

Historic Preservation Board



Minutes

Mesa City Council Chambers – Lower level, 57 E 1st Street
Date: March 5, 2024 Time: 6:00 pm

MEMBERS PRESENT:

Jim Babos, Chair
Jocelyn Skogebo, Vice Chair
Bruce Nelson
BJ Parsons
Ty Utton
Jessica Sarkissian

MEMBERS EXCUSED:

STAFF PRESENT:

Mary Kopaskie-Brown
Charlotte McDermott
Brett Hanlon
Kellie Rorex

CITIZEN SPEAKERS:

Vic Linoff
Partick Barnes

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

1. Call Meeting to Order.

Chair Babos declared a quorum present. The meeting was called to order at 6:01 pm.

2. Approval of the minutes from the February 6, 2024 Historic Preservation Board meeting.

It was motioned by Boardmember Utton, seconded by Boardmember Parsons, that the minutes from the February 6, 2024 Historic Preservation meeting be approved.

Upon tabulation of votes, it showed:

AYES - Babos-Skogebo-Nelson-Parsons-Utton-Sarkissian

NAYS - None

EXCUSED – None

ABSENT – None

3. Discussion Items:

3-b. Hear a presentation on the Mesa Historic Property Register Supplemental List.

Summary:

Brett Hanlon, Principal Planner and Kellie Rorex, Senior Planner displayed a PowerPoint presentation. (see attachment 1)

In response to a question from Boardmember Sarkissian, Planning Director and Historic Preservation Officer, Mary Kopaskie-Brown stated currently, property owner's approval is not required to be on the Supplemental List. Depending on the proposed text amendments related to Historic Preservation, this may change in the future.

In response to a question from Chair Babos, Mr. Hanlon stated, as he understands it, a listing on the National Register of Historic Places is an honorary designation with no regulatory restrictions.

Ms. Kopaskie-Brown clarified that the only properties that are subject to the Mesa Zoning Code are those that are on the Mesa Historic Property Register.

Additional discussion between Boardmembers and Staff related to properties on the National Register of Historic Places ensued. As a result, it was determined a future agenda item will be added to establish a process for contacting owners of properties listed in the National Register of Historic Places to inquire about interest in being added to the Mesa Historic Property Register.

In response to a question from Chair Babos, Ms. Kopaskie-Brown suggested Jeff McVay, Downtown Transformation Manager, be invited to a future meeting to update the Board on the colonnade removal project being undertaken in Downtown Mesa. This update would be important as the removal of the colonnades is an important step in designating Downtown Mesa as a Historic District.

Ms. Kopaskie-Brown mentioned Staff has been in contact with a web designer regarding the Historic Preservation website. We want to make resources easier for our residents to find.

3-a. Discuss Skyline High School students' thoughts and work to preserve the Buckhorn Baths Motel (5900 E. Main St.).

Summary:

Vic Linoff introduced Political Science Teacher, Patrick Barnes and his students from Skyline High School who displayed a PowerPoint presentation. (see attachment 2)

MINUTES OF THE MARCH 5, 2024 HISTORIC PRESERVATION MEETING

Discussion between Boardmembers, Staff, and guests ensued, providing ideas and suggestions to help the students with their project. Some of the ideas included setting a specific goal, utilizing free software/websites, as well as fund raising opportunities. The Board invited the students to return to future meetings to present updates on their progress.

3-c. Discuss the starting time of Historic Preservation Board Regular Monthly Meetings.

It was motioned by Chair Babos, seconded by Boardmember Utton to change the start time of the monthly Historic Preservation Board meetings from 6 pm to 5 pm beginning April 2, 2024.

Upon tabulation of votes, it showed:

AYES - Babos-Skogebo-Nelson-Parsons-Utton-Sarkissian

NAYS - None

EXCUSED – None

ABSENT – None

3-d. Board discussion on ways to use GIS Mapping to identify buildings over 50-years old and other potentially historic properties in Mesa.

Discussion between Boardmembers and Staff about GIS Mapping ensued. It was determined this item will remain as a future agenda item at this time.

4. Future Agenda items.*

4-a. Monitoring archaeological sites.

Ms. Kopaskie-Brown informed the Board the city is working toward hiring a City Archaeologist.

5. Hear reports from Board Members about current events or educational topics related to historic preservation.*

Chair Babos mentioned the Facebook group, Vintage Phoenix, relayed a survey from the Phoenix Historic Preservation Office asking for feedback on a range of topics. He felt it tied back to the Buckhorn Baths group and how things can be cross-linked.

Boardmember Nelson mentioned three items:

- The Mesa Historical Museum is holding a fundraiser to renovate their auditorium.
- His exhibit at the Mesa Community College called Matriarchs of Washington Park ends April 1st.

MINUTES OF THE MARCH 5, 2024 HISTORIC PRESERVATION MEETING

- He will be doing a series of murals in the Washington-Escobedo community during a festival called "Take me to the Water" in May.

6. Items from citizens present.**

No citizens requested to address the Board.

7. Historic Preservation Officer's Updates.*

In response to a question from Boardmember Sarkissian, Kellie Rorex shared we have received about 15 submissions to date for the Historic Preservation Essay & Art Contest.

8. Adjournment.

It was motioned by Boardmember Sarkissian, seconded by Boardmember Nelson, to adjourn. The meeting was adjourned at 7:06 pm.

Upon tabulation of votes, it showed:

AYES - Babos-Skogebo-Nelson-Parsons-Utton-Sarkissian

NAYS - None

EXCUSED – None

ABSENT - None

*These items are for Board discussion only - no Board action will be taken on the items.

**The public may address the Board on any item. The Arizona Open Meeting Law (ARS § 38-431 et seq.) limits the Historic Preservation Board to discussing only those matters specifically listed on the agenda.

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

Historic Preservation Office

Supplemental List



What is the Supplemental List?

