



## Historic Preservation Board

**Date:** August 7, 2018

**Time:** 6:00 p.m.

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

Members Present	Members Absent	Staff Present	Guests
Greg Marek, Chair Brandon Benzing, Vice Chair Laura Schaffer-Metcalf, Ed.D. Janice Gennevois Milagros Zingoni Jeri Meeks Benjamin Ayers	None	Kim Steadman Charlotte McDermott Jeff McVay Christine Zielonka Angelica Guevara Rebecca Gorton	Christopher Bradley Karen Evans David Davis Others

1. Call meeting to order  
Chair Marek called the meeting to order at 6:00 p.m.

2. Approval of the minutes from the July 3, 2018 Board meeting

First motion made by Board member Zingoni to approve the July 3, 2018 minutes and seconded by Boardmember Schaffer-Metcalf.

AYES – Marek, Benzing, Schaffer-Metcalf, Gennevois, Zingoni, Meeks, Ayers

NAYS – None

3. Items from citizens present\*  
None

4. Hear and discuss an update 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 efforts to document or preserve the historic structures being demolished, and to incorporate the history of the Temple Historic District in the new development proposed for this location.

David Davis, 20885 N. 90<sup>th</sup> Place, presented an update on the progress of the redevelopment of the Temple Historic District. Mr. Davis stated they have continued to work with city staff on all aspects of the project. Mr. Davis explained they are scheduled to begin clearing the site at the end of the month or early September. Currently, they are going through finalizing the design of the project.

Mr. Davis clarified their commitment to tell the story of the history of the Temple District. He stated City Creek has hired a historian consultant, Logan Simpson, to research the history and background of the neighborhood. The goal is to tell the story of the district through signs, plaques, sidewalk story lines and interview people that have oral stories to tell.

Resident Christopher Bradley, 248 E. 1<sup>st</sup> Street, spoke on saving any of the houses and future tear downs. Mr. Bradley asked the board to maintain Mesa's history.

Board member Gennevois inquired if the WPA- stamped sidewalks will be preserved. Mr. Davis responded they are going to preserve the sidewalks they can. He stated the

portion of the sidewalk where the underground parking is going will be removed and a portion replaced. The plan is to replicate the stamped sidewalks in some of the areas where the sidewalks are replaced.

Ms. Gennevois inquired the purpose of hiring someone to research the historical significance of the area as there are existing resources in the city that provide historical documentation. Mr. Davis responded the goal is to acquire as much detail and document the history as possible and with the assistance of a professional consultant, the risk of missing something is lessened. Ms. Gennevois inquired if any of the 200-year-old trees could be saved, and Mr. Davis responded some of those trees will be preserved. Board member Zingoni asked if the applicant could provide an inventory of items to be displaced, identifying those items being preserved. Mr. Davis said there would be photographic documentation and that he would ask the developer about providing an inventory.

Board member Schaffer-Metcalf inquired how the local historic information would be promoted and suggested Mr. Davis work with the Mesa Preservation Foundation to focus on promoting the historic information. Mr. Davis stated one of the opportunities is to utilize the Visitor's Center, providing pamphlets. There was further discussion on how to promote the research and documentation of the historic district and how it would be distributed for public information.

Board member Zingoni raised a concern about relating the design of the new construction to the historic district and asked what specific elements tie into the historic forms of the district. Mr. Davis replied that the proposed buildings incorporate various design styles that are compatible with the styles in the neighborhood, and that the townhouses, directly adjacent to the historic houses have a residential scale and styling.

It was clarified the design will be stepped down from 4 story to 3 story buildings next to the existing single-residential area. The Planning and Zoning Board stipulated them to this site plan and these heights. They must adhere to these plans or would be required to return for approval if this were to change.

Chair Marek asked about plans to extend new development further into the historic district and proposed scheduling a study session to discuss it. Mr. Davis said the current focus is on the current phase of development. The Board asked that as the project moves forward, they be involved in the process early and kept updated.

5. Hear and discuss an update on the City's request for proposal (RFP) for the development of "Site 17" located in the vacant land south of University Drive and west Mesa Drive (north of the Glenwood Wilbur Historic District).

Jeff McVay, Downtown Transformation Manager, presented an update on this project. Mr. McVay explained the RFP was not for the development of the site but for a design professional to assist in creating the master plan for the site which will then become the basis to go out to the development community. There will be interviews with design consultants later in the week and anticipating it will take 6 months to get through the design process. The next step would be to decide which plan we want to move forward with and soon after receive direction on how to move forward. Board member Gennevois asked what provisions are in the RFP to involve the public. Mr. McVay responded that the RFP identifies the design work as a public process, requiring the consultant to do community outreach such as design charrettes.

6. Hear and discuss a presentation on Form-Based Code and its use within historic districts.

Jeff McVay, Downtown Transformation Manager, presented a review of Form-Based Code as it related to historic districts.

7. Hear an update and discuss the dedicated historic preservation staff position, specifically whether the position should be a city employee or a contractor.

Christine Zielonka, Development Services Department Director, and Erik Hansen, Management Assistant II, presented an update on the documents that will be shown to City Council discussing the proposed Historic Preservation Officer position. The presentation addresses the Council's question about fulltime staff and contract staff. Ms. Zielonka stated they have developed a hybrid approach which would combine a full time, city position with additional funding for contractors for special projects. A full time staff position meets the need for HP staff in the daily operation of historic preservation, and the support of Council policies. Additional funding would allow a breadth of HP experience and technical knowledge through contractors who could work specialized projects, under the direction of the HPO. Ms. Zielonka provided a table showing other municipalities and how they handle historic preservation staffing.

There was discussion confirming this position would be designated to work within Historic Preservation and not be divided into other responsibilities. Ms. Zielonka confirmed this. Board Member Zingoni asked if the funding for the HPO and for the additional projects must be approved each year. Ms. Zielonka responded the HPO position has been established as a part of the base budget. Only the funding for contractors to run special projects will need to be established in each budget. Additional projects would be discussed with Council for additional funding in each budget year. She continued that HPB can work with the HPO each year to identify projects to be funded. Chair Marek proposed using the Historic Preservation Plan as a beginning point in identifying HP projects to be worked on. It was determined Ms. Zielonka would present this plan to Council and realistically the position would be in place by the end of the calendar year. Board member Gennevois asked about the qualifications for the position. Ms. Zielonka stated she will update the job description and have it approved by Mesa's HR department. Board member Zingoni asked if the Board can review the job description. Staff member Steadman said staff will provide the job description for the Board's review.

Ms. Zielonka asked if the Board agrees with the staff recommendation of a fulltime HPO with additional funding for contractors to work special projects. Chair Marek confirmed the Board is in support of this approach. Board member Gennevois asked if the HPO position in other cities was also in the planning division. Staff member Erik Hansen confirmed that it is.

8. Hear an update and discuss two Federal Historic Preservation Fund Certified Local Government Pass-Through Grants:
  - a. Illuminating Mesa's History (Historic Neon Signs) including ongoing work to preserve the Bill Johnson's sign at 950 East Main Street.

Angelica Guevara, Development Services, stated Don Ryden was contracted to work on this project and it is close to completion. City staff GIS will be finalizing a map showing the location of the historic signs. Chair Marek discussed the possibility of losing the Bill Johnson's sign which has been promised to the Pioneer History Museum, outside of Mesa. Jeff McVay stated he is involved in ensuring the sign stays in the City of Mesa and feels confident this will happen.

b. Retaining History in a Transit Oriented Development (Downtown)

Ms. Guevara stated Vince Murray has worked on this project. Phase I has been completed and she will be attending a meeting later in the week to finalize Phase II.

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.

Kim Steadman, HPO, updated the Board on the status of the writing and video contest. Mr. Steadman stated the forms have been updated and are available on the website. He added the City PIO has been contacted and will provide a press release and will make the information available on social media. Board member Schaffer-Metcalf stated she will provide the information to over 40 district schools.

10. Hear an update and discuss the 2018 Historic Preservation Awards Program.

Mr. Steadman provided a final view of the upcoming awards prior to ordering the awards. The Board made a few minor changes. Mr. Steadman stated the Council date will be determined when the awards have been delivered.

11. Historic Preservation Officer's Updates.

(The items in the HPO's Updates are not for Board discussion and no Board action will be taken on the updated items.)

Mr. Steadman updated the Board on the following:

- Discussion of the by-laws will be pushed to next month
- It has been confirmed Ponderosa II is listed at the State and National level
- Mr. Steadman attended the Historic Sites Review committee and the Flying Acres district has been returned to Mesa for further research and documentation
- The City has received bids to construct Phase I of the Downtown Façade project

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

Chair Marek stated he sent an email to Louise Swann, owner of the Ponderosa II recognizing her and congratulating her on receiving State and National recognition.

13. Future agenda items.

Board member Zingoni suggested starting a list of priorities which the Board would like to have accomplished when the HPO comes on board, and the job description for the HOP position. She also proposed discussing how to share the benefits of historic homes and districts.

14. Adjournment

Chair Marek adjourned the meeting at 8:31 pm. First motion made by Board member Schaffer-Metcalf and seconded by Board member Zingoni.

AYES – Marek, Benzing, Schaffer-Metcalf, Gennevois, Zingoni, Meeks, Ayers

NAYS – None

\* 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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