

# Historic Preservation Board



## *Minutes*

Hybrid Platform  
57 E 1<sup>st</sup> St

Date: December 6, 2022 Time: 6:00 p.m.

### MEMBERS PRESENT:

Jim Babos, Vice-Chair  
Bruce Nelson  
Jocelyn Skogebo  
BJ Parsons

### MEMBERS ABSENT:

Brandon Benzing, Chair  
Russ Haughey

### STAFF PRESENT:

Mary Kopaskie-Brown  
Charlotte McDermott  
Michelle Dahlke  
Maura Jackson

### GUESTS:

Vic Linoff  
Ben Graff, Quarles & Brady LLP  
Jeremy Lite, Quarles & Brady LLP  
Josh Mike, Quarles & Brady LLP  
Nic Smith, Chicanos Por La Causa  
Fidelis Garcia, Chicanos Por La Causa

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

## 1. Call meeting to order.

### **Vice-Chair Babos**

Good evening. I call to order the December 6th meeting of the Historic Preservation Board for the city of Mesa.

## 2. Approval of the minutes from the November 1, 2022 Historic Preservation Board meeting.

### **Vice-Chair Babos**

First item is approval of the minutes from the November 1st meeting. Does anyone have any objections to anything? Comments? All those in favor say aye. All those opposed? It's unanimous.

**AYES:** Babos-Nelson-Skogebo-Parsons

**NAYES:** None

**ABSENT:** Benzing-Haughey

3. Items from citizens present.\*

**Vice-Chair Babos**

Item number three items from citizens present. No one?

**Michelle Dahlke**

Mr. Vice-Chair, no.

4. Hear a presentation by a representative of the owner of the Kiva Lodge (668 W. Main St., AZ 85201) on the status of the Kiva Lodge and proposed plans for redevelopment.

Ben Graff, Land Use and Zoning Attorney for Quarles & Brady LLP, displayed a PowerPoint presentation and then called for questions. (See Attachment 1)

**Vice-Chair Babos**

Mr. Graff, thank you very much for the presentation was quite interesting. I have a couple questions if I could. Did SHPO indicate specifically why they changed course?

**Ben Graff**

They specifically stated in their email that they no longer agree with the ACS studies that were conducted in 2018. Now granted, those studies weren't conducted by SHPO. They were a third party. But they've stated in writing that they no longer agree with the study, and they do believe that the alterations don't rise to the level of making it non eligible. I think that's I think that's the gist. But current leadership has decided that those are more not accurate reports.

**Vice-Chair Babos**

Okay.

**Ben Graff**

We find that problematic, obviously, for numerous reasons.

**Vice-Chair Babos**

I understand. You talked about the economy of needing to develop the whole site, is it possible to keep one housing unit as a storage shed or somehow incorporate part of it into the overall plan?

**Ben Graff**

So, I would say it's not possible to leave any portion of the building. This is more of a site planning issue because of the way that we need to provide parking. The portion of the site that currently includes the Kiva not only includes our leasing building and some of the units, but also some of the essential parking. We've evaluated it and there's no way to keep a portion of the building on site. But there's certainly ways that we can memorialize the Kiva building through, call it photographs, call it other documentation. We'd be happy to explore ways that this development, somewhere maybe in the leasing office, could have some historic plaque or something like that. We're happy to evaluate all of those. I think that we haven't really drilled down on Kathryn Leonard's discussion on what can be done but she did seem very open to discussing this. And again, from Mesa city staff to Kathryn Leonard herself, everyone's been incredibly pleasant to

work with. We don't agree with where we're at right now, but Kathryn will pick up the phone, answer emails and staff has kept us involved. Again, we want this to be a positive process. We want this to yield these 90 affordable housing units. We will absolutely circle back with Kathryn on ways that we might be able to preserve the memory itself.

**Vice-Chair Babos**

Okay. Personally, I just think if somehow an image, a building . . . somehow incorporate that historic site into the new site, rather than just pictures or a plaque. Maybe part of the design could be altered to incorporate part of the original Kiva design. I don't know.

The last question or comment, you mentioned, you can't keep the sign on site is that because there's no place for it? You don't think it's appropriate?

**Ben Graff**

It's not a question of appropriateness. First of all, it'd be a point of, I think, incredible confusion from a signage standpoint, but more from a site planning standpoint. I don't have a depiction of exactly where the sign falls, but I believe it would interfere with the leasing office and with our ingress/egress point, from what is currently on there today. Just to be clear from the initial discussions of preserving the sign that we've had, it was always for an off-site preservation. We haven't baited and switched on that at all. We've always been very consistent about an off-site.

**Vice-Chair Babos**

I think that's terrific that you want to do that. I'm not familiar with the facility in Tucson but I believe we're trying to get one up and running here in Mesa. So, I don't know if they'd be interested in it, but if you can keep it local.

**Ben Graff**

We'd love to keep it local. Yeah, this was just an example, because we know that there are these amazing opportunities to preserve historic signs. We know there are people that really dedicate, not only a hobbyist aspect to it, but the importance of signage and what it means to our culture. We would be open to any number of things. If we can keep it local, that'd be our preference as well.

**Vice-Chair Babos**

Thank you. I don't have any other questions.

**Boardmember Nelson**

Yeah, let me jump in. I'd say our Attorney is here to keep me in check because I always get in trouble. For me, it's like you said, you've done a due diligence on the history. What is the history of that space? Can you tell me?

**Ben Graff**

Well, the history of the site is outlined in the ACS report. The motor lodge was a much older, I guess, cherished hotel. It also included a retail area that had all different types of commodities, trinkets, and different items that were purported to be from the Native American community. But we haven't been able to confirm that there was any interaction, if you will, between the Native American community and this site or if it was more of a retail item. I'm not an expert to be able to

state that. But as it's been told to me, it's one of the older sites, symbolmatic of an older motel/hotel use kind of a symbol of Mesa's early tourism.

**Boardmember Nelson**

Okay. Do you know when the building was built, and who owned it when it was first built?

**Ben Graff**

Do we have the date that it was first built? This is again, Josh Mike, our Senior Land Planner.

**Josh Mike**

Hi, Josh Mike. Nice to meet you all. Chair, Commissioners, it was built in the 1930s as a retail spot. As an Indian craft and curio retail location. Later on, I believe it was in the 40s and 50s, is when the motor lodge began. Then it continued to expand into the 60s, which is where the modern expansion, noted in the survey report, really came into play. The buildings from the 30s and 40s stopped being formally represented anymore as the motor lodge was expanded and additional units were put on site.

**Boardmember Nelson**

You don't know who owned it originally?

**Josh Mike**

The original curio, I believe Dick Frank was the name of the original owner of that.

**Boardmember Nelson**

Okay. Also, you said you couldn't save one of those. Is there any way to do a miniature replica of something on the site?

**Ben Graff**

Is there a way to do a replica?

**Boardmember Nelson**

A miniature replica or something?

**Ben Graff**

We'd be happy to evaluate that. That hasn't been suggested before.

**Boardmember Nelson**

Yeah, it might be kind of cool. The sign, we don't want it to leave, so keep that in your brain. We don't want it to leave Mesa.

**Ben Graff**

Okay. I agree.

**Boardmember Nelson**

They're looking at me funny already. I have more questions. How many meetings did you have with the community around there with the folks that live close by?

**Ben Graff**

Zero, at this time, for this development because we're very early in the outreach process for the zoning case. When we do the conditional use permit, we are going to have numerous required meetings for public outreach.

**Boardmember Nelson**

Great, that's good to hear. You said it would be a Women's Business Center on that site as well.

**Ben Graff**

Correct.

**Boardmember Nelson**

I've been on the Board, and like I say I always get in trouble, it's always about the building, the construction. For me, it's about what happened in those spaces. To me, that's more significant. So, as we had our retreat, that's a significant part of how we can save a building. What happened in those spaces? What went on in those spaces? Was it Native American owned? That's the kind of stuff I would be interested in if you know about that. I do know some stuff. I know a lot about it, but I'm curious if you know about it, and who could stay there in the 50s and 60s.

**Ben Graff**

I do know it was not Native American owned. We've seen no evidence it was Native American owned. As I stated, we've seen no evidence that it was coordinated with the Native American community. But again, I'm not an expert in that area. The individual Dick Frank, I believe was the owner throughout most of the time that it was kind of the, you know, trinkets and oddities and various retail items.

**Boardmember Nelson**

And we don't know why he chose that particular Native American thing or what tribe it was from? It was a general I'm going to put up Indian Head and sell some stuff. Is that the way that you know about it?

**Josh Mike**

That's our understanding of the history of it. Just being a part of the original highway going into Mesa. It was a motor lodge.

**Boardmember Nelson**

Yeah. As far as I know, it wasn't in a particular tribe that my research found.

I like the idea of affordable housing. We need it in Mesa. We've got a lot of other properties going up and they're going to be pretty expensive. People like me, regular guys, are not going to be able to afford to live down there. So, I like the idea of affordable housing. I can tell you that right off the bat. Is there any opportunity for folks who move in there to own those spaces at one time?

**Ben Graff**

I'm sorry. . .

**Boardmember Nelson**

If somebody moves into affordable housing there, will they be able to own it or is it rental only?

**Ben Graff**

This is a rental property.

**Boardmember Nelson**

Is there a path to look into that in the future? Say 20 years down the road, if you're still here, you have an opportunity to buy it?

**Ben Graff**

Not on this site. No.

**Boardmember Nelson**

Why not?

**Ben Graff**

It's just the model is rental affordable housing. That's set at a rate that allows for a certain median income to live there, but not a purchase process.

**Boardmember Nelson**

Would that be something you would be interested in looking at all?

**Ben Graff**

We wouldn't on this site. I think CPLC probably has endeavors on other sites to provide opportunities for ownership. There are separate organizations that focus on ownership, like Habitat for Humanity. But I represent a few different clients that focus on this model and the rental affordability areas is really in high demand. And it's not taking away an ownership opportunity. It's many times one of the first opportunities that these individuals have to have a place that's somewhat of their own under a rental regime.

**Boardmember Nelson**

Let the others get answers. I have lots of stuff, but go ahead jump right in. You know how I am.

**Boardmember Skogebo**

I have two quick questions. I noticed on the map where you highlighted the location of this particular project and then on the northwest corner of Country Club and Main, you mentioned another project is this Chicanos Por La Causa as well?

**Ben Graff**

All of these projects are Chicanos Por La Causa. Some of the other rental rates on the other sites are more market. But all of these sites are owned/operated by Chicanos Por La Causa. So, there's an incredible investment along Main Street in the Country Club corridor.

**Boardmember Skogebo**

I remember attending some meetings in the way distant past for that project. I was just curious.

The other question is, has there been any discussion about the architecture? I know it's all just preliminary conceptual, but it's all very rectangular. Has there been any discussion of that reflecting the site currently? Is that a possibility?

**Ben Graff**

There has not been. We'd be happy to discuss that with staff. I think, when we're looking at this type of product, quite frankly, the city of Mesa and a lot of the neighboring cities expect this type of bright open architecture. I would say that if you out of context, proposed more of an adobe looking building in a city, and I'm not saying that's what you're saying, but if there was that I would expect some pushback from city staff on that not meeting what it is. But that being said, we'd be happy to look at options. If there's a certain aspect of the architecture, or if we can speak to like a parapet or something in there, that we can then state this aspect of the building incorporates a unique portion of the architecture from the Kiva Lodge, we can certainly look at that.

**Boardmember Skogebo**

And sometimes that can be in wayfinding, that can be in signage, that can be the awnings.

**Boardmember Parsons**

I have a quick question. What are the parcel sizes? You've got the one that's pretty much determined there, but that contiguous one to the north, how big are these parcels?

**Ben Graff**

Well, ours is about 3.5 acres. Right, Josh? I don't have the exact size of these. Are you talking about the other projects?

**Boardmember Parsons**

Yes.

**Ben Graff**

The one that north would only be slightly under four acres. I don't have the acreage for Residence on the Main. They're all around three, three and a half acres.

