



Historic Preservation Board

Date: May 1, 2018

Time: 6:00 p.m.

Location: Lower Level Council Chambers – 57 E. First Street

Members Present	Members Absent	Staff Present	Guests
Laura Schaffer-Metcalf, Ed.D., Chair Janice Gennevois, Vice Chair Greg Marek Brandon Benzing Jeri Meeks	Milagros Zingoni	Kim Steadman John Wesley Lauren Allsopp Charlotte McDermott Mary Grace McNear	Carl Gregory Pricilla Crosswhite David Jensen Charles R. Conner Jen Duff Lori Osiecki Others

1. Call meeting to order

Vice Chair Gennevois called the meeting to order at 6:01 p.m.

2. Approval of the minutes from the April 4, 2018 Board meeting

First motion made by Board member Meeks to approve the April 4, 2018 minutes and seconded by Board member Marek.

Motion carried 4-0 (Chair Schaffer-Metcalf, arrived after vote; Board member Zingoni, absent).

Clarification was made regarding the date of Board meeting minutes which was April 3, 2018.

First motion made by Board member Meeks to approve the April 3, 2018 minutes and seconded by Board member Benzing.

Motion carried 4-0 (Chair Schaffer-Metcalf arrived after vote; Board member Zingoni, absent).

3. Items from citizens present*

* The Arizona Open Meeting Law (ARS § 38-431 et seq.) does not permit the Board to discuss matters raised during Items from citizens present.

Vice Chair Gennevois informed the audience that if they wish to speak they can fill out the blue comment card and give it to a staff member.

Mr. Carl Gregory, 144 N. Wilbur spoke regarding the demolition of the Kiva Motel. He has learned that there is a petroglyph that has been there a very long time and voiced his concerns of the archeological significance. Mr. Gregory quoted the Antiquities Act of 1906 regarding the preservation of archeological antiquities and petroglyphs. It is his understanding that defacement is a criminal violation that could be subject to federal prosecution, including serious fines. This is a Historic Preservation issue, and he expressed his concerns.

Ms. Priscilla Crosswhite, 141 N. Wilbur spoke. She is concerned that if demolition is being allowed in one historic district, it could happen in others, affecting the Wilbur Historic District and her own home within it. She has seen this City in the past be influenced by special interests, businesses and developers. Ms. Crosswhite stated she does not want our council members to be influenced in any way and allow our neighborhoods to be taken away from us. Ms. Crosswhite also noted there is a

word on the website that she feels should be changed from “awareness” and replaced with “preservation”.

Mr. David Jensen, 120 N. Hibbert is hoping for an increased level of transparency regarding the efforts of the LDS Church and what they are doing to improve the downtown area. At this time there are a lot of unanswered questions and he is hoping for a level of transparency and specificity of what those plans might be.

4. Hold a public hearing, consider, and make a recommendation regarding:
 - a. ZON17-00461- Flying Acres Historic District Overlay for:
The 100 block of West 8th Place and West 9th Street (both sides). (±6 acres). (District 1).
Located between North Grand on the west, and North Macdonald on the east. Rezone from RS-6 to RS-6-HD to establish the Flying Acres Historic District.

Staff member Kim Steadman presented to the Board the staff report of case ZON17-00461 and highlighted some of the history of the proposed historic district. Staff finds the proposed district meets the standards for listing on the National Register of Historic Places and is recommending approval. Staff member Lauren Allsopp added that final modifications to the nomination are complete, and SHPO has placed the nomination on the agenda for their July Meeting. Ms. Allsopp shared and read aloud a request she received from resident Mr. William Grambley, 102 years old, and unable to attend this meeting. He was one of the first residents to purchase property in this district, he asked that his message be relayed that he “fully supports with no conditions” the historic district moving forward “and truly believes that it will help the area.” He asks that this item be approved.

Mr. Charles R. Conner representing homeowner Mr. Slade, 144 W 9th Street had questions on the proposal. Clarification on the current zoning and the boundaries of the proposed district. Clarification on the petition process and dates. Clarification on contributing and non-contributing properties, specifically this property due to window replacements. Staff member Allsopp provided clarification.

