

# Historic Preservation Board



## *Minutes*

Location: Lower Level Council Chambers – 57 E First Street

Date: September 3, 2019 Time: 6:00 p.m.

### **MEMBERS PRESENT:**

Greg Marek, Chair  
Brandon Benzing, Vice-Chair  
Laura Schaffer-Metcalf Ed.D.  
Milagros Zingoni  
Jeri Meeks  
Benjamin Ayers  
Barbara Bingham

### **MEMBERS ABSENT:**

None

### **STAFF PRESENT:**

Nana Appiah  
Charlotte McDermott  
Christine Zielonka  
Deyannie Gilmore

### **GUESTS:**

Vic Linoff  
Derek Nunez  
Marc Ahlstrom  
Tom Wilson  
Other citizens who did not sign in

1. Call Meeting to Order.  
Chair called the meeting to order at 6:03 PM
2. Approval of the minutes from the August 6, 2019 board meeting. No meeting was held in July.

Chair Marek requested revisions on the August 6, 2019 meeting minutes. Mr. Marek stated the numbering of the minutes for the meeting does not correspond to the Agenda items that were on the meeting and would like it to be corrected. In addition, agenda item #6 has a typo and should state "matching grants" not "marching grants"; and agenda item #9 should include "*Mr. Cody stated the Historic Preservation Ordinance is out of date and need to be revised*". Item #12 clarification for HP Awards nomination will be in the fall and then again in May. #13 Change "ordinance" to "by-laws".

Board Member Schaffer-Metcalf moved to approve the minutes and Board Member Meeks made the second.

Vote: 6-0

Ayes: Greg Marek, Brandon Benzing, Laura Schaffer-Metcalf, Milagros Zingoni, Jeri Meeks, Barbara Bingham (Board member Benjamin Ayers, arrived at 6:13)

Nays: None

3. Items from citizens present\*

None

4. Appeal of denial of a Certificate of Appropriateness for a property at 714 N. Grand.

Chair Marek explained that the Appeal will be conducted as an open public meeting, he stated staff will present their report and recommendations then the applicant will present his information related and testimony pertinent to the appeal. Also, the applicant will be allowed a rebuttal closing statement then there will be a discussion among the Board and then a determination by the Board.

Chair Marek open the public hearing with Dr. Appiah, Acting Historic Preservation Officer, giving a report on the Appeal. He stated that the previous Historic Preservation Officer denied the initial request on 6/26/19. The application submitted was for eleven windows in which eight out of the eleven were approved. Window one, two & three were denied because of its location and are contributing elements to the front of the building. And according to Section 11.74.33c of the Zoning Ordinance, alterations to the windows requires one to use the Secretary of the interior standards to make a decision and recommendation. Based on staff analysis, the window contributed to the visual and original material used on the building. It is therefore staff recommendation that the wooden windows can be refurbished, as well as keep its original casing. There are companies around the Metro area that can treat the windows.

Milagros asked if the home is in compliance with everything else. Dr Appiah answered, yes to the best of his knowledge. Milagros also asked for clarification regarding modifications and likely effects on losing the historical designation on the property.

Derek Nunez introduced himself to the Board and Appeal of Appropriateness. He stated the reason for wanting to replace the windows were for safety and energy efficiency. Elias, Project Manager from American Vision Windows presented the benefits of replacing the windows. After presenting and answering specific questions related to the three windows, the discussed and reiterated the difficulty in making such a decision but acknowledged the that the proposed vinyl windows will be difficult to be identified from the street and will less likely change the character of the building. The Board decided to over-turn the decision. Board member Milagros made a motion to replace with vinyl windows and Board member Ayers second.

Vote: 7-0

Ayes: Greg Marek, Brandon Benzing, Laura Schaffer-Metcalf, Milagros Zingoni, Jeri Meeks, Benjamin Ayers, Barbara Bingham

Nays: None

5. Hear and discuss the City's process for reviewing federally funded projects that requires historical and archaeological resource reviews, as well as review processes for city funded projects.

Christine Zielonka, Development Services Director introduced two resident experts (staff) Marc Ahlstrom, Engineering and Tom Wilson from the Arizona Museum of Natural History and asked them to give a little background of their experience. Marc stated he has 15yrs managing different projects for the City, he's been involved with federally funded projects and environmental clearances throughout the entire time. He's worked as a Liaison between ADOT and the City of Mesa funding for highways. He emphasized that the Engineering department is responsible for design and construction of any project owned by the City and do comply to both city and Federal rules and regulations. Tom Wilson has been the Director of Arizona Natural History Museum for 16yrs but been in Archeologist for the past 40yrs. Marc summarized City, Local and Federal funded project and highlighted specific standards and specification through a lengthy Power-Point presentation. Locally funded projects are obligated to follow local laws and rules including state law. Federally funded project s all follows the National Environmental Act which was adopted in 1970. Each agency is required to follow the law, but no agency governs NHPA. The City of Mesa process has been in place for years. All projects incorporate Maricopa County standards specifications, which are adopted by different agencies in the metro area. One standard that's been in place for years is Section 107.4 of NHPA outlines requirements for archeology discoveries 41-8-44 and 41-8-65 explains what to do if something has been discovered on a project that may be historical in nature. As projects are being developed and deemed necessary to do an evaluation from an Archeological standpoint the Archeologist is contacted at the Museum for further study. It's been done on numerous times over the years, one was when the Cubs stadium was being built and developed due to it being in the River View Park area. In-house Archeologist researched and did some digs to look for archeology artifacts and historical canals. Red Mountain expansion is another site that will be looked at as another example. Any project that requires a building permit (park, building or similar project) the City of Mesa's Planning and Zoning policy is followed. Requirements are sent to Planning and Review Board, if it is applicable and reviewed by the Historic Preservation Officer. The city will continue to follow this process on future projects.

An overview of the two state statues that are applicable to archeological discoveries 41-8-44 is most applicable to the city and are specifically written for city owned land (right-aways or city owned parcels) and protects a broader range of archeological and paleontological or historical sites or objects that are at least fifty years old, which includes human remains and or burial sites . Requires any discovery or burials to be secured and preserved. Requires prompt notification to the Director of Arizona State Museum and the Director is responsible for notifying any other parties and govern and direct mitigation of the discovery.

41-8-65 is specifically written for private property in the state and the only applies to disturbing human remains and associated artifacts. It is written to protect the constitution right of landowners, which was written by the state and adopted by the Governor. If human remains are found it requires prompt notification to the Director of Arizona State Museum and the Director is responsible for notifying any other parties as well. The in-house Archeologist is also notified as well to coordinate with tribes or state museum because of their contacts. Other discussion within the state but neighboring city's also follows the state statue, and a few have additional city codes or resolution they follow like MAG. City of Tempe, Peoria, Tuscon and Maricopa follows Mag, the City of Scottsdale has a law in their city code which goes beyond the state statue. Pima County has a specific statue. Each county also goes through the informal process as well which is on a case by case basis.

Chair Marek asked Staff member Marc Ahlstrom if the City of Mesa map was utilized to identify projects, the City of Mesa map identifies highly sensitive areas, village sites, and habitation sites which was created in 2004. Tom Wilson from the Arizona Museum of Natural History mention they use a more in-depth statewide inventory system which is housed in the State Museum. The Arizona Antiquities Act forbids spade in the ground if you know there is archeological site there. Chair Marek stated in the press the upcoming CIG is extensive, so if there are projects in the highly sensitive areas who looks in the area? Or do you wait until something is discovered before doing an evaluation? Tom Wilson from the Arizona Museum of Natural History gave an example on the Red Mountain expansion (away from the Salt River) as there are minor site there, Tom said he's currently working with Engineering and his staff to do some field work for further investigation. Chair Marek asked how were the tribes contacted, in which Tom Wilson stated they call the tribes immediately there isn't a wait period.

6. Discuss nominations and provide staff direction on the 2019 Historic Preservation Awards Program.

Chair Marek and the Board discussed that the awards will be given out at the City Council meeting and afterwards get the next round out for May and have submittals by March. Also keep this on as an Agenda item on the agenda for October. The format will remain the same. Board member Milagros suggested giving out two awards for the Nile Theater. After a lengthy discussion with the entire Board it was agreed upon adding a fifth award. Vice Chair Benzing made a motion to approve A – D for an award and add a fifth award to the property owner for Stewardship for the Nile Theater. Board member Schaffer-Metcalf 2<sup>nd</sup> the motion. Awards will be held on October 7<sup>th</sup> at the next Council Meeting.

7. Discuss and provide staff direction on the 2019-2020 Historic Preservation Student Writing and Video Contests.

Board member Schaffer-Metcalf stated documents that go out to the teachers and schools needs to be updated with current dates, change of writing topics that is agreed upon by the board and any additional information. She also stated the information needs to be sent out sooner rather than later because of the timing (last year there were no entries due to the lack of time). A suggestion was made to extend the deadline to Jan 2020, so that will give teachers an opportunity to have students write effectively. Board member Milagros chimed in suggesting giving the awards out together in May during Historic Preservation month and extending the deadline for submittals in March. Board member Milagros also mentioned she would send Dr Appiah the updated file for staff. Also keep this item on the agenda for next month discussion. Chair Marek asked if the City of Mesa would consider giving a cash award from the budget.

8. 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.)

Dr. Appiah provided the Board with an update on CLG grant. The grant was submitted on Aug 16<sup>th</sup> in which there were two submitted. The first grant is to Re-write a Section of the City's Zoning Ordinance for Historic Preservation in the amount of \$40,000, if the city gets it, it will be in the amount of \$20,000 from the Grant and will match it. The City Council approved \$50,000 in this year budget for such projects. Dr. Appiah is waiting to hear back

from the State Historic Preservation Office and will have an update in the October Historic Board Meeting. The second grant is for Design Guidelines, in the amount of \$10,000.

Regarding the Historic Preservation Officer, the City has reached out to various organizations and individuals as well as a national search to replace Ms. Singleton with someone with an in-depth experience and expertise. Dr Appiah stated the City received a very strong batch of applicants in/out of state and staff will be going through the first rounds of screening the second week in September. Dr. Appiah also stated his goal is to get someone here as soon as possible so that various planned study sessions and retreats can move forward as planned. Board member Milagros asked what was the expectation that the city has for the board and Dr. Appiah responded by deferring the Board back to Article 16:22 which lays out the function of the Historic Board.

Chair Marek mentioned that the Board requested a meeting with the Mayor, which took place at 4:00 pm with Board member Schaffer-Metcalf, Vice Chair Benzing, Vic Linoff representing Mesa Preservation, and Councilmember Duff. In the meeting the Board ask the Mayor "What was the expectation of the Board?" The Mayor's response was to advise the Mayor and Council on Historic Preservation issues, he also wanted the Board to work on a centralizing historic resource, as well as better communication between staff and the board. Once the Historic Preservation Officer is on board, they will work out the details for the retreat and outline a process. The Mayor asked the Board to stay with us while we go through the hiring process, then follow up with the Mayor once things are settled.

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

Board member Meeks stated there's a new exhibit out called Stitching Mesa Together at the Mesa Historical Museum. The featured item is a 1918 Mesa Red Cross Quilt, that was made in Mesa. It has businesses and names stitched into it and was put together as a fundraiser. There will be different activities like quilting and knitting, to weaving and basketry.

Project Archaeology first stakeholders meeting will be on September 6, 2019.

By-Laws meeting will be September 18, 2019.

American Institute of Architect Board – Board Member Ayers  
Design Competition - Focusing on the RIO Re-Imagine (River basin throughout the Valley)  
One of the sites is in Mesa (connecting SRPMIC & Mesa) bridging the crossing

10. Future agenda items.

Writing Contest

11. Adjournment.

Board member Meeks motioned to adjourn the meeting at 7:45 pm and was seconded by Board member Schaffer-Metcalf.

Vote: 7-0

Ayes: Greg Marek, Brandon Benzing, Laura Schaffer-Metcalfe, Milagros Zingoni, Jeri Meeks, Benjamin Ayers, Barbara Bingham

Nays: None

Supporting data is available for public review in the Planning Division, Municipal Building,  
55 N. Center Street, Mesa, AZ 85201