

Virtual Platform

Date: October 06, 2020 Time: 6:00 p.m.**MEMBERS PRESENT:**

Brandon Benzing, Chair
Laura Schaffer-Metcalf Ed.D., Vice-Chair
Milagros Zingoni
Barbara Bingham
Jim Babos
Michelle Dahlke

MEMBERS ABSENT:

Niti Desai

STAFF PRESENT:

Dr. Nana Appiah
Arianna Urban

GUESTS:

Vic Linoff
Nick Kalogeresis

1. Call Meeting to Order.

CHAIR BENZING: It is six o'clock on October 6, 2020, and I call to order the October Historic Preservation Board meeting.

2. Approval of the minutes from the September 01, 2020 Historic Preservation Board meeting.

CHAIR BENZING: The first order of business is to approve the minutes from the September 1 meeting. Are there any comments or corrections on those minutes?

BOARDMEMBER ZINGONI: When I expressed [in the September Board meeting] that I met with Bruce Nelson to help him with the grant writing process, I'm not sure if he submitted the grant or not, and it may read like he has already submitted. So that's the only comment that I will have. That I "met with [public meeting] participant Bruce Nelson and assisted him with the grant writing process, in the completion of the Nile Theatre documentary."

ARIANNA URBAN: I can change the verbiage of that and make an edit to the minutes to reflect that revision.

BOARDMEMBER ZINGONI: Certainly. Thank you.

CHAIR BENZING: Are there any other comments on the minutes?

BOARDMEMBER ZINGONI: I make a motion to approve the minutes.

CHAIR BENZING: To approve the minutes with the adjustment about Mr. Nelson and the Nile Theater?

BOARDMEMBER ZINGONI: Yes, with the adjustment.

BOARDMEMBER BABOS: I second.

Vote: 6-0.

Ayes: Benzing, Schaffer-Metcalf, Zingoni, Bingham, Babos, Dahlke.

Nays: None

ARIANNA URBAN: We also want to recognize one of our special guests tonight, Councilmember Duff and her Council Assistant. Jessica, thank you very much for being here.

CHAIR BENZING: As always, thank you.

3. Items from the public.*

CHAIR BENZING: Arianna, were there any items from the public that need to be discussed?

ARIANNA URBAN: Chair and Members of the Board. We didn't receive any public comments, but we have Vic Linoff with us, if you have anything to share.

VIC LINOFF: Thank you. It might be a little bit premature, but I wanted to let you know that we're close to getting a another very significant neon sign. If those of you who go back a few years, Smiley Ford, which was on West Main Street, across from the Mezona; we're getting the Ford sign that has been in storage for many years. This is coming from Guerrero Lindsey and so we'll be getting their storefront sign and also a great corner sign that says "signs." We owe some great thanks to Guerrero Lindsey for getting in touch with us and also the City which is instrumental in in helping us acquire and move these pieces to storage.

CHAIR BENZING: That is great to hear, it always exciting to grow that collection.

VICE-CHAIR SCHAFFER-METCALFE: That's wonderful to have, because then that's more motivation to put together the neon sign park one day.

4. Hear an update from the Lakota Group regarding the City's Historic Preservation Design Guidelines and associated Zoning Ordinance review and text amendments.

NICK KALOGERESIS: Good to see all of you again, Chair and Board Members. My name is Nick Kalogeresis, and I am with The Lakota group. Just to provide you a brief update about where we're at, there's three main things that we've been working on. One is that we have been working on the community engagement part of this project, we have developed a community engagement plan that we've shared with Arianna a couple weeks ago. We also hope that we'll have the draft website for this project up and running by next week, and we'll share it with Arianna. We think you'll like the website, it's got a nice looking brand, Arianna, so we'll send you the latest version of it tomorrow. We also sent Arianna just today a tentative schedule for the first round of stakeholder listening sessions; we are looking at the end of the month to try to get those organized and on the way. We'd like to at least two to three days of stakeholder listening sessions; it sounds kind of daunting, doing them on zoom, but we will see how they go. We do want to get that first round [of listening sessions] under our belt by the end of the month. We are also looking at dates, and would like to come on site November 5th and 6th to do our initial round of field work, as we need to be outside to take photos to really see the historic districts. So far, airfares are really cheap either to Chicago to Phoenix right now, so we're looking forward to coming on site. From there, we'd like to see if we can get the draft outline of the ordinance by mid-November. We think the stakeholder listening sessions will give us some good insight on directions on that. We are working with land use attorney on this, Richard Freeman, which I think some of you have met and we've been

working with him so far on the structure of this draft ordinance. And at this point, that's what we have so far.