Chair Schaffer-Metcalf asked the Board if there were any other questions and if there is a recommendation for approval.

Board member Marek suggested a point of information for the audience as to what the next steps would be, and the time line involved. Staff member Steadman responded with an explanation of the process and timeline through Planning and Zoning Board recommendation to City Council action.

First motion made to recommend the approval of case ZON17-00461 by Board member Benzing and seconded by Vice Chair Gennevois.
Motion carried 5-0 (Board member Zingoni, absent).

5. Discuss the status of the request for dedicated historic preservation staff and consider possible additional steps that could be taken.

Ms. Jen Duff, 146 West 2nd Street spoke in support and commented on the importance of a full-time Historic Preservation Officer. She addressed the importance to the stability of our neighborhoods and our Downtown. The full-time position would help ensure that historic preservation and new development coexist. She wants our historic preservation to be as strong as our development.

Ms. Priscilla Crosswhite, 141 N. Wilbur stated she is very much in support of a full-time Historic Preservation Officer.

Board member Marek thanked Development Services for submitting the request for a full-time Historic Preservation Officer and gave a brief history of the Board's involvement. Board member Marek stated there is concern that Council was not in complete agreement on whether this position should be a full-time, contracted consultant, or full-time employee. Board member Marek is encouraging the Board and others to contact City Council to reiterate the importance of, and reasons for a full-time employee position.

Vice Chair Gennevois shared her history with Historic Preservation in Mesa since 1995 and has witnessed many great strides. Vice Chair Gennevois voiced her concern about a conflict of interest if this full-time position is in the Planning Division. She cited concerns that Planning is saving buildings with the right hand and tearing down with the left hand. She does not feel that staff has the required knowledge or expertise to preserve our history. She continued with a brief description of all that has been accomplished in the last 2 years with a part-time contract position. She is in support of the full-time employee position and encouraged everyone that if they care about development and historic preservation, side by side to call their City Council Member, City Manager and the Mayor.

6. Discuss and provide staff direction on the 2018-2019 Historic Preservation Student Writing and Video Contests, including the procedures for this year's contest.

Staff member Kim Steadman stated the writing contest documents have been updated and are ready to be sent out with the Boards direction.

Chair Schaffer-Metcalf stated that is typically sent out the first part of September when school begins, and teachers are in place.

Board member Zingoni is absent and will report on the video contest next meeting.

7. Discuss nominations and provide staff direction on the 2018 Historic Preservation Awards Program.

Board member Marek suggested that this item be tabled and discussed next month with the request to have the nominations be labeled with a letter, omitting the names. Including the additional nomination from Board member Meeks.

Chair Schaffer-Metcalf asked if the board agreed. Staff member Kim Steadman will place the item on next month's agenda, with the suggested labeling on the nominations and include the nomination made by Board member Meeks.

8. Hear a presentation and discuss staff's efforts to preserve the integrity of the Washington Park neighborhood consistent with the Heritage District designation. Washington Park is located between Center Street and Pasadena, and between University Drive and 6th Street

Planning Director John Wesley informed the Board the City of Mesa is joining with Washington Park stakeholders to create an Infill Development (ID) District zoning designation for Washington Park. The creation of this district will specifically meet the needs of the area to maintain its historic fabric while allowing appropriately scaled infill and redevelopment. The ID District would rezone the neighborhood from RM-2 (Multi-Residence, low density), RM-4 (Multi-Residence, high density), DR-2 (Downtown Residence, medium intensity), DR-3 (Downtown Residence, high intensity), DB-1 (Downtown Business, lighter intensity), and LC (Limited Commercial) to ID-2 (Infill Development, tailored to the needs of the neighborhood).

Board member Marek asked for clarification on the Infill Development. Mr. Wesley responded, explaining the district would use a "transect" which is a Form-Based Code term. The selected transect prescribes a development form that is similar to the historic pattern of development in the

neighborhood. The ID will be used to further tailor the development standards to the specifics of Washington Park.