- Properties that are historically eligible and archaeologically sensitive
- Maintained by the Historic Preservation Officer
- Available for public reference at the Historic Preservation Office
- Historic Preservation Board and Historic Preservation Office staff may add properties to list
 - No property owner authorization required
 - No additional regulation on property

Supplemental List

- Properties on the Supplemental List today are 50 or more years old
- Review to determine if some properties qualify for addition to the MHPR is required and has not yet been conducted
- Properties will need to be reviewed to determine their cultural, historical, architectural or archaeological significance
- Property owner authorization is required

Supplemental List

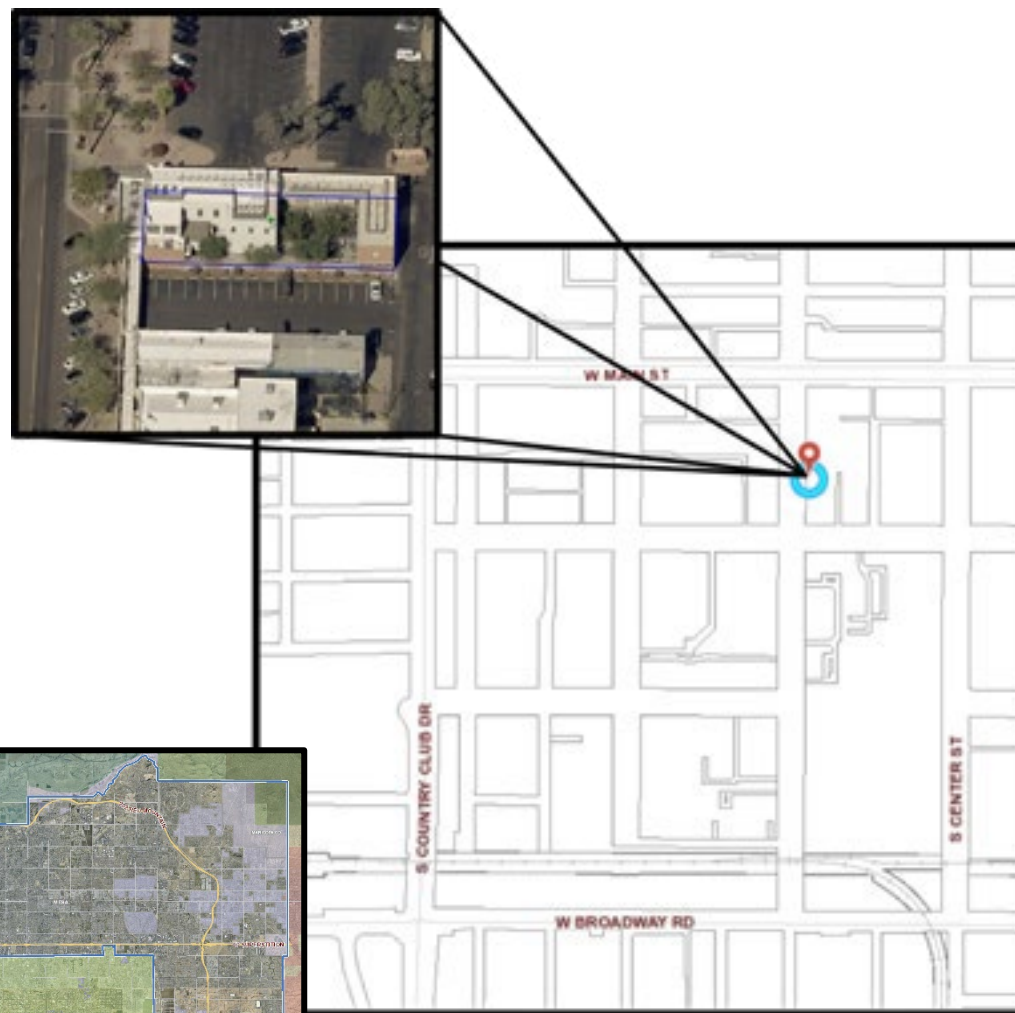
No.	Property Name	Address	District / Landmark	Year Constructed	How Property was Identified	Property Owner
1	Alhambra Hotel	43 S. Macdonald	Landmark	1922	NRHP & not MHPR	TDC Investments LLC
2	Angulo-Hostetter House	150 N. Wilbur	Landmark	1902	NRHP & not MHPR	Peace Equanimity and Loving Kindness Revocable Trust
3	Buckhorn Baths Motel	5900 E. Main St.	Landmark	1931	NRHP & not MHPR	Verma Avtar
4	Dr. Lucius Charles Alston House	453 N. Pima	Landmark	1922	NRHP & not MHPR	City of Mesa
5	Falcon Field World War II Hangars	4800 E. Falcon Dr.	Landmark	1941	NRHP & not MHPR	City of Mesa
6	Mesa Grande	1000 N. Date	Landmark	1100-1450	NRHP & not MHPR	City of Mesa
7	Robert Scott House	2230 E. Grandview St.	Landmark	1910	NRHP & not MHPR	Allen J Mel/Jay M/Reed Marya A Trust
8	Williams Air Force Base (Multiple Resources)	6033 W. Sossaman Rd.	Landmark	1941	NRHP & not MHPR	Phoenix-Mesa Gateway Airport Authority
9	Former McKellips Ranch	4004 E. McKellips	Landmark	1926	HPB Recommendation	Ferndale Homestead LLC
10	Downtown Mesa Commercial HD	Main St (Country Club to Mesa Dr)	District	N/A	HPB Recommendation	Multiple Owners
11	Sky Lane Growers Citrus Groves	2006 N. Higley Rd.	Landmark	1929	HPB Recommendation	Mary Hebeeb Trust
12	A&W Root Beer Stand	6430 E. Main St.	Landmark	1956	On "Endangered" List	Hukilau LLC
13	F.P. Nielson & Sons Grain Silos	306 S. Macdonald	Landmark	1938	On "Endangered" List	Michael Bystrom
14	Rancho Grande Grocery	827 E. Main St.	Landmark	1964	On "Endangered" List	Banner Church Inc
15	Sunland Motel	2602 E. Main St.	Landmark	1960	On "Endangered" List	Pramukh Hari LLC

[Link to Supplemental List and MHPR](#)

Alhambra Hotel

Address: 43 S. Macdonald

Year of Construction: 1922



- Listed in the NRHP in 1991
- Development led by Mesa residents to help attract people to the City
- Commercial building designed in the Spanish Mission Revival style
- Oldest hotel still in use in Mesa

Angulo-Hostetter House

Address: 150 N. Wilbur St.

