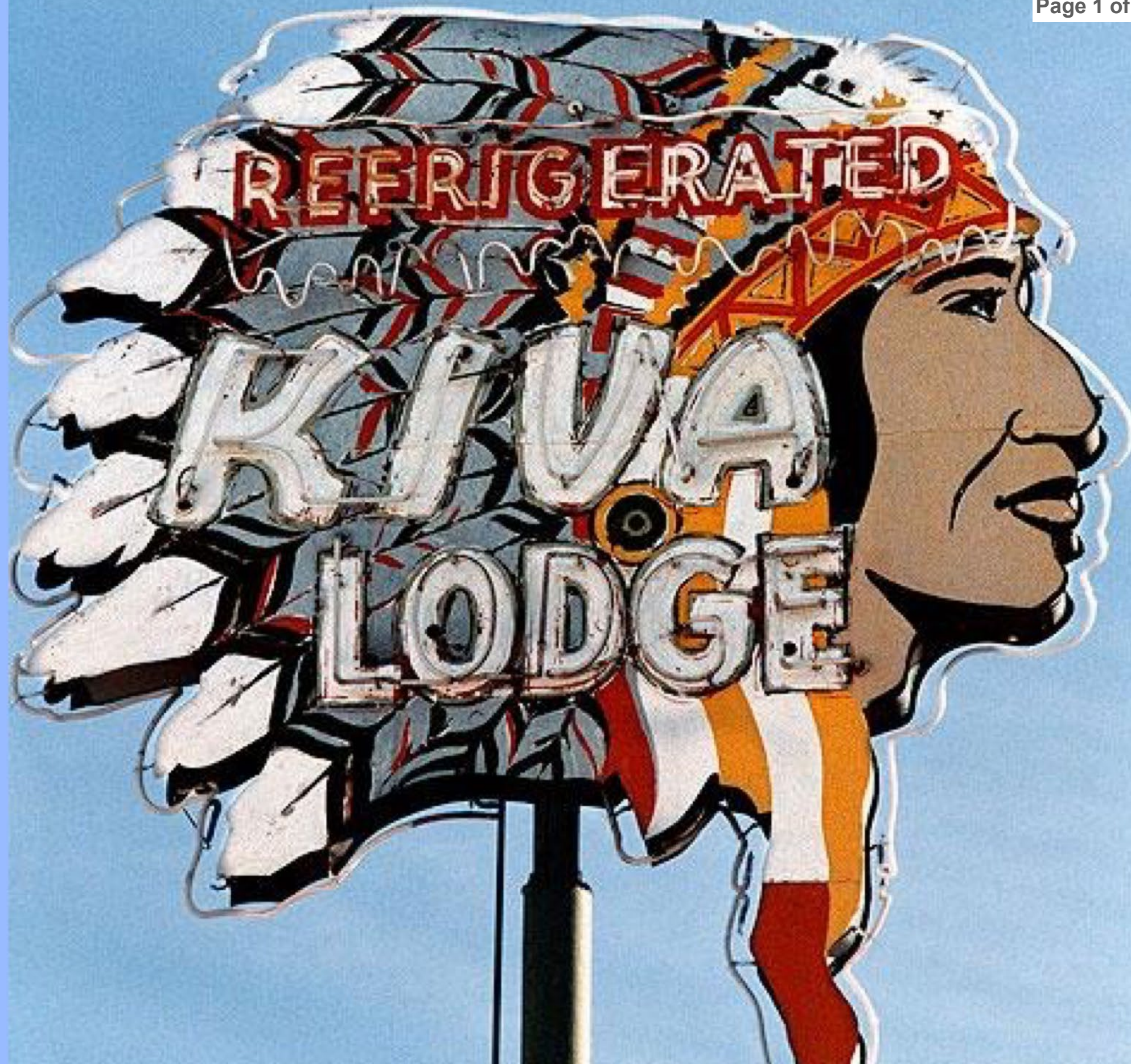
WHAT IS YOUR VISION FOR MESA?





QUESTIONS?