9. Update from Historic Preservation Officer & Historic Preservation Professional on the following items:
 - a. Neon Sign Grant, including effort to preserve the Mo Allen sign from Phoenix
 - b. Downtown Grant
 - c. 456 N Robson – Property owner’s efforts to restore structure to “contributing” status
 - d. Potential redevelopment project located between Mesa Drive and Lesueur, and between Main Street and 1st Avenue, including properties within the Temple Historic District.

Staff member Lauren Allsopp gave status update on items a, b & c. There was brief discussion between Board members and staff.

Planning Director John Wesley presented an update on item (d). There has been a request for demolition on 9 properties. Three of the requests have been reviewed by staff and denied, the other 6 are being processed by staff. Mr. Wesley gave a more detailed explanation of the process, referencing Chapter 74 of the Zoning Ordinance, Section 11-74-4, sub-section B which gives 2 options for requesting demolition. Option 1 is a request through staff. Option 2 is a request through the HPB. The applicant chose option 1. Mr. Wesley continued with additional explanation of the appeals process, and Section C which directs the HPB and HPO to work with the applicant to find alternative solutions to the demolition. He continued with a description of the applicant's re-development proposal, the location, the basic concepts of urban mixed use, multi-story development integrated into the Historic District. He stated, however, that there has been no formal application at this point. We are in the initial stages and there will be public comment opportunities for this Board along with details.

Board member Marek requested confirmation that the number of demolition requests is 9 and if any requests have been approved/denied at this point. Clarification on the denial dates, and if there is a defined time when we will be hearing from the developer. Staff member Allsopp clarified the dates that demolition requests were denied.

Board member Marek asked if it was possible to have a study session with the developer and work with them. John Wesley stated that would be a possibility.

Chair Schaffer-Metcalf announced there are 2 comment cards with requests to speak.

Mr. David Jenson, 120 N. Hibbert voiced his concerns about changes to historic locations, saying we need to have a clear understanding of what is happening. He hopes there will be transparency, so we can identify what is being proposed. Mr. Jenson also stated that historic signs are not just labels, they are art installations, part of our history and appreciates the effort to preserve these signs.

Ms. Lori Osiecki, 123 W 2nd Street voiced her concerns about the impact of the demolition requests in the Temple Historic District. She is concerned the number of remaining homes will not be sufficient to maintain a historic district. She asked if SHPO needs to be involved if the district is at risk of being de-listed.

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

Board member Meeks reported on items and informed the Board the Mesa Historical Museum is currently negotiating with the City for space on Main Street.

11. Future agenda items.

Vice Chair Gennevois requested that the Kiva Motel, its sign and the artifact be on the agenda next month and requested it be listed for discussion.

Vice Chair Gennevois commented that last month the Board discussed and agreed that in the future all the agenda items would be listed for discussion. Vice Chair Gennevois would like to have this as a topic on the agenda next month.

The discussion continued between the Board members and staff on the agenda process. Staff members from the City Attorneys' office Charlotte McDermott and MaryGrace McNear clarified the process and procedure of agendas. Suggestions were made.

Vice Chair Gennevois inquired if possible to have a survey map of the Temple Historic District. Board member Marek stated it would be public record.

Board member Marek asked that the Dairy Queen neon sign be placed on the agenda, and that there be a Temple District update, or a presentation by the applicant.

Vice Chair Gennevois voiced her concerns about communication between staff and the Board, stating that the Kiva Motel issue has been public knowledge for long enough that staff could have placed it on an agenda. She proposed an agenda item to discuss communication.

Staff member Kim Steadman stated that he just learned about Kiva Motel today and would research it. Staff member Lauren Allsopp stated she just received an email from the State yesterday on this item.

Vice Chair Gennevois inquired about the possibility of having study session with the applicant for the Temple District project. Mr. Steadman respond that we will be in contact with the applicant and that the request has been noted.

12. Adjournment:

Chair Schaffer-Metcalf adjourned the meeting at 7:27 pm. First motion made by Board member Meeks and seconded by Board member Marek.

Motion carried 5-0 (Board member Zingoni, absent).

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