Year of Construction: 1902



- Listed in the NRHP in 2000
- Rare example of, and oldest surviving, wood frame Colonial Revival house with Queen Anne elements
- Reflects the change in building materials and methods with the arrival of the railroad in 1895

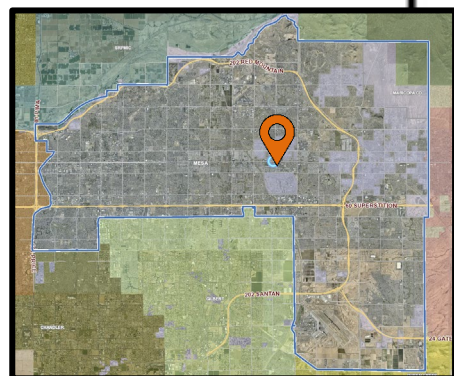
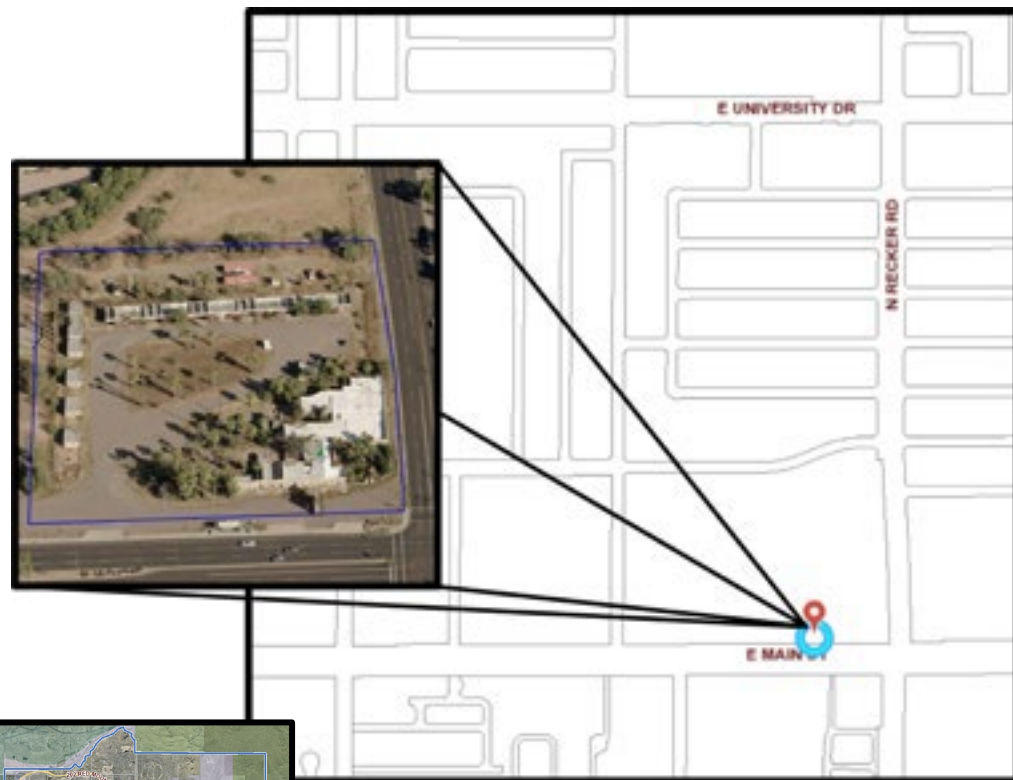
Buckhorn Baths Motel

Address: 5900 E. Main St.

Year of Construction: 1936-1947



- Listed in the NRHP in 2005
- Example of the Pueblo Revival style as manifested in commercial tourist architecture
- Historical hot springs resort motel complex featured 27 stone soaking tubs and 15 cabins
- New York Giants baseball team stayed here for 25 years during spring training



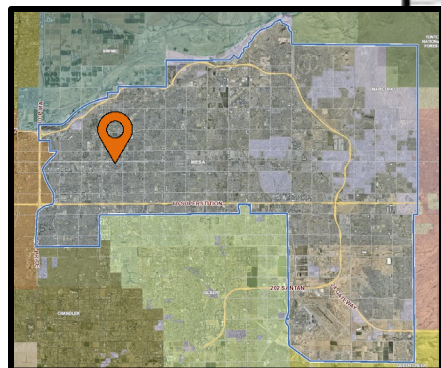
Dr. Lucius Charles Alston House

Address: 453 N. Pima

Year of Construction: 1922



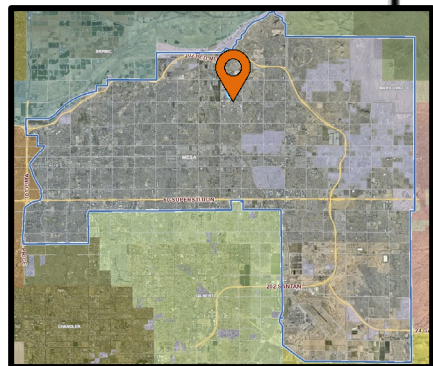
- Listed in the NRHP in 2012
- Late Craftsman style bungalow
- Residence of Dr. Alston, an influential member of Washington Park as he was the first black physician to practice in the community



Falcon Field WWII Hangars

Address: 4800 E. Falcon Dr.

Year of Construction: 1941



- Listed in the NRHP in 2016
- Wood-framed aviation hangars with barrel roofs, featuring open interior spaces
- Last two WWII-era buildings that remain of Falcon Field's origin as a military flight training school