CHAIR BENZING: Well, thank you very much. It's a great to have the update and always excited to have you guys working on it. Nick, thank you for joining us this evening.

NICK KALOGERESIS: Thanks, we're looking forward to pushing forward here in the next few weeks.

CHAIR BENZING: All right. Arianna, do you have anything else to add under item number 4?

ARIANNA URBAN: Chair Benzing, Members of the Board, we don't have anything else. But thank you, Nick, for staying up past working hours to be with us.

NICK KALOGERESIS: That's quite all right. No problem. Thank you.

5. Hear and discuss a presentation from the Historic Preservation Office Staff regarding the City of Mesa Zoning Ordinance requirements, and the process for obtaining a Certificate of Appropriateness in the City.

ARIANNA URBAN: Thank you Chair Benzing and Members of the Board, I thought we would continue our mini-trainings today with discussing one of the most common administrative things we do in the Historic Preservation Office, and that is review and process Certificates of appropriateness. This is something that directly involves both staff and the HP Board, so I'll go through these slides and we can have questions and a discussion afterwards.

As we discussed in September, Mesa is a Certified Local Government, which means we are required to maintain our historic preservation program, including having a Historic Preservation Board, and also is having an administrative review process to evaluate changes to designated historic properties. I clipped this section from our original CLG charter from 1995, which states "Mandatory review of alterations to, relocations, or demolitions of historic resources individually or within historic district boundaries and mandatory review of new construction within the boundaries of historic districts." This is not only the primary way we are able to maintain the character of our historic districts, but also one of the most effective ways for us to connect with property owners. I have started to build a HP outreach email list just based on contacts we've gained from property owners applying for Certificates of Appropriateness over the past few years.

So, in order to give that mandatory review process some teeth, all CLGs are required to have a historic preservation ordinance to codify that process. The procedures for reviewing the Certificates are laid out step by step in Chapter 74 of the Mesa Zoning Ordinance (MZO), which I provided as one of your attachments today. There are also several other chapters and sections in the MZO that deal with historic preservation, and another day we will do a training on those sections as well.

The basic premise of a Certificate of Appropriateness is that any time a property owner would like to make changes, installations, alterations, or rehabilitate the exterior of a property within a historic district, they need to apply for a Certificate of Appropriateness prior to being able to apply for their building permits. A Certificate is necessary any time any of the things [listed on the side] are going to be changed or altered, but the language in the MZO explicitly says "including but not limited to...", so it's possible that something may need a Certificate even if it's not on that list. Certificates of Appropriateness do not extend to the interior of properties in most cases. They also apply to non-contributing properties in historic districts, because we're also concerned with preserving the integrity and feeling of the neighborhood as a whole. It is also very important to process Certificates of Appropriateness for new construction in historic

districts for that same reason. Demolitions need Certificates as well, but we will also discuss demolitions on another day.

Application materials tend to vary based on the scope of the project, but at the minimum, photographs, a project narrative, and some kind of visual representation of the proposed work is necessary. When projects get more involved, then we ask for site plans and elevations with dimensions, which is important so those projects can be reviewed for compliance with the MZO as well. Many applicants will come to staff first and talk about their plans beforehand, which is very helpful when it comes to reviewing the project. On the other hand, we do have some situations where the work is done to the property without obtaining the Certificate, which is where the importance of continuing education comes into play. In our experience so far, most people are excited and respectful of the historic districts and want to follow the rules.

