

Minutes

Mesa City Council Chambers – Lower level, 57 E 1st Street
Date: March 4, 2025 Time: 5:00 pm

MEMBERS PRESENT:

James Babos, Chair
Jocelyn Skogebo, Vice Chair
Bruce Nelson
BJ Parsons
Jessica Sarkissian

MEMBERS EXCUSED:

Ty Utton

STAFF PRESENT:

Matthew Kriegl
Kellie Rorex
Dawn Dallman

CITIZEN SPEAKERS:

Vic Linoff

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

1. Call Meeting to Order.

Chair Babos declared a quorum present. The meeting was called to order at 5:00 pm.

2. Approval of the minutes from the February 4, 2025 Historic Preservation Board meeting

It was motioned by Boardmember Sarkissian, seconded by Boardmember Parsons, that the minutes from February 4, 2025 Historic Preservation meetings be approved.

Upon tabulation of votes, it showed:

AYES – Babos-Skogebo-Nelson-Parsons- Sarkissian

NAYS - None

EXCUSED – Utton

ABSENT – None

3. Take action on the following cases:

- 3-a. ADM25-00035 – “Certificate of Appropriateness for Demolition”** (District 4). 228 N Macdonald, West Second Street Historic District. Consider a Certificate of Appropriateness for demolition of a non-historic, secondary building (Unit E), located behind the main historic structure. **(see attachment 1)**

Staff Recommendation: Approval with conditions

Summary:

In response to the Boardmember questions, Mr. Kriegl stated he is unaware of any concerns by the neighbors. Staff visited the site and spoke to a neighbor who had no objections. The new building will be Administratively reviewed and will only come before the Board if staff denies the application. The reason for demolition is that the applicant wants to create more rental space for housing. Mr. Kriegl confirmed the current zoning is Downtown Residential 3 (DR-3).

It was moved by Boardmember Sarkissian, seconded by Vice Chair Skogebo, that case ADM25-00035 be approved.

The Board moved to approve case ADM25-00035 conditioned upon:

1. Compliance with the final site plan as submitted.
2. Compliance with all applicable City development codes and regulations.

Vote (4 – 0)

Upon tabulation of vote, it showed:

AYES – Skogebo-Nelson-Parsons-Sarkissian

NAYS – None

EXCUSED – Utton

RECUSED – Babos

ABSENT - None

- 3-b. ADM25-00131 – “Certificate of Appropriateness for Demolition”** (District 4). 523 W Street, West Side-Clark Addition Historic District. Consider a Certificate of Appropriateness for demolition of a detached workshop, located behind the main historic structure. **(see attachment 2)**

Staff Recommendation: Approval with conditions

Summary:

Boardmember Sarkissian noted the workshop is shown in historical aerials from the 1960s and is in poor condition.

In response to the Chair Babos’ questions, Mr. Kriegl confirmed the new building has been reviewed and is a simple workshop building. The applicant has applied for a building permit.

MINUTES OF THE MARCH 4, 2025 HISTORIC PRESERVATION MEETING

It was moved by Boardmember Sarkissian, seconded by Boardmember Parsons, that case ADM25-00131 be approved.

The Board moved to approve case ADM25-00131 conditioned upon:

1. Compliance with the final site plan as submitted.
2. Compliance with all applicable City development codes and regulations.

Vote (5 – 0)

Upon tabulation of vote, it showed:

AYES – Babos-Skogebo-Nelson-Parsons-Sarkissian

NAYS – None

EXCUSED – Utton

ABSENT - None

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

Boardmember Nelson shared an update from a recent visit to the city of Randolph, a historically black town turning 100 years old in 2025. He suggested recognizing the history of the Washington-Escobedo community, which is more than 100 years old.

Boardmember Sarkissian mentioned a recent Upfront Planning Podcast interview she conducted with Vice Chair Skogebo as the guest. They spoke about renovating historic properties and the challenges involved.

5. Items from citizens present.**

Vic Linoff, 628 N Center St, Mesa provided updates on the preservation of neon signs in Mesa, including the dedication of five signs in the Neon Garden behind The Post on May 15, 2025. Mr. Linoff encouraged Board members to attend the Arizona Historic Preservation Conference in Phoenix from May 14–17, 2025.

6. Historic Preservation Officer's Updates.*

Mr. Kriegl shared the following items with the Board:

- An update on the 2025 Historic Preservation Art & Essay Contest, with four entries received so far. Entries are due next Monday, March 10, 2025.
- A reminder for Board members to mark their calendars for the Historic Preservation Month Event on May 3, 2025 at The Post from 9 am – 1 pm.
- Mr. Kriegl mentioned ongoing work on items discussed during the retreat, including potential presentations involving Mesa Historic Preservation. The Board was encouraged to submit their ideas to historicpreservation@mesaaz.gov.
- It was noted that the city is in the process of looking for a new Board member to replace Boardmember Mooney.

MINUTES OF THE MARCH 4, 2025 HISTORIC PRESERVATION MEETING

- In response to Boardmember requests, Mr. Kriegl agreed to provide updates on the Sirrine House Project, Text Amendments, and Design Guidelines at an upcoming meeting.

7. Adjournment.

It was motioned by Boardmember Sarkissian, seconded by Boardmember Nelson, to adjourn. The meeting was adjourned at 5:30 pm.

Upon tabulation of votes, it showed:

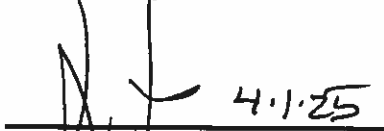
AYES – Babos-Skogebo-Nelson-Parsons-Sarkissian

NAYS - None

EXCUSED – Utton

ABSENT – None

Respectfully submitted,



James Babos
Historic Preservation Board Chair

* These items are not for Board discussion and no Board action will be taken on the items.

** The public 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.

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting. Si necesita asistencia o traducción en Español, favor de llamar al menos 48 horas antes de la reunión al 480-644-2767.

A recording of the meeting is available upon request.

Please contact the Planning Department with questions, 480-644-2385.

City of Mesa

Historic Preservation Board

Case: ADM25-00035

228 N Macdonald

West Second Street Historic District



Tuesday, March 04, 2025

Historic Preservation Board

Case: ADM25-00035

REQUEST:

228 N Macdonald

- Certificate of Appropriateness for Demolition of Unit E, a detached, one-story, 600 square foot building, centrally located on the property behind, the main two-story historic main house, and located within the West Second Street Historic District.

All other buildings will remain and are subject to future Certificate of Appropriateness (COA) applications, as applicable.



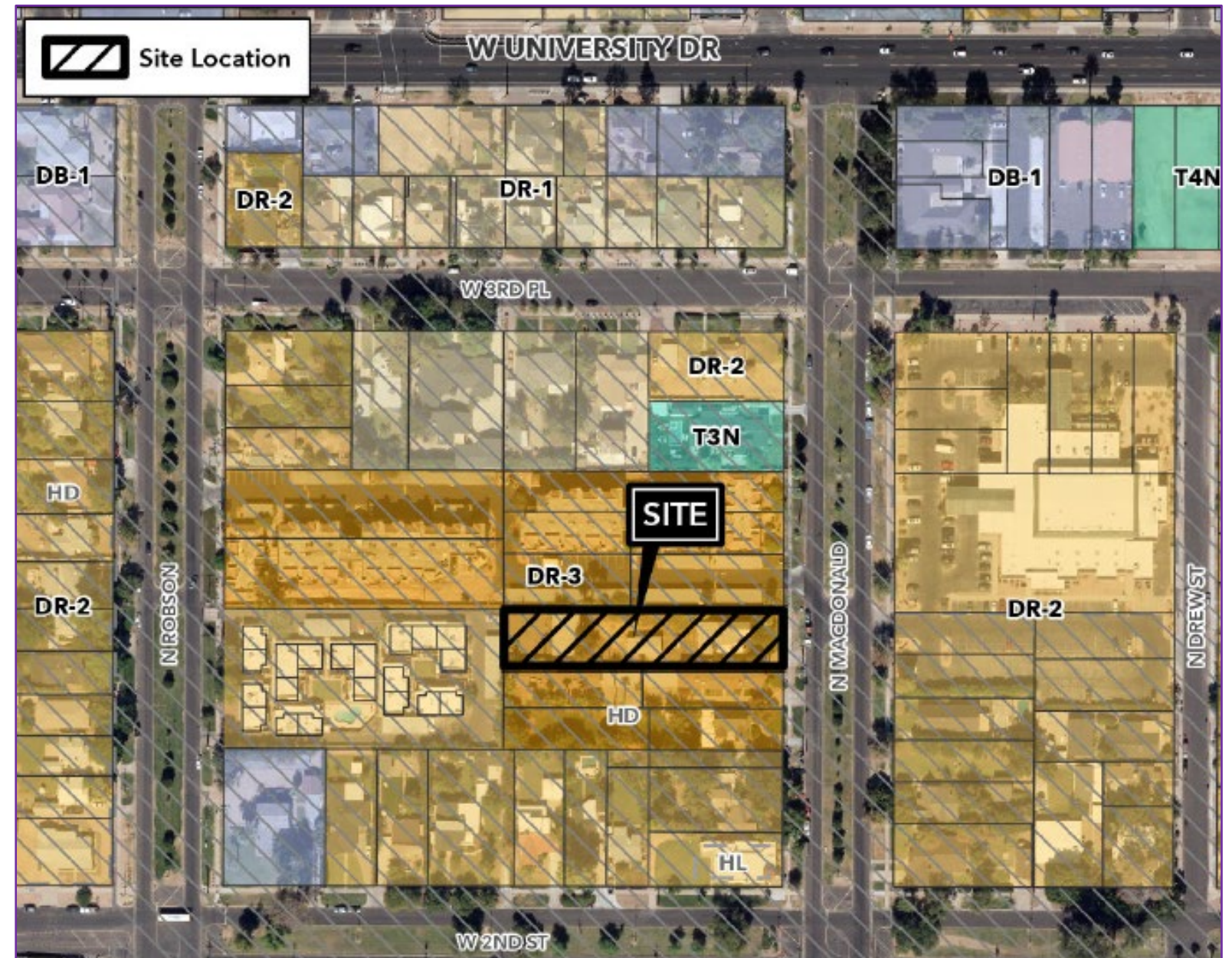
Historic Preservation Board

Case: ADM25-00035

LOCATION:

228 N Macdonald

- West Second Street Historic District
- Located approximately 1,000 feet southwest of the corner of North Center Street and East University Drive; Approximately 700 feet south along North Macdonald from the intersection with West University Drive



Historic Preservation Board

Case: ADM25-00035

SITE PHOTOS:



Historic Preservation Board

Case: ADM25-00035

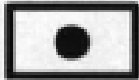
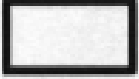




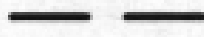

SITE PHOTOS:



Historic Preservation Board

Case: ADM25-00035

HISTORIC DISTRICT MAP: National Register

- 126 — Address
- 201 — Inventory Number
-  Property not yet evaluated for integrity
Property date is within period of significance
-  Not Surveyed
-  Individually Eligible Property
-  Contributing Property to the Historic District
-  Non-Eligible Property due to age
-  Non-Eligible Property due to integrity
-  Existing boundary line
-  New boundary line



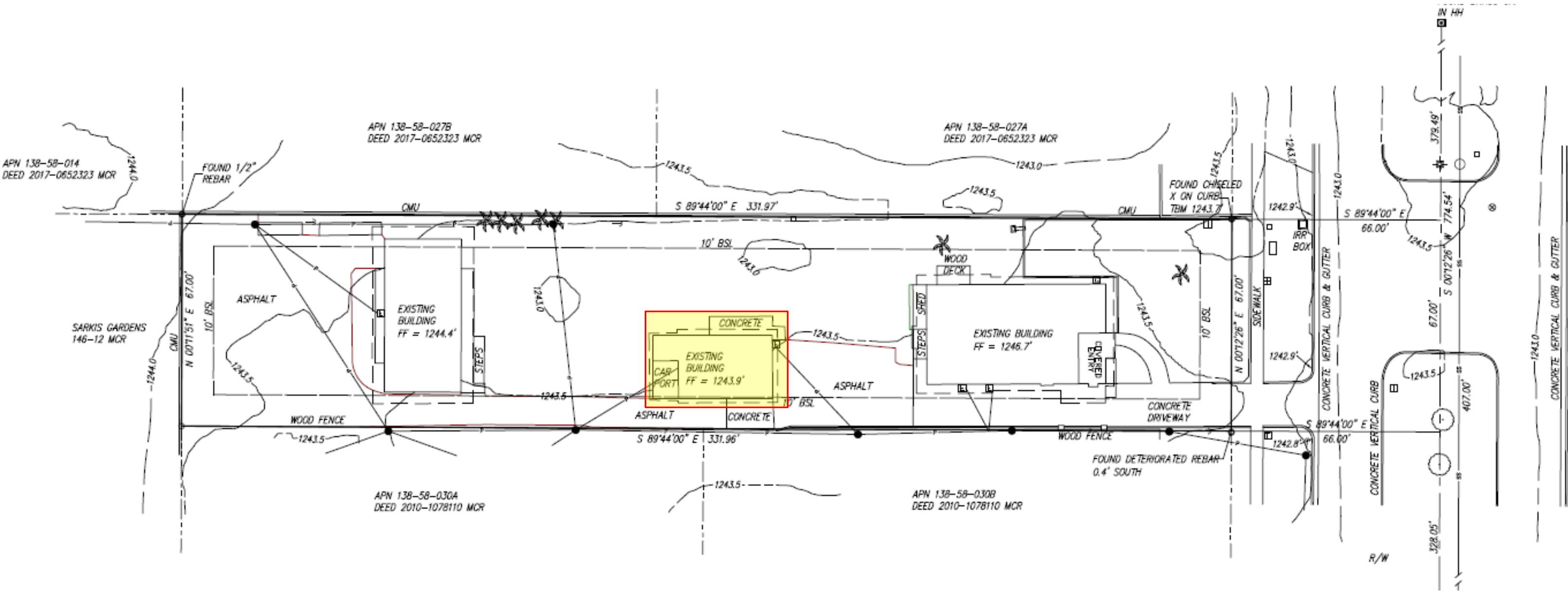
National Register Historic District
BOUNDARY MAP
 Amendment to the Existing
**WEST SECOND STREET
 HISTORIC DISTRICT**
 Mesa, Arizona
 December, 2002



Historic Preservation Board

Case: ADM25-00035

SITE PLAN:



Historic Preservation Board

Case: ADM25-00035

FINDINGS:

- Subject Property is contributing to the Historic District. Two additional detached secondary structures are also located on this property, both of which are located behind the main two-story historic Craftsman house.
- These two secondary structures (one including Unit E and the other including Units F, G, H, J) were constructed outside the property's period of significance (1883 to 1959) and do not contribute to the historic character of the property.
- Subject Building, Unit E, was constructed c. 1975. This 600 square foot one-story structure is in poor condition and is proposed to be demolished and replaced with a new structure.
- Subject Building identified as noncontributing to the National Register designation.
- Staff believes the Subject Building to be a noncontributing feature of the property on the local level designation as well.
- Subject Building is of minimal historic significance due to its age, condition, and location, and demolition of the building would be inconsequential to the preservation of historic properties in the vicinity.

RECOMMENDATION:

Staff finds that the Proposed Project meets the Certificate of Appropriateness criteria for demolition on property with an approved historic district overlay district in the Mesa Zoning Ordinance Section 11-74-4(B).

Staff recommends approval with conditions.

1. Compliance with the final site plan as submitted
2. Compliance with all applicable City development codes and regulations

Historic Preservation Board

Case: ADM25-00035

QUESTIONS / DISCUSSION:



City of Mesa

Historic Preservation Board

Case: ADM25-00131

523 W Clark St

West Side-Clark Addition Historic District



Tuesday, March 04, 2025

REQUEST:

523 W Clark St

- Certificate of Appropriateness for demolition of a detached, 426 square foot, one-story workshop located behind the main house at the rear southwest corner of the property and within the West Side-Clark Addition Historic District.
- A new, previously approved, 400 square foot workshop will be constructed in its place.

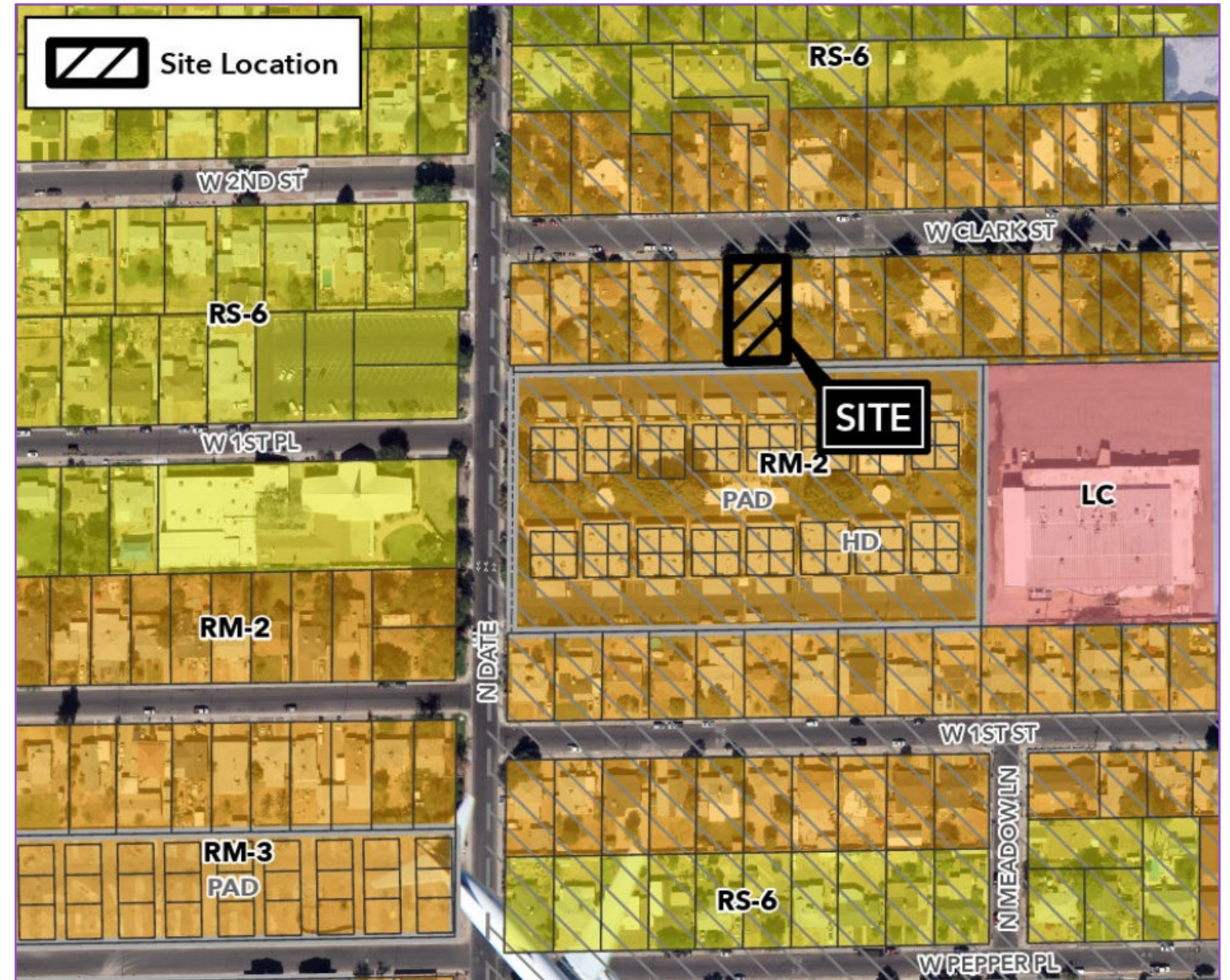
All other buildings will remain and are subject to future Certificate of Appropriateness (COA) applications, as applicable.



LOCATION:

523 W Clark St

- West Side-Clark Addition Historic District
- Located approximately 1,350 feet south of West University Drive; Approximately 1000 feet west of North Country Club Drive along West Clark Street



Historic Preservation Board

Case: ADM25-00131

SITE PHOTOS:



Historic Preservation Board

Case: ADM25-00131

SITE PHOTOS:



Historic Preservation Board

Case: ADM25-00131

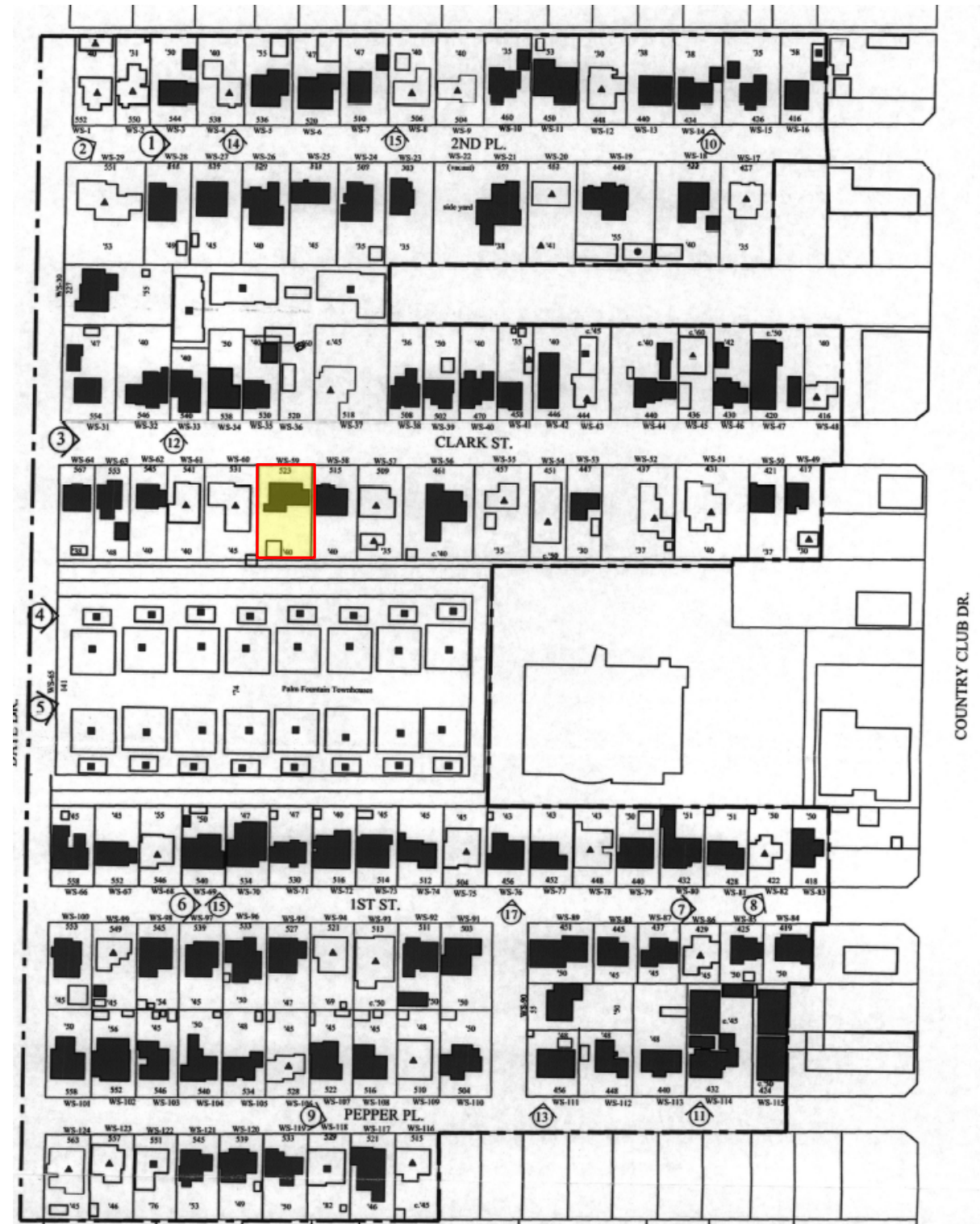
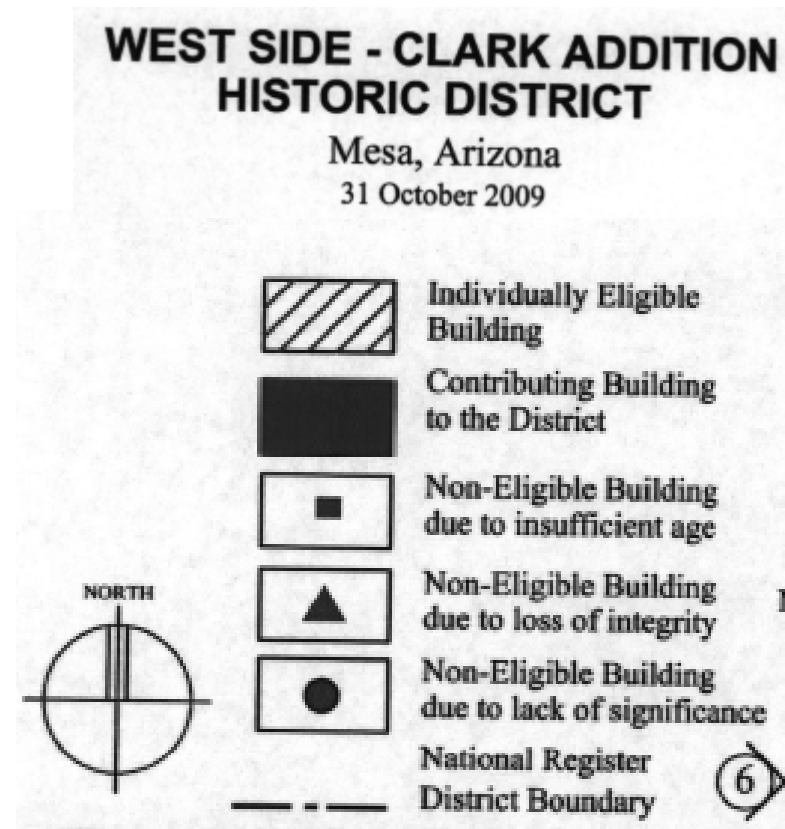
SITE PHOTOS:



Historic Preservation Board

Case: ADM25-00131

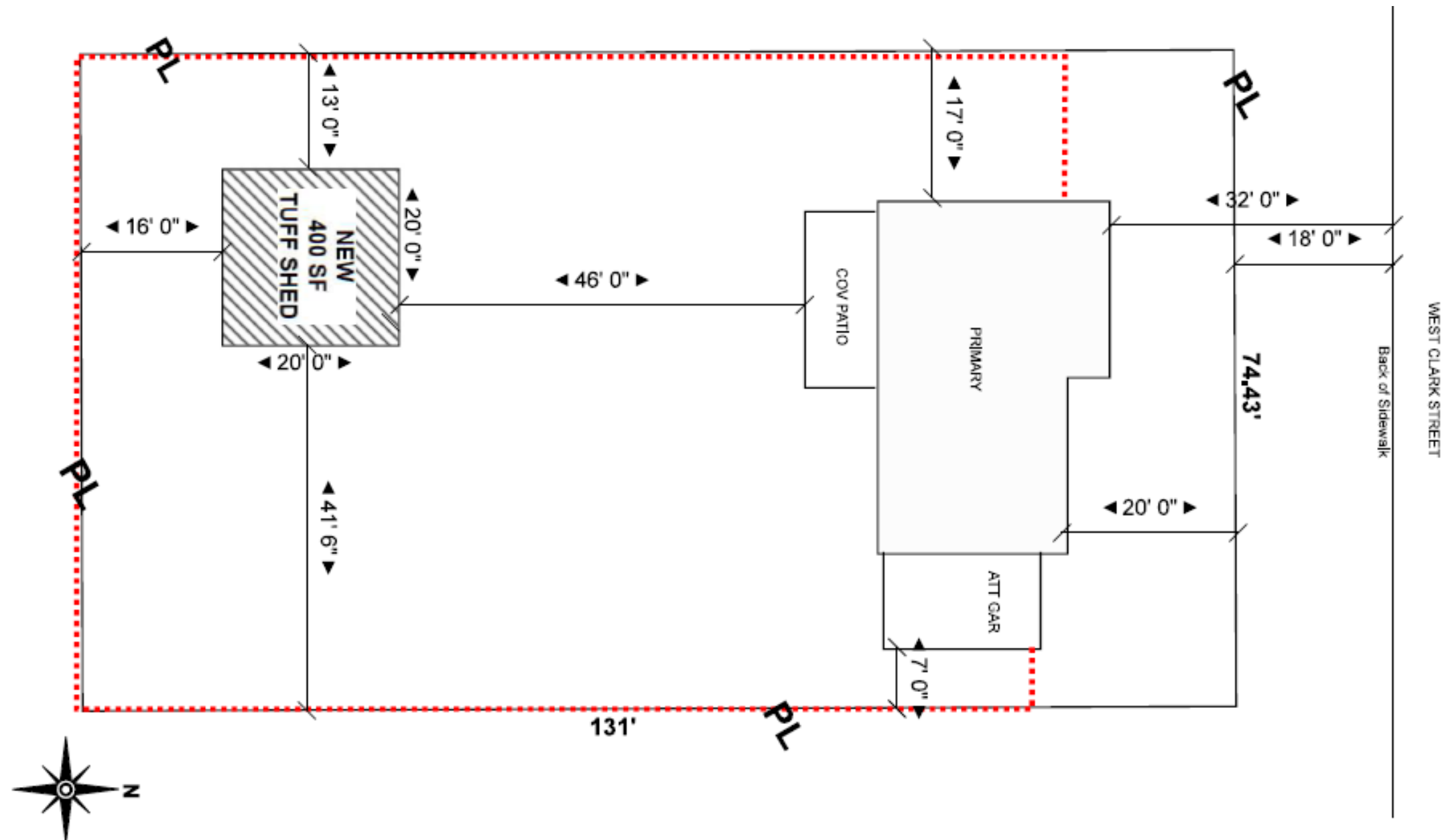
HISTORIC DISTRICT MAP: National Register



Historic Preservation Board

Case: ADM25-00131

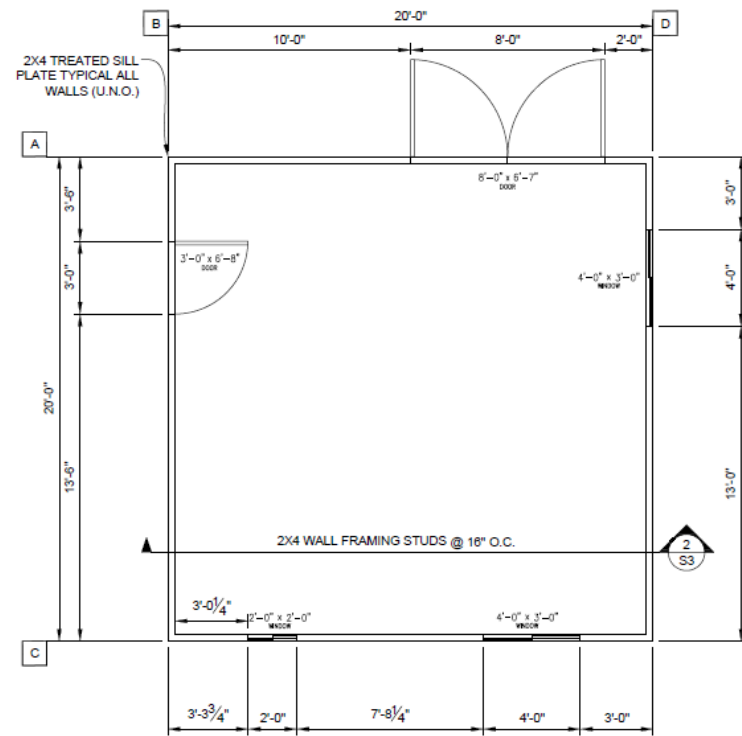
SITE PLAN:



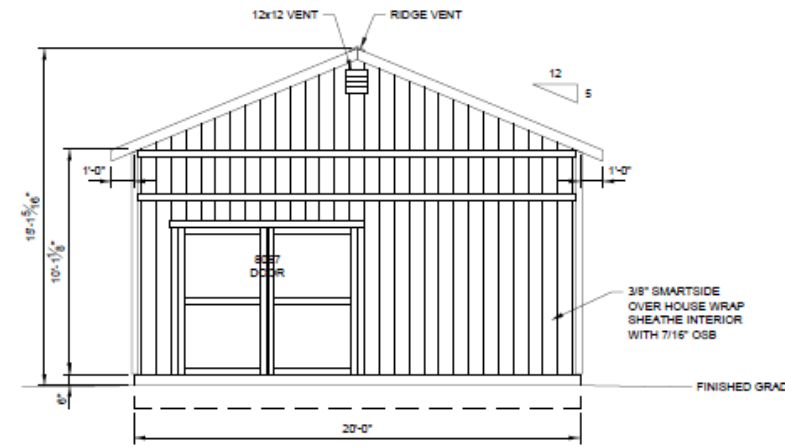
Historic Preservation Board

Case: ADM25-00131

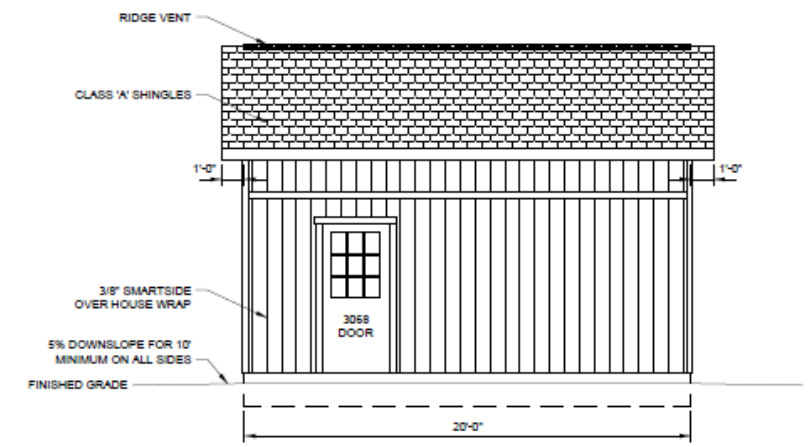
Proposed Plans (Approved): ADM25-00028



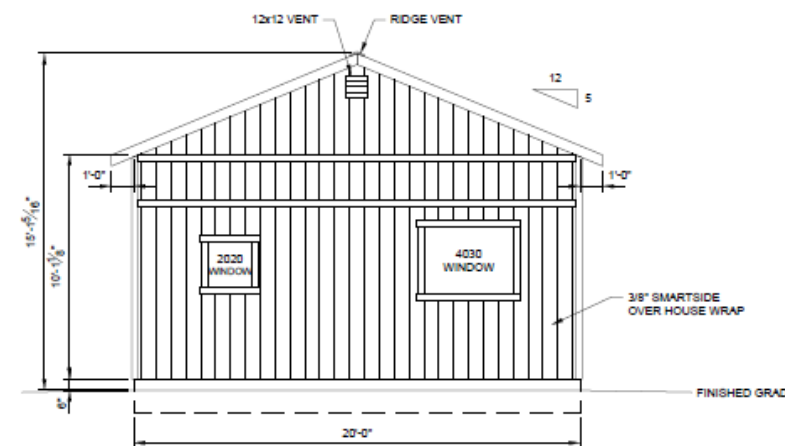
FLOOR PLAN



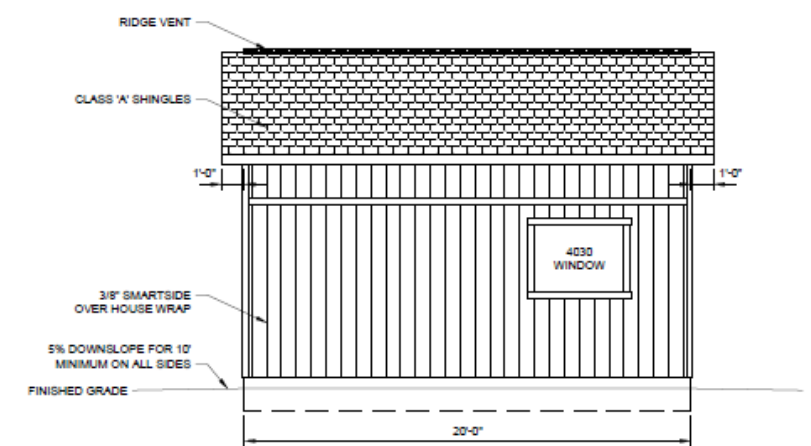
WALL A ELEVATION



WALL B ELEVATION



WALL C ELEVATION



WALL D ELEVATION

FINDINGS:

- Subject Property is contributing to the Historic District. An additional secondary structure, a workshop, is also located at the southwest rear corner of this property, behind the main one historic Ranch house.
- Due to its location, visibility of the Subject Building from the ROW is minimal.
- Subject Building has lost historic integrity through multiple non-sympathetic repairs, and storm damage.
- Subject Building identified as noncontributing to the National Register designation.
- Staff believes the Subject Building to be a noncontributing feature of the property on the local level designation as well.
- The Subject Building is of minimal historic significance due to its poor condition, lack of historic integrity, and location.
- Demolition of the Subject Building would be inconsequential to the preservation of historic properties in the vicinity.

RECOMMENDATION:

Staff finds that the Proposed Project meets the Certificate of Appropriateness criteria for demolition on property with an approved historic district overlay district in the Mesa Zoning Ordinance Section 11-74-4(B).

Staff recommends approval with conditions.

1. Compliance with the final site plan as submitted
2. Compliance with all applicable City development codes and regulations

Historic Preservation Board

Case: ADM25-00131

QUESTIONS / DISCUSSION:

