

Minutes

Hybrid Platform
57 E 1st St

Date: April 4, 2023 Time: 6:00 p.m.

MEMBERS PRESENT:

Brandon Benzing, Chair
Jocelyn Skogebo
BJ Parsons
Russ Haughey
Ty Utton*

MEMBERS ABSENT:

Jim Babos, Vice-Chair
Bruce Nelson

STAFF PRESENT:

Charlotte McDermott
Michelle Dahlke
Maura Jackson

GUESTS:

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

1. **Call Meeting to Order.**

Chair Benzing

It is 6:04 pm and we'll call the April 2023 City of Mesa Historic Preservation Board meeting to order.

3. **Approval of the minutes from the March 7, 2023 Historic Preservation Board meeting.**

Chair Benzing

Moving on to last month's meeting minutes. Are there any comments from the meeting minutes from the March meeting? Do we have a motion to approve those minutes?

Boardmember Parsons

I make a motion to approve.

Boardmember Haughey

I second.

AYES: Benzing-Skogebo-Parsons-Haughey-Utton

NAYES: None

ABSENT: Babos-Nelson

2. Items from citizens present.

Chair Benzing

Item number two is items from citizens present which we do not have any citizens tonight.

4. Hear a report and discuss Certificate of Appropriateness approvals from November 2022 through March 2023.

Michelle Dahlke

Thank you very much. We're going to try a new format to present this information for you tonight. Usually, we have PowerPoint slides. It's Mary's recommendation that we go to more of a table slide. But Maura is still going to show you the information and run through the properties for you just briefly. If you have any questions about any of them, she'd be happy to answer those. You'll have to let us know what you think about the format. It's a new test.

Maura Jackson, Historic Preservation Coordinator, presented a PDF document and then called for questions. (See Attachment 1)

Chair Benzing

Just a question on 758 N Grand Street. Replacing the stabilized granite drive with the concrete drive. Is that something that's under the National Parks stuff?

Maura Jackson

That was part of their Certificate of Appropriateness request. It was after the fact as it was already done. We do review driveways. Changing the material there would be something, in this case, it was in the same location. If it was just that that came to us, we would have to look at it and see if that would require review. But in this case, it was with the carport.

Chair Benzing

But generally, that type of concrete drive, it's more of the like expansion of a drive that would be something that would be heavily reviewed? Like if they want to add another car to their drive. Is something that'd be more like not appropriate?

Maura Jackson

Right.

Chair Benzing

Okay.

Maura Jackson

Well, like I said, in this case it was already done too. So, a little bit more difficult. Any other questions?

Boardmember Skogebo

I just saw a couple of after the facts. Is it just a homeowner who comes in and says, oh, we want to get this approved now or did the office reach out to them?

Maura Jackson

No, we don't reach out to them. That could come to us in a number of different ways. Sometimes there might be a violation that they have to clear up. Sometimes like in the case of that first request, when we're reviewing what they actually came in for and we see that there's been work that was not approved we try to take care of that before they get more work done.

Boardmember Skogebo

So really, that only would happen at the permitting process that there would be that desire to go back?

Maura Jackson

There could be a neighbor's complaint. I think those are really the only two instances. But staff does not seek out ones that have not been approved.

Boardmember Skogebo

So, for example, in a historic home if someone comes in and changes out all the windows, nothing really will change unless there's a complaint.

Maura Jackson

Right. Any other questions?

Michelle Dahlke

Mr. Chairman, Board members. I'm sorry . . . Maura did you have any examples where you found them challenging, and were able to work with the owner to make what they wanted to do more compatible or more in line with our guidelines?

Maura Jackson

Yes. This might be what you're interested in. The first property in Flying Acres, as you may know, Flying Acres typically has those smaller early ranch houses. Putting an addition on those smaller footprints can be a bit challenging. This homeowner originally came in wanting to do a rear addition, that would have significantly changed the roof form. There would have been a really high, pitched hip roof over it. So, we worked with them to change what they were asking for, break it up into a detached casita and it worked for what they were trying to get out of the

extra room. They had that extra laundry area that was at the back of the carport, which is typical to have a storage area in those kind of era homes. Putting the addition off that area instead of putting it where they wanted on the side of the building flush with the front façade. Then we also worked with them on the carport. The existing carport came below the eave of the main house. They were wanting to bring it up or integrate it and make it look a little bit different than what our standards and guidelines would recommend. We worked with them to get that where it was an appropriate replacement. Then we worked with the guest house. The windows they had put into the main house were able to be used in the guest house. So, they didn't completely lose out. Then they could put appropriate replacements in the actual main house that mimic the original casement windows.

