

*Minutes*

Mesa City Council Chambers – Lower level, 57 E 1<sup>st</sup> Street  
Date: September 3, 2024 Time: 5:00 pm

**MEMBERS PRESENT:**

James Babos, Chair  
Bruce Nelson  
BJ Parsons  
Ty Utton\*  
Jessica Sarkissian  
Courtney Mooney

**MEMBERS EXCUSED:**

Jocelyn Skogebo, Vice Chair

**STAFF PRESENT:**

Matthew Kriegl  
Charlotte McDermott  
Abraham Arnett  
Jeff McVay  
Anthony Rodriguez  
Bryce Albretsen  
Rachel Nettles  
Malloy Ress  
Noah Bulson  
Dawn Dallman

**CITIZEN SPEAKERS:**

None

(\*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 5:02 pm. The chair then 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.”

MINUTES OF THE JUNE 4, 2024 HISTORIC PRESERVATION MEETING

**2. Approval of the minutes from the August 6, 2024 Historic Preservation Board meeting.**

It was motioned by Boardmember Sarkissian, seconded by Boardmember Nelson, that the minutes from the August 6, 2024 Historic Preservation meeting be approved.

**Upon tabulation of votes, it showed:**

**AYES – Babos-Nelson-Parsons-Utton- Sarkissian-Mooney**

**NAYS – None**

**EXCUSED – Skogebo**

**ABSENT – None**

**3. Introduce Abraham Arnett – City of Archaeologist**

City Archaeologist, Abraham Arnett shared his extensive experience in archaeology. He highlighted his work in Arizona, including archaeological surveys, excavations, monitoring, full data recovery and cultural resource compliance.

**4. Discussion Items.**

**4-a. Discuss the January 2025 Mesa Historic Preservation Board Retreat and potential topics for the retreat.**

Historic Preservation Officer, Matthew Kriegl requested topics for the retreat.

**Suggested Potential Topics:**

- Supplemental List Discussion
- Ways to Support Existing Historic/Heritage Neighborhoods
- Ways to Promote Mesa History
- Update on GIS Story Maps
- HP Handouts Status
- Design Guidelines Update
- Ways to Support the Mesa Historical Museum
- Try to better engage the seasonal residents of Mesa
- Overview of the Current Historic Preservation Plan and Access Goals

Chair Babos suggested either January 18<sup>th</sup> or January 25<sup>th</sup> as potential dates for the January 2025 HP Retreat.

**4-b. Discuss the May 2025 Historic Preservation Month Essay and Visual Arts contest and potential essay and visual arts contest topics.**

Chair Babos requested this agenda item be continued until next month to give Board members time to think about potential topics. He suggested adding a future agenda item to consider changing the date of this event to earlier in the year so winter visitors may attend. Staff was requested to identify the popular topics selected by last year's participants.

**4-c. Hear an update from City staff regarding the Downtown Façade Improvement Project.**

**Summary:**

**Jeff McVay, Manager of Downtown Transformation, Anthony Rodriguez, Downtown Transformation Project Manager, and Bryce Albretsen, Engineering Sr. Civil Engineer displayed a PowerPoint presentation highlighting details of four specific project locations. (see attachment 1)**

In response to a question from Chair Babos, Mr. Kriegl clarified the projects do not have to meet specific guidelines and these buildings are not currently part of any Historic District.

During discussion the Board expressed interest in recognizing historical events and people associated with the buildings. Staff acknowledged the importance of preserving as much historic material as possible and the potential for Historic District designation.

After some discussion by the Board and staff, Mr. Kriegl assured the Board as much historic material will be preserved as possible so as to not diminish any chance of historic designation in the future. He also discussed the challenges of maintaining historic integrity while ensuring functionality of the buildings.

Chair Babos encouraged staff to consider the impact of signage on the esthetics of the façade improvement projects.

In response to questions posed by Chair Babos, Mr. McVay stated the wood beams to be installed at 104 W Main St. will require maintenance. He also shared there is a proposed neon art feature, details not yet determined, that will replace the current sign at that location.

The windows as well as other features of the 136 W Main St. building were discussed in more detail. Staff explained the difficulties in restoring this location as it has been remodeled several different times affecting some of the historic features.

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

There were no updates on this item from Board members.

**6. Items from citizens present.\*\***

No citizens were present.

**7. Historic Preservation Officer's Updates.\***

Mr. Kriegl welcomed new City Archaeologist, Abraham Arnett stating he is excited to work together with Mr. Arnett and to have someone to help with archaeology in the City of Mesa.

## MINUTES OF THE JUNE 4, 2024 HISTORIC PRESERVATION MEETING

The following items were shared with the Board:

- As mentioned earlier Staff is planning the 2025 Historic Preservation Board Retreat as well as the Preservation Month Activities in May and will compile the topic suggestions to be discussed more in depth at the next meeting.
- The Community meeting which was tentatively scheduled for October is being moved to November and will be held at The Studios. Date and agenda to be determined.
- Over the next few months and into the new year, prior to presentation at the Design Review Board, staff will continue giving presentations to the HP Board on additional Downtown Façade Improvement Projects.

### 8. Adjournment.

It was motioned by Boardmember Sarkissian, seconded by Boardmember Nelson, to adjourn. The meeting was adjourned at 5:48 pm.

**Upon tabulation of votes, it showed:**

**AYES – Babos-Nelson-Parsons-Utton-Sarkissian-Mooney**

**NAYS - None**

**EXCUSED – Skogebo**

**ABSENT – None**

Respectfully submitted,

*Matthew Kriegl*

Matthew Kriegl  
Historic Preservation Officer

\* These items are for Board discussion only – no Board action will be taken on the items.

\*\* These items are not for Board discussion and no Board action will be taken at this meeting.

\*\*\* 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. 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.

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



# Downtown Façade Improvement Program



**Jeff McVay**  
Manager of Downtown Transformation

**Anthony Rodriguez**  
Downtown Transformation Project Manager

**Bryce Albretsen**  
Engineering Sr. Civil Engineer

**Matthew Kriegl**  
Historic Preservation Officer

# PROGRAM OVERVIEW

- Preference for properties with colonnade
- Program Area: Country Club to Center, 1st St to 1st Ave
- City managed design and construction
- Historically sensitive design
- Private participants must contribute 5% of the total estimated direct construction cost





# PROPERTIES



150 W Main St

136 W Main St

104 W Main St

137 W Main St

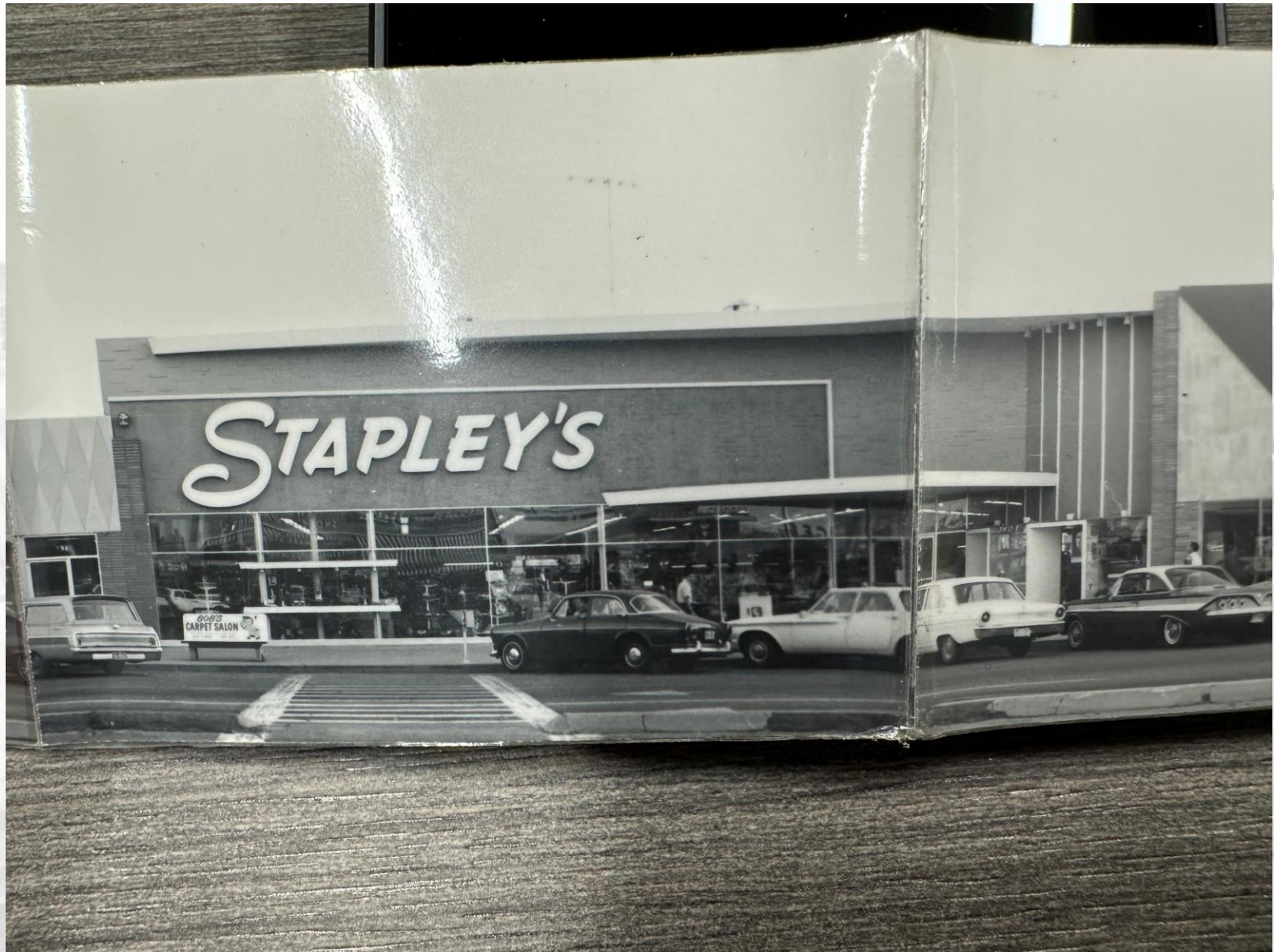


# 137 W. MAIN ST

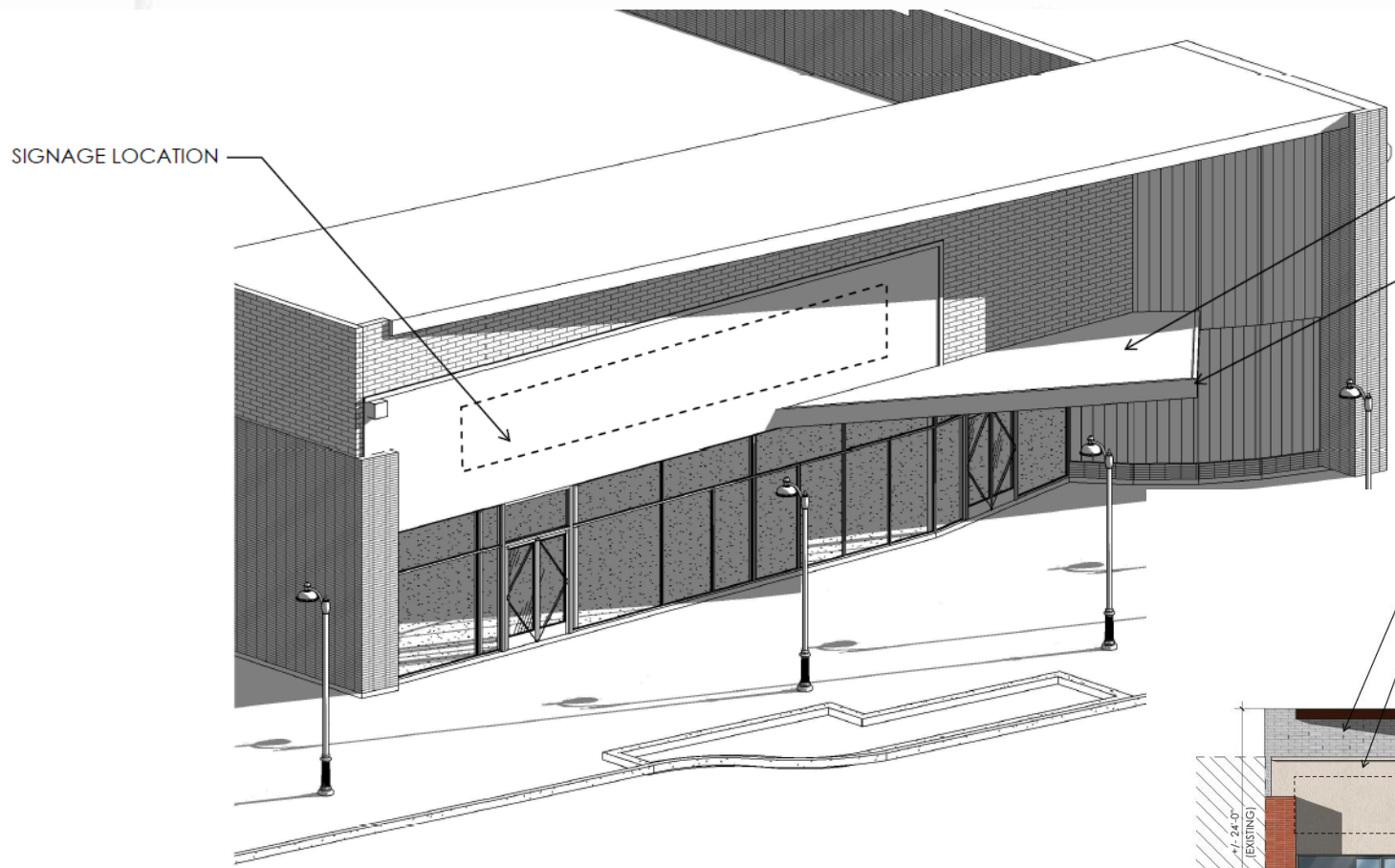


- 137 W. Main St-  
Vacant
- Would be part of  
removing colonnade  
from MacDonald to  
Robson
- Will incentivize new  
tenant opportunities

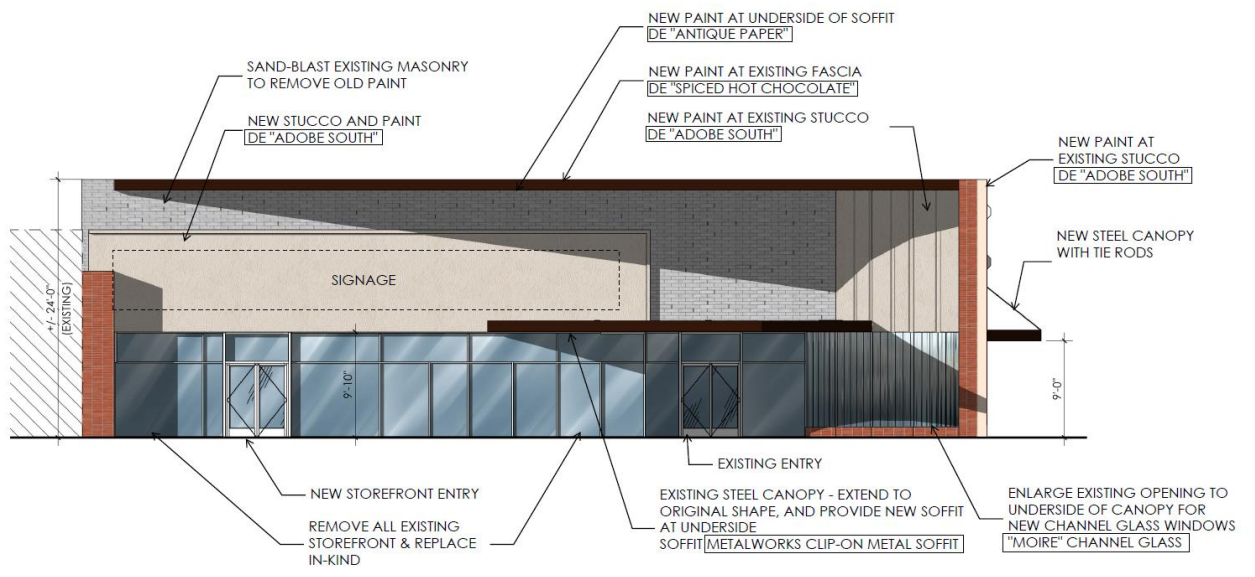
# 137 W. MAIN ST



# 137 W. MAIN ST



NEW MEMBRANE ROOFING  
 EXISTING STEEL CANOPY - REMOVE CLADDING AND ROOFING, EXTEND TO ORIGINAL SHAPE, AND PROVIDE NEW ROOFING AND METAL PANEL SOFFIT



# 136 W. MAIN ST



- 136 W. Main St- Pomeroy's, Buckhorn Vintage, others
- Restore historic character to one of the oldest buildings in downtown Mesa

# 136 W. MAIN ST

Arizona Museum of Natural History



Pomeroy Bldg. 1890'S (drinks?)

82-9.48  
Pomeroy Building  
1890 s



# 136 W. MAIN ST



ADD ALTERNATE FOR AN ADDITIONAL CANOPY AT EACH OF TWO WINDOW LOCATIONS

EXISTING BRICK AFTER STUCCO REMOVAL

NEW BUILDING SUPPORTED ALUMINUM SHADE CANOPY, 11' AFF (7' DEEP x 45' LONG)

HISTORIC "BUCKHORN VINTAGE" STOREFRONT TO REMAIN  
NON-HISTORIC "POMEROY'S" STOREFRONT TO BE REPLACED WITH CONTEMPORARY STOREFRONT

**SOUTH ELEVATION**



**EAST ELEVATION**

# 104 W. MAIN ST



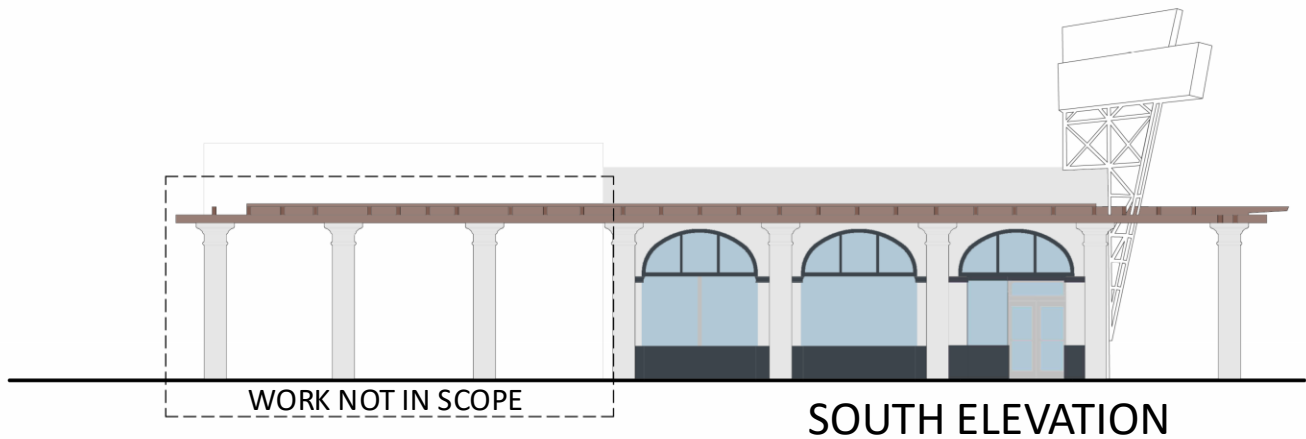
- 104 W. Main St-  
Outcast Donuts,  
Rebel Wine Lounge

# 104 W. MAIN ST





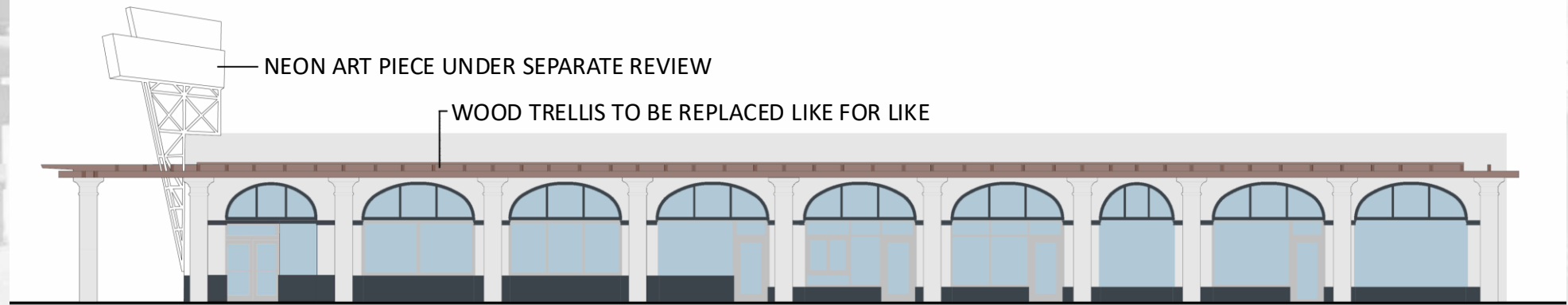
# 104 W. MAIN ST



SOUTH ELEVATION



PARTIAL EAST ELEVATION



EAST ELEVATION

# 150 W. MAIN ST



- 150 W. Main St-  
Phantom Fox  
Brewing, Goat & Ram  
Pizza

# 150 W. MAIN ST



# 150 W. MAIN ST

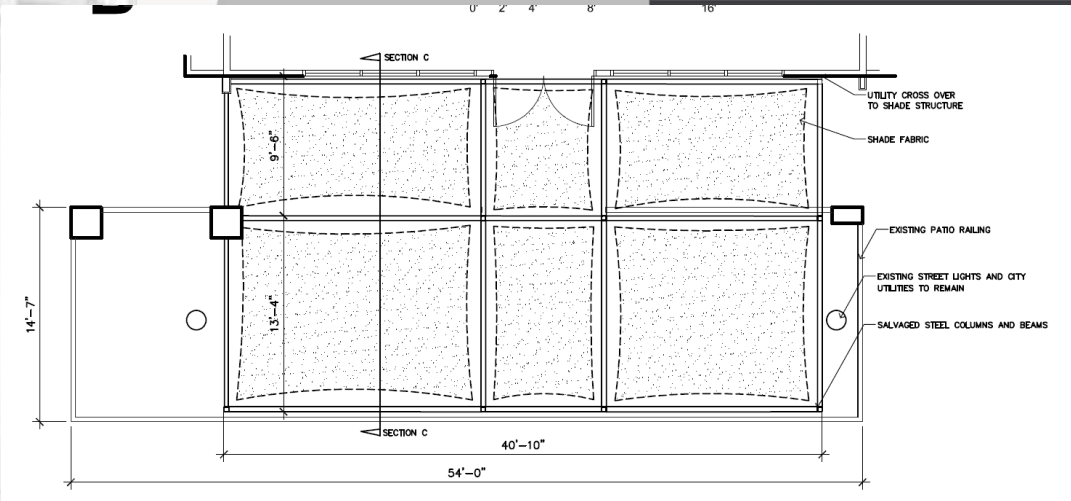


BRICK VENEER TO MATCH INTERIOR OVER EXISTING CMU WALL

SALVAGE STEEL FRAME FOR SUN SHADES

EXISTING PATIO RAIL TO REMAIN

SOUTH ELEVATION



A grayscale architectural rendering of a city street scene. In the foreground, a tram is moving from left to right, blurred to indicate motion. The street has multiple lanes and a crosswalk. In the background, there are several buildings, including a tall, ornate tower and a modern building with a curved facade. The word "QUESTIONS" is overlaid in the center of the image in a large, orange, serif font.

# QUESTIONS