The first thing staff does is make sure to understand the project scope, which can often mean obtaining more information or documentation from the applicant. Then staff researches the property to find out if there is anything particularly relevant or interesting, or any applicable case histories on the property. A site visit is often helpful for the property owners to better understand what they can and can't do, and also a good way to make connections with residents. Then, staff will apply the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, and the *Historic Homes of Mesa* design guidelines to see if the proposed changes are appropriate. While that completes the historic review process, the project will then be reviewed according to the development standards of the MZO, to see if it meets setbacks, building height, lot coverage, density, and other requirements. We do take a 360-degree approach to make sure the project is appropriate from all sides, even those that aren't immediately visible from the right-of-way. Then, first review comments are turned around in 10 business days. Additionally, it is important to review the provisions in the original Historic Landmark (HL) zoning overlay document, to see if there were any parameters established when the overlay was placed, like we did with the wavy canopies and the IT Building.

It is important to note that the Certificate of Appropriateness is binding, that the applicant agrees to execute the project according to the documents submitted in the Certificate application. When a project is completed, inspectors will look to see if the completed project matches what the provisions of the Certificate of Appropriateness stated. Building permits are then applied for after the Certificate is awarded; Certificates are valid for two years unless there is an active building permit on the project.

There are several things that do not require a Certificate of Appropriateness, the ordinance refers to them as "ordinary maintenance or repairs." The key idea that preservationists use when thinking about maintenance or repairs is to "replace in kind," to use the same materials and techniques to repair or replace a historic feature. So, if something does not change the appearance of materials of a historic feature, then it's OK to repair it or do necessary maintenance. The Sirrine House currently is having its roof replaced, but they are installing the same cedar shingle roofing as the original, so it's considered a replacement-in-kind.

The Historic Preservation Board comes in if a Certificate of Appropriateness is appealed by the applicant, property owner, or other aggrieved person, and the Board acts as the appeal body to hear that appeal. Appeals need to be filed within 15 calendar days and the Board will conduct a public meeting to review the application materials and the appeal justification. The Board can either make a decision to approve the appeal, approve it with conditions, deny it, or the case can be sent back to the Historic Preservation Office staff to cure a deficiency in the record or proceedings. If the appeal is denied, and the appellant wants to pursue it further, the City Council acts as the appeal body to the Historic Preservation Board.

That is all I have to cover; I'm looking forward to your questions and having a discussion. We'll be looking at some Certificate examples from earlier this year in the Historic

Preservation Officer's Updates.

CHAIR BENZING: Thank you Arianna. Board Members, please go ahead if there are any comments or questions.

BOARDMEMBER ZINGONI: Arianna, is it fair to say that all the photos that you showed they are all cases that you have approved?

ARIANNA URBAN: Yes.

BOARDMEMBER ZINGONI: Awesome. So can you talk a little bit about the workflow of the photos that the day after? It looks way nicer. But I will think with other Historic Preservation Officers that would have been opposed to kind of adding handrails, steps and those type of things. Can you talk a little bit about your view with the things that they have not been there originally in the house? As in, things you may allow them to add to the main façade. Is it a case by case basis? Are you considering the improvement of the aesthetics overall? I think that is great. Don't get me wrong, but I would like to better understand the process when you approve things that they were not part of the original.

ARIANNA URBAN: Chair Benzing and Board Member Zingoni, we have not had to deny any Certificates of Appropriateness since I started. So we haven't really had anything that has been highly contentious, at least, it hasn't in the in the last nine or so months that I've been here. These things are always a case by case basis, which is why we do these Certificates of Appropriateness with such extensive application materials, because it's important for us to get to know what the property owner needs. And, if there's someone that is mobility impaired, then we are going to work with him to figure out how to install handrails. It's important to understand all aspects of the decision. And, you know, the, the interpretation of the *Standards* is really how we decide whether the changes are appropriate or not appropriate. And each, you know, each Historic Preservation officer is able to interpret those standards for themselves.

BOARDMEMBER ZINGONI: Sure. Awesome. I was giving you a lot of thumbs up in case you didn't see them. Thank you.