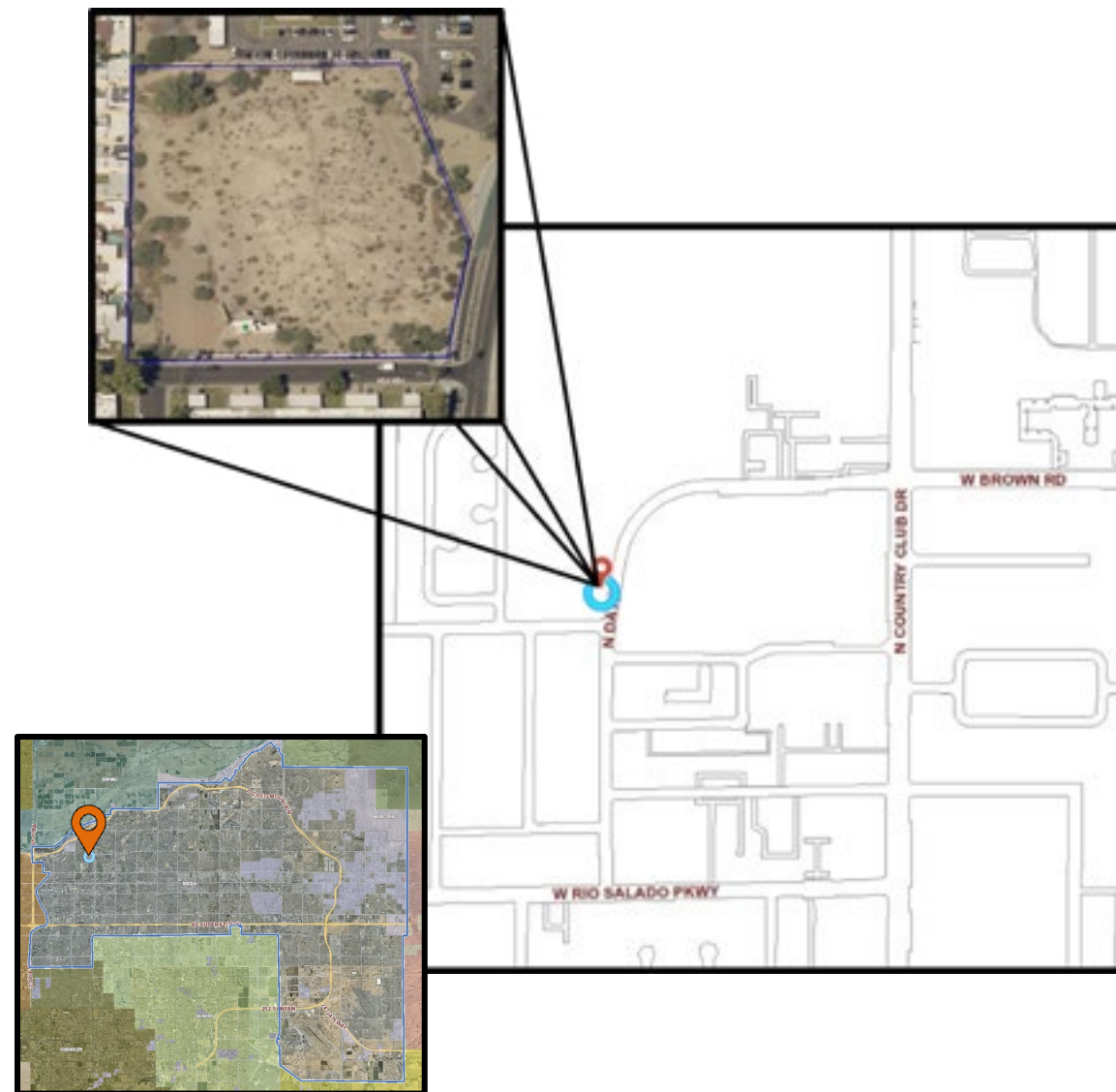
Mesa Grande

Address: 1000 N. Date St.

Year of Construction: Between 1100 and 1450



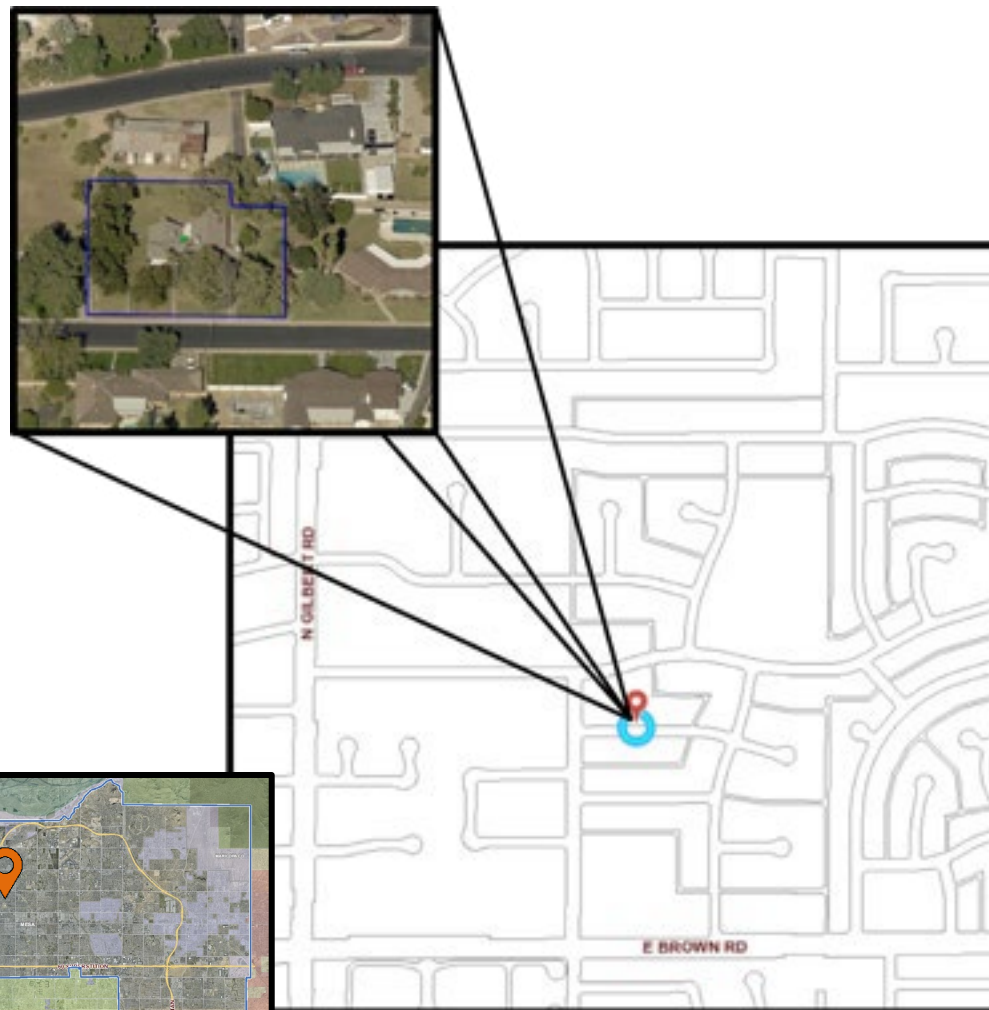
- Listed in the NRHP in 1978
- One of the two largest Hohokam temple mounds
- Served as a ceremonial center for one of the largest Hohokam villages in the Salt River Valley



Robert Scott House

Address: 2230 E. Grandview St.