**Boardmember Parsons**

Okay, and then what qualifies for affordable housing? Are they going to be for families? Are they going to be for single parents?

**Ben Graff**

Sure. I'll answer the part about the folks . . .

**Charlotte McDermott**

Chair and Boardmembers, before you answer that question, I just want to remind you that when we're discussing this project and the redevelopment of this site, it's in regard to historic preservation, and not as much on the development of what's going in there and whether it's affordable housing. I just want to make sure we're tailoring the questions to what's within the purview of this Board which is the historic nature of this property.

**Boardmember Parsons**

I was thinking, if that was a consideration, if you could put the signage in between . . .

**Boardmember Nelson**

She doesn't want you asking, basically.

**Boardmember Parsons**

Okay.

**Boardmember Nelson**

But I can ask this though, again, for me, it's what happens in those spaces. Because in our last meeting we discovered that something can be an historical landmark because of what happened there. What are you going to do in historical terms? Like arts and history to remind us. Just a plaque is not enough. I think you can do an exhibit or even murals of the Indian head.

I know you're doing the Women's Center. I really like that. What about some type of funding program for arts, history and culture that would keep that history? I'm not going to go all the way into what happened there because I did find out. I can see the attorney is going to say, you can't say that. But not all good things happened there. I can tell you that because I went around and talked to people that remember that space. So, in terms of arts and culture and history, are you trying to create some kind of funding that would help us remember what took place there? Is that something you could do?

**Ben Graff**

It's not something I can commit to tonight. A lot of the suggestions, which is exactly why we're here and I appreciate all of them, are kind of first impressions tonight. But we're copiously taking notes. We will definitely look at anything we can do that would preserve that, again, under the premise that you're right, we'd have to look at what it is we're trying to preserve. What are the things that occurred on site that are something positive to continue in the future. But we'd be happy to look at that. We have a leasing office, we have the Women's Center, I wouldn't want to deviate any space from the Women's Center for a different type of program, because that's a very specific allotted program. But again, absolutely, it's why we're here tonight to get some suggestions about what you might want to see that could memorialize the site while still allowing us to demolish it.

**Boardmember Nelson**

Great. I like it because I think we do need affordable housing in that neighborhood. The rents down there getting crazy on Main Street. So historically, we want to try to make it open to all people in the city of Mesa. That's all I got for now.

**Vice-Chair Babos**

Just following up, it might be something as simple as . . . you call it "Mesa on Main" how about "Kiva on Main"? Even if the design aesthetic doesn't reflect that, it's something to make people say, why do you call it Kiva? It would get a conversation going. Just a thought.

**Ben Graff**

No, appreciate it.



**Boardmember Nelson**

Beautiful. I think I've asked all I need to ask.

**Vice-Chair Babos**

Anyone else? Thank you very much for the presentation. It was very enjoyable.

**Ben Graff**

Thank you for the opportunity. We really appreciate it and thanks for your dedication to protecting historic sites in Mesa.

**Michelle Dahlke**

Mr. Vice Chairman and Board members, we did receive one blue card on this item. I know you don't usually get people coming from the public to speak. But just procedurally, if I can share with you a little bit how that typically works is that you would just invite that person up to speak and state his name or her name.

**Vice-Chair Babos**

We have a comment card from Mr. Vic Linoff.

**Michelle Dahlke**

And then the development team usually has a chance to come back and answer. Oh, I apologize, usually the speaker is given three minutes customarily. You as the Vice-Chair can set the time.

**Vice-Chair Babos**

Does someone have a timer?

**Michelle Dahlke**

I can use my phone.

**Vice-Chair Babos**

Good evening. Please state your name and address.

**Vic Linoff**

Vic Linoff, 628 North Center in Mesa. For the benefit of the group here, I am President of the Mesa Preservation Foundation. Which is the local organization that has been acquiring over 20 local signs for the creation of a public display of neon. Although I love Jude Cook in Tucson, Ignite wouldn't be the right place to put that sign.

There's a number of things I want to address. First, I should say we talked last month about having a presentation on some of the issues that were brought up tonight and the history of the Kiva. I put that together, but it wasn't put on the agenda. That could provide some more information. Not all of the history is well understood. Let me say at the beginning, I think that Chicanos Por La Causa, particularly the nonprofit portion of it does extraordinary work. There's no question about that. When it comes to development, if my understanding is correct, that's a for profit enterprise, but a division of Chicanos Por La Causa. So, there's two separate groups involved.

I'm very sympathetic to the fact that there's been confusion about the status of the Kiva. I think a lot of that may initially have had to do with the Light Rail Study. Before the light rail could be implemented, a study of all the properties had to be done along Main Street. It was more cursory than a consultant coming in and studying just one piece of property and expressing an opinion. I have a lot of regard for ACS but again, I think they were involved more in a broad study and didn't treat this property individually.

Also, when all of this began, the preservation office was in a state of flux. I'm not sure what advice was given to CPLC and if it was accurate. We know of a number of instances several years ago, where approvals were given inappropriately by the city itself. It doesn't fault CPLC because that's where they went. But I'm not sure that they were given the best information when they came looking for work. I'm a little disappointed in that and it may be because of lack of understanding. They really didn't get into the community, or to those with more historic expertise to talk about the property before a decision is made. Again, with SHPO, they're dealing with a lot of different issues and properties statewide. It's not their purview to go in and do studies themselves. So, some of the information they conveyed early, I believe was based on conclusions that a number of us in the historic preservation community would disagree with.

I think it was alluded to on the slide, HUD money and the CDBG money is going into this. This should require a Section 106 Review. Anytime federal dollars are used for a project like this, a Section 106 Review is required. That's much more in depth than the information that's been conveyed so far.

With regard to the to the building itself, there certainly has been some changes, but its layout really has not changed over the years. When we do preservation of historic properties, we don't always take them back to the date of their construction. There is in evaluation, a term called "period of significance". Even though some of the original features are now lost, as it appears today, that modernization was done in the 1960s, which more than qualifies it within the 50-year time period or the 50-year threshold. That is part of the evaluation for listing on the National Register. Although our criteria for local listing is parallel to the National Register, we have more flexibility within the city to designate a property as a local landmark, even if it doesn't go on the National Register. The Register as you will know is just prestige. There is nothing in it that assures any real protection for the property. If it is eligible and/or it is listed, then it can take advantage of certain tax credits. I think even for a nonprofit, there are tax credits that could be availed in preserving this property. Also, if it is eligible or locally listed, then other pots of money, we have now restored the Heritage Fund, at least to some degree, and those are dollars that are given for preservation projects. So, there are means of offsets for that.

One of the things that we're very aware of, and always try to take into consideration when we're dealing with a preservation issue, are these kinds of properties that you set aside as museums, they have to fit within the economic feasibility of a project. In discussions I've had with city leaders and others, we think that the Kiva could very well be restored. Its footprint is relatively small on the property. I know that has been talked about in just some informal discussions. If 90 is the magic number, the city would not have an objection to an additional story on those buildings to make up for what would be lost where the Kiva sits. The Kiva does not have to be a detriment to a development. It could provide small service businesses to the residence there. It could be used as specialty lodging, I hate to use that word, but like Airbnb, with the Superbowl here.

Restored it could do some very good business. There's a trend around the country towards restoring these types of properties. Just over in Chandler, a couple of airline pilots bought a rundown 50s motel, restored it to its mid-century appearance. From there, it's very modern, your registration, your access to the room is all electronics through the internet. They've been doing very well with that business. There's a similar motel up in Prescott, it's pretty expensive to stay there, run by two fellows that were originally from Phoenix. So, there's precedent in doing it. And there are alternative uses that property could be put to use for. An additional floor then would make up the difference for the number of units required to make this property work.

Just a couple of other things. The history isn't quite understood. Dick Frank and his wife were both Native American from Arizona tribes. His wife had one of the best collections of Indian artifacts. They used their little souvenir shop as a way of displaying that collection. Also, their connections with the Native American community was such that they had access to goods that could be sold in that shop. That all said, they were commercial entrepreneurs. Teepees never existed in Arizona, even though they put one up in front of the Kiva. There were no indigenous folks in Arizona that had a headdress, such as is presented on that sign. But tourists didn't know that. Motorists wanted the feel of what Native American life was like here. The evidence is that the souvenir shop came shortly after the completion of the interstate highway system that came through the valley. They were all in the late 20s. Then as it got successful, they created six cottage units to the west side, and eventually later added, the ones that are there today on the east and the north. They sold it in the late 1940s and then there were a succession of owners that followed that. But I think the important thing to consider, and Bruce, you've kind of alluded to it, are the people that are connected with it. That's part of the A and the C criteria for National Register. The Franks themselves, I think are important people. They created something very unique in this city.

With regard to the building, even though it's changed, I'd like to remind everyone, as far as we know, it is the oldest remaining commercial lodging that still exists along those early highway routes. If that doesn't say something for preservation, I don't know what does. It started the trend for creating roadside businesses. As far as condition goes, I have not been in it, but it was in use, so it had to meet certain codes until it was purchased by CPLC. If you want to make a comparison about condition, and I hate to bring that up, the Buckhorn Baths are in much worse shape than the Kiva is today, and the Buckhorn is still very much restorable. If I had the slideshow, maybe I can get that to you next month and you can see how it evolved and some of the unique features. There are things still there that are unique to the Kiva. One is this boulder with hieroglyphics. Unfortunately, owners over the years have painted it white, and it's a little hard to see. But if you go there, it's one humongous rock, it probably weighs 100 tons. I mean, it's not a small thing. It's not real, someone carved those in there. But that's been a feature since the very first day that the Kiva Lodge opened.

That's just really a brief addition, I think to what's said. Like all of you, I think affordable housing is something that is important in our community. We're the 32<sup>nd</sup> or 34<sup>th</sup> largest community city in the country, and that deserves good treatment of people of all classes. But this is such a small piece of our history, I would be deeply disappointed if it goes away. We also talk in preservation about context. We appreciate the fact and laud CPLC for contributing the sign. They contributed, I think it was CPLC, didn't they buy Bill Johnson's? Yes. That sign was donated to the foundation, the Bill Johnson's sign. We appreciate that. But I think it's often misunderstood that our Foundation

wants signs. We don't want any signs. We want them to stay where they are. But if the choice is the landfill, or relocating, obviously, we will take them. I try to update you, for quite a period of time, on how we're progressing with the location for them. Eventually they will all be restored and put back onto public display. But the context, the fact that sign has sat on Main Street for 80 years, to me deserves to be right where it is.

I don't think there's anything more to add. I'd be happy at some point to provide you with some visual history of the Kiva, so you have a better understanding of why we feel that it's very significant to retain it. I know it's hard when you get Designers and Architects and you're laying out a property and they've been working on it for months or years and it gets fixed in your head, and it's hard to change. But I believe they would be doing a tremendous service to the residents of Mesa by saving that property.

**Vice-Chair Babos**

Thank you very much Vic. Mr. Graff, do you want to say anything in reply?

**Ben Graff**

I decline. Thank you.

**Vice-Chair Babos**

Thank you. Moving along to item 5.

**5. 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**

Yes, thank you. Maura and I both have a handful of updates for you. Most importantly I think is Mary Kopaskie-Brown is here for a formal introduction of our new Planning Director, aka Historic Preservation Officer. We're really excited. She's very busy right off the bat, working hard and we're really happy to have her here. We wanted to make sure you saw her to put a face to the name.

Also, with respect to the Buckhorn Baths, I got a call from the attorney that represents the property owner. They're still trying to decide if they're going to move forward with the current plan they have or if they're going to move forward with a different architect. They still don't know. It might be after the first of the year. He will give me a call back and then request to be placed on the agenda so you can meet with him.

I also quickly wanted to thank you for allowing us to poll everybody on your availability for a January 3 meeting, because we did receive an appeal on a denial of a Certificate of Appropriateness. We'd like to have the applicant be able to come before you sooner than later. Otherwise, they'd have to wait until February. That's quite a long time. So, thank you for that. Maura has a few things as well.

**Maura Jackson**

Vice Chair and Board members. I have some updates on the Zoning text amendments. The HP staff recommendations have been made. We are going to be meeting with Long Range Planning as well as Legal staff later this month for their comments. Then the proposed amendments will come back to the Historic Preservation Board for review following those comments. I don't have an exact timeline for you on that yet, but they will eventually come back to this Board.

Then the Historic Preservation Design Guidelines, we met with a consultant earlier today to discuss the comments for the final draft. We're aiming to present the final draft to you at our February meeting. We are working really hard to get those wrapped up and finalized.

Then the Post War Surveys, we are still compiling the recommendations from the previous Context Study that was done in 2004. We'd like to discuss it further including the next steps that were recommended in that Context Study as a future agenda item. But we're still working to get that together. That's all I have.

**Vice-Chair Babos**

Thank you very much.

**Boardmember Nelson**

Before we go on, we just had the presentation, and this was one of the things we talked about in the retreat, as to when people present things to us. What are our options in terms of what we can recommend to the City Council? Will we be discussing that presentation again? Or is this the only time we do it and make some type of recommendation to move forward or not?

**Michelle Dahlke**

I can speak to this, but Charlotte or Mary might also have something to say. As you know, there's special duties that are assigned to this Board. Because that particular property, Kiva, isn't on our Local Register or the National Register it won't come before you for recommendation to City Council. It'll go straight to Planning and Zoning Board and then onto City Council for that Council Use Permit he talked about.

**Mary Kopaskie-Brown**

Did you want to talk about the Section 106 Review?

**Michelle Dahlke**

Actually, Maura would you mind talking about that?

**Charlotte McDermott**

Because the applicant is no longer here and we've already moved on past that agenda item, we're now under the agenda item of Historic Preservation Officers updates, that would have been a

discussion that we should have had when the applicant was still here. But they're not here right now. So, I think that discussion should be had at another meeting when it's on the agenda.

**Vice-Chair Babos**

Moving on to item number six.

6. Discuss ideas to celebrate Mesa Historic Preservation Month, which is in May 2023, including but not limited to events and outreach efforts.

**Vice-Chair Babos**

I think at the last meeting we talked about the first item was where we would have something and if we could tie it into a city event. Does the city have anything planned?

**Michelle Dahlke**

I attempted to reach out to the Mayor's office a few times. I know they're really busy this time of the year. But I have gotten in touch with the right person. We're hoping to meet soon to talk about what plans they may have, either the Mayor himself or City Council as a whole. But I don't have that information for you now, but I'm hopeful to have it for you on January 3<sup>rd</sup>.

**Vice-Chair Babos**

Okay. I think we threw out some ideas of locations last time. For example, the old Library building would be awesome. Especially for people that grew up here. It's an opportunity to see it renovated. I spoke for you, Bruce, I don't know if I should have, I said the Alston House might have been a good place to have the presentation. And then the Sirrine House would be another one too. So, if there's no Mesa events planned, maybe we can tie it into one of those locations.

**Michelle Dahlke**

As a backup plan, yes.

**Vice-Chair Babos**

We'll come back to it, but we talked about at that Historic Preservation Month celebration, an Introduction of the Board. The project awards for the city of Mesa when will that be presented and voted on?

**Michelle Dahlke**

We haven't nailed down the exact time yet. Traditionally, it is right around the same time as the student essay contest, maybe within a month or two. But it might be a good idea to wrap it all up into that one month to celebrate Historic Preservation Month.

**Vice-Chair Babos**

Right.

**Boardmember Nelson**

Why would you think the Alston House would be someplace? And what would you present there? I'm just curious that you threw that out.

**Vice-Chair Babos**

It's an opportunity for the Board to advertise to the public that we're here. Mesa has Historic Preservation to be concerned with, involved with, and I think there's a lot of people in Mesa that have no idea that exists and the history behind it.

**Boardmember Nelson**

So, would that be open to people to talk to us about what we do, and what has happened in the past?

**Vice-Chair Babos**

My understanding is the Board will be presented and we'll talk about what we do. On the agenda would be presenting the Historic Preservation Awards, which we will pick, and it would also be the Essay and Video Contest winners, which we will present. Then they talked about if we could find a guest speaker perhaps to have that, as part of the celebration. Brandon had made some notes, since he couldn't be here and he said, one to two hours would be the limit of the speaker. Might even be a little bit less.

**Boardmember Nelson**

Would there be an opportunity for people in that community to speak to us about what's happened to them in the neighborhood historically, would that be appropriate at that time?

**Mary Kopaskie-Brown**

I think we'd have to probably put together an agenda and we'd have to advertise it as a meeting. We can add whatever you want to that agenda. If you want to have a session where people could come up and ask the Board questions about their neighborhoods, that would be something we could do. You want to do the awards that should be on the agenda. If you want to do the essay contest that should be on the agenda. But if you're all gathering, that's a meeting. So, we're going to have to publish that agenda so that people can come to that meeting. We'll try to advertise it outside of just the agenda process.

**Boardmember Nelson**

Okay. I just want to make sure that if we do that, people may have concerns about what has happened. In my neighborhood, I'm from there, they may have concerns and if you're not ready to hear that you need to not do that, because they may bring some things up. As I listen to other events going on around town about saving all these other kinds of things, we're saving a sidewalk that was from 1942 but they took away the recreation center there, which was built with WPA money. The community didn't know it. It should have never been torn down. But now I'm on the Board. I'm seeing these things just like they've just been infiltrated and destroyed, and nobody

cared. So, they've been coming to me saying, what are you doing Bruce? Like, how are you helping us? You're on this Board. People get upset because you save all these other wonderful things around town and everything, but they seem to be forgotten. We got this Heritage Neighborhood kind of thing. But things don't last. I mean, we just got it where we extended the MLK Honorary Sign all the way to Brown Road. They were going to stop at University. Well University was a dividing line. If you lived on that side, you couldn't come over here. It's like, you don't didn't even take that into consideration. Why would you stop it there and that's where the Black Community was? So, if you're not ready to hear those stories, don't go there. Because people are going to come up, they're going to say stuff, you're going to get offended. I just want to lay it out there. I know what people in my community think, because they come to me all the time with complaints about what are you doing over there Bruce? How are you helping our community? Things are still happening over there, and it just gets bulldozed over. People come in and buy properties, and they just get bulldozed over. They do whatever they want. They build however they want. So, if you're not ready to hear those stories, then don't go there. Just letting you know. Okay. Can I say that? Are we good with that? Great. Thank you.

**Mary Kopaskie-Brown**

We just have to make sure it's on the agenda.

**Boardmember Nelson**

Okay.

**Vice-Chair Babos**

And just as a side note, my understanding, the purpose of it is to broaden the awareness of the Board. I didn't grow up here, but the Library, if there's not a city event already going on, in my opinion would be the ideal place. Because everyone that grew up here, or most people, went to the Library.

**Boardmember Nelson**

Yeah.

**Vice-Chair Babos**

It would be, hey come see what it looks like now.

**Boardmember Nelson**

Yeah.

**Vice-Chair Babos**

I mean, they would be shocked. So, to broaden our awareness, I think that'd be the best place.



**Boardmember Nelson**

Yeah, it'd be great to bring people from that community over here. Because even now, they don't always feel comfortable coming and crossing the street. That's something you can't wrap your brain around. But they don't even know they can. They still don't feel comfortable. People live there. So, it's a good thing that we can make that we can make that happen. Super.

**Vice-Chair Babos**

So, you'll reach out for next month and find out about Mesa events?

**Michelle Dahlke**

Yes.

**Vice-Chair Babos**

We'll formalize an agenda next month or April at the latest?

**Michelle Dahlke**

Yes.

**7. Discuss the 2023 student essay and video contest including but not limited to possible topics.**

**Vice-Chair Babos**

We were looking for topics and are you all aware of the contest that we have? Okay. Last year, it was an essay for fourth, fifth or sixth graders and an essay or a video, from my notes, it was six through twelve. But shouldn't we make it seven through twelve 12? I'm assuming we'll keep the same age groups. Anyone have suggestions for essay topics?

**Boardmember Nelson**

So, we're going to eliminate the sixth graders?

**Vice-Chair Babos**

It's going to be fourth, fifth and sixth as a group, and then seven through twelve.

**After the Board discussed possible topics, three topics were chosen for the essay contest and three topics were chosen for the visual arts topics.**

**Essay Topics**

1. Sports in Mesa/Athletes of Mesa prior to 1970
2. Description of a historic home in Mesa contrasted with a contemporary home
3. Famous women in Mesa prior to 1970

**Visual Arts Topics**

1. Historic building in Mesa
2. Historic sign in Mesa
3. History Maker: Imagine you are an influencer describing Mesa's history

**Vice-Chair Babos**

We would ideally like to present the award winners in May. So, working backwards, we need to vote on them at the April meeting. The spring break for Mesa, March 10<sup>th</sup> is the last day of school before the week they have off. So, we should have them due by the 10th.

**Michelle Dahlke**

We'll start reaching out to all of our contacts, first of the year so that they can start getting it on their curriculum for that semester, so they have time.

**Vice-Chair Babos**

Are we still doing the same prizes as we had last time?

**Michelle Dahlke**

It's up to you, how would you like to do that.

**Vice-Chair Babos**

Well, we're spending the city's money.

**Michelle Dahlke**

We can go with the same structures we did last time. Do you remember Maura? First prize was \$50?

**Maura Jackson**

It was \$50, then \$30, then \$20.

**Michelle Dahlke**

We had a tie, so they each got the first prize on that.

**Boardmember Nelson**

Can we give them money or some kind of gift card, something to bring them to the downtown? That would be kind of cool.

**Boardmember Parsons**

Maybe a plaque?

**Michelle Dahlke**

We usually we make certificates, that are really nice, for all the participants. Then the award winners get more of a, I guess certificate, the other ones were more of like a participation versus a winner's certificate. We have a nice folder and everything. They really liked it.

**Vice-Chair Babos**

And we'll present it at the May Historic Preservation outing, so that if they're getting money, I'm pretty sure they'll show up.

**Boardmember Nelson**

No, I like the idea to give something else that would you bring you downtown. I don't know maybe a free pass to something.

**Boardmember Skogebo**

The Mesa Historical Museum.

**Boardmember Nelson**

Yeah. So, they come downtown.

**Mary Kopaskie-Brown**

Is there something that has a guest pass so you can visit the downtown business?

**Boardmember Nelson**

Yeah. Something like that. So, Mom and Dad have to bring them in, and we bring people more people downtown.

**Michelle Dahlke**

The Chamber of Commerce could probably help us out with that or Jeff McVay's group, the downtown office.

**Boardmember Nelson**

That would be cool.

**Vice-Chair Babos**

Okay, any other questions, comments?

**Michelle Dahlke**

I think we're good.

**Boardmember Nelson**

I'm good.

8. Hear a presentation on Certificates of Appropriateness that have been issued by the Historic Preservation Officer from April-September 2022.

Maura Jackson, from the Historic Preservation Office, displayed a PowerPoint presentation and then called for questions. (See Attachment 2)

**Vice-Chair Babos**

The very last one, the main house has concrete tile or clay tile?

**Maura Jackson**

Yes. I apologize. This is not the best picture. So, he didn't make any changes to the main house.

**Vice-Chair Babos**

But why not put the tile on the garage?

**Maura Jackson**

The garage was not originally the clay tile roofing. It was cedar shake.

**Vice-Chair Babos**

Thank you.

**Maura Jackson**

Do you have any other questions?

**Boardmember Skogebo**

Thanks for sharing this. It's actually really helpful.

**Vice-Chair Babos**

Thank you very much.

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

**Boardmember Nelson**

My exhibit closes tomorrow at the Mesa Historical Museum. It represents the Veterans of Washington-Escobedo. It's been up for a month. Tomorrow is the last day if you get a chance to go and see it.

**Boardmember Skogebo**

I wanted to share as a member of the Citizens Advisory Board for the 2050 General Plan, the city of Mesa has kicked off planning for that. There's going to be numerous opportunities for the public for input. As that content moves forward, I'll keep you guys all aware of that.

**Vice-Chair Babos**

Awesome, thank you.