NANA APPIAH: Chair, Members of the Board, that's a good question. And that's why during the meeting last month, Arianna actually went through the *Secretary of the Interior's Standards*, because we want to make sure whenever evaluate a project, we look at the zoning standards, but we also heavily depend on the *Secretary of the Interior's Standards*. So, the standards are very clear, if you are adding to an existing building or an existing building in a historic district, or any modification you are making (sometimes it can be a new addition to an existing house), the *Standards* have that criteria to make sure that it blends in. That's one of the things that we look at from very a pragmatic point of view, as we follow those guidelines, to make sure that our review and processes actually aligns more *Secretary of the Interior's Standards*. This is also why it's critical for us to amend our zoning ordinance, because right now, a zoning ordinance refers to the *Secretary of the Interior's Standards*, but as a local jurisdiction, we also want to be able to define certain things that are very peculiar to Mesa, which will add a different layout for our reviews as well.

CHAIR BENZING: As following up on Milagros' question too, I know you'd mentioned the 360-degree approach, which is a little bit different than we've heard in the past from a the last couple preservation staff members who mostly concerned about street frontage view and scaling from the street frontage. Can you just describe a bit more, some of your thoughts on, when it comes to, say, an addition to the back that maintains the scale the

house not and heavily visible? Are you looking for historical characteristic there? Or are we interpreted as following the *Secretary of Interior Standards* where it's there's a distinction between old and new, and it's in the rear where it may be more acceptable have a more, perhaps, modern approach to a construction back there, whether it's a larger set of windows that wouldn't typically be associated with homes of that age? What exactly is the 360-degree view that we looking for with regards to the Certificate of Appropriateness?

ARIANNA URBAN: Chair Benzing and Members of the Board, the reason that I mentioned 360-degrees is to reinforce the idea that things in the rear of the house still do need to go through the process. If something is not visible from the street from the right-of-way, it can be reviewed differently. But, as we are concerned with not only preserving the historic feeling of the neighborhood that can be viewed from the street, we also want to make sure that original, historic, materials of the home are treated sympathetically, if possible, while still understanding the needs of the property owner.

CHAIR BENZING: I've also had conversations with a few of the Board Members, most notably Milagros, about how well you can do newer construction homes inside historic districts that are amazing. I think the one thing that's hard to deny, is that there's not a lot of utilizing a lot of the mainstream aesthetics that are out there, as far as developing new neighborhoods and keeping uniquely built and designed homes within historic districts. Even though they're modern, having them [new, modern construction] be an identifier for the neighborhoods themselves rather than blended into a lot of what's around that are not historic districts.

ARIANNA URBAN: Absolutely, I'll be sharing some examples from the Coronado and Garfield districts in Phoenix, because they're doing a lot of that kind of stuff there.

NANA APPIAH: Chair, and Members of the Board, this is really a good discussion and something for you guys to think about when we start a discussion on the design guidelines. Because in the past months, there's been couple of new constructions, and we spend three or four months going back and forth reviewing those projects, while your typical single-family home doesn't take that long for us to review. But, because of the vagueness and discretion from [the current design guidelines] it's created a little bit of a hassle. However, once we do the design guidelines, we'll be able to work with the community so everybody's on the same page, as to what we're looking for in new construction, and also to be able to give options, some people may want to just conform to the structure [of the existing district], but some people may want to go with a modern design that can also fit into the district. So, we can look at various ways and have a clear design standard for those new homes to be able to follow.

BOARDMEMBER BABOS: I have a more basic question. How does a homeowner or a property owner know that they have to go through the Historic Preservation Office to get the Certificate of Appropriateness?

ARIANNA URBAN: Chair Benzing and Boardmember Babos, that's an excellent question. If they don't already know to go through the Historic Preservation Office, when a property owner applies for a building permit in our online system, and their property is located in a historic district, their building permit will have a hold placed on it which triggers a notification to the applicant that says "you must contact the Historic Preservation Office before you can proceed with your building permit."

BOARDMEMBER BABOS: Thank you.

6. **Discuss and provide staff direction for the 2020-2021 Historical Writing and Essay Contest, including materials and procedures.**

ARIANNA URBAN: Chair Benzing and Members of the Board, I hope you had a chance to take a look at the flyer I put together to advertise the essay and video contest. The idea is for us to distribute the flyer at the libraries, when each children's or young adult book order goes out, the librarians will put a flyer in the bag with the order.

