

MINUTES OF THE JUNE 4, 2019 HISTORIC PRESERVATION BOARD MEETING

1. Call Meeting to Order. TIME: 6:02

Members Present: Greg Marek, Chair; Janice Gennevois; Milagros Zingoni; Jeri Meeks; Benjamin Ayers; Laura Schaffer-Metcalf (was absent during the vote on the minutes but entered after)

Absent: Brandon Benzing, Vice-Chair

Staff: Nana Appiah, Kate Singleton, Deyannie Gilmore, Jeff McVay

Guests: Vic Linoff, Mesa Preservation Foundation

2. Approval of the minutes from the May 7, 2019 board meeting.

Chair Marek asked for a motion to approve the May 7, 2019 minutes. Board Member Meeks gave corrections to the minutes. Member Zingoni moved to approve the minutes with the corrections given by Member Meeks. Member Gennevois made the second.

Vote: 5-0 (Vice Chair Benzing, absent; Board Member Metcalfe arrived late)

Ayes: Greg Marek, Jeri Meeks, Benjamin Ayers, Milagros Zingoni, Janice Gennevois

Nays: None

3. Items from citizens present*

Speaker: Vic Linoff, Mesa Historic Preservation Foundation, 628 N. Center, Mesa, spoke about the Watson Flower Neon sign and thanked Jeff McVay and the City Manager for helping to rescue the sign. He stated that the sign will need a lot of work before it can be displayed again. The Mesa Preservation Foundation will be soliciting donations to repair the sign. He stated that this sign should be the impetus to work towards finding a place or venue to display all the signs. He noted that the Foundation would like to work with the Board to develop a plan for displaying the signs so that the public would have opportunity to view them.

Linoff stated that the Foundation will be at the State Historic Preservation Conference and will be leading a session on neon signs and the process that they have gone through to save several of the signs. He stated that he will also be moderating a two-part panel discussion on preservation public policy.

4. Jeff McVay, Downtown Transformation Manager, gave an update on the downtown Arizona State University project and the Information Technology Building (59 E. 1st Street) also known as the former Mesa Public Library. McVay stated that the project is being called "the Studios". He went on to say that the Request for Qualifications for the design team had been published and that Gensler had been chosen as the firm for the project. It was noted by McVay that Ben Ayers who works for Gensler and is a Board Member will be working on the project. It was also noted that the contract between the City and Gensler has not been signed yet. McVay noted that the building would be a collaborative and innovative space so that students and faculty can work together with the business community and the public. He stated that the project, referring to the new construction and the former library, would be

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the “front door” for the city’s innovation district. ASU will be the manager of the building, but the City will retain ownership. He stated that the City is excited about what can come out of the building and that it can be monetized by enlisting entrepreneurs and corporations. Boeing has expressed interest, possibly sponsoring a simulation lab. The building is 25,000 gross square feet and they need to build out a minimum of 6,000 square feet by the contract with ASU. McVay stated that the budget is \$8 million; \$5 million for the first phase and \$3 million for the second phase. Gensler has indicated that they will be able to build it out in one phase. McVay stated that the City, Gensler and ASU are fully aware of the historic designation on the building and the conditions on the designation. He stated that everyone understands that the two canopies on the south façade are an important, character defining features of the building as noted in the historic zoning of the building. He stated that they are having Gensler look at options for the canopies. McVay stated that he met with the City’s HPO, Ms. Singleton, about the building. Ms. Singleton stated that she asked for a report on the conditions on the canopies. McVay stated that the goal was to come up with a solution and to possibly move the canopies so they could be seen. He noted that he understood that he would have to work with the historic preservation officer on this and it would also be brought back to the Historic Preservation Board. Board Member Gennevois asked how the canopies were noted in the historic designation. McVay noted that he understood that there are 3 or 4 elements of the building that are character defining features. Chair Marek noted that the canopies and the other features were part of the zoning stipulations of the designation. Board Member Zingoni asked about the programming for the building and if it would be like Techshop. McVay stated that it would be somewhat but not as much. He hoped that there would be some makers space in the building. He said they have not gotten the stakeholders together to talk about how the building will be used. It was noted by Board Member Zingoni and other Board Members that Gensler should look at Hayden Library. Board Member Zingoni noted that the use of the canopies could be similar to the Monument to Amacio Williams in Buenos Aires and that it is important not to lose the value of the canopies. McVay stated that they should think about how the canopies could be used. Board Member Schaffer-Metcalf expressed concern about treatment of the building and asked if it could be rehabilitated to be a cornerstone of the campus. She stated that she wanted to be sure that the building would not be demolished. McVay stated that the building would not be demolished. Board Member Zingoni noted that students will want the interior to be state of the art. Chair Marek reiterated that the canopies are an important character defining feature of the building. McVay stated that the canopies have to be moved because of the placement of the new building. Chair Marek asked if ASU had been in contact with the State Historic Preservation Office as he had talked to the SHPO and they had not heard anything about the project. McVay said that ASU has a user agreement with the City and does not have ownership of the building. It was noted that the City should probably contact the SHPO about the project. Board Member Gennevois asked for confirmation about the historic zoning of the building and demolition. HPO Singleton stated that the zoning stipulations noted that the City would have to go through all the same processes of a private property owner when it came to alterations or demolition of the building. McVay stated he would forward his presentation to the Board.

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5. Consider and discuss the Historic Preservation Board retreat.

Board Retreat Agenda

Chair Marek noted that the goal is to have the retreat in the fall. HPO Singleton stated that she included several dates in the packet. The Board discussed which date would be best and decided on September 14, 2019. Singleton then asked the Board Members to review the draft retreat agenda in their packets and see if anything should be added or revised. Chair Marek noted that at some point, preferably in the fall, he would like to have a social gathering with Historic Preservation Board Members and Commissioners from other cities. He mentioned Tempe and that this had been done in the past. Board Member Schaffer-Metcalf stated she would like to see a tour, especially of the Buckhorn Baths. Chair Marek added that he would like to include updates and how to proceed on the Neon Sign grant and the Downtown Survey grant. He said that in regards to the Downtown it might be best to work with the Mesa Preservation Foundation to gauge property owner interest in a local historic district. Board Member Schaffer-Metcalf stated that she would like to come out of the retreat with goals for the historic preservation program. Board Member Zingoni stated that she would like to see a discussion about incentives for preservation that will help protect buildings. She gave examples of what other cities do. Chair Marek stated that he would like, as part of this discussion, to talk about a possible bond issue item for preservation. He noted that the City had done this with Buck Horn Baths.

6. Hear an update and discuss the 2019 Historic Preservation Awards.

HPO Singleton noted that there have been two award applications submitted. She asked the Board if they wanted to extend the application deadline. Chair Marek stated he had contacted the owner of the Nile and asked if the Nile had submitted. Singleton said that they have not. The Board indicated that they were fine with the deadline being extended for another 30 to 45 days. They briefly discussed having the awards ceremony at a City Council meeting in October. Singleton noted that the Awards could be moved to May which is Preservation Month. Board Member Zingoni agreed and stated that the award program should be on the January agenda. Chair Marek said it would be nice to bring in former award winners and recognize them again. Singleton stated that she would like to get better photographs and information about previous winners so they could be posted to the historic preservation webpage.

7. Historic Preservation Officer's Updates.

HPO Singleton gave an update. She noted that the Heritage Fund had been reauthorized by the state legislature. She noted that next year various preservation organizations will probably request dedicated funds. She thanked the Board for supporting reinstatement of the Heritage Fund and noted that it was important for the legislature to hear from local groups.

HPO Singleton reported on a tour of the Lehi area that was arranged by Board member Meeks. The tour was led by Charlie Crismon and Vic Linoff, Sarah Moorhead and others were also in attendance on the tour. Mr. Crismon drove the area and gave a tour that included where his family originally settled and the history of the canals. Mr. Crismon gave a detailed account of who lived where, when they came to the Lehi/Mesa area. The tour also went over close to the original river crossing (Lehi Crossing Monument) and visited Greenfield citrus nursery which is where one of the original schools was.

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HPO Singleton said she is working with Transportation on what will be effective use of money for the SRPMIC grant for traffic calming.

HPO Singleton said she met with Sam Baar to review maintenance issues at the Serrine House, a local landmark, talked about grant application for conditions report/maintenance manual for better preservation of the house.

Kate Singleton stated she is working with Board Member Zingoni on possible projects for her students.

HPO Singleton stated she is working with staff on the adaptive reuse ordinance and has reviewed the ULI/National Trust report on adaptive reuse ordinances and has spoken with Phoenix, Chandler and Tempe about their ordinances.

HPO Singleton stated that there are two COA's reviewed in the past 3 months and they are as follows:

240 N. Center: remove two story addition; do one story addition in rear; new asphalt shingle roof.

Approved

442 N. Robson: detached one story garage-approved

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

Chair Marek asked the Board for any reports. Board Member Meeks gave information on Project Archaeology, a training she is attending. She stated that Project Archaeology is a national heritage program for educators and their students. It currently operates in 30 states and the District of Columbia and is developing in four additional states. More than 10,000 educators have participated in the program's workshops since its inception. These educators have used Project Archaeology materials to instruct over 210,000 students of all ages annually. The program is designed to appeal to a wide variety of individuals and interested groups including upper elementary through secondary teachers and their students; museum docents, youth group leaders, heritage site interpreters; parents, and other citizens. She stated that Project Archaeology includes publications, professional development for educators, networking opportunities, and continued support for participants. The program uses an innovative hands-on approach to history education and teaches scientific inquiry, citizenship, personal ethics and character and cultural understanding.

9. Future agenda items.

Chair Marek asked the Board for future agenda items. Board member Zingoni asked that Flying Acres and the National Register Nomination status be placed on the agenda. Chair Marek stated that Section 106 will be on the next agenda including a presentation by the SHPO and that the Planning Director will also give a report on this. The Board also talked about the possibility of grants for various projects including an "Our Town" grant from the NEA and possible grants for the Serrine House.

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10. Recognition of Janice Gennevois' service on the Historic Preservation Board.

Chair Marek recognized Board Member Gennevois' service to the Historic Preservation Board over the past 5 years. He thanked her for all her help and all that she has done for preservation and presented her with a certificate of appreciation and recognition. He noted that there would be refreshments after the meeting.

11. Adjournment.

Board member Meeks motioned to adjourn the meeting at 6:57 pm and it was seconded by Board member Schaffer-Metcalf.

Vote: 5-0 (Vice Chair Benzing, absent)

AYES – Marek, Gennevois, Schaffer-Metcalf, Zingoni, Meeks and 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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