General Plan Update 2050









DICK FRANK'S KIVA
INDIAN CRAFTS AND CURIOS
666 W. MAIN STREET, MESA, ARIZONA





Colorized

The witched Rock, with
Hirog Cphic ~~Arndean~~
at the Indian Nava
Mesa Arizona

POSTCARD

ADDRESS

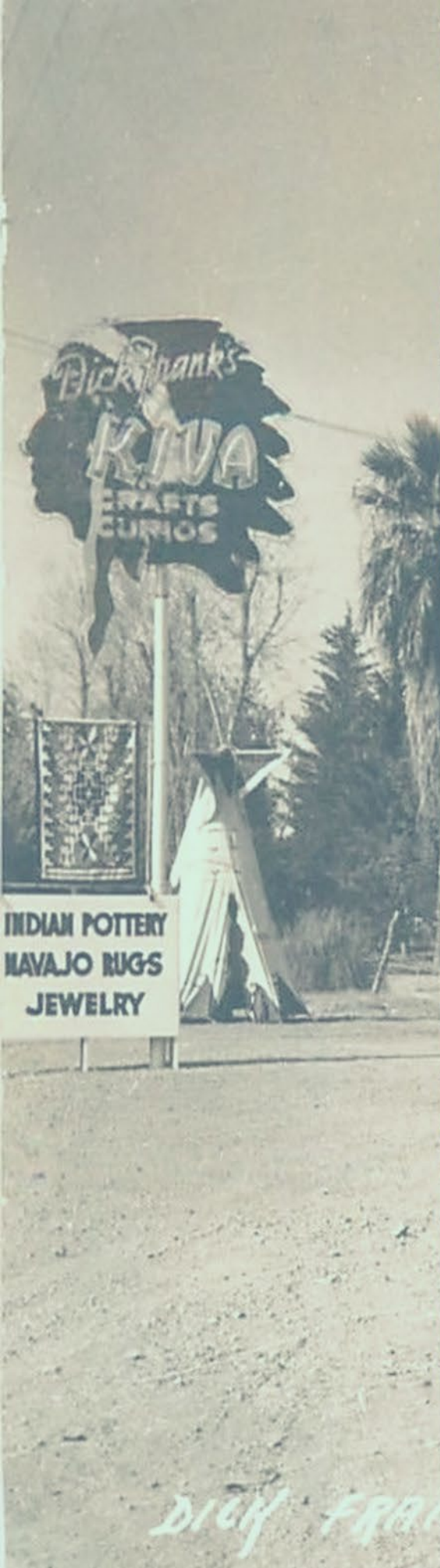
D O
PLACE
STAMP
HERE
P S
COCOA COLA

Mr Dick Frank

~~Mesa~~ Frank's Indian Nava
Dick Frank's Indian Nava
Indian Craft and Curio Store
Mesa Store

ALL RIGHTS RESERVED
THE L. L. COOK CO., MILWAUKEE

4578



DICK FRANK

Lodges Erected By Mesa Couple

MESA, Oct. 11—A structure of unusual distinction is being erected by Mr. and Mrs. Dick Frank, next to their curio shop on West Main street, which will embrace five dwelling units when completed.

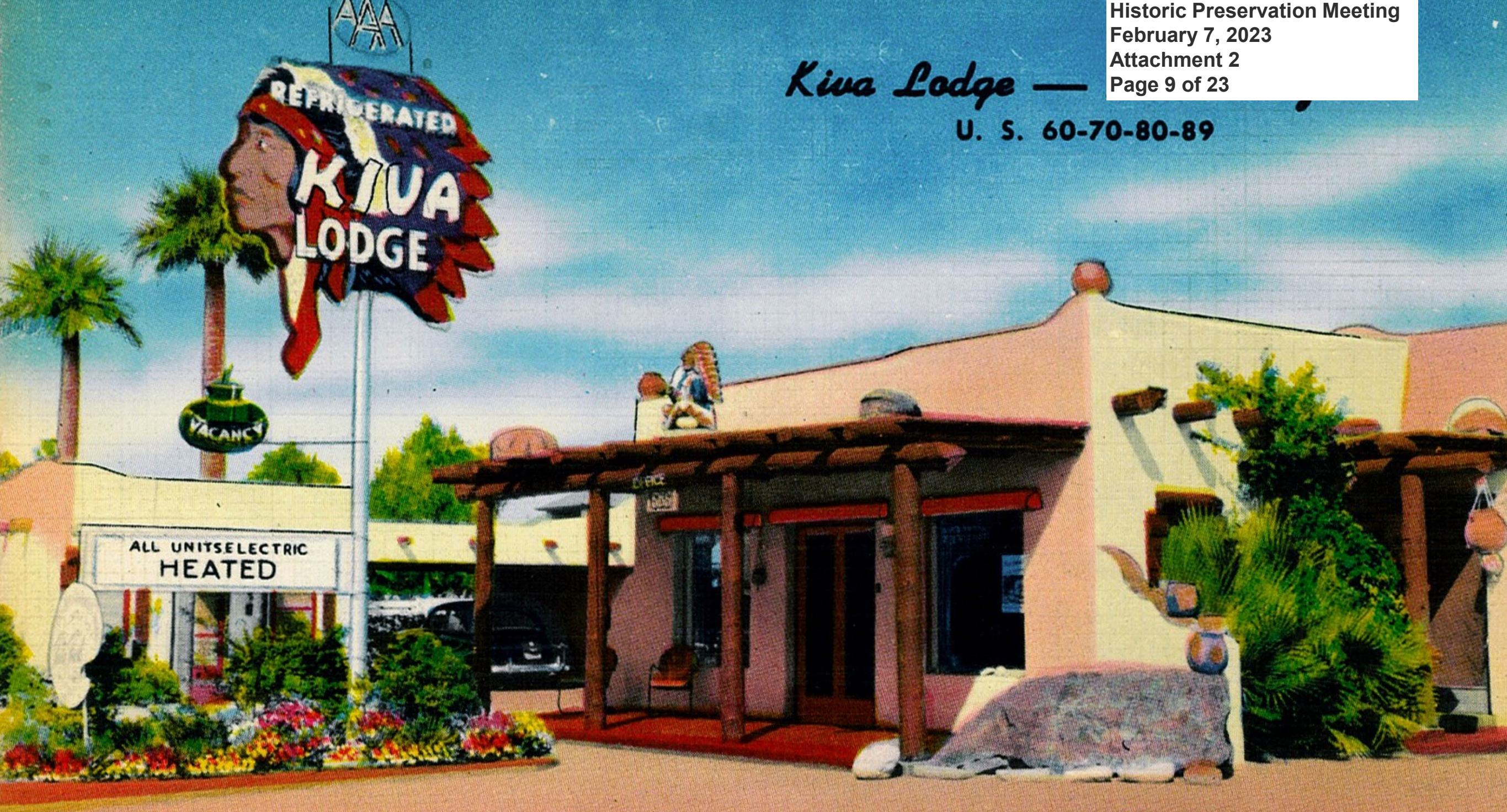
The Kiva Lodge cottages will have living room, kitchen, bedroom, and bathroom for each unit and will follow desert themes or architectural treatment inside and out.