#### **10. Future agenda items.\*\***

**Vice-Chair Babos**

If I could, Mr. Linoff had mentioned he's in the process of preparing a video presentation for the Kiva. If he's willing and able to do it for the January meeting, I think that would make an excellent topic. Also, as another topic, I'd like to circle back to the Kiva because I'm a little confused as to why they were here and what problems they're having with the project. And maybe that's none of our business.

**Michelle Dahlke**

Mary or Charlotte, do you have a recommendation on that?

**Mary Kopaskie-Brown**

We can add that to the agenda for January because obviously we can't talk about it here. Because it's already passed on the agenda, but what we can do is we can have an item in terms of what the responsibilities of this Board might be related to that project. So that it's very clear to the Historic Preservation Board what your role is or isn't as it relates to that project. If that would be helpful. We just want to make it clear what we want on the agenda, because I think we were a little bit confused last time. We can definitely bring that back, the Board's responsibilities as it relates to the Kiva development. Then a presentation on the Kiva by I'm assuming our speaker today. So very clear, those are the two items you'd like on the agenda for the next meeting?

**Boardmember Nelson**

I'm curious, if we were going to discuss what recommendations we can or cannot, first you said we couldn't so what would be the significance to have a presentation? If we can't make any type of recommendation?

**Vice-Chair Babos**

As a Board member, I would just be interested in the history because I understood Mr. Graff's presentation, where they were coming from, the economics behind it. Mr. Linoff has a completely different perspective.

**Boardmember Nelson**

I'm just saying they're telling us we can't discuss it. So, I'm just asking the question, what will the significance be?

**Mary Kopaskie-Brown**

It would be an informational item only.

**Boardmember Nelson**

Okay.

**Vice-Chair Babos**

Along the same lines, I am not at all familiar with Section 106. I don't know if there could be very brief presentation on what that does.

**Mary Kopaskie-Brown**

What we can do is we can make that be part of the item, as it relates to what are the next steps and what's the Board's role on that project's development.

**Boardmember Nelson**

The reason I'm bringing it up is because at our retreat it was discussed that we could make some type of recommendation for whatever was presented, has that changed?

**Mary Kopaskie-Brown**

So, we can't really talk about it. We can put it on the agenda for next month, so we can discuss what your role would be and if there's an opportunity for this Board, to at least get their voice heard on the project. Whether they have an approval or not, like what that process might look like.

**Boardmember Nelson**

At the retreat, we had a long discussion about that. That's why I'm a little confused. We had a long discussion about what our role was, but it'd be great to discuss it. Thank you.

**Mary Kopaskie-Brown**

We can do that.

**Vice-Chair Babos**

Is it not correct, as a Board, we can make suggestions to the Planning Commission or whoever's involved? Is that correct?

**Mary Kopaskie-Brown**

We'll talk about that at the January meeting. What your potential input might be to the various review bodies and what that might look like and how that could happen.

**Vice-Chair Babos**

Okay. Anyone else have future agenda items?

**Boardmember Nelson**

Future agenda items? We're meeting again in January, right?

**Michelle Dahlke**

January 3<sup>rd</sup>.

**Boardmember Nelson**

I would love to put on the agenda that I have an exhibit opening at the Arizona Sidney Poitier Film School on March 1<sup>st</sup>. I'd love to put that agenda to discuss that.

**Vice-Chair Babos**

Okay.

**Boardmember Nelson**

Can I do that?

**Mary Kopaskie-Brown**

Is it historic?

**Boardmember Nelson**

It's a historical project called Matriarchs of Washington Park. Can we do that?

**Mary Kopaskie-Brown**

Okay, so it's an informational only thing?

**Boardmember Nelson**

Great, it can be information only. Works for me.

**Michelle Dahlke**

And I assume you'd like us to continue to keep on the essay and video content so we can provide you updates and of course, Historic Preservation Month. If that's alright with you to keep those two items on?

**Vice-Chair Babos**

Yes. And the essay contest, you'll have the handout to show us so that we know what's going on?

**Michelle Dahlke**

We should have time to draft that for you.

**Vice-Chair Babos**

And if you can't due to the holidays that's fine.

**Boardmember Skogebo**

So just to clarify, everything's clear with our meeting in January?

**Michelle Dahlke**

Yes, thank you. It will be held on January 3 at the normal time here in this room. Thanks.

**11. Adjournment.**

**Vice-Chair Babos**

If there's nothing else, anyone want to make a motion to adjourn?

**Boardmember Skogebo**

I make a motion to adjourn.

**Vice-Chair Babos**

A second?

**Boardmember Parsons**

I second it.

**Vice-Chair Babos**

Passes unanimously. That concludes the December 6<sup>th</sup> Historic Preservation Board meeting at 7:40 pm. Thank you.

**AYES: Babos-Nelson-Skogebo-Parsons**

**NAYES: None**

**ABSENT: Benzing-Haughey**

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



CIRCULATION AND UNIT ENTRIES FACE  
PARKING LOT FOR THIS ROW

Historic Preservation Meeting  
December 6, 2022 Attachment 1  
Page 1 of 34

# City of Mesa - Historic Preservation Board Informational Presentation - Kiva Lodge Demolition

## Chicanos Por La Causa (CPLC)

630, 644, and 668 West Main Street, Mesa, AZ

Case No. PRS22-00925

December 6, 2022

VARIETY OF COLORS FOR UPPER  
PORTIONS TIED TO BASE COLOR

VARIETY OF BASE TREATMENTS FOR  
EACH GROUP OF UNITS

CANOPIES ALONG SIDEWALK INDI-  
CATE AMENITY SPACE / OFFICES

CORNER BUILDING HAS ACCESS  
FROM STREET AND PARKING



## Chicanos Por La Causa (CPLC)

- Jose Martinez, Executive Vice President
- Nic Smith, VP Real Estate Development
- Fidelis Garcia, Advocacy Manager

## Quarles & Brady LLP

- Ben Graff, Land Use and Zoning Attorney
- Jeremy Lite, Environmental Law Attorney
- Josh Mike, Senior Land Planner

## Welcome and Introduction

## About CPLC

# About Chicanos Por La Causa

- CPLC is a reputable mission-driven non-profit, developer, preserver, and advocate for quality affordable housing throughout Arizona and the Southwest states.
- CPLC facilitates growth through health and human services, housing, education, economic development, and advocacy for underserved populations.
- CPLC has established extensive and deep relationships with governments and communities in Arizona.
- With offices in Arizona, California, Nevada, New Mexico, and Texas, CPLC positively impacted more than 2 million lives in FY 20/21

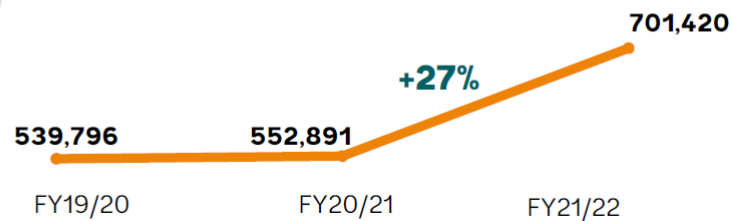
# Chicanos Por La Causa in Arizona

## FY 21-22 Annual Client Impact

July 1, 2021- June 30, 2022



**Arizona: 701,420**



### Arizona: The COVID Comeback

CPLC Arizona impact of 701,420 is equivalent to filling 11 Arizona Cardinals Stadiums

## CPLC Makes A Difference

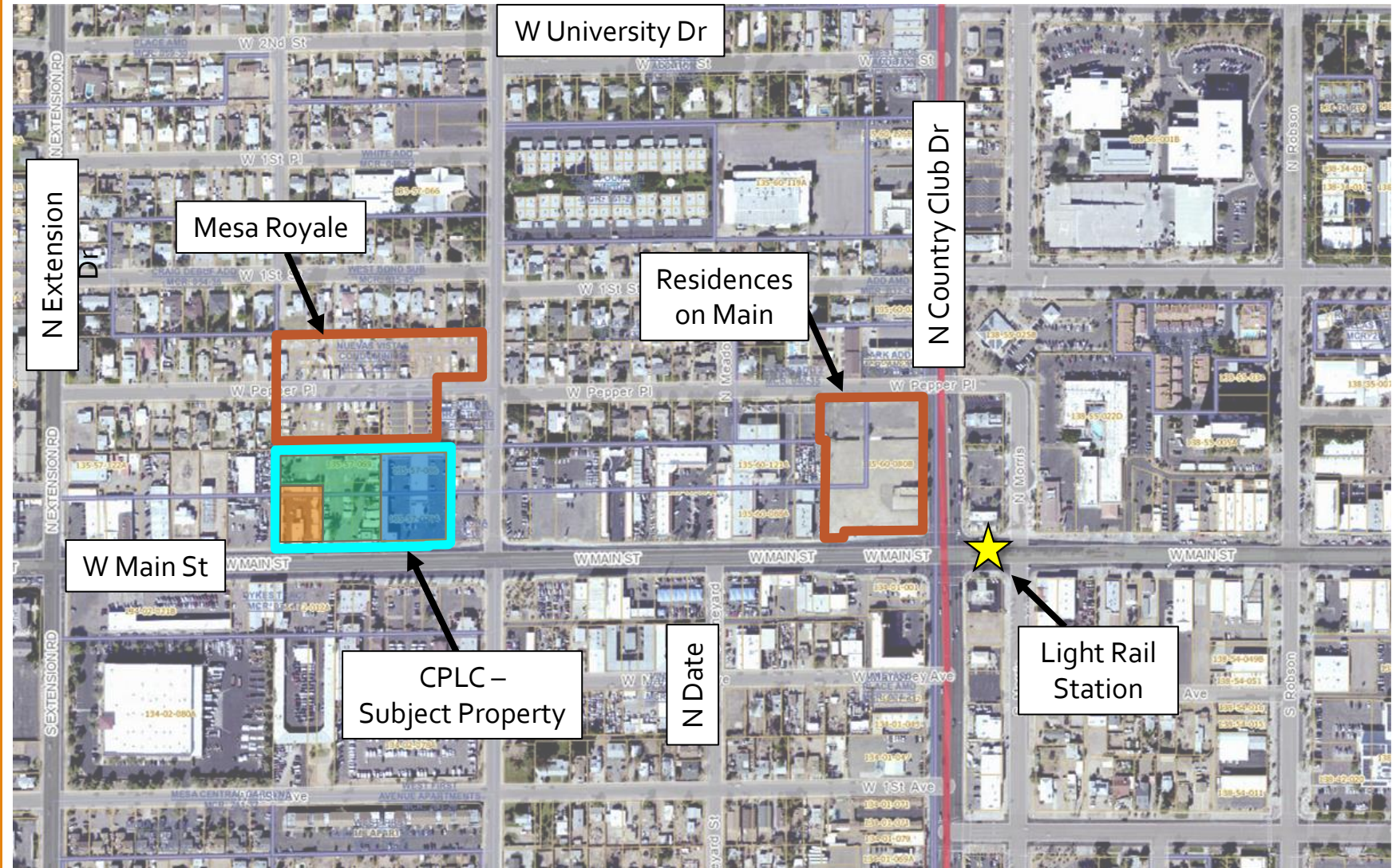
- Works to close the racial & gender lending gap through women's business centers.
- Tackles the spectrum of housing instability with emergency rental assistance programs.
- Partners with United Healthcare to increase access to healthcare and social services by addressing the intersection of healthcare and housing and the social determinants of health
- Provides much-needed mental health resources for hard-to-reach clients by pivoting to both in-person and teletherapy.

## Property Overview

- Located at 630, 644, and 668 West Main Street, Mesa, AZ (the “Property”).
- Currently zoned General Commercial (GC) District.
- Proposed affordable housing development is permitted within the GC district with the approval of a Council Use Permit (CUP).
- Existing site is in poor condition littered with graffiti and garbage. The site is a blight to the area and is negatively impacting the local community.
- Prior to purchasing the Property, the goal (as supported by the Property due diligence) was to demolish the Kiva Lodge, Mesa Royale RV Park, and Knights Inn



## CPLC Projects Along Main St





## AERIAL MAP

Parcel Nos.