Chair Benzing

Were they very positive after the experience? Just out of curiosity. How did they feel after it was all done?

Maura Jackson

It was definitely a long process to get to a compromise. But I think they're really excited and happy they finally got to a point where they could accomplish the extra room that they were looking for and could use those windows they had already purchased. So, they were happy in the end.

Chair Benzing

I just asked from a PR standpoint. It's really good for HP to have a positive outcome that everybody's happy with. They met their goals, and we were able to meet our goals.

Maura Jackson

I will say not all projects are easy. Especially when people come in with what they want to do. Additions are difficult in general, especially with those smaller footprints to add that extra space that's not going to negatively impact that house. Especially when all the other houses are small around it, too. Hopefully, this one turns out to be a good example.

Chair Benzing

Have you found the quantity of projects and types have been what's been going on quarterly? So, about half a dozen to 10 residential projects. Is that what's coming through the HP Office?

Maura Jackson

Yes, I believe the last presentation I did we had around eight properties. We do have some pre-application meetings and reviews that don't always get to an approval. So, they're not included in here. We might have a request that comes in that's like, okay, we need to change this up and that takes a while. But overall, in general I think we do have about 10 maybe per quarter.

Chair Benzing

Good.

Maura Jackson

All right, that's the end of this report.

Chair Benzing

Do we have any other questions?

Boardmember Parsons

Are there fines if they don't comply?

Maura Jackson

If they have a violation, I do believe that there's a fine involved with that. That's really, under the inspectors and like Permitting.

Michelle Dahlke

The Code Enforcement office really is the one that handles that. It can start with a Notice of Violation and then it can escalate all the way up to hearings, daily fines, and even misdemeanors. It can be pretty serious business. Usually, we try to work with people to not get to that level.

Chair Benzing

Thank you.

5. Discuss and take action on the 2023 Mesa Historical Essay and Visual Arts contest submissions including selecting the contest winners.

Michelle Dahlke

Thank you. As you may remember from the email that we sent out, we got two entries this year and they're both in the Visual Arts category. We do have them displayed but I think for the benefit of Mr. Utton we're going to bring them in front of the camera so that he can also see and vote. Would you mind grabbing those please? I also have them digitally so I can send that to him if it does not work. Boardmember Utton, can you see anything except for the slide?

Boardmember Utton

No, I see a control room which just has a blank screen and the presentation. You can email it to me if that works.

Michelle Dahlke

That's what we're going to do right now.

Boardmember Utton

Is there just going to be one winner and then a second place? Are there different categories?

Chair Benzing

Typically, the categories are the essay and then the video. The visual arts one was one we added this year. So, they fall into the same category. But since we don't have any submissions from the other two categories, we can discuss what we have award wise. We could award them both I believe.

Michelle Dahlke

Mr. Chairman and Board members I'm just trying to pull up the rules really quick. I apologize it's a little slow here.

I'm sorry about that. We were just discussing what the contest rules were and the prize breakouts and such. Because we couldn't pull up our brochure on here because it doesn't have Publisher. Maura, could you just lay out what the prizes were for the first prize, second prize, third prize please.

Maura Jackson

Based on what you decided upon, first place would be \$50, second place would be \$30, then third place would be \$20. Last year we had you had a group of three do the video and they all got something. So, I want to say it's your decision if you'd like to do something along those lines.

Boardmember Haughey

Since we only have two applicants, can we change the amount of money given to each?

Chair Benzing

In the past, I believe we've done ties before. So, is what we're posing two first place awards?

Boardmember Utton

I would be okay with that. I mean, I think they're equally talented artists. That's my two cents.

Chair Benzing

Then we would just have to have a motion to vote on these. Somebody would have to present that motion to award two first place prizes.

Boardmember Haughey

That's not what I was asking. I guess what I was asking was I assume we have a certain budget for first, second, and third prizes.

Chair Benzing

Yes. It's \$50, \$30, and \$20.

Boardmember Haughey

So, we only have two winners . . .

Chair Benzing

Yes, so if we award them both first place, we could do \$50 for each.

Boardmember Haughey

Okay. I propose, assuming they are both elected first prize, we award them \$50 each.

Chair Benzing

Okay. So, then we just have to come to a vote. Let's take a vote on if we all agree that they are both first place prizes. All say yes.

Charlotte McDermott

Chair and Board members, I would do an official vote. I'd have a motion on the floor, then a second, and then vote.

Chair Benzing

Okay. Do we have a motion to award both these applicants first place?

Boardmember Haughey

I motion we award both of these applicants first place.

Chair Benzing

Do I have a second?

Boardmember Parsons

I second it.

AYES: Benzing-Skogebo-Parsons-Haughey-Utton

NAYES: None

ABSENT: Babos-Nelson

Chair Benzing

The motion passes to award both applicants first place prizes.

6. Discuss programs, events and outreach efforts to celebrate Mesa Historic Preservation Month in May 2023.

Michelle Dahlke

Okay, thank you. We do have an update. After Maura worked for months and months with the coordinators of The Studios building to nail down the date of May 13th, they said the room is not available. But we have a good backup plan, which we're hoping you will like, which is the Nile. They do have the date available. We wanted to present that to you and see what you thought and if you agree we can coordinate with them to make the final details.

Chair Benzing

I think The Nile would work. One thing I was banking on for this year's event was that we had a captive audience of about 50 people because the applicants for the writing contest last year. We do not have that audience this year. That puts a little damper on the event and what we could do and how we can reach out. What are everybody's thoughts on it?

Boardmember Parsons

Because I wasn't here for last year's event what . . .

Chair Benzing

So last year, we had a little reception before the City Council meeting. Where we invited all the applicants and their families to come. It was just in the City Hall building, in one of the conference rooms downstairs and we awarded all the prizes. We had light refreshments for them and it's where we could talk for a little bit. Then we moved over to the City Council meeting and presented them as a group to the City Council. The Mayor and the rest of the Council took photos with them and acknowledged their work. Then acknowledged the teacher there and that was the day. A very brief afternoon. There wasn't much of an event tied to it.

Boardmember Parsons

So, the community really wasn't aware of what was going on. Just the schools and the kids that were participating.

Chair Benzing

Yes. I know for the event we were talking about trying to do something and tying this into the event, given that we'd already have a little bit of a captive audience. But that little bit of a captive audience is now very little.

Boardmember Parsons

Last night on the news, I think it was Channel 12 local news, somehow the strip coming down Main was featured. There's a competition with 10 other cities throughout the United States. I'm not exactly sure for what. Do you guys know? I mean, you work for the city. Maybe call Channel 12?

Boardmember Haughey

Maybe a landscaping competition?

Boardmember Parsons

No. I don't know what it was. I don't know if it's how they're generating and expanding the efforts of what's going on in this community. Like I said, they focused a lot on Main Street with the Braille and highlighted some things, but it wasn't a lot of verbal. It could be something to maybe check into. What the competition is anyway.

Chair Benzing

So, what did you two have in mind? I know we had talked about a brief tour, but a big part of it was having and presenting the awards.

Michelle Dahlke

Well, the good news is that Councilmember Duff is still very interested in participating, and the Mayor is also going to participate. So, we still have them and we still have their ideas and resources too. They're open to whatever you want to do. But Maura, we were talking a little bit of this earlier today, since we're going to be at The Nile, about guiding our own tour. Focusing more on the downtown area. Could you explain a little bit of what you had in mind?

Maura Jackson

I was thinking instead of a self-guided tour, maybe we lead them on a tour. We had also talked about doing like a scavenger hunt or something. Would you think people do that before and turn in for their prizes during this or we give them that and they turn it in at some other point in time? You had also mentioned a speaker and before we had talked about doing a tour of The Studios building. I don't know if you'd want to rethink that for The Nile or have some kind of speaker or topic that would attract other people. I think that was all that I had.

Michelle Dahlke

The Mesa Historical Museum, when we contacted them about the event to see if they wanted to participate, they were excited. They're going to donate tickets to the Cemetery Tour, and some other cool items. That was nice of them. I'm still waiting to hear from the Natural History Museum. hoping they will donate passes or free tickets. So, we're still working on some enticements to get people involved.

Boardmember Parsons

How are you going to get that information out to the public?

Michelle Dahlke

We are going to work with our Public Information Officer. He's great, Kevin Christopher. He works with libraries. He does all the social media. We'll have the banners on Channel 11. We'll

go notify the libraries, again and the schools. Anything else that you can think of in terms of who we should reach out to let us know.

Chair Benzing

I think other than a scavenger hunt, which can be on this guided tour, it'd be nice just to do a tour of the historic stuff just locally down Main Street. Keep it really compact. We can do the presentation at The Nile. Then we can go on this little tour and then back around as you're going on the tour for people to pick out little things that we might award those prizes for them to entice them to stay after we award these two. We just need to figure out who would do the self-guided tour. Would you be able to Maura, be the tour guide?

Maura Jackson

Yes.

Chair Benzing

It'd be good to do just a little bit of outreach. Explaining the program, after we're done, and then present the awards, and then do a little walking tour of downtown. Not very long, because we don't want to lose too many people obviously. Then convene back at The Nile. We could maybe, like I'm thinking of . . . who's the pumpkin carver that did all the artwork with pumpkins, Making all the faces? Do you know who I'm talking about? He was on Main Street about four years ago. They were hiding pumpkins in little windows. Like that, maybe there's little things, did you find the plaque on this building or something like that. Not that we have to go and place things, but just little nuances of the different spots we'd be stopping. Then we can reconvene back at The Nile if that's where we're going to do it and gather the people that found the things and do a little drawing if we need to and award it. I think it can be a really compact morning because it will only have that little bit. I think last time between taking photos and presenting the awards, it was like a half an hour. Then maybe a half an hour to 45 minutes of a walking tour. And then reconvene for about 10 minutes to give the prizes. Given that it's going to be warm then too, it's coming. It's probably a nice way to at least start and kickoff a different way to acknowledge the applicants for these writing contests.

Boardmember Parsons

What are we going to do with these two paintings? Are they expecting them back? Or is it something we can contribute, or give?

Michelle Dahlke

We carefully worded in the contest rules that they were ours to keep or the Historic Preservation Office's to keep?

Chair Benzing

So . . . we could raffle them off. I think the right thing to do is put them on display and then deliver them back. But at least they could be on display at the event at The Nile. That would probably be good because we wouldn't have any sort of media that we would have to do and we wouldn't have to enlarge anything.

Michelle Dahlke

And with the Mayor and Councilmember Duff we could have them take pictures with the students and the art. That would be great. The kids really like that.

Chair Benzing

Okay.

Michelle Dahlke

Oh, and maybe first prize ribbons. That's good too. Of course, we'll have certificates for them and then they'll each get an official check from the city. They like those most of all.

Boardmember Parsons

Do you guys involve the Chamber in some of these events?

Michelle Dahlke

We could invite them.

Boardmember Parsons

Because they send out a weekly, here's what's happening. Other businesses get online and they, it's like a ribbon cutting or kind of announcement, that would get a lot of stuff out to the employees and owners.

Michelle Dahlke

That's a good idea.

Boardmember Skogebo

And also, maybe the Mesa Historical Museum.

Maura Jackson

So, we don't need a speaker or anything, right?

Michelle Dahlke

Are we going to try to still find the speaker? Or do you think because things have changed a little bit there's just a different environment?

Chair Benzing

I think things have changed. It's a little bit different now. I don't think I'd be opposed to it in the future, but it seems like that's something that we'd have to go out to a different audience maybe. That probably isn't The Nile. Well, I don't know if we will do it in the restaurant or actually in The Nile theater part.

Maura Jackson

I think it's open, but I think we're going to be doing it in the theater.

Chair Benzing

Okay.

Maura Jackson

We'll take a look at the space and kind of see what she had in mind, I guess.

Chair Benzing

It'd be nice since we're up there to give a little bit of background on The Nile and the community. The significance of it getting the restoration that it has under the current ownership. That'd be a big bonus to talk about.

Boardmember Haughey

Are the tunnels under Main Street accessible for the tour?

Maura Jackson

I don't know. I guess we could look into it. We'll have to take a look and see what we might want to include in this.

Boardmember Haughey

If it might be handy if it's hot out. It's going to be cool in the tunnels. I've never seen them, but I understand that from some of the shops on one side of Main Street, you could go under the road to the other side. One of the buildings where they have a tunnel coming out of it is, it's the building they had a big antique mall, on the north side. I think there's a tunnel from there. I don't know.

Chair Benzing

Well, does that all seem manageable for like an hour and a half of little events?

Michelle Dahlke

Yes. We'll still have refreshments. We have some ideas just to make it nice like that. Cookies or breakfast items. We'll come up with something like juice, coffee, and breakfast. Snacks.

Boardmember Skogebo

The Mayor has his podcast and he's a great storyteller, maybe he would be willing to speak.

Michelle Dahlke

Now that's a great idea.

Chair Benzing

Yeah, he wants to, that would be a good one. Just a little background history from his perspective.

Michelle Dahlke

And I'm sure Councilmember Duff might have a few words to say about it too. We'll just utilize our very own Mayor and Council member. Perfect.

Chair Benzing

That all sounds good. Anybody else have anything to add to it? Okay, then moving on to item number seven.

7. Hear reports from Board Members of current events related to historic preservation. *

Chair Benzing

I currently do not have any. I don't know if anybody else does at the moment.

Boardmember Skogebo

I was just going to share the Mesa General Plan is going on for 2050. I'm sitting on the Board for that and just wanted to share that phase one, the Community Context portion of that, which is questionnaires and interviews. That's been going on and just finished up. The second phase is called the Vision Setting Plan. That's more questionnaires and public participation. It's being out at events and having tents where people can grab an iPad and do the questionnaire. It's basically commenting on what your opinions are about making Mesa a better place. There's a website called Tomorrow's Mesa and also MesaListens.com. So, you can go online here and take a survey. That's where that's headed and it's really fascinating.

Chair Benzing

Thank you Boardmember Skogebo. Any other items?

8. Historic Preservation Officer's Updates.

(The items in the Historic Preservation Officer's updates are not for Board discussion and no Board action will be taken on the updated items.)

Michelle Dahlke

I don't think we have anything new for you this time. Probably next time.

Chair Benzing

Okay.

9. Future agenda items.

Chair Benzing

The only thing I think we should keep is item number six on the agenda, which is the program's events and outreach. Not that we're going to be changing. But by this time, next month, they should all be solidified. Just as an update. But we should probably just keep that discussion on there just in case there's a few questions on it. Other than that, I don't have any items to add at the moment. Is there anybody else who has items? One item that we're probably going to want to put on for June is the election of officers. I think that usually does happen mid-year anyways, I think it has been June in the past.

Michelle Dahlke

One thing just to put out there for a future agenda item, whenever you decide to put it on, is maybe to look at the Writing and Visual Arts Contest. It always seems much further ahead than we normally have. Just to give us all more time and more ideas, more opportunities. So whenever you're ready for us to put them back on the agenda, just let us know.

Chair Benzing

We should probably do it June/July, discussing topics before the school year starts. I guess it's been easier to integrate for the teachers when they've gotten it at the beginning of semester. Nothing was as good as last year since I've been on the Board. Last year was amazing with the turnout. But we've did have a few years that were pre-covid that were pretty good. We were getting about 10 submittals.

Maura Jackson

Following on that, we thought maybe discussing 2024's Preservation Month earlier since you guys had some big ideas. Maybe we can start that planning so that we can implement something big and see what we can come up with for 2024 as well.

Michelle Dahlke

Councilmember Duff and her office, they're really onboard with that too. We all felt like if we could have a year to plan for the next one, that would be very helpful. Then she can be a lot more involved with her resources and ideas and time.

Boardmember Skogebo

Is Historic Preservation Month is that national?

Maura Jackson

It is.

Boardmember Skogebo

So, it's happening in cities across the country?

Michelle Dahlke

The Mayor makes an actual proclamation here. So, he will be doing that coming up. Early in that month. The first Council meeting in May. I believe that's where he'll be officially proclaiming it to be Historic Preservation Month.

Chair Benzing

Do we have any other agenda items for the future?

10. Adjournment.

Chair Benzing

Then do I have a motion to adjourn?

Boardmember Parsons

I make a motion to adjourn the meeting.

Chair Benzing

Do I have a second?

Boardmember Skogebo

I second.

Chair Benzing

This meeting is closed at 6:45 pm.

AYES: Benzing-Skogebo-Parsons-Haughey-Utton

NAYES: None

ABSENT: Babos-Nelson

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

Historic Preservation Certificate of Appropriateness Reviews

No	Case Number	Address	Historic Area	Project Description	Approval Date	Approval Type
1	ADM22-00981	131 W 8th Pl	HD Flying Acres	rear addition replacing existing laundry area, new carport replacing existing, construction of detached guest house; approval (after-the-fact) for appropriate replacements for original windows on main home	3/9/2023	HP Officer
2	ADM22-01188	5 W 2nd St	HD West 2nd St	small cell	11/23/2023	HP Officer
3	ADM22-01203	7 W 3rd Pl	HD West 2nd St	small cell	11/23/2023	HP Officer
4	ADM22-01204	205 N Macdonald	HD West 2nd St	small cell	11/23/2023	HP Officer
5	ADM22-01215	758 N Grand St	HD Evergreen	new carport (after-the-fact) concrete drive to replace stabilized granite	12/10/2023	HP Officer
6	ADM22-01348	26 N Macdonald	HL Federal Building	new neon sign	2/28/2023	HP Officer
7	ADM23-00104	105 W 9th St	HD Flying Acres	rear addition	3/9/2023	HP Officer
8	ADM23-00148	567 W Clark St	HD West Side Clark	replacement of existing detached garage with new detached garage with attached guest house	3/8/2023	HP Officer