

Minutes

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

MEMBERS PRESENT:

James Babos, Chair
Jocelyn Skogebo, Vice Chair
Bruce Nelson
Ty Utton
Jessica Sarkissian
Courtney Mooney

MEMBERS EXCUSED:

BJ Parsons

STAFF PRESENT:

Mary Kopaskie-Brown
Matthew Kriegl
Charlotte McDermott
Kellie Rorex
Dawn Dallman

CITIZEN SPEAKERS:

None

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

To open the meeting the Chair read the following statement:

“The City of Mesa acknowledges that we gather on the homeland of the Native people and their ancestors, who have inhabited this landscape from time immemorial to the present day. The landscape is sacred and reflects cultural values central to the O’odham (Pima) and the Piipaash (Maricopa) way of life and their self-definition. This acknowledgment demonstrates our commitment to work in partnership with Ancestral Indigenous Communities to foster understanding, appreciation, and respect for this heritage.”

1. Call Meeting to Order.

Chair Babos declared a quorum present. The meeting was called to order at 5:02 pm

MINUTES OF THE JUNE 4, 2024 HISTORIC PRESERVATION MEETING

2. Introduction of New Board Member – Courtney Mooney

Boardmember Mooney shared she recently moved to Mesa from Las Vegas and currently works for a cultural resource management firm. She has a background in historic preservation and was the Las Vegas Historic Preservation Officer for 14 years. Boardmember Mooney is thrilled to join the Board, explore her new community, and eager to contribute to and learn about this vibrant town.

3. Approval of the minutes from the June 4, 2024 Historic Preservation Board meeting.

It was motioned by Boardmember Nelson, seconded by Boardmember Sarkissian, that the minutes from the June 4, 2024 Historic Preservation meeting be approved.

Upon tabulation of votes, it showed:

AYES – Babos-Skogebo-Nelson-Utton- Sarkissian-Mooney

NAYS - None

EXCUSED – Parsons

ABSENT – None

4. Election of Chair and Vice Chair for Historic Preservation Board.

It was motioned by Boardmember Nelson, seconded by Boardmember Sarkissian, that current Chair Babos and current Vice Chair Skogebo remain in their positions for the year.

Upon tabulation of votes, it showed:

AYES – Babos-Skogebo-Nelson-Utton- Sarkissian-Mooney

NAYS - None

EXCUSED – Parsons

ABSENT – None

5. Discussion Items.

5-a. Annual Historic Preservation Board Orientation Presentation.

Summary:

Matthew Kriegl, Historic Preservation Officer displayed a PowerPoint presentation. (see attachment 1)

In response to a question from Boardmember Nelson, Assistant City Attorney III, Charlotte McDermott stated there is no time limit if a Board member has individual discussions about an item with other Board members and a subsequent quorum is reached. Those items should be discussed in public because it constitutes a meeting.

In response to a question from Chair Babos, Ms. McDermott clarified both the Open Meeting Law and the Historic Preservation Board Bylaws state a quorum is necessary to hold a meeting.

MINUTES OF THE JUNE 4, 2024 HISTORIC PRESERVATION MEETING

Planning Director, Mary Kopaskie-Brown further explained other Boards hold study sessions to hear about and discuss cases that will be voted on prior to the actual public meeting. A quorum is required for study sessions as well. Since this Board doesn't have a lot of action items a separate study session is not necessary.

In response to a question from Boardmember Nelson, Ms. McDermott stated the Board is allowed to speak with citizens (including reporters) about items that may come before the Board as long as they're expressing their views and not the views of the Board.

5-b. Quarterly Report on Certificate of Appropriateness (COA) and Section 106 Reviews for April 2024 - June 2024

Summary:

Matthew Kriegl, Historic Preservation Officer displayed a PowerPoint presentation. (see attachment 2)

In response to a question from Vice Chair Skogebo, Mr. Kriegl stated solar panels are allowed in Historic Districts as long as they are located on the backside of the house and not visible from the public right of way.

At the request of Chair Babos Senior Planner, Kellie Rorex shared details of a couple of recent Certificate of Appropriateness approvals. One for Irving School and the other a request for an ADU on Fraser Drive.

Chair Babos stated he would enjoy it if staff would occasionally present the details of an interesting example of an approved Certificate of Appropriateness.

6. Hear reports from Board Members of current events and educational topics related to historic preservation.**

Boardmember Nelson mentioned a few topics:

- The Nile Theater will be celebrating 100 years this November. He found the first silent film that was shown there and will be showing that at the celebration. He encouraged the other members to support this event.
- He shared he had been speaking with some of the Randolph, AZ community members. It was one of the early all Black communities. They reached out to him to find out more about the process Washington-Escobedo went through and how that worked out.
- Lastly, Boardmember Nelson inquired about Leon McClelland's front yard gate that has a fire fighter's helmet on it. Mr. McClelland was a Black fire fighter from Mesa who has passed away. He wondered if that would fall in line with Historic Preservation.

Mr. Kriegl informed the Board this last item could not be discussed as it was not on the agenda. But it could be put on a future agenda to be discussed.

Chair Babos wanted to highlight a grassroots project in Gilbert. They're trying to raise funds to move a historic coffee shop building which is the second oldest building in that town. He feels this is why it's important to have a supplemental list.

MINUTES OF THE JUNE 4, 2024 HISTORIC PRESERVATION MEETING

7. Items from citizens present.**

No citizens were present.

8. Historic Preservation Officer's Updates.*

Mr. Kriegl welcomed new Board member Mooney stating we're excited to have her with us. Then he updated the Board on the following items:

- Both he and Kellie Rorex attended the Arizona Preservation Conference. They were able to attend most of the sessions including the CLG training. He stated they learned a lot, made new contacts, and discussed cultural and preservation issues happening in and around Arizona.
- The City of Mesa is planning to hold a Historic Preservation Community meeting, tentatively set for October 2. We will be updating those who live in historic neighborhoods about our ongoing projects, as well as offering additional information pertaining to owning and renovating historic landmarks or structures within the historic districts.
- Lastly, he mentioned starting in September several batches of the Downtown Colonnade and Façade Project will be presented to the Historic Preservation Board as an information update.

9. Adjournment.

It was motioned by Boardmember Sarkissian, seconded by Boardmember Nelson, to adjourn. The meeting was adjourned at 5:39 pm.

Upon tabulation of votes, it showed:

AYES – Babos-Skogebo-Nelson-Utton-Sarkissian-Mooney

NAYS - None

EXCUSED – Parsons

ABSENT – None

Respectfully submitted,

Matthew Kriegl

Matthew Kriegl
Historic Preservation Officer

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



Yearly Update and Orientation

HISTORIC PRESERVATION BOARD

<<< 2024 >>>

Agenda - Planning

Historic Preservation Meeting
August 6, 2024
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- Planning Division Functions
- Land Use Review Process
- Tools for Land Use Review
- Zoning Basics and Land Use Regulations
- Tools For Land Use Review

Agenda – Historic Preservation



Historic Preservation Meeting
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- Role of the Historic Preservation Board
- General Historic Preservation Terminology
- Certified Local Government
- Meetings
- Open Meeting Law

Planning Division Functions

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Long-Range Planning



Current Planning



Historic Preservation

Land Use Review Process



Land Use Application Review

Staff Review
(iterative)
Recommendation

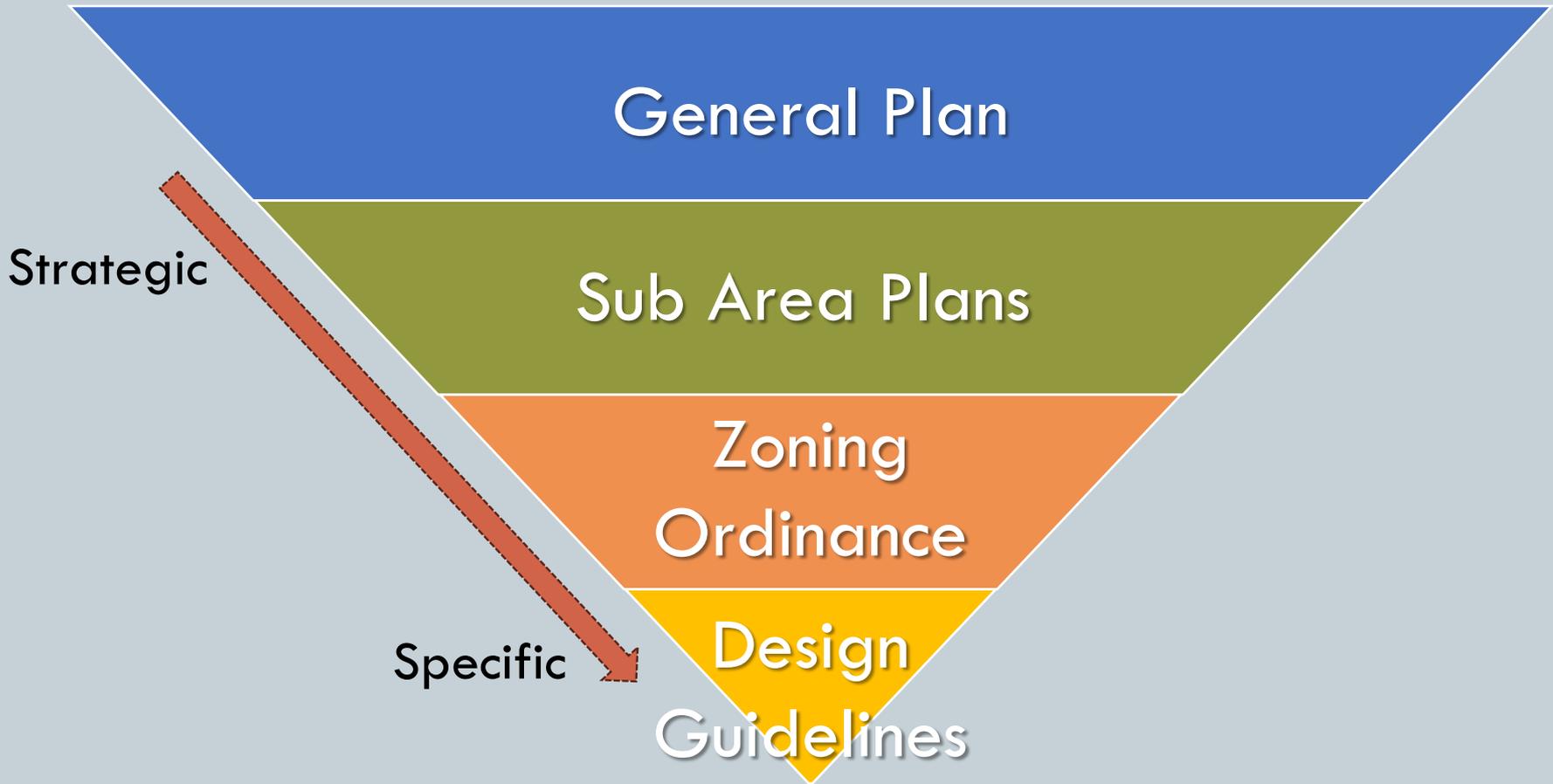
Public Meetings

Public Notice
Staff Report

Entitlements

Approval from
Planning Director,
BOA, P&Z, or CC

Tools for Land Use Review



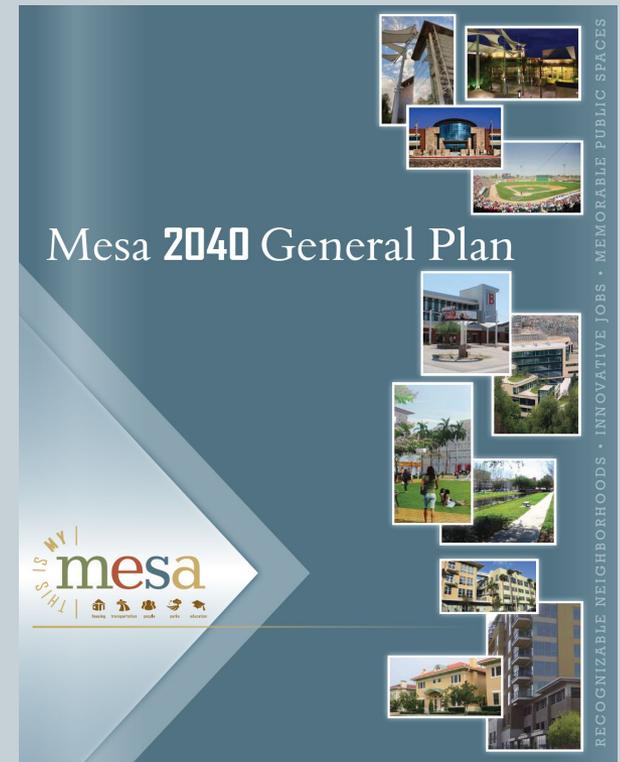
Tools for Land Use Review

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GENERAL PLAN

- Official policy guide to achieve desired physical development
- Expression of resident's values and aspirations
- Guides future plans, programs, investments, and other government activities
- Reference point for decision making - helps provide continuity over time





WHY ARE THEY NEEDED?

Ordinances/Laws that:

- Direct growth
- Ensure quality development
- Enhance health, safety, morals, and welfare of the City

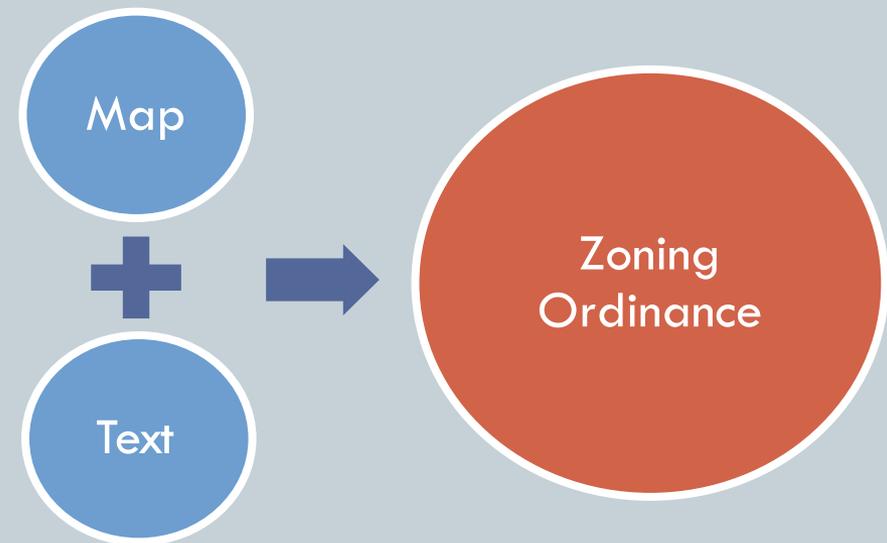
Without Them:

- Conflicts in land use (e.g. - industrial near residential)
- Impacts on quality of life
- Increased cost of development – no certainty
- Impacts to natural resources
- Impacts on land values – loss of investment

Tools for Land Use Review – Zoning

Historic Preservation Meeting
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- Implement the future land uses and built environment defined in the General Plan
- Division of land into districts or zones
- Regulate land uses
- Identify specific development standards (i.e., setbacks, building heights, and lot coverage)



Historic Preservation Board

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- Comprised of a Seven (7) Member Board
- Advisory body for the Historic Preservation Office
- Members of the Board shall be selected from the areas of architecture, history, architectural history, planning, landscape architecture, archaeology, cultural geography or anthropology, or have demonstrated strong interest in past matters that involve historic preservation issues.

Historic Preservation Board



- **Historic Designations**
 - Designate properties for listing on the MHPR
 - Ideas for future areas for designation
- **Design Review**
 - Appeal body
 - Updates to design guidelines
- **Work to Maintain MHPR**
 - Educational outreach to historic property owners
 - Resources for property owners
 - Demolition policy



○ Powers and Duties

- (A) **Review and make recommendations** on any matter or request or appeal that will appear on an agenda before the Downtown Development Committee or Planning and Zoning Board or City Council **involving sites nominated or approved for Historic Landmark (HL) or Historic Preservation (HP) overlay district, or other matters involving general historic preservation** issues as they pertain to Mesa.



○ Powers and Duties

- (B) **Hold public hearings and make recommendations to the Downtown Development Committee or Planning and Zoning Board on requests for amendments to the zoning map and Zoning Ordinance regarding Historic Preservation (HP) overlay districts and designation of Historic Landmarks (HL) within the corporate City limits.**



○ Powers and Duties

- (C) **Hear and decide appeals from the decisions of the Historic Preservation Officer regarding proposed development, renovation, additions, alterations, or demolition of buildings and structures or sites designated or nominated Historic Landmark (HL) or within Historic Preservation (HP) overlay districts** for the purpose of deciding whether clearance for a building permit should be issued. The review shall be limited to building size, scale, exterior elevation, design, color, and appearance to assure compatibility with the historic character of the property, neighborhood, and environment.



○ Powers and Duties

- (D) **Establish and maintain the Mesa Historic Property Register and periodically conduct studies** for the purpose of assessing the potential of buildings, structures, or areas for designation as historic sites or districts.



○ Powers and Duties

- (E) **Hear and/or make recommendations to the City Council and periodically review guidelines to evaluate requests for development, renovation, alteration to historic districts, landmarks, and historic properties, or demolition of buildings and structures on sites designated as historic districts or historic landmarks.** Such guidelines may include building location, minimum yard sizes, average heights, materials, color, architectural features, and other characteristics and cultural features found in the approved district.



○ Powers and Duties

- (F) **Hear and/or make recommendations to the City Council regarding acquisition by the City of structures or easements for maintenance or repair of structures for their preservation, where private preservation is not feasible.**
- (G) Hear and/or make recommendations on other matters as directed by the City Council.

Historic Preservation Terminology



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- **HP** – Historic Preservation
- **CLG** – Certified Local Government
- **SHPO** – State Historic Preservation Office
- **THPO** – Tribal Historic Preservation Office
- **NPS** – National Park Service
- **NRHP** – National Register of Historic Places (honorary)
- **MHPR** – Mesa Historic Property Register (regulatory)
- **SOI** – Secretary of the Interior
- **COA** – Certificate of Appropriateness

Historic Preservation Terminology

Historic Preservation Meeting

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- **Secretary of the Interior's Standards/ Guidelines**

- Preservation
- Reconstruction
- Restoration
- Rehabilitation

- **Historic-Designated**

(Local and/or National)

- Historic Landmark (HL)
- Historic District (HD)
- Heritage Neighborhood (HN)

- Not Eligible

- Eligible

- Contributing
- Noncontributing

Historic Preservation Terminology



Historic Preservation Meeting

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- **Cultural Resources** – Historic Built, Cultural, and Archaeological Resources within the City of Mesa
- **Historic Resource Types**
 - Buildings (house, bank, grocery store, barn)
 - Structures (bridge, tower)
 - Districts (residential or commercial neighborhood)
 - Sites (battlefield, Native American mounds)
 - Objects (individual neon sign, steamboat, fire engine)
- **Multiple Property Listing**
 - Gas Stations, Signs, etc.

Historic Preservation Criteria



- Generally, a property should be at least **50 years** of age before being considered for Historic Designation
- Must also meet criteria of **Significance** and **Integrity**
- **Areas of Significance**
 - A: Event
 - B: People
 - C: Architecture
 - D: Archaeological Potential
- **Aspects of Integrity**
 - Location
 - Setting
 - Design
 - Materials
 - Workmanship
 - Feeling
 - Association

Certified Local Government



Mesa is a **Certified Local Government (CLG)**. CLGs are entities that have established preservation programs that meet the following six (6) requirements:

- The municipality has entered into an agreement with the State Historic Preservation Office (SHPO) and the National Park Service (NPS) to commit to work collaboratively to fulfill the goal of **preserving, protecting, and increasing awareness of heritage resources.**

Certified Local Government



- CLGs possess local preservation ordinances and Historic Preservation Commissions and processes to **identify and designate significant historic properties worthy of preservation.**
- They also **possess professional staff to administer their program, and a process of design review** to ensure that designated properties are appropriately preserved and considered in planning.

Certified Local Government



- CLGs play an active role in assisting the State in the process of nominating properties within their jurisdiction, to the National Register of Historic Places, and as consulting parties to Section 106 of the National Historic Preservation Act.
- CLGs are eligible for specialized assistance and funds for developing their own local preservation programs.
- They are active participants in local and state preservation initiatives to protect and preserve Arizona's cultural heritage.

Meetings



- Quorum - At least 4 members of the Board must be present
- The Chair, or in the Chair's absence, the Vice Chair, shall
 - Lead the meeting
 - Maintain order
 - Be the final decision maker for meeting management questions
- If both the Chair and Vice Chair are absent the Board will elect a presiding officer for the meeting

Meetings

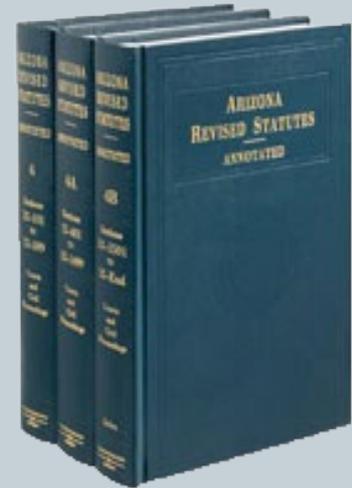


- The Board can only discuss or take action on items adequately described on the agenda
- Agenda must be posted 24 hours in advance
- A concurring vote of a majority of the Board is required to pass a motion
- Meetings of the Board must be open to the public
- Minutes of proceedings kept and filed with the Planning Division as a public record

Open Meeting Law

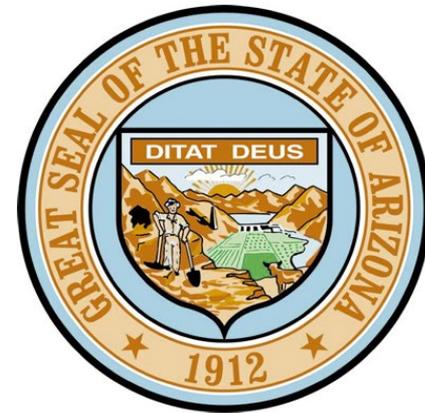
ARIZONA OPEN MEETING LAW ARIZONA REVISED STATUTES TITLE 38, CHAPTER 3, ARTICLE 3.1

“It is the public policy of this state that meetings of public bodies be conducted openly, and that notices and agendas be provided for such meetings which contain such information as is reasonably necessary to inform the public of the matters to be discussed or decided.” A.R.S. § 38-431.09



Definition of a Public Body

Public body: means the legislature, all boards and commissions of this state or political subdivisions including all quasi-judicial bodies and all standing, special or advisory committees or subcommittees of, or appointed by, the public body.



ARIZONA
OPEN MEETING LAW

Definition of A Meeting



Meeting: The gathering, in person or through technological devices, of a quorum of members of a public body at which they discuss, propose or take legal action, including any deliberations by a quorum with respect to that action.

Serial Meeting: The gathering, in person or through technological devices, of less than a quorum of the public body at which they discuss, propose or take legal action, and later the same discussion is had with other members of the public body which constitutes a quorum.



Traditional Meeting



Electronic Meeting

Social Events and Social Media

Historic Preservation Meeting

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- If a quorum is present at a social event - the board members cannot discuss any item that may come before the Board
 - Do not discuss business or items that may come before the Board with other members outside of a formal, noticed, and agendized meeting
- Can express an opinion or discuss an issue with the public at a venue other than a meeting, through the media, other public broadcast communications or technological means if:
 - The opinion or discussion is not principally directed at or directly given to another member of the public body
 - There is no concerted plan to engage in collective deliberation to take legal action

Violations



- Actions taken by the Public Body are null and void
- Attorney General or County Attorney may investigate
- Potential Penalties:
 - Civil penalties
 - Removal of an individual member if the court makes a finding of intent
 - Assess the individual member with all costs awarded to the plaintiff
 - May not spend public monies for legal counsel



mesa·az

HISTORIC PRESERVATION

<<< **Questions?** >>>

Historic Preservation Office

2024 Quarter 2 – Quarterly Report



August 2024

Certificate of Appropriateness Reviews Quarter 2 (2024)

Certificates of Appropriateness - Q2 2024

ADM24-00306	539 W 1st St	West Side Clark HD	Solar Panels	Rooftop solar	4/9/2024	4/22/2024
ADM24-00336	59 E 1st St	The Studios LM	Signage	The Studios Signage	4/22/2024	4/24/2024
ADM24-00427	105 W Main St	Nile Theater LM	Signage	Marquee Sign at the Nile	5/14/2024	6/13/2024
ADM24-00450	116 N Fraser Dr W	Frasier Fields HD	Accessory Unit	ADU	5/21/2024	5/30/2024
ADM24-00458	508 W Clark St	West Side Clark HD	Electrical	Electrical Service Upgrade	5/21/2024	5/30/2024
ADM24-00436	155 N Center St	Irving School LM	Driveway	MUSD Historic Irving School Drive Way	5/21/2024	5/30/2024

- 6 COAs Issued (Q2)
- 13 COAs issued to date in 2024

2024 Section 106 Reviews Quarter 2 (2024)

Section 106 Reviews - Q2 2024					
Elliot Road: East Maricopa Floodway to Ellsworth Road 0000 MA MES T0359 03D	Comment	Concurs with ADOT's findings of no a	Elliot Road: East Maricopa Floodway to Ellsworth Road	4/8/2024	5/6/2024
ADM24-00344	Review	No Historic Properties Affected	2205 E Inverness	4/22/2024	4/29/2024
ADM24-00343	Review	No Historic Properties Affected	6135 E Evergreen	4/22/2024	4/29/2024
ADM24-00342	Review	No Historic Properties Affected	2221 W Farmdale Ave	4/22/2024	4/29/2024
ADM24-00341	Review	No Historic Properties Affected	163 N Beverly	4/22/2024	5/28/2024
ADM24-00337	Review	No Historic Properties Affected	1751 W Pepper Pl	4/22/2024	5/28/2024
ADM24-00336	Review	No Historic Properties Affected	59 E 1st St	4/22/2024	4/24/2024
COM-CMU Eastern Canal Pathway	Comment	No questions or comments at this time	Eastern Canal Multi-Use (CMU) Pathway – Brown Road and Broad	4/17/2024	5/13/2024
North South Corridor (F0491)	Comment	No questions or comments at this time	North-South Corridor from US 60 to Arizona Farms Road, located along the North-South Corridor Freeway, US 60 to Arizona Farms Road, in Pinal and Maricopa Counties, Arizona	4/22/2024	5/6/2024
ADM24-00399	Review	No Adverse Effect	2242 W Main St.	5/6/2024	5/15/2024
UPRR PIRATE Section 110(k) Process--Final N	N/A	N/A	N/A		
Section 106 Consultation: Monitoring and Disco	Comment	Monitoring and discovery plan is sou	Mesa Country Club	6/3/2024	7/3/2024
UPRR PIRATE - Section 110(k) Process - Draft	Comment	No comments at the moment		6/7/2024	7/3/2024
PHO Bell Park NE COW	Comment	No comments at the moment	6321 S Ellsworth Rd	6/18/2024	7/10/2024

- 14 Section 106 Reviews Processed (Q2)
- 30 Section 106 Reviews Processed to date in 2024

Questions?