Year of Construction: 1910



- Listed in the NRHP in 1982
- Singular local example of California Craftsman style
- Built for Robert Scott, an influential Mesa resident who was a large-scale sheep farmer and co-founder of the Salt River Valley Bank

Williams Air Force Base

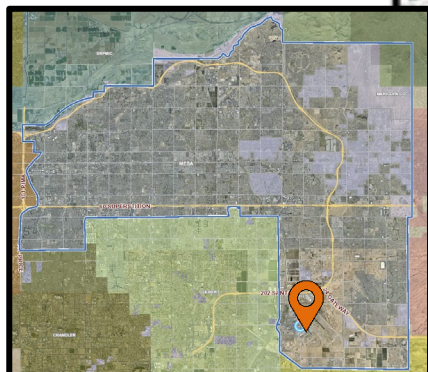
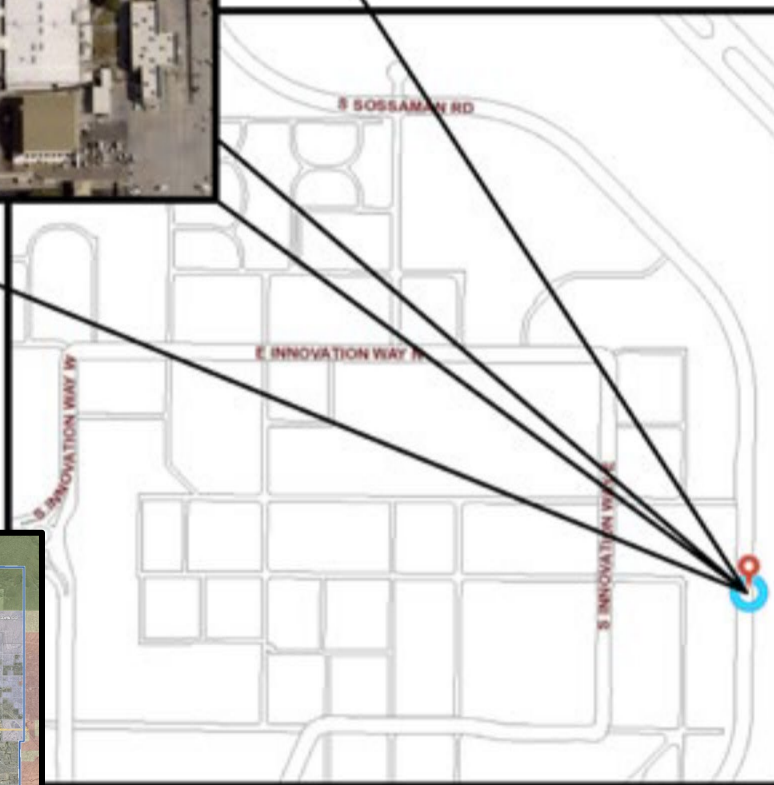
Address: 6033 W. Sossaman Rd.

Year of Construction: 1941



- Seven resources listed in the NRHP in 1995

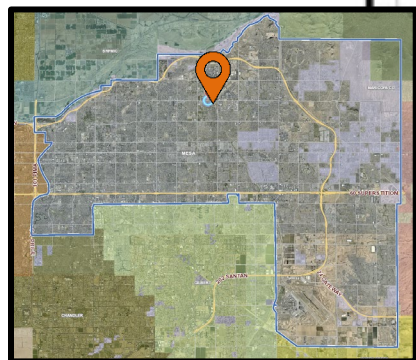
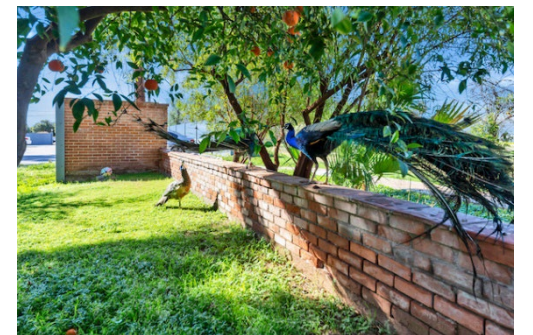
- Flagpole
- Water Pump Station and Water Tower
- Ammo Bunker S-1007
- Ammo Bunker S-1008
- Civil Engineering and Maintenance Shop
- Demountable Hangar
- Housing Storage Supply Warehouse



McKellips Ranch & Homestead

Address: 4004 E. McKellips Rd.

Year of Construction: 1926



- One of the few remaining citrus homesteads with on-site worker quarters
- The home and worker quarters sit in much the same environment as they would have in 1930's - amongst the citrus orchards.