BOARDMEMBER ZINGONI: Arianna, I see something with the dates on the flyer. I think there is a date that says something wrong, that it says March 5th, but then later in one of the other boxes, it says March 20. Is that a typo?

ARIANNA URBAN: Yes, it is. Thank you for bringing that to my attention.

VICE-CHAIR SCHAFFER-METCALFE: I'm wondering...because if you you have a fourth, fifth or sixth grader who is wanting to do this, but either they're working online, or they're at school, but they don't know how to put that [the essay or video] together. I'm wondering if we should say something like ask your teacher for assistance with the video and the essay. Though, I do know we're not going through the schools at this point, which is fine. But I'm wondering, I wouldn't want a child to feel like they're polarized because they don't know how to write this, and mom and dad or their guardians don't know how to support them, and then we lose them as far as participation. I'm wondering if we want to say something like, you know, reach out to your teacher or ask your teacher for help with essay and the video. Teachers probably won't know how to do the video, but they would be able to point the child to someone who does. So I guess what worried about is somebody saying, "well, I don't know how to do any of this, so I'm not going to participate." So, if we offer something generic, maybe that would then entice them to submit.

ARIANNA URBAN: Yeah, absolutely. Even if a kid doesn't have anyone at home that can help them find the website and print out the application materials, a teacher would definitely be able to help them with that. I can add that in.

BOARDMEMBER ZINGONI: I am kind of worried about putting this on the teachers, especially with how overwhelmed teachers are. Maybe we write something like, "let us know if you need help." And then maybe we organize office hours where we can help them edit the video, or we can help them with writing. We can volunteer one or two hours to sit with them through Zoom. Or we can make it very generic, like, "reach out to the adults in your life to see if someone can help you or let us know if you need help." But I will be very careful to put it on the teacher because the teacher could say "if every kid comes with a different project, I won't have time." And having too many friends who are teachers, I can tell you that they are all burnt out.

CHAIR BENZING: Maybe a good generic way to put it is to say, "use your own voice, but reach out to any resources that are at your disposal for support in completing your essay or video."

BOARDMEMBER ZINGONI: And "or let us know if you need help."

CHAIR BENZING: Right. We don't want them to feel like they have to be locked in, that it's just them and nobody can edit or offer advice or anything. We definitely don't want them to feel like they're on an island.

BOARDMEMBER ZINGONI: We don't want them to feel like they are cheating if they reach out to an adult.

VICE-CHAIR SCHAFFER-METCALFE: Right. I think that's a good idea. I know the library is not open, but didn't they have some kind of tutoring or some sort of academic support at one point, is that still in place? I don't know if that's around anymore, but I was going to say, if that's open to any student, then this is something that a librarian could help you with.

BOARDMEMBER ZINGONI: Or if we identify that they need help I think that we can put together a group...like for example, right now my daughter, she's tutoring kids math from another school, and she's doing that as part of her student council. So I think that we could reach out to the high school student council and say, can you help with this? They all need to do volunteer hours, depending the type of school and depending on the type of commitment that they have within their high schools, and this could be great for many of them to get volunteer hours. I don't know if we are opening a can of worms if we're having teens advising other kids online.

VICE-CHAIR SCHAFFER-METCALFE: It just has to be it has to just be online, because if it's face-to-face then you run into the whole thing with a fingerprint card.

BOARDMEMBER ZINGONI: That's right. For example, with my daughter the school organize it, and then she's a volunteer for the school, and she's monitored by the school. So I don't know, if you can jump and just create a school meeting for feedback [with the contest applications].

VICE-CHAIR SCHAFFER-METCALFE: Maybe what we should do is, keep it generic, like you originally said, Milagros, and state it as, "if you need help with your video or your essay, please contact Arianna and reach out to us." And then that we maybe what we could do is keep it customized. I mean, I did teach junior high school English, I can help out with that. But what I'm saying is, maybe we just keep it as a simple statement, and then based on the request, we can figure out what we need to do, whether we do that amongst our board, or we find a kind soul who's willing to do this online at some point. But maybe what we do is we just do a statement of generic statement of assