



Historic Preservation Board

Date: June 5, 2018

Time: 6:00 p.m.

Location: Lower Level Council Chambers – 57 E. First Street

Members Present	Members Absent	Staff Present	Guests
Janice Gennevois, Vice Chair Greg Marek Brandon Benzing Jeri Meeks Milagros Zingoni	Laura Schaffer-Metcalf, Ed.D., Chair	Kim Steadman John Wesley Charlotte McDermott Mary Grace McNear Jeff McVay Christine Zielonka Rebecca Gorton	21 guests signed in

1. Call meeting to order
Vice Chair Gennevois called the meeting to order at 6:09 p.m.

2. Approval of the minutes from the May 1, 2018 Board meeting

First motion made by Board member Meeks to approve the May 1, 2018 minutes and seconded by Board member Benzing.

Motion carried 5-0 (Chair Schaffer-Metcalf, absent)

3. Items from citizens present*

Jen Duff, 146 W 2nd St, voiced concerns as a Historic homeowner of what rights do we have as a district and what rights do we have as a homeowner other than just a tax break. Ms. Duff stated she is concerned about protecting the homes and districts and would like to see restrictions other than just deed restrictions.

Priscilla Crosswhite, 141 N Wilbur, voiced her concerns regarding correctional, sober living, halfway houses or facilities in Historic Districts. Charlotte McDermott, City Attorney's office interjected that this is not under the jurisdiction of this board and not subject to discussion.

4. Discuss and consider a demolition request for the Visitor Center, a noncontributing structure at 101 S. Lesueur within the Temple Historic District located southeast of Main Street and Mesa Drive.

Bill Williams, 50 E N Temple, Salt Lake City Utah, Director of Temple Design for the LDS Church presented an overview of the proposed project to the Board. Mr. Williams reviewed the progression of the Temple grounds over the years and explained it is their desire to demolish the 1981 Visitor's Center which is a non-contributing structure and replace it with a formal set of gardens and a reflecting pool.

Adriana Ruiz, no address provided, is opposed to this item and did not wish to speak.

Mr. Jeff Sanchez, 721 E Jasmine is opposed to agenda items 4-7 and did not wish to speak.

Historic Preservation Officer, Kim Steadman drew attention to the staff memo provided to the Board in which there is a zoning ordinance quote outlining with what findings the board can approve the requested demolition.

"The building or structure is of minimal historic significance because of its location, condition, modifications or other factors; and, Demolition of the building or structure would be inconsequential to the preservation of historic properties in the vicinity."

Board member Benzing commented that he does not have any opposition to removing the Visitors Center and feels it restores the original intent of the Temple grounds and is in support of it. Vice Chair Gennevois and Board member Zingoni stated they agree with Board member Benzing.

First motion made by Board member Zingoni to approve the demolition of the Visitor's Center based on the findings that it meets the criteria of Sec.11-74-4.B.2 and the motion was seconded by Board member Meeks.

Motion carried 5-0 (Chair Schaffer-Metcalf, absent)

5. Review and make a recommendation on proposed redevelopment of the 0 block of South Mesa Drive (east side), the 400 block of East Main Street (south side), the 0 block of South Udall (both sides) and the 0 block of South Lesueur (west side). Located at the southeast corner of Main Street and Mesa Drive. (6± acres). This includes the proposed rezone of 4± acres from T5MS and T4NF to T5MSF; and 2± acres from T4NF-HD and T4N-HD to T5MSF-HD. This request will allow for a mixed-use development including properties within the Temple Historic District.

Historic Preservation Office Kim Steadman stated staff has provided to the Board a staff memo that addresses this topic as well as the draft staff report to the Planning and Zoning Board which further details the request. Mr. Steadman stated staff recommends approval of the current request to change the designated transect while still maintaining the historic overlay.

There was discussion and concerns regarding the heights of buildings within the Historic District and how they relate to the proposed transect. Mr. Steadman explained this is where this Board is able to look at what is allowed and required in the transect. The proposed transect allows a minimum of 2 stories and in areas adjacent to a historic district, staff will be looking at it to step down when issuing the Certificate of Appropriateness.

Jeff McVay, City Manager's Office, provided some additional background on the FBC.

Carl Duke, 15 S W Temple, with City Creek Reserve, presented the request to the Board. Mr. Duke stated the historic district was applied for in 1999 and in 2015, the light rail extension opened across from the Temple Historic District. He stated as they understand there is a conflict of interest between preserving the historic district and maintaining the new emergence of Transit Oriented Development to the area adjacent to the light rail station. They want to balance the conflicting interests. There has been an application for 7 demolition permits submitted to the City. Mr. Duke presented the proposed development with the site plan and proposed elevations to

the Board. There was further discussion among the Board and Mr. Duke on the design of the project.

Mr. Wesley explained the request that will be going before City Council and the Planning and Zoning Board will be for the zoning request and they will not be approving the development request. This is done under the Form Base Code and done administratively based on the building forms allowed in the different transect zones.

Eric Vondy, Preservation Incentives & CLG Program Coordinator for the State Historic Preservation Office, spoke about the effect the demolition of these homes would have on the historic district. Mr. Vondy stated his office has no role in this project and it is purely a local matter. He stated he is here because they have received numerous phone calls and emails and he felt it important to address some information about the impact of demolishing these properties. Mr. Vondy explained there are 58 contributing properties and 31 non-contributing properties. He stated losing 7 of these properties would not cause the district to be delisted from the National Register. Pushing to 50% would put the district in danger and to date there has never been a district in the state of Arizona that has been delisted from the National Register. Mr. Vondy explained the process of accepting and removing a historic district.

Board member Zingoni feels that there is a way that the homes could remain and the development could highlight these homes. It concerns her the development would turn into something that does not reflect the character of Mesa.

Patrick Tucker, 136 N. Hibbert, stated he sees that the Board is caught in the middle between looking out for the historic district and the rights of property owners. As an advisory Board to the City Council, at times they have to make recommendations at a moment's notice.

Board member Greg Marek stated he hates to lose any contributing properties in a historic district. Mr. Marek stated that in his opinion the loss of these 7 structures would not impact the integrity of the historic district. He feels the project cannot go forward if the homes are not removed, but asked if utility service to the proposed garage required the removal of homes to the south of the garage footprint. Mr. Duke confirmed this. Mr. Marek stated he would support the removal of the 7 homes. He stated he has concerns about what the future will be for the area to the south and how a 4-story structure on the southern portion of the development will affect the remaining homes.

The Board discussed the height of the buildings which border the one-story homes to the south. Mr. McVay explained in the Form Base Code there is a requirement that no matter what transect you are in, you cannot be more than ½ story taller than the adjacent transect. The transect to the south is T4N which has a maximum height of 3-stories. This means that building to the north would have a maximum height of 3.5 stories. After much discussion, it was determined the board would recommend a stipulation that the maximum height for the property adjacent to the one-story homes be limited to a maximum of three stories.

First motion made by Board member Benzing to recommend inclusion of a stipulation on the approval of the case limiting development to a maximum of three stories on

the T5-MSF zoning on the south side of the property with the exception of the property on Mesa Drive. The motion was seconded by Board member Meeks.
Motion carried 5-0 (Chair Schaffer-Metcalfe, absent)

6. Discuss and attempt to develop an agreement or plan to preserve the following buildings, within the Temple Historic District located southeast of Main Street and Mesa Drive, that received a denial of a request for demolition:
 - a. 22 S. Udall – A contributing residence within the historic district
 - b. 24 S. Udall - A contributing residence within the historic district
 - c. 34 S. Udall - A contributing residence within the historic district
 - d. 37 S. Udall - A contributing residence within the historic district
 - e. 41 S. Udall - A contributing residence within the historic district
 - f. 32 S. Lesueur - A contributing residence within the historic district
 - g. 40 S. Lesueur - A contributing residence within the historic district
 - h. 464 E. 1st Avenue – Family History building, a noncontributing structure - within the historic district

Chris Watkins, 1252 N. Barkley, discussed the possibility of mitigation of the effects of demolishing these properties. Mr. Watkins stated he is a Historic Preservation consultant in Phoenix and advises developers how to avoid adverse effects of historic properties. Mr. Watkins questions if there is room for mitigation in this project and with the future of changing the ordinance. He stated he was pleased to see the developer proposing historic documentation as part of this project and would prefer to see avoiding demolition when possible, but mitigation is the next best thing.

Richard Johnson, 231 S. Pioneer spoke about the request. Mr. Johnson stated the homes subject to demolition are not of architectural value and feels this area will not continue to attract families. He is not in opposition of the demolition of these specific homes but is opposed to any homes on 1st Avenue being demolished. He would like to see the area remain a historic district and is concerned with the height of the new development.

Patrick Tucker, 136 N. Hibbert, spoke. Mr. Tucker believes the removal of the properties will change the integrity of the district.

Mason Passey, 22 S. Udall spoke in favor of the request for demolition. Mr. Passey stated he received a flyer on his door about the meeting and feels it was misleading. Mr. Passey stated this is a step in moving Mesa forward which will provide a safe environment for him and his family to remain living in this area.

Carl Duke, 15 S W Temple, with City Creek Reserve, presented several options to the board. The developer proposes historic documentation of the houses being removed; is offering the houses to be moved, with \$10,000 toward the cost of moving. Board member Marek stated it is not feasible for the project to go forward and restore the buildings on site. Mr. Marek stated he likes the proposed idea of the applicant researching in depth the history of the homes and providing any documentation and oral histories to the Mesa Room at the library. He asked Mr. Duke if they could commit to the historic documentation and Mr. Duke responded they would commit to this request.

Vice Chair Gennevois stated she is opposed to Board member Marek's comments. Ms. Gennevois feels the demolition of these homes sets a precedent for the demolition of other historic districts in the City. She requested the project be developed around the homes. Board member Marek reminded Ms. Gennevois keeping the 7 homes would eliminate the project from moving forward because the underground parking portion depends on the removal of the 7 homes. There was further discussion on how to move the project forward with maintaining the 7 homes.

Board member Marek requested to be updated at the next meeting on the project and the next phase of development to the south. He feels this board cannot stop the demolition of these homes. Mr. Duke committed to updating the board and to preserve the documentation of the history of the homes. Mr. Duke clarified the project request will go before City Council on July 2nd and July 9th.

7. Discuss preservation of the Dairy Queen sign located at 629 E. Main Street.

Board member Marek updated the board on efforts to save the Dairy Queen sign. Mr. Marek stated the owner had been given a date of June 3 to remove the sign. Mr. Marek stated with the Preservation Foundation and the City's help, they were able to get the church and previous property owner to extend the period to July 18 to give them time to remove the sign. John Wesley added the City Manager has added \$5,000 and space for the sign to be stored.

8. Discuss the status of the request for dedicated historic preservation staff and consider possible additional steps that could be taken.

Priscilla Crosswhite, 141 N. Wilbur, filled out a blue card but did not wish to speak. Ms. Crosswhite wrote that a city this size needs more than one full time preservation office staff.

Planning Director John Wesley stated City Council approved the budget with \$100,000.00 to go toward the position. There is further discussion to decide if this would be a full-time position or contract. Staff will be providing Council more information and report when Council returns in August. There was further discussion on the choice of the position. Board member Marek stated the contract position has run out of funding so the board members have had to step in to complete some of the projects started by the contract employee. Mr. Marek feels the board should be able to participate and have a say in the hiring process for this position since the board worked on getting the funding.

Christine Zielonka, Development Services Department Director, stated the board's concerns and recommendations are being taken seriously. Ms. Zielonka anticipates the HPB will work with staff on how the presentation to the Council goes. She has been instructed to come forward with pros and cons to the Manager's office with costs associated with full time employee versus contract. Ms. Zielonka stated Council and City Manager's office will be looking to Kim Steadman and John Wesley to bring forward the input from this board and to include the Chair in the presentation.

Vice Chair Gennevois reiterated her concern if the position is contract, it limits the person's access to city files, and other resources. Ms. Zielonka stated she will meet with

Vice Chair Gennevois to further discuss these concerns. She assured the board that staff and Council are doing everything they can to work through these concerns and Council is committed to fund a position.

9. Discuss and provide staff direction on the 2018-2019 Historic Preservation Student Writing and Video Contests, including the procedures for this year's contest.

Board member Milagros Zingoni stated she believes Chair Schaffer-Metcalf will be sending out the details to the schools at the beginning of the school year.

10. Discuss nominations and provide staff direction on the 2018 Historic Preservation Awards Program.

This item will be moved to the July 3, 2018 meeting for discussion.

11. Update from Historic Preservation Officer.

Historic Preservation Officer Kim Steadman asked the board to consider moving this meeting to the second Wednesday of the month, as he is preparing for this board and the Board of Adjustment on the same day. This will be on the agenda for discussion next month and he asked board members to look at their schedule.

Mr. Steadman previously emailed information to the Board on the IT building and rules for changes to the building. Staff provided the same information to the design team and met with them. Council approved the ASU project which will be moving forward and staff expects to see a request for modifications, but no request has been made to date.

Mr. Steadman updated the Board on the Kiva Motel which was recently included in a study. He stated it is not currently a part of any project that has been proposed to staff.

12. Hear reports from Board Members and staff on museums, exhibits, committees and/or events related to historic preservation.

Board member Greg Marek stated he will be attending the State Historic Preservation Conference for one day and will be going through the CLG commissioner training. Board member Meeks will be attending all three days.

13. Future agenda items.

Vice Chair Gennevois inquired since Council approved the ASU campus, can the IT building be placed on the agenda for discussion. Mr. Steadman clarified when there is an application that involves a Certificate of Appropriateness (CoA), the Ordinance states staff (HPO) will review CoAs. If appealed, they are appealed to this board. Ms. Gennevois asked why the Board will no longer receive information about the CoAs unless they are appealed. John Wesley explained the Board has to remain objective about actions that could become appeals. Greg Marek would like to see the address and case number for CoAs as a part of the HPO update since this is already public record. Also: an update and discussion of the RFP for the 1st Avenue and Macdonald development; an update on the sign ordinance; a discussion of the presentation to Council regarding a fulltime HPO.

14. Adjournment

Vice Chair Gennevois adjourned the meeting at 9:50 pm. First motion made by Board member Zingoni and seconded by Board member Benzing.
Motion carried 5-0 (Chair Schaffer-Metcalf, absent)

* Members of the audience 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.

Any citizen wishing to speak on an agenda item should complete and turn in a blue card to City staff before that item is presented. When the Board considers the item, you will be called to the podium to provide your comments.

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