135-57-027  
135-57-031  
135-57-032  
135-57-029A  
135-57-069  
135-57-070  
135-57-071  
135-57-074  
135-57-086  
135-57-125

630, 644, and 668 West  
Main Street, Mesa, AZ





# AERIAL MAP

Parcel Nos.

135-57-027  
135-57-031  
135-57-032  
135-57-029A  
135-57-069  
135-57-070  
135-57-071  
135-57-074  
135-57-086  
135-57-125

630, 644, and 668 West  
Main Street, Mesa, AZ



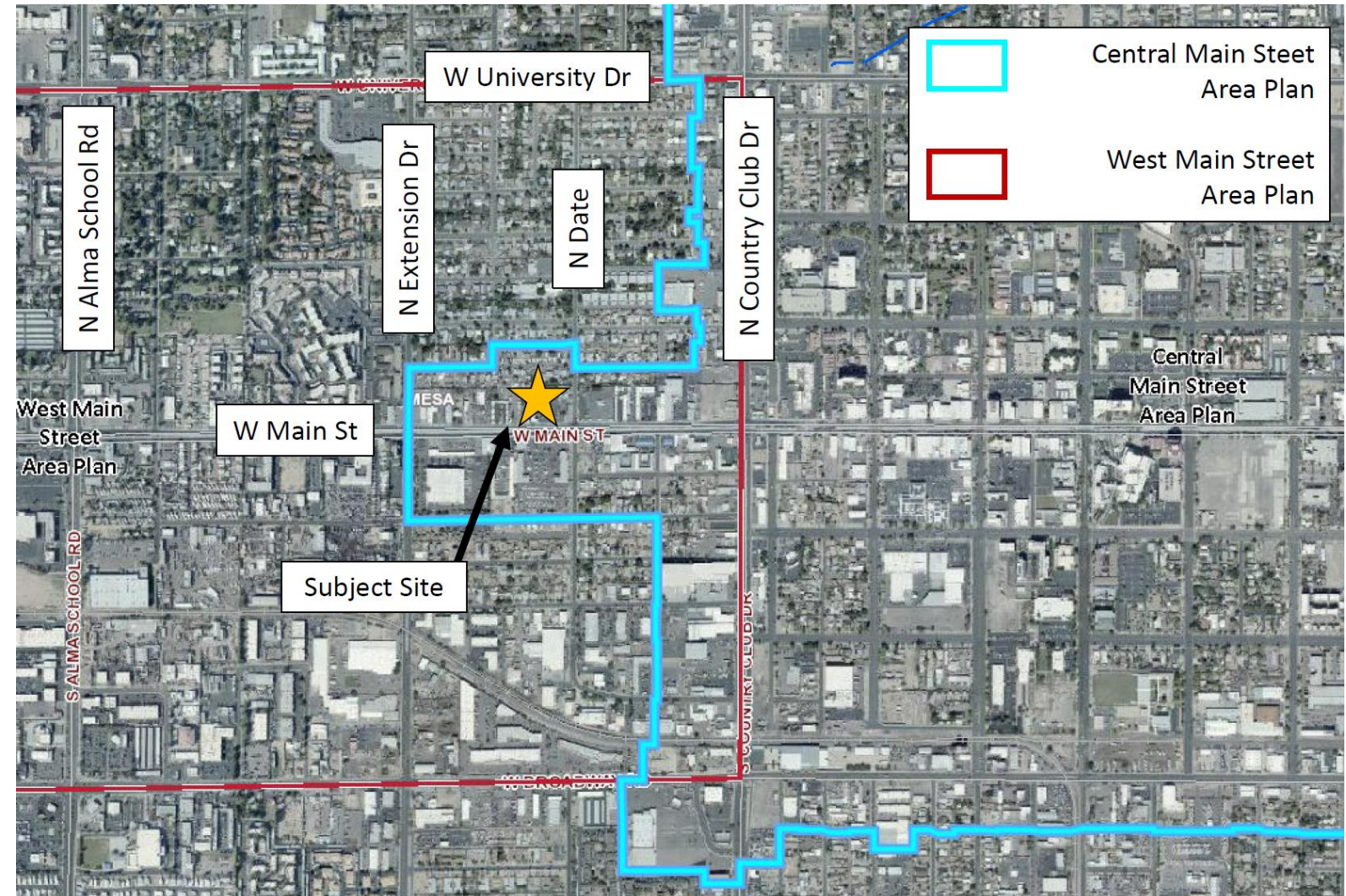


## AREA PLAN MAP

Parcel Nos.

135-57-027  
135-57-031  
135-57-032  
135-57-029A  
135-57-069  
135-57-070  
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135-57-125

630, 644, and 668 West  
Main Street, Mesa, AZ





# Existing Site Conditions

Parcel Nos.

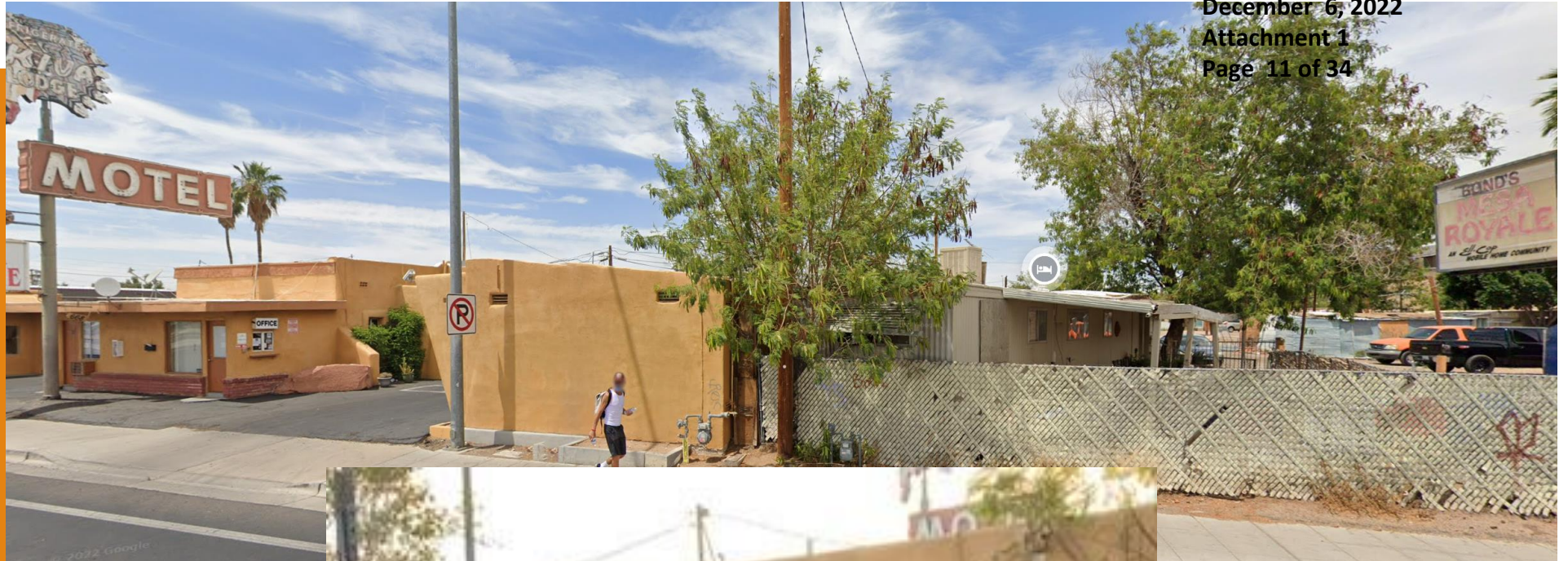
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Continuous break-ins into boarded up Kiva office.



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135-57-074

135-57-086

135-57-125



## CPLC's Extensive Due Diligence

- Prior to purchasing the Property, CPLC thoroughly researched the relative site history and reviewed historic/archaeological studies provided by the City.
- Studies confirmed the Kiva Lodge was not considered eligible for the National Register as a historic building and that no cultural resources were identified.
- CPLC contacted SHPO, which further confirmed in writing the Kiva Lodge was not eligible for the National Register.
- City of Mesa did not provide direction to preserve the Kiva Lodge in any manner. As a result, CPLC relied upon this information when purchasing the Property and planning for the demolition of the Kiva Lodge to allow for the development of much needed affordable housing.



## CPLC's Extensive Due Diligence

April 2, 2018:

- Archaeological Consulting Services ("ACS"), Ltd. released a Class III Cultural Resource Survey and a Historic Building Inventory Report
- Commissioned by Ray Thimesch, Mesa Housing Revitalization Administrator
- The reports determined the Kiva Lodge is not eligible for inclusion in the National Register, either individually or as a contributor to a historic district.

May 1, 2018

- ACS Report sent to CPLC by Ray Thimesch
- CPLC used these reports as part of the land purchase, due diligence process.

June 19, 2019

- ACS Report stamped received by State Historic Preservation Office ("SHPO")

November 30,  
2020

- Email from Patricia Dalen, Ph.D. at SHPO to Tom Wilson at CPLC regarding demolition of the Kiva Lodge
- "The Kiva Lodge was evaluated as not eligible for the National Register of Historic Places previously for a HUD/CDBG project. A report by ACS is attached. No additional work is needed for this one."

February 24,  
2021

- **CPLC purchased the Kiva Lodge and broadens the proposed redevelopment area.**

# CPLC's Extensive Due Diligence

August 26, 2022

- Telephone call between Kathryn Leonard, the State Historic Preservation Officer, and Fidelis Garcia at CPLC
- Discussed how the ACS reports were part of the due diligence process.

September 12,  
2022

- Eric Vondy at SHPO reached out "... Mesa to resolve the issue of its eligibility for listing on the National Register of Historic Places."

September 19,  
2022

- Letter from Jeremy Lite at Q&B to Kathryn Leonard at SHPO emphasizing how CPLC relied on the ACS report and SHPO's apparent concurrence during due diligence to purchase the property with the intent to demolish and redevelop.

September  
29, 2022

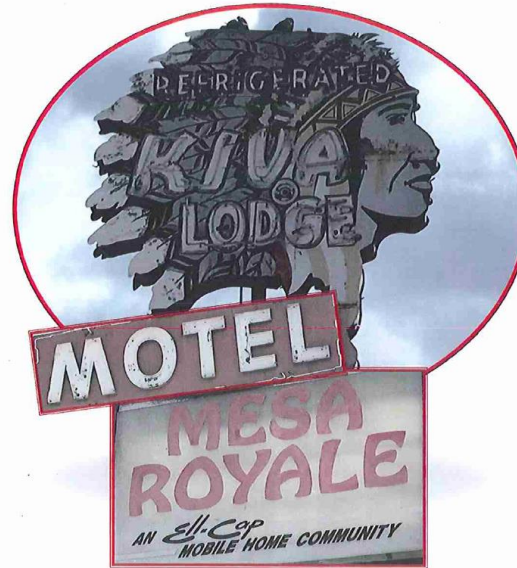
- Meeting between Jeremy Lite and Kathryn Leonard to discuss the CPLC project and its reliance on the ability to demolish existing structures and redevelop the property for affordable housing.

October 4, 2022

- It was not until this date that CPLC learned of a letter, dated 9/19/22 from William Collins at SHPO to Jose Martinez at CPLC., stating SHPO believed Kiva was eligible.
- SHPO reevaluation of the Kiva Lodge is not in consistent with the ACS report or 2020 SHPO determination.

# Archaeological Consulting Services (ACS) Historic Building Inventory

2019-1186 (149084) RECEIVED  
JUN 19 2023  
A HISTORIC BUILDING INVENTORY OF  
PARCELS IN THE VICINITY OF 644 W MAIN STREET  
FOR A CITY OF MESA REDEVELOPMENT PROJECT,  
MARICOPA COUNTY, ARIZONA



Archaeological Consulting Services, Ltd.  
424 West Broadway Road  
Tempe, Arizona 85282  
(480) 894-5477  
(480) 894-5478 (Fax)  
www.acstempe.com

Cultural Resource, Environmental Planning, and GIS Services

## Historic Buildings

HPIFs for the historic buildings are provided in Appendix A. It is worth noting again that only buildings and objects that could be determined with certainty to be historic in age were assessed for eligibility, either individually or as contributors to a district. As a result of detailed field notes and subsequent archival research, ACS recommended that the historic buildings in the project area are *not eligible* for listing in the National Register (Table 3). In addition, no eligible historic districts were identified within the APE.

Table 3. Summary of Buildings Documented in the APE<sup>1</sup>

Property Number (ACS Bldg.)	Property Name (current name)	Address	Year Built	Reason for Ineligibility
1	Dick Frank's Kiva Indian Crafts & Curios (Kiva Lodge)	668 W Main Street, Mesa	1925	Loss of integrity of design, materials, workmanship, setting, feeling, and association.
2	Bond's Trailer Court (Mesa Royale Mobile Home Community)	644 W Main Street, Mesa	ca. 1949	Loss of integrity of design, setting, materials, workmanship feeling.
3	Silliman, JH residence	619 W Pepper Place, Mesa	1945	Not individually significant for postwar residential development or architectural design. No contiguous district.
4	Holmes, JT residence	627 W Pepper Place, Mesa	1945	Not individually significant for postwar residential development or architectural design. No contiguous district.
5	Fechter Tract Amended subdivision	N/A	1948	Not individually significant for postwar residential development or architectural design.

<sup>1</sup> Please note that all buildings have been recommended not eligible for inclusion in the National Register as individual properties and as contributors to a historic district. (see SHPO Report Abstract for Management Summary Table).



# Archaeological Consulting Services (ACS) Historic Building Inventory

## Buildings

ACS Building 1, the Kiva Lodge, was initially established in the late 1930s as Dick Frank's Kiva Indian Crafts & Curios at 666 West Main Street. The property, which included separate rooms and a main office and store, was constructed in the Pueblo Revival style with rectangular buildings exhibiting stucco sheathing, flat roofs, and exposed vigas. Alterations made to the property in the modern era include significant changes to the main office building, including a front façade addition, changes to the roof's parapet, removal of protruding vigas and the extended porch, and new fenestration, including stucco surrounds.

The building was evaluated under Criterion A for its association with commercial development along Main Street (US Highway 80) in the early twentieth century (ca. 1920s–1960s). It was also evaluated under Criterion C for its distinctive architecture as a "Route 66" style property. Although the property may have contributed to the significance of commercial development along Main Street in the early twentieth century and its original configuration was a good example of Route 66 style architecture, the Kiva Lodge has lost integrity of materials, design, and workmanship due to significant alterations in the 1960s and the modern era. Following the decommissioning of US highways in the 1980s and subsequent relocation of US 60 in recent decades, Main Street is no longer a component of Arizona's state highway system, functioning instead as modern urban corridor that includes multiple lanes, and the recently constructed VMLR. Modern business facilities are densely concentrated along this corridor. As such, the building's integrity of setting, feeling, and association have been compromised. Therefore, ACS recommends ACS Building 1 (Kiva Lodge) as not eligible for inclusion in the National Register, either individually or as a contributor to a historic district.



## Archaeological Consulting Services (ACS) Historic Building Inventory

The APE is located on private land entirely within historic downtown Mesa, which contains a number of commercial buildings constructed from the early twentieth century through the end of the late historic period (1968). Buildings that are at least fifty years of age are subject to evaluation for eligibility in the National Register. Several architectural studies along portions of Main Street have been completed in recent years, including *Historic Reconnaissance Survey of Pre-1955 Development in the City of Mesa* (Ryden Architects 1999), *Inventory and Evaluation of Potential Historic Properties and Districts for National Register Eligibility and Potential Effects: Central Mesa LRT Extension* (Ryden Architects 2010), and *Inventory and Evaluation of Historic Resources: Gilbert Road Extension* (Archaeological Consulting Service 2013). One of the buildings within the current APE (ACS Building 1) was previously evaluated as part of the Valley Metro Light Rail's (VMLR) *Central Mesa LRT Extension* project. This building was recommended not eligible for inclusion in the National Register; as such, per consultation with SHPO and Valley Metro, no Historic Property Inventory Forms (HPIFs) were completed for that project.



11.30.20  
Determination  
From State  
Historic  
Preservation  
Office (SHPO)

**From:** Patricia Dahlen <[pdahlen@azstateparks.gov](mailto:pdahlen@azstateparks.gov)>  
**Sent:** Monday, November 30, 2020 1:47 PM  
**To:** Tom Wilson <[Tom.Wilson@cplc.org](mailto:Tom.Wilson@cplc.org)>  
**Subject:** Knight's Inn and Kiva Lodge

Good afternoon, Tom,

Erin Davis asked us to take a look at these properties to provide direction for you on a proposed demolition of these buildings. Bill Collins, SHPO Historian, researched them and came up with the following information and direction on how to proceed:

The Kiva Lodge was evaluated as not eligible for the National Register of Historic Places previously for a HUD/CDBG project. A report by ACS is attached. No additional work is needed for this one.

We have nothing in our files on the Knights Inn. Please fill out the attached historic property inventory form and submit it to us (you can email it back to me and I will forward it to Bill). It appears that this building was constructed in 1976 (based on the county assessor records), therefore it likely won't be eligible for the National Register due to age. We will confirm that once we receive the completed inventory form.

Please let me know if you have any questions. Thank you for inquiring about these properties.

Respectfully,  
Pat

Patricia Dahlen, Ph.D.  
Architect  
**State Historic Preservation Office**  
Arizona State Parks  
1100 W Washington St.  
Phoenix, AZ 85007

## Site Integrity is Critical to Eligibility

- "The National Register criteria stipulate that a property must possess integrity of location, design, setting, materials, workmanship, feeling, and association." National Register Bulletin 35 (Guidelines for Evaluating Historical Sites)
- "Integrity of location, design, materials, and association are of primary importance . . . when nominating historical . . . sites under Criterion A and B."
- National Register Bulletin 15 (How to Apply the National Register Criteria for Evaluation) gives examples of characteristics that cause a property to be ineligible, including:
  - "substantial amounts of new materials have been incorporated"
  - "it no longer retains basic design features that convey its historic significance"
  - "If a property's exterior is covered by a non-historic false front or curtain wall, the property will not qualify under Criteria A, B, or C, because it does not retain the visual quality necessary to convey historic and architectural significance."
- *The Kiva Lodge has a front facade addition, among other significant modern structural modifications and design features identified by ACS, undermining its integrity.*

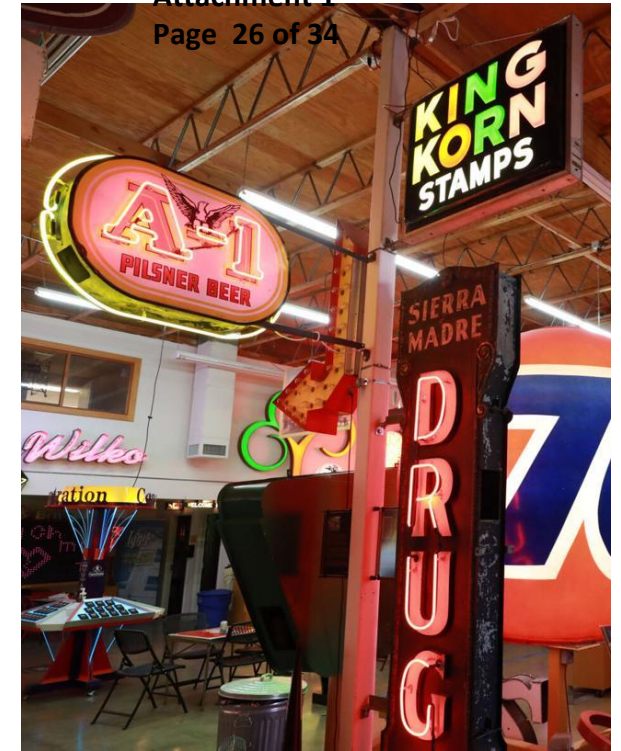
## Recent Change in SHPO's Determination in Conflict with 11.30.20 Determination

- Despite earlier indications, on Sept. 19, 2022, SHPO stated that it believes the Kiva Lodge may be eligible for listing on the National Register under Criterion A.
- Listing will not be pursued without the support of the landowner.
- CPLC does not support listing of the property on the National Register, as this would be contrary to the 2020 determination and prevent the development of essential affordable housing.
- CPLC acquired the property and planned the affordable housing project based on prior determinations that the Kiva Lodge did not retain integrity as a historic property.



- CPLC will make arrangements to preserve the Kiva Lodge sign.
- If City is not interested in the sign, CPLC will pursue other preservation options.
- One option is the newly renovated Ignite Sign Art Museum in Tucson (winner of the 2022 Governor's Heritage Preservation Honor Award)

## Sign Preservation Options



# Ignite Sign Art Museum in Tucson

## Documentation and Demolition of Kiva Lodge

- All existing structures on the property will be razed to prepare the site for redevelopment
- Prior to demolition, CPLC will arrange for documentation of the Kiva Lodge for SHPO and City records

## Affordable Housing

- CPLC proposes to build high-quality multifamily affordable housing with two rows of 3-story buildings creating a total of 90 units (28 du/ac).

## CPLC Services On-Site

- The southern building will have 7,203 SF of space dedicated to CPLC's community center to support the Mesa residents on the site and continue promoting strong families by empowering parents, and woman business owners.
- This nonresidential area will also facilitate the leasing/business office for the complex and provide additional on-site resident amenities including BBQ/gathering areas and children's play areas.
- Community center will include business training services for women-owned start-ups and businesses and will focus on helping Mesa residents thrive. CPLC services as a non-profit are/can be utilized community wide.

Proposed  
Use



# Concept Drawings



Chicanos Por La Causa, Inc.  
www.chicanosporlacausa.org

MESA ON MAIN APARTMENTS - CONCEPTUAL RENDERING  
AERIAL VIEW LOOKING NORTHEAST

Perlman  
Architects of Arizona

08.18.22



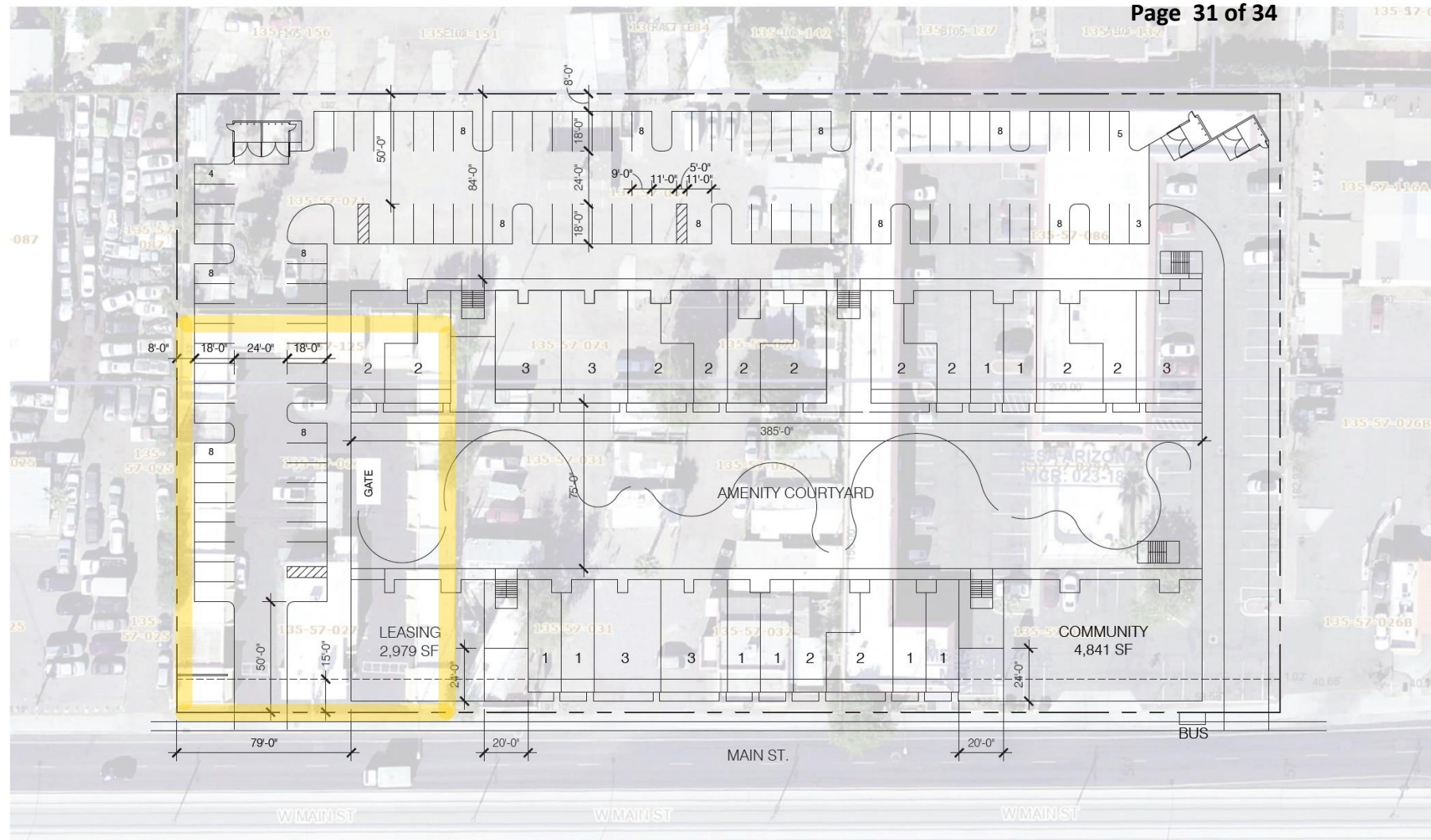
CHICANOS  
POR LA CAUSA



# Concept Drawings



# Site Plan



Chicanos Por La Causa, Inc.  
 A NON-PROFIT CORPORATION

## MESA ON MAIN APARTMENTS - SITE PLAN

Mesa, Arizona



SCALE: 1" = 40'-0"  
 10.06.22

**Perlman**  
 Architects of Arizona



**CHICANOS  
 POR LA CAUSA**



## Site Coverage

- The Kiva Lodge covers approximately 16.9% of the total site area, and with parking considerations, preservation would jeopardize at least 50% of the planned affordable housing units.
- Regardless of site coverage considerations, the funding mechanism for affordable housing does not support development with that much non-residential space.



## CPLC Community and Residential Population

- 90 high-quality rental units within two rows of 3-story buildings, with associated parking and common areas
- CPLC is responding to the significant need for affordable, quality multifamily units
- CPLC is committed to ensuring the development is a benefit for the surrounding community
- CPLC is committed to acting in the City's interest to revitalize the property and West Main Street Area and to redevelop outdated motel properties

# City of Mesa - Historic Preservation Board Informational Presentation - Kiva Lodge Demolition

## Chicanos Por La Causa (CPLC)

630, 644, and 668 West Main Street, Mesa, AZ

Case No. PRS22-00925

December 6, 2022

CIRCULATION AND UNIT ENTRIES FACE  
PARKING LOT FOR THIS ROW

VARIETY OF COLORS FOR UPPER  
PORTIONS TIED TO BASE COLOR

VARIETY OF BASE TREATMENTS FOR  
EACH GROUP OF UNITS

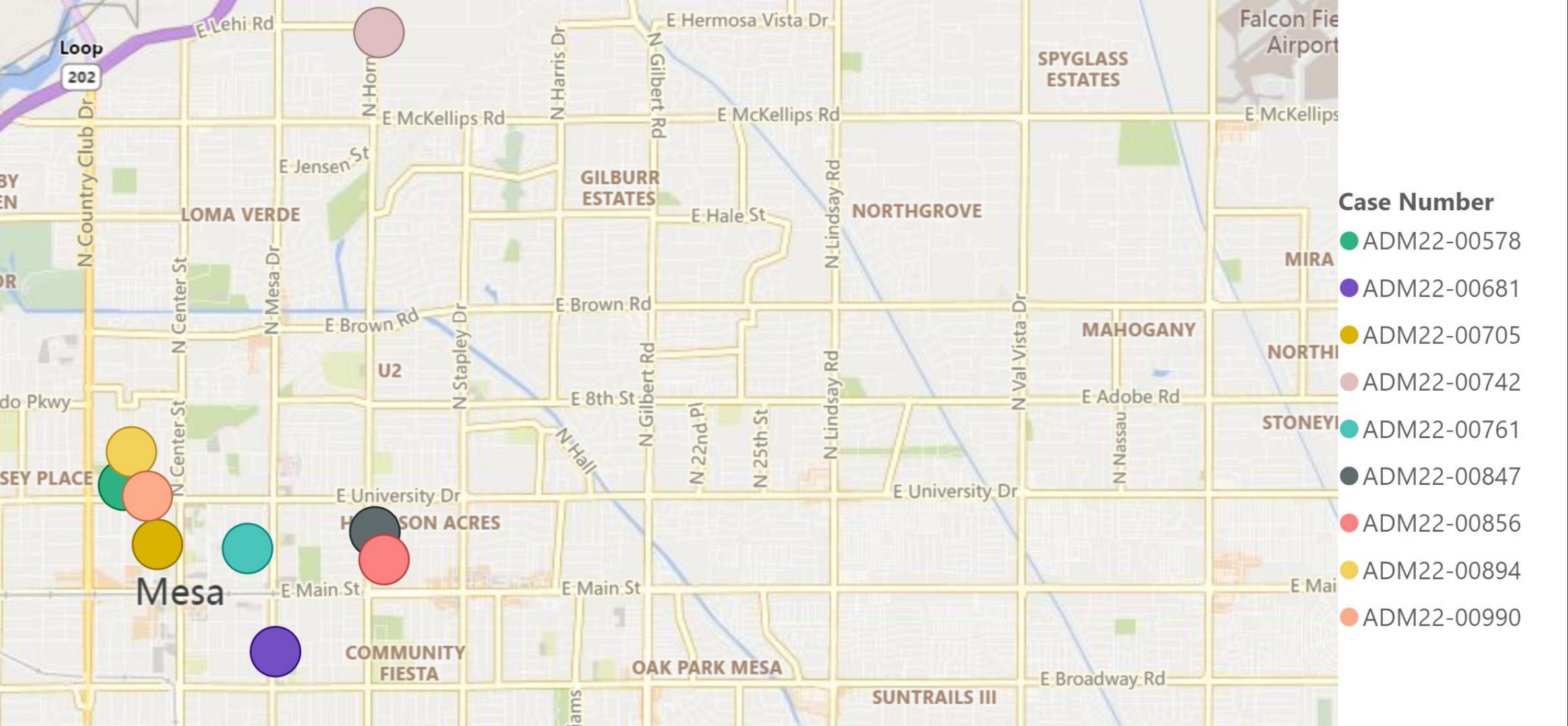
CANOPIES ALONG SIDEWALK INDI-  
CATE AMENITY SPACE / OFFICES

CORNER BUILDING HAS ACCESS  
FROM STREET AND PARKING

# Historic Preservation Certificates of Appropriateness

April – September 2022





# Certificates of Appropriateness

April-September 2022

Historic Preservation Board Meeting  
December 6, 2022  
Attachment 2  
Page 2 of 11

# 437 N Robson (ADM22-00578)

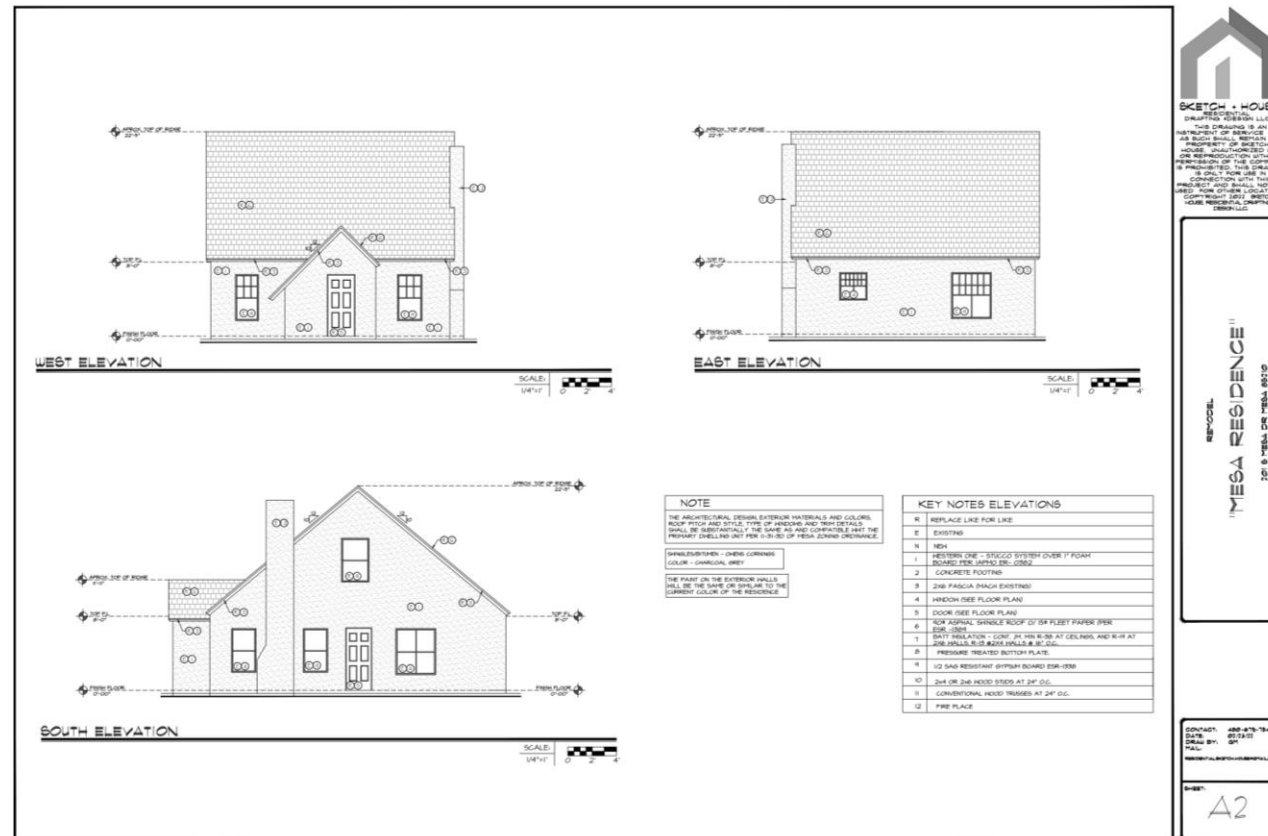
Cosmetic modifications to non-contributing property:

- New stucco with a sand finish
- New paint
- New light fixtures
- New brick pathway
- Add shutters and a new front door/sidelight.





- Replace stucco
- Replace roofing
- Replace fascia
- Replace glass in windows, replacement windows
- Exterior paint



# 155 N Macdonald (ADM22-00705)

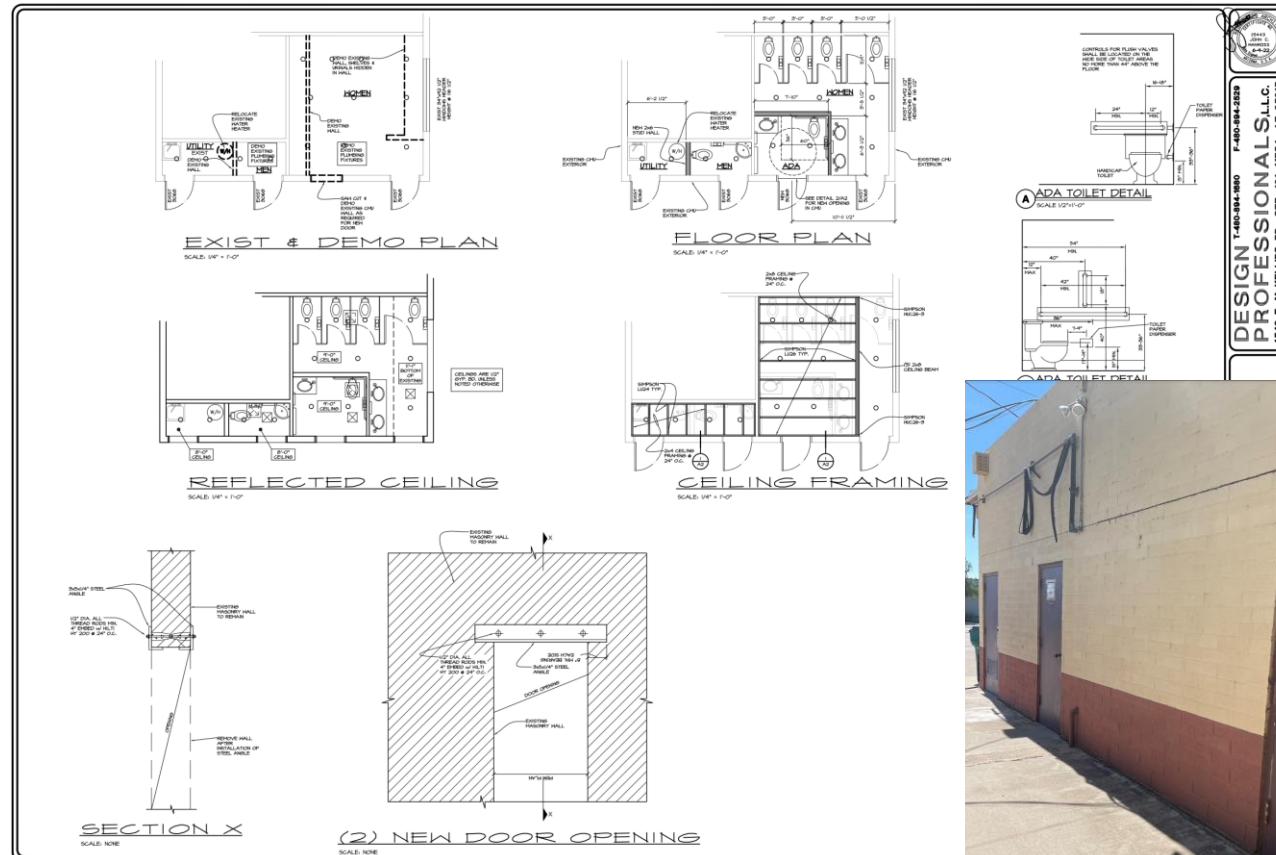
- Restore front porch opening



# Lehi School/Mesa Historical Museum, 2345 N Horne (ADM22-00742)

Historic Preservation Board Meeting  
December 6, 2022  
Attachment 2  
Page 6 of 11

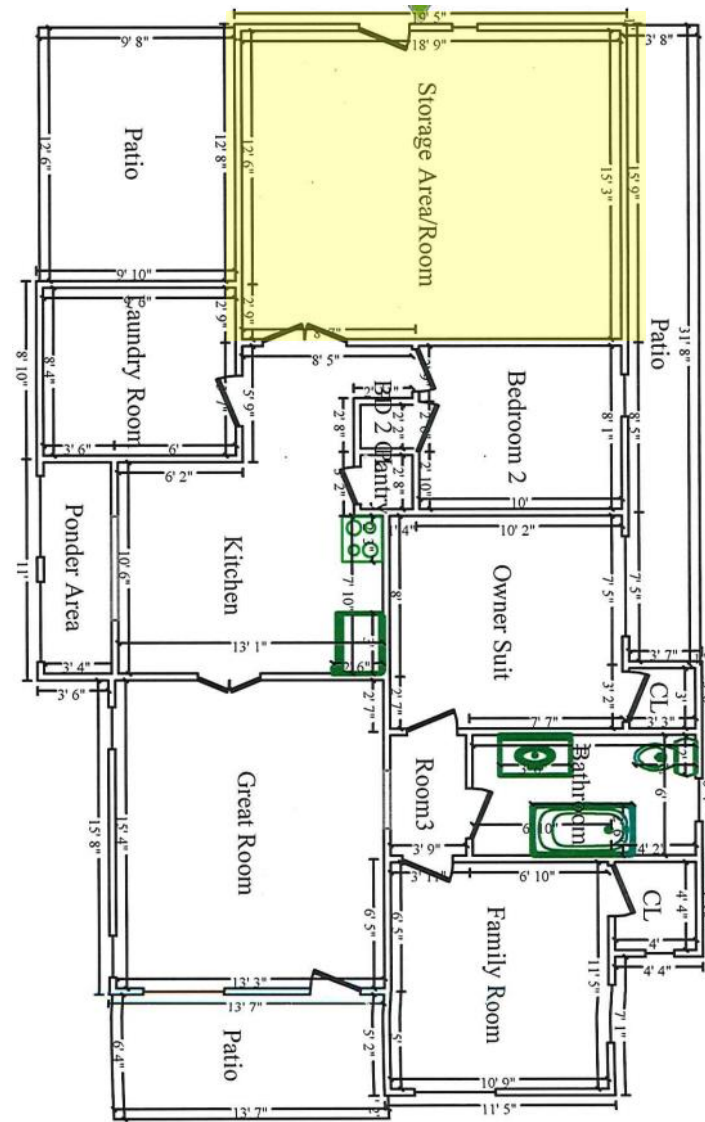
- Bathroom remodel, new door opening





# 144 N Wilbur (ADM22-00761)

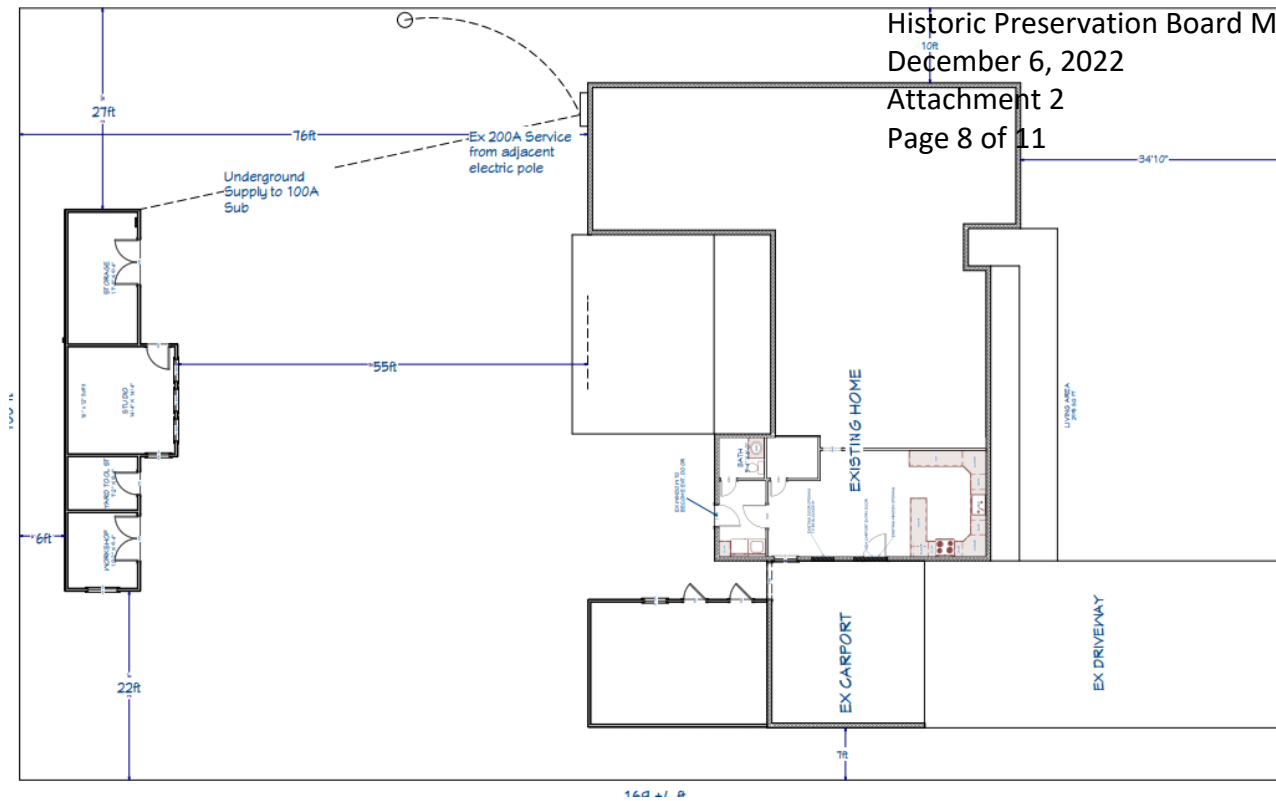
- After-the-fact approval for rear addition





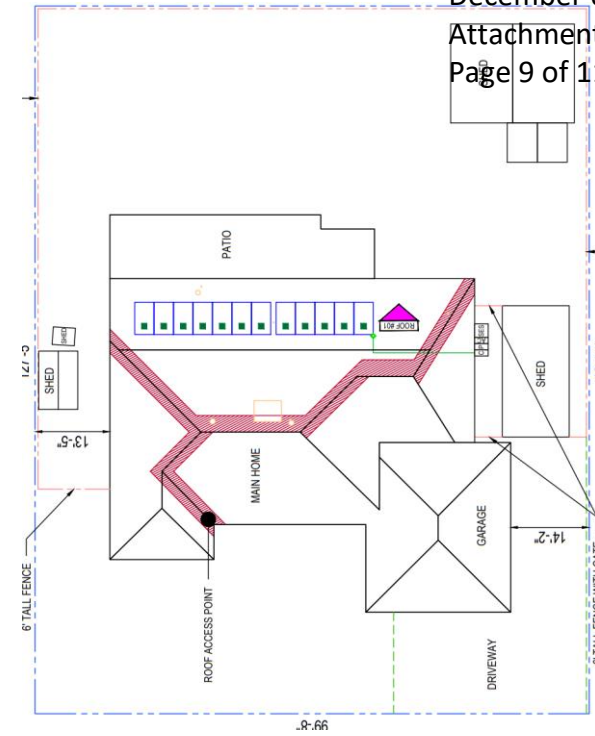
# 246 N Fraser Dr (ADM22-00847)

- Detached storage and studio in rear of property



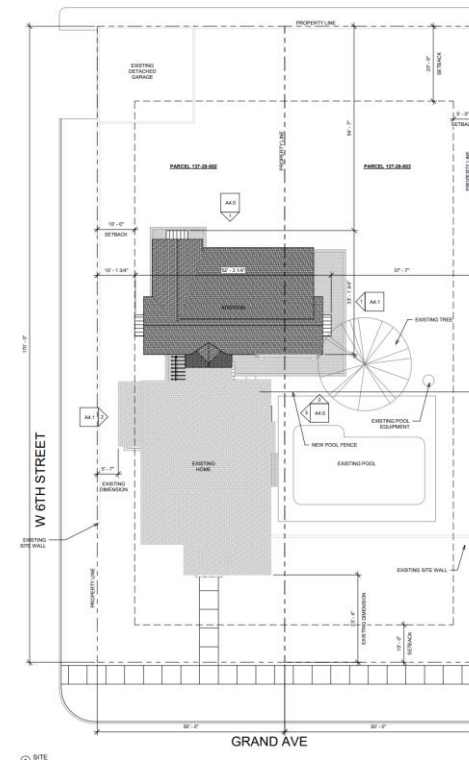
# 115 N Fraser Dr (ADM22-00856)

- Solar panels



# 604 N Grand (ADM22-00894)

- Rear addition
- Replacement of non-historic windows
- Window converted to door, small side shed addition





# 110 W University Dr (ADM22-00990)

- Roof repair on detached accessory building (fire damage);  
dimensional asphalt in place of  
cedar shake shingles