Downtown Mesa Commercial District

Address: Multiple

Year of Construction: Multiple

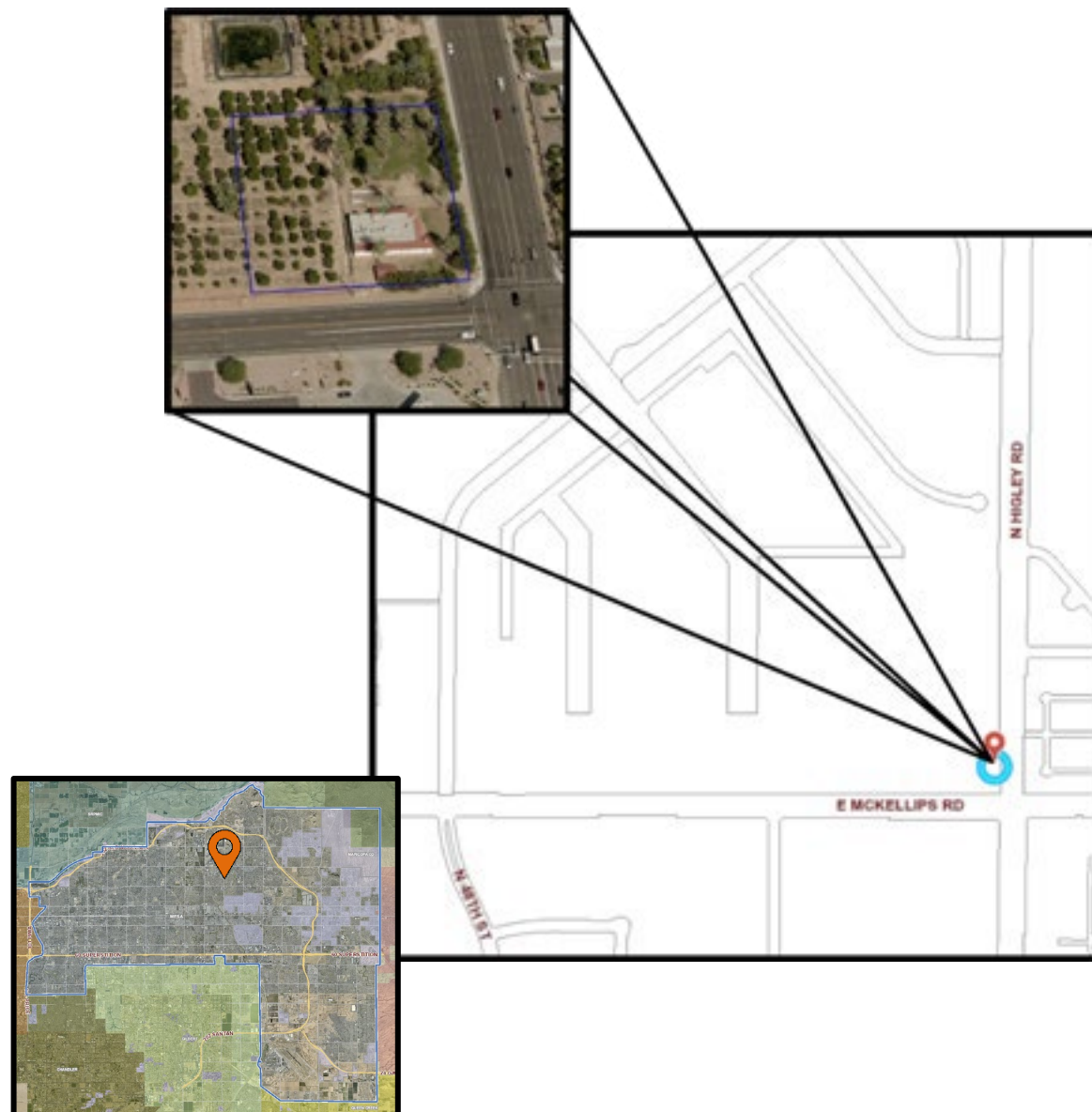


- Would be the Valley's first commercial historic district
- Colonnade removal is important to re-establish individual building identity and bring buildings back to their historical state

Sky Lane Growers Citrus Groves

Address: 2006 N. Higley Rd.

Year of Construction: 1929

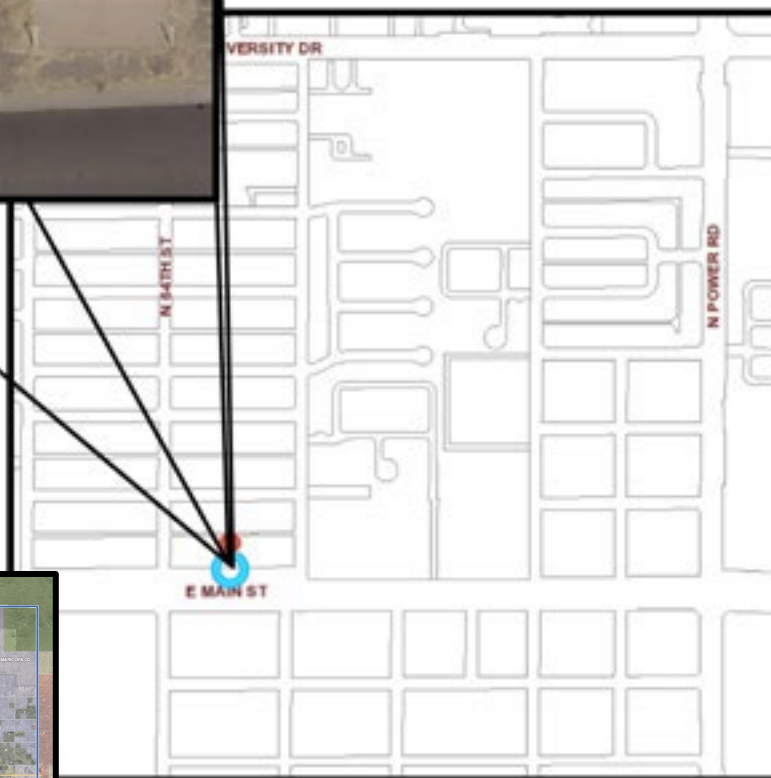


- Property features a single-family home and mature citrus trees
- Property historically used as a citrus grove
- Directly SE of Falcon Field

A&W Root Beer Stand

Address: 6430 E. Main St.

Year of Construction: 1956

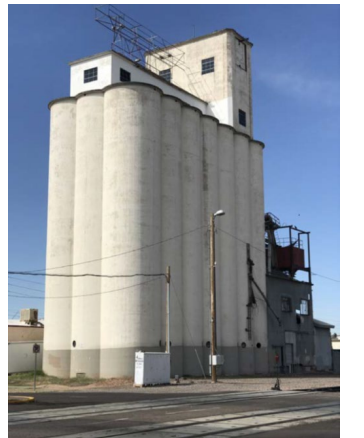


- Example of roadside architecture developed in response to the automobile
- Building is designed as a root beer barrel
- Currently vacant and boarded up

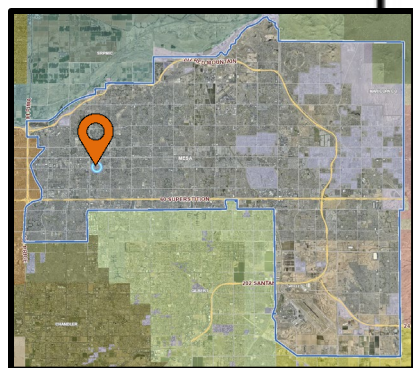
F.P. Nielson & Sons Grain Silos

Address: 306 S. Macdonald

Year of Construction: 1938



- 100' tall grain silos along railroad tracks
- Served as the center of Mesa's flour industry for over 70 years
- Some buildings associated with the silos were demolished in the late 1960s



Rancho Grande Grocery

Address: 827 E. Main St.

Year of Construction: 1964



- Midcentury design featuring a broad, arched roof with wings for the supermarket and an undulating roof for the drugstore portion
- Designed by renowned architect Bennie Gonzalez
- Originally opened as a Safeway, the first national chain servicing Mesa's downtown

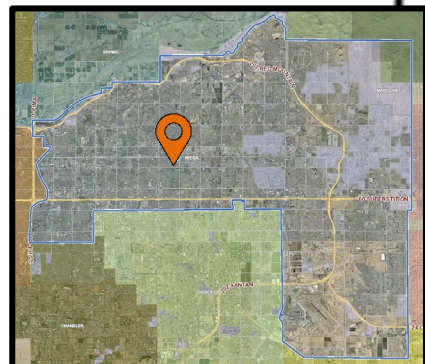
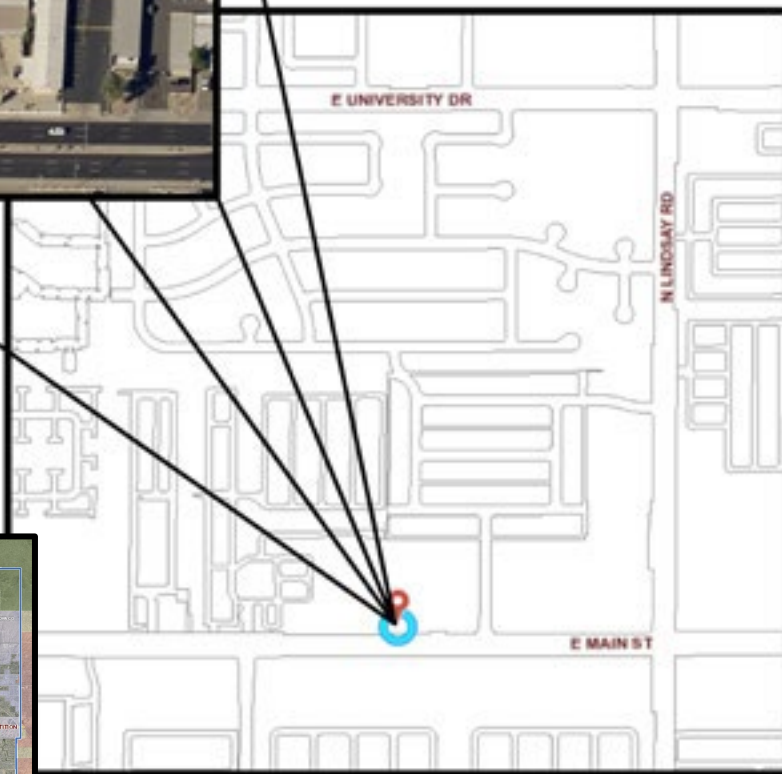
Sunland Motel

Address: 2602 E. Main St.

Year of Construction: 1960



- Motel stands as a testament to Mesa's long history of tourism that began around the advent of air-conditioning
- Iconic neon red sign was removed in 2016



Save the Buckhorn Baths

Community Preservation and Restoration Project Skyline High School – Spring 2024 – Fully Restored (SBB)

Who are we?

- **All Seniors - American Government Class – Skyline High School**
- **An accredited American Government Class in the Mesa Public School District**
- **All students are responsible for an abbreviated and approved American Government Curriculum in addition to their volunteer work with (SBB).**

Why we're doing it?

- **We decided, given the vast divisions politically and other in our community, we wanted to use our energy on a project in hopes to unite our community.**
- **We wanted improve our community in a lasting way and after learning of the incredible history of the Buckhorn Baths we unanimously wanted to Save the Buckhorn Baths (SBB).**



Skyline Preservation & Restoration Team - Spring 2024 – Total Restoration



What We Have Done: We Have Organized

Historic Preservation Meeting

March 5, 2024

Attachment 2

Page 3 of 11

So Far: We have organized the Project by establishing 7 Standing Committees in an attempt to give the many needs of our project the proper attention to achieve our goal to Save the Buckhorn Baths (SBB). Here are the current Standing Committee Reports, starting with:

- **Research and Historical Significance Committee –**
- **Publicity Committee –**
- **Art and Design Committee –**
- **Political Action Committee –**
- **Community Outreach Committee –**
- **Steering Committee –**
- **Finance and Fund-Raising Committee –**

Important Note: We have included all our early organizational documents, committee rational and other items surrounding our project in the pre-presentation hand-out. We really look forward to your suggestions, knowledge and any direction you can give us.

History Committee



What we do:

- We document the amazing history of the Buckhorn Baths in hopes of helping push the movement to Save the Buckhorns Baths
- We record the history that the team makes during the process of this project.



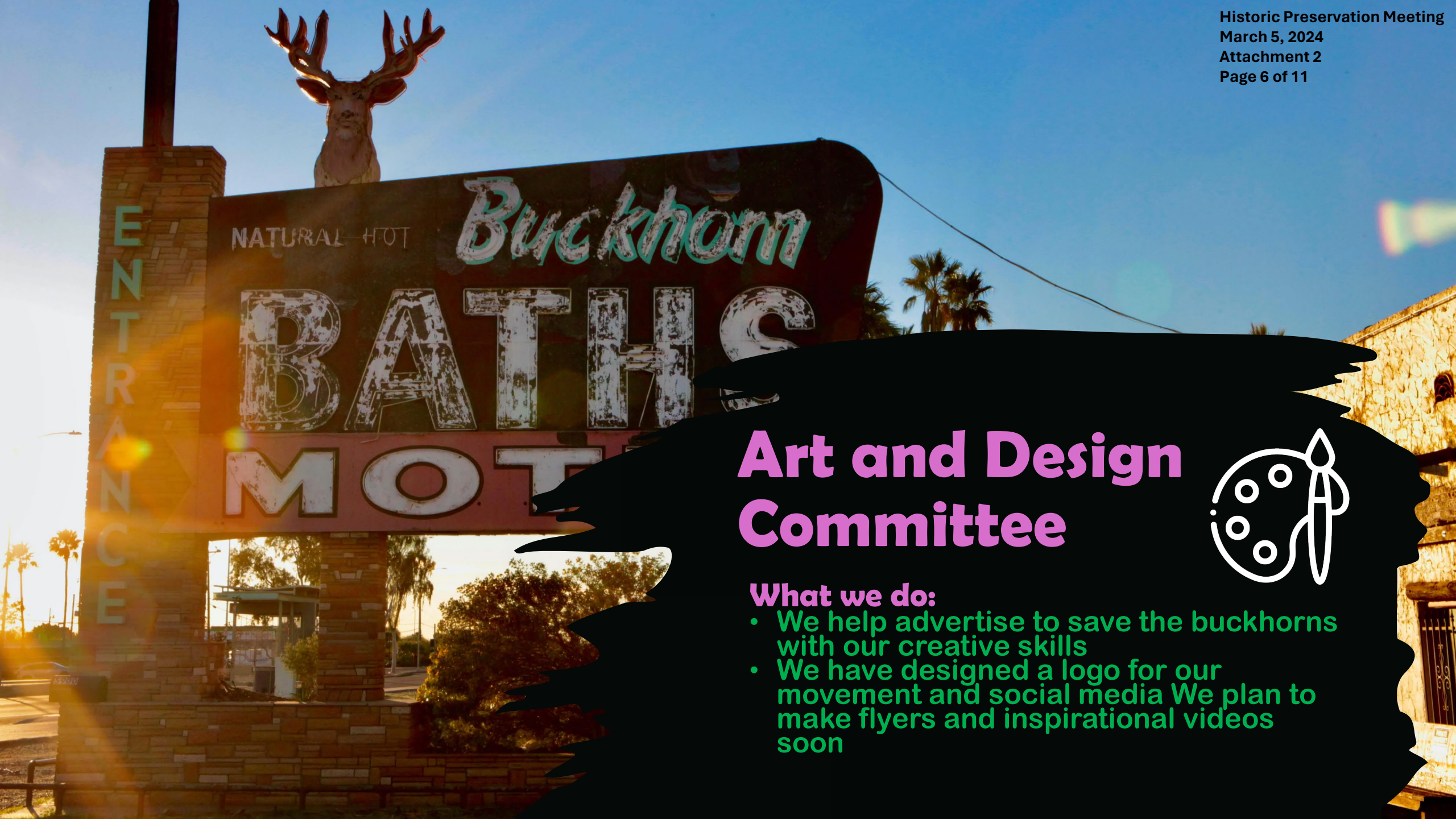
Publicity Committee



What we do:

- Spread the word
- Social Media
- Instagram:
@SaveBuckhornBaths2024
- Facebook Pages: @Save the
Buckhorn Baths





Art and Design Committee



What we do:

- We help advertise to save the buckhorns with our creative skills
- We have designed a logo for our movement and social media We plan to make flyers and inspirational videos soon



Political Action Committee



What we do:

- Get the public on board with our plan to save this national monument
- We want to be able to go to the city council meetings and show them how beautiful this monument is
- We want to show our peers what we are doing and get them on board as well!



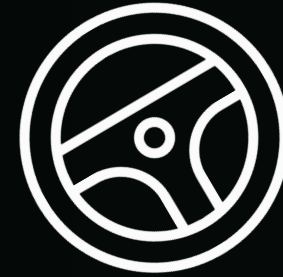
Community Outreach Committee



What we do:

- Reach out to local businesses and property owners around The Buckhorn and all of Mesa.
- Hopefully we can gain the support of the community.

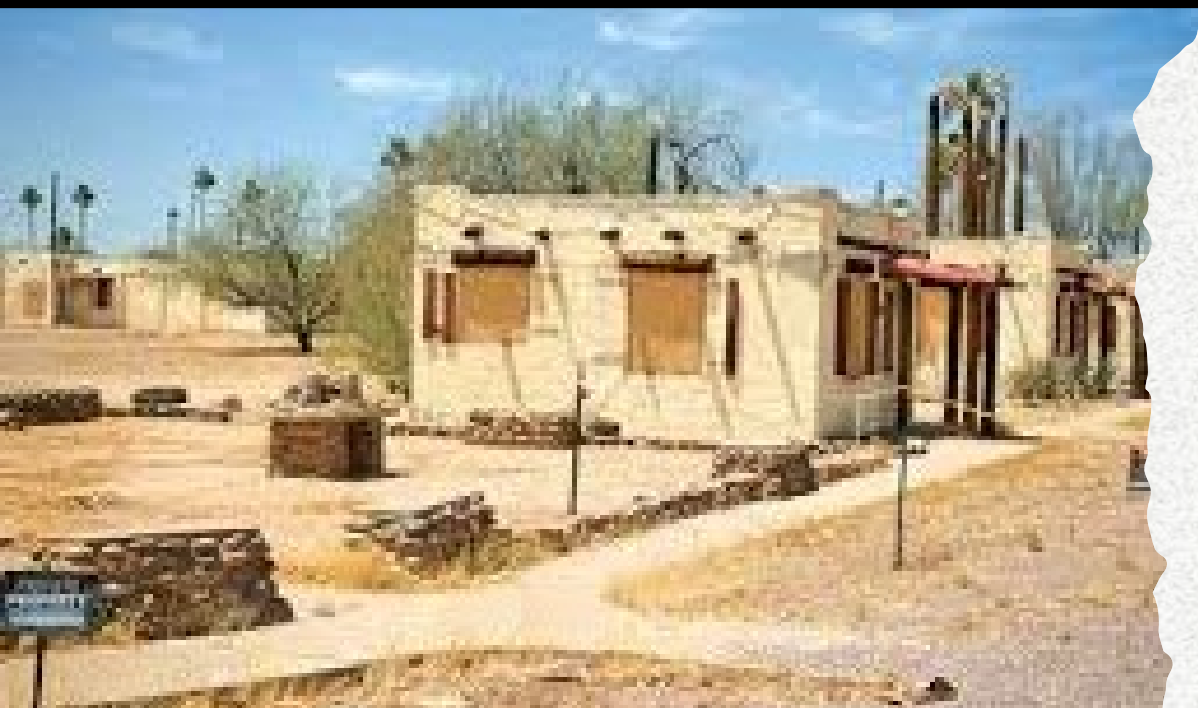
Steering Committee



What we do:

- Hold weekly meetings to see future and current plans
- Make sure that the groups are getting their stuff done





Financial Committee



What we do:

- Help other committees by raising money from donations
- Use donations for build flyers and shirts
- Support our committees with what they need

Thank you for your time!

Let's
Save the Buckhorn Baths!