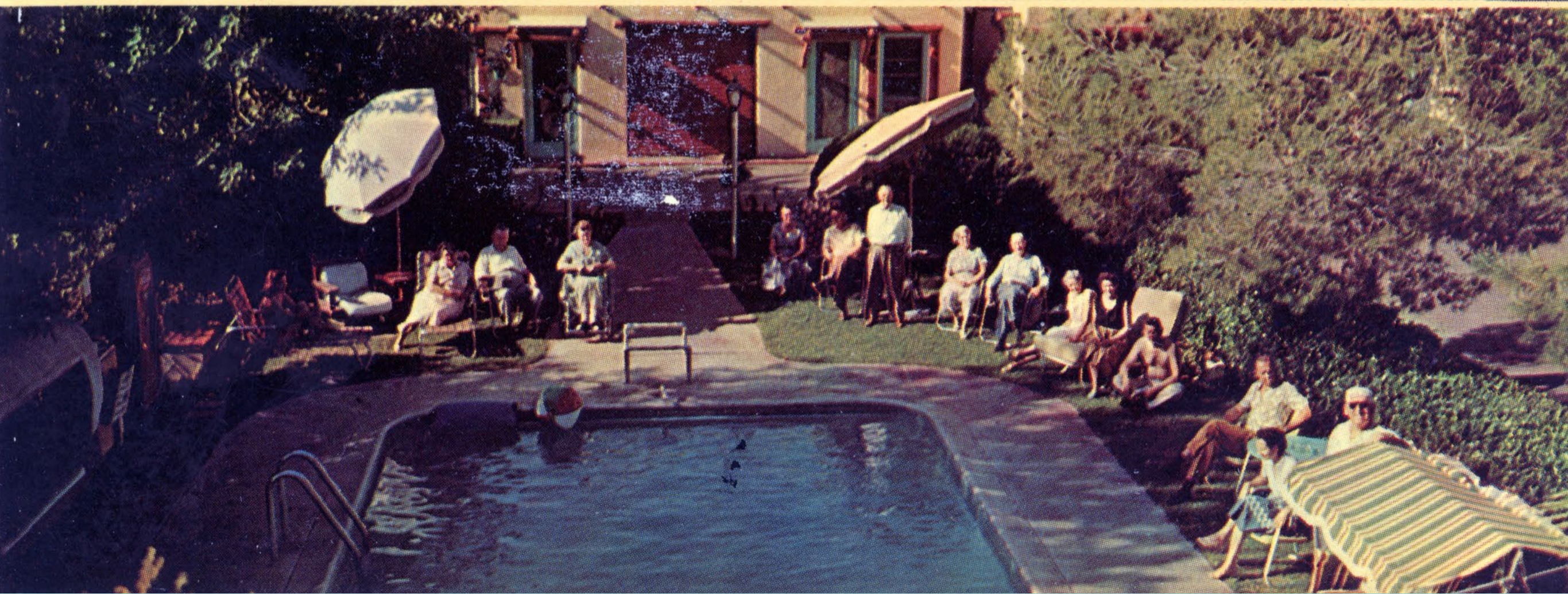
Tile trim will be used in each kitchen. Benches will be used instead of chairs in the living room and Indian pottery will be placed in each cottage unit.

The cactus design will be emphasized on such items as table covers and bedroom linen. The new structure is to be ready for occupancy about November 1.

Kiva Lodge —

U. S. 60-70-80-89





Welcome to

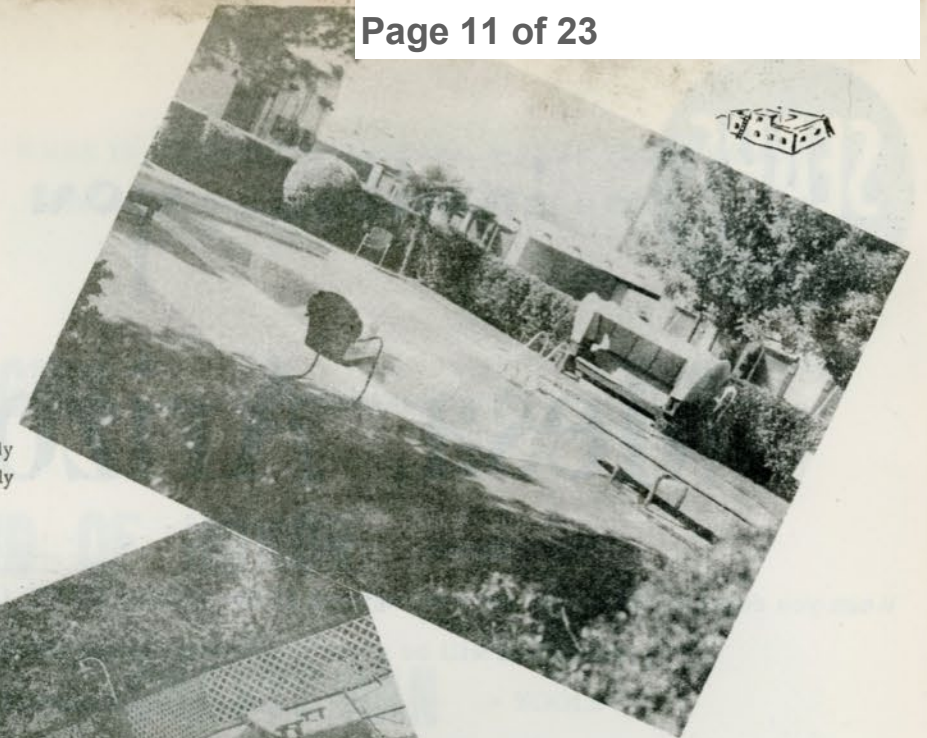
KIVA LODGE



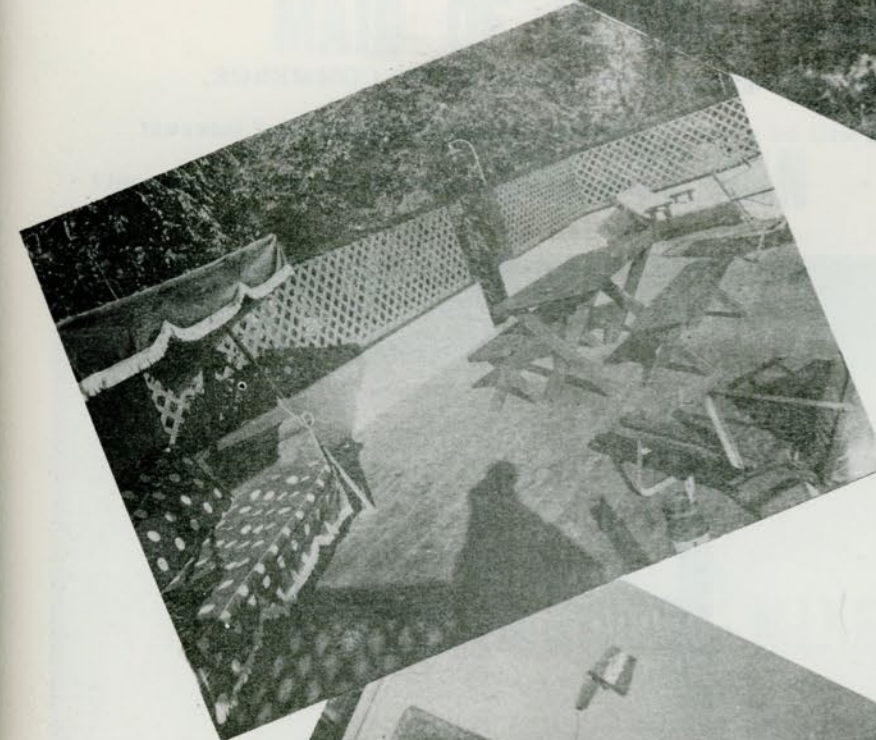
Mesa's most gracious guest motel, where everything is done to make your vacation a most pleasant one. Close to the business section of Mesa on Highways 60-70-80-89. Swimming pool, shuffleboard, sun patios, and spacious grounds beautifully landscaped. Individual electric heating and refrigerated air condition in units. 21 inch TV sets available to guests on coin operated plan. Day-week or monthly rates to suit your needs.



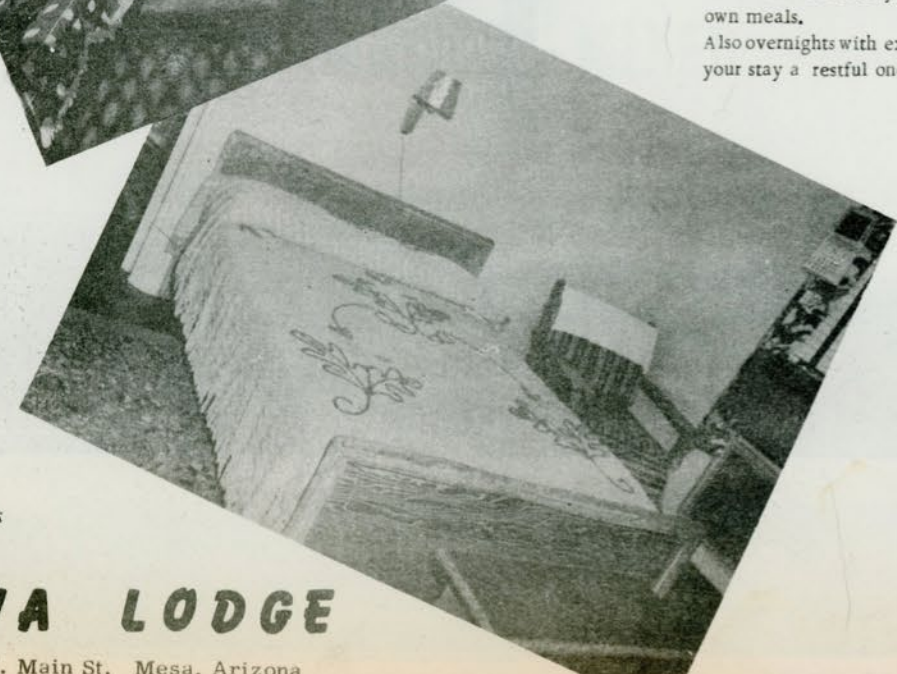
Swimming pool filtered automatically twice daily. Always kept hygienically clean for your bathing.



Sun Patio above the ground level for sun bathing.



Lovely 2 bedroom apartments with plenty of of hot and cold water - with Culligan Soft water in each unit. Fine supermarket just across the street if you are preparing your own meals. Also overnights with excellent beds to make your stay a restful one.



KIVA LODGE

666 W. Main St. Mesa, Arizona





THE PATIO

A quiet spot for
relaxation
and sun bathing

DICK FRANK'S
KIVA LODGE

U. S. Highways
60-70-80-89

MESA
ARIZONA

E3921



KIVA LODGE U. S. Hwy. 60-70-80-89 MESA ARIZONA

E3917

Three Important Tourist Court Sales Are Reported

Three important tourist court sales involving more than \$275,000 were announced yesterday by the Whitefield Realty Company, which handled the deals.

Kiva Lodge, east of Mesa on U. S. Highway 60-80, was sold for a reported \$127,500 by Mr. and Mrs. Richard Frank to Mr. and Mrs. Jack Kohler of Salt Lake City, Utah. Kohler is one of the nation's prominent chefs, having served for the last 12 years as chef-steward of Hotel Utah in Salt Lake City. He also has served as chef at the Grand Hotel, Stockholm, Sweden, and the Palace Hotel, Buenos Aires, and was connected with the culinary departments of several ocean liners. Prior to going to Hotel Utah Kohler was connected both with the old Waldorf-Astoria and the Commodore Hotel, New York City.

He plans to convert Kiva Lodge into a guest hotel on the American plan with emphasis on the menus and service in an Arizona winter climate.

The Harvard Court of 14 modern cottages at 1552 West Van Buren street was sold for Mr. and Mrs. T. Pope to M. Sperling and I. Hohen for \$77,500. The new owners are moving here from Los Angeles and plan to redecorate the property.

El Royale Court, 105 South 17th avenue, across from the state capitol annex was purchased from R. A. Verd by I. Peven and G. Rosen, Milwaukee, Wis., for a reported price of \$82,000. The court has 16 units and is attractively landscaped.

September 29, 1947

Because so many farm machinery factories in Russia were destroyed during the war, Russian farmers must rely on the horse for operating their farms this season.

Residential
Commercial
BUILDER

H. J. Williams

GENERAL
CONTRACTOR

Phone 5 3942

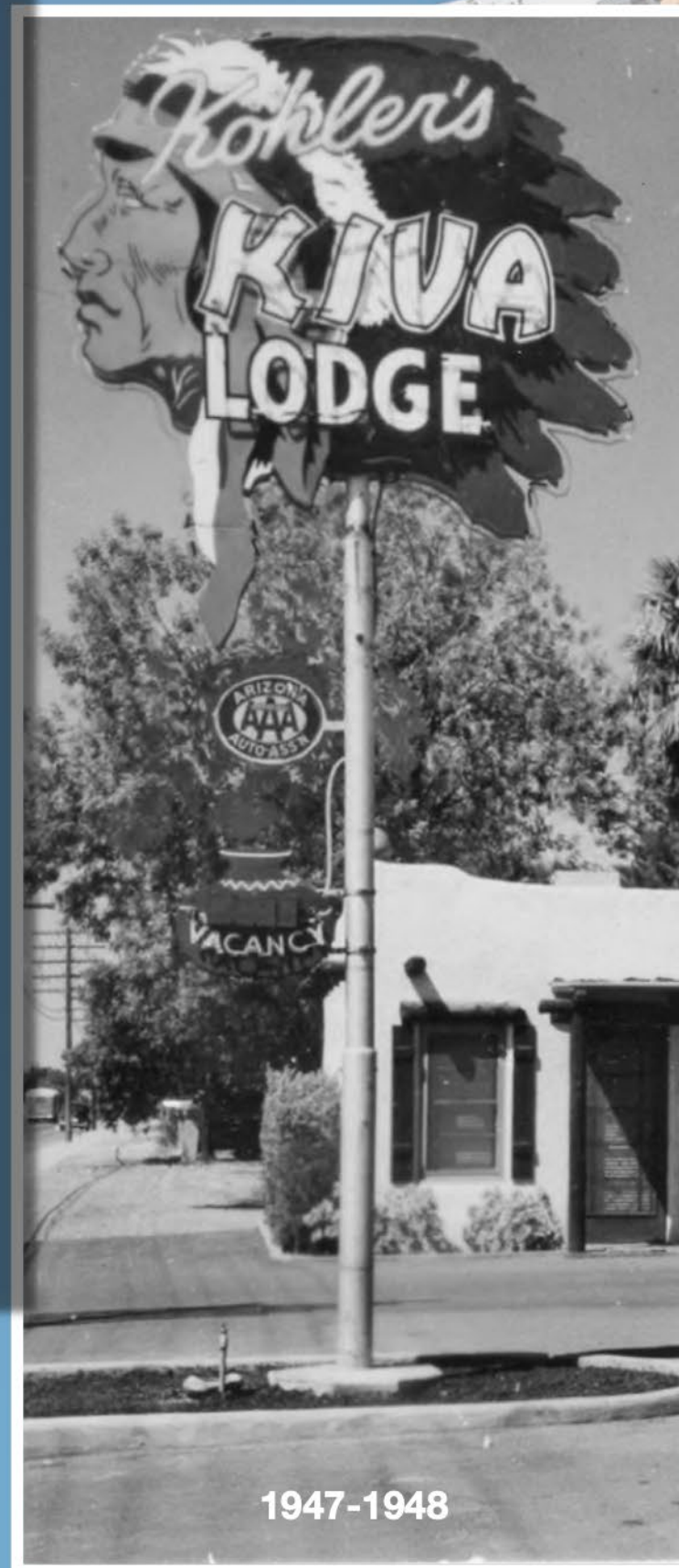


Christine Lorraine
xtinethewriter.com

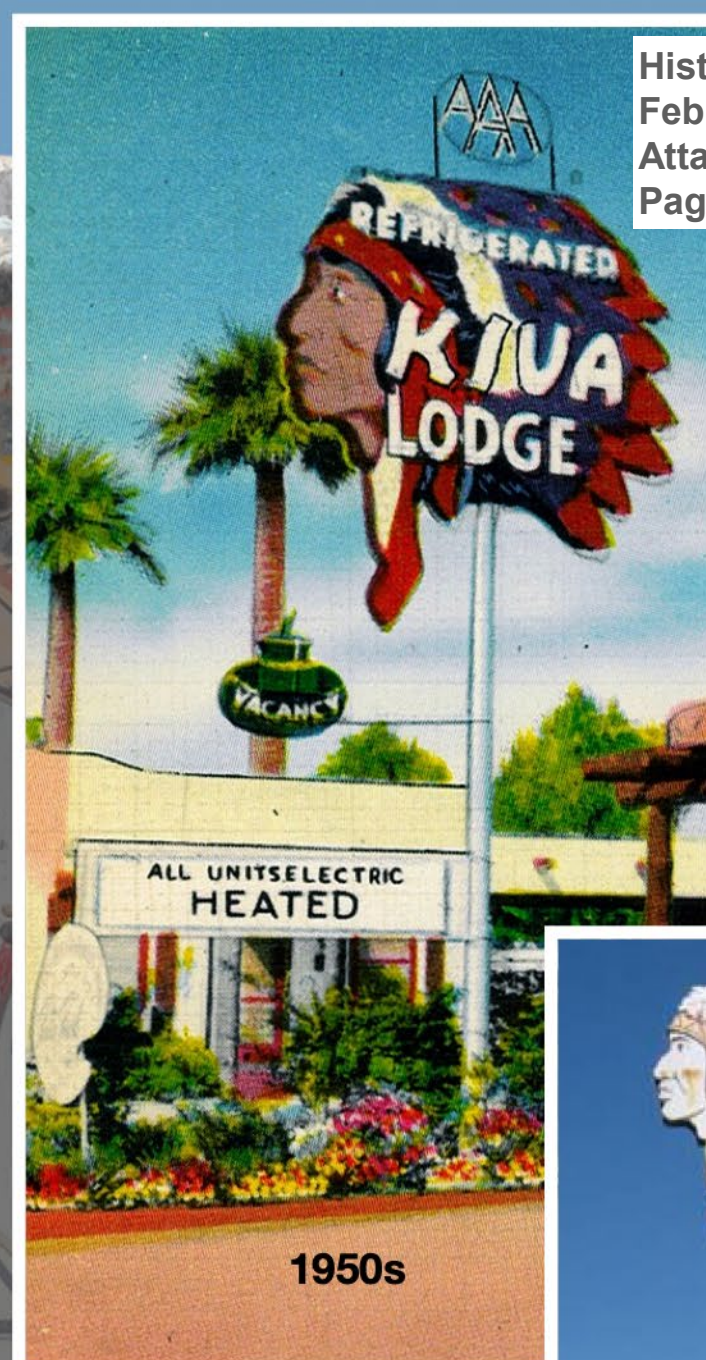
Today



Initial Sign Design



1947-1948



1950s



Today

CURBED

SERVICE INDUSTRY

MONDAY

HH ALL DAY

DESIGN

Historic Preservation Meeting
February 7, 2023
Attachment 2
Page 17 of 23

Motel revivalism: How hipster hoteliers created a new roadside attraction

The renovation and re-opening of classic motels is picking up steam

By Patrick Sisson | Jun 22, 2018, 1:41pm EDT | 4 comments

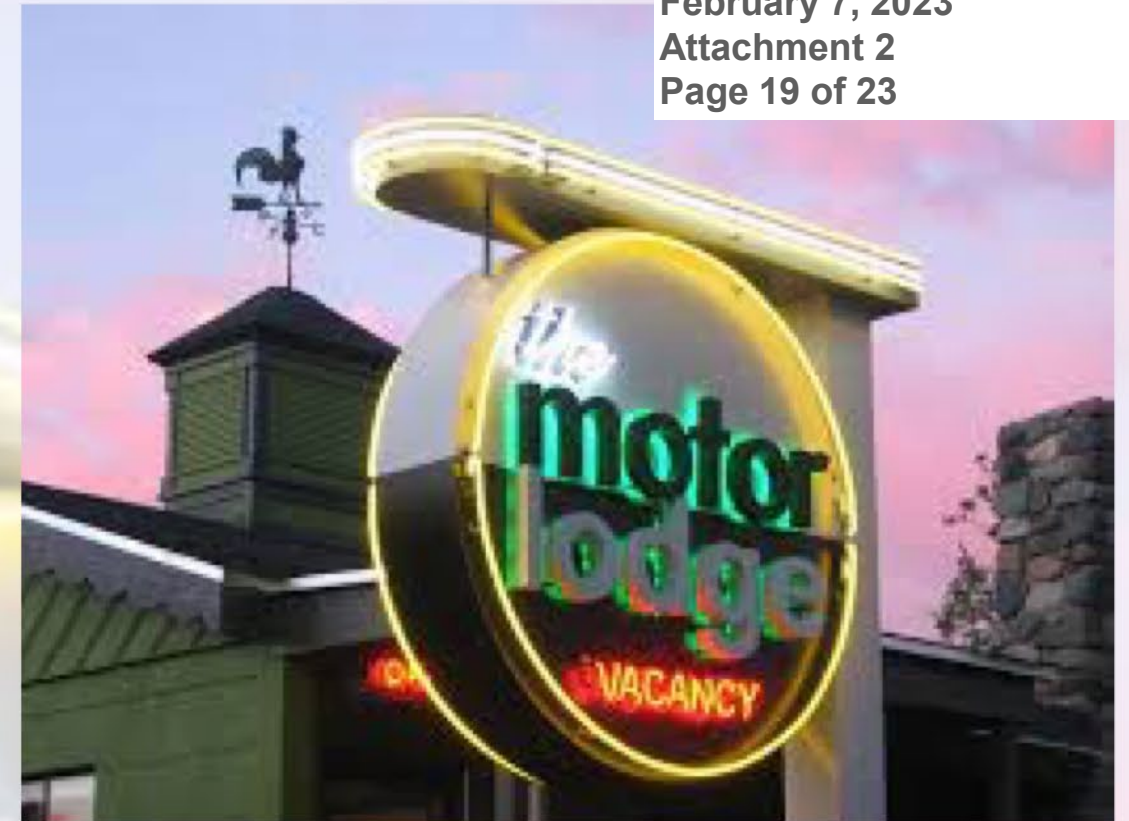
<https://archive.curbed.com/2018/6/22/17493336/motel-midcentury-design-hotel-lodging-adaptive-reuse>

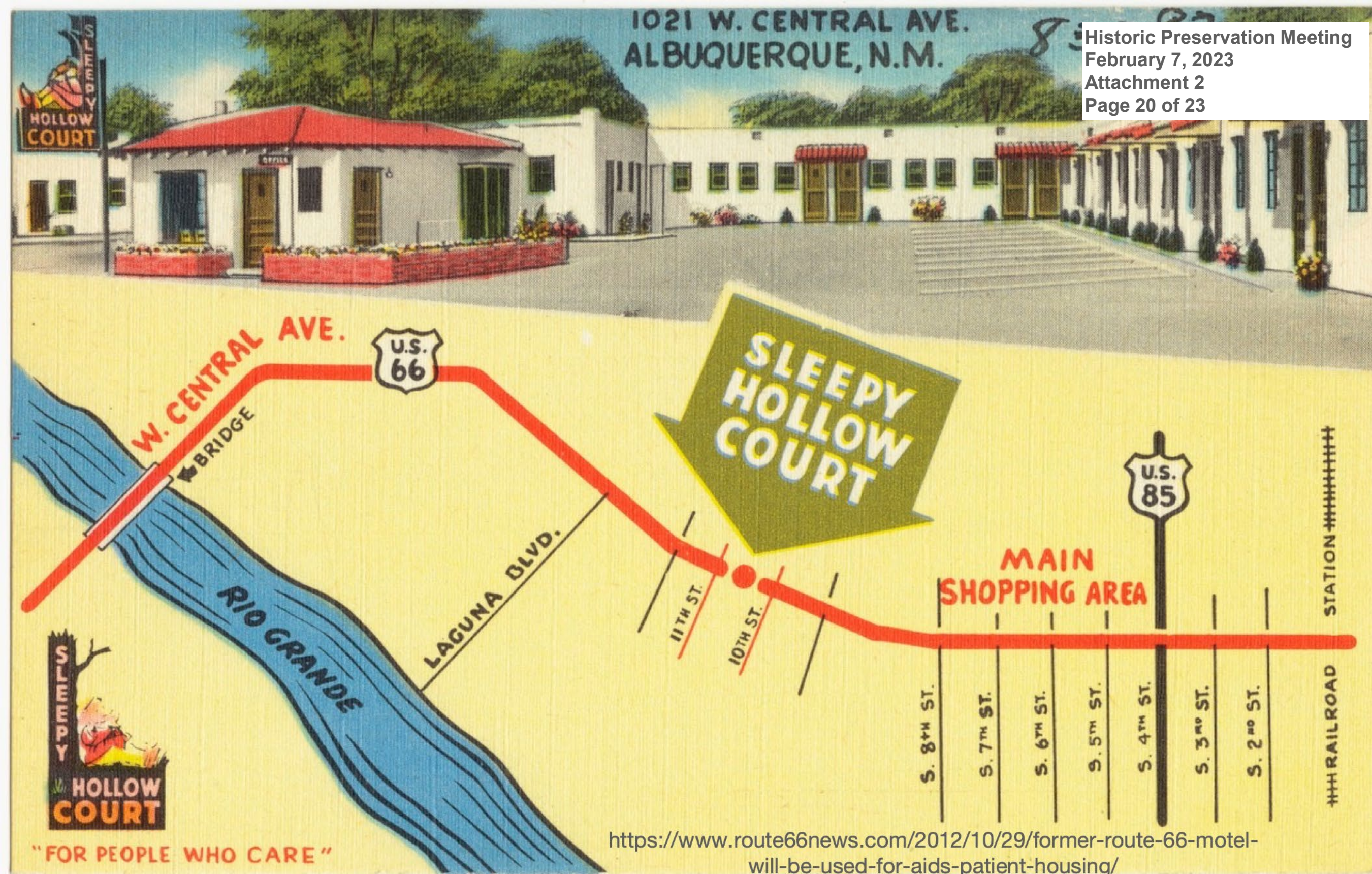
"It's the perfect time for motel revivalism"



Image: Phoenix Business Journal







**Former Route 66 motel will be
used for AIDS patient housing**

Criteria for Evaluation

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- a. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- b. That are associated with the lives of significant persons in or past; or
- c. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d. That have yielded or may be likely to yield, information important in history or prehistory.



Why it's important to save historic hotels

Sure, they're fun to visit. But these venerable resorts, motels, and inns also have a lot to teach us about community.

In the U.S., economics and atmospherics determine whether colonial inns, mid-century motels, and Gilded Age resorts survive. Keeping the doors open (and the roof on) at such historic hotels drives preservationists, but their passion for retaining and repurposing older buildings often runs contrary to the goals of developers and urban planners.

Any
BURNING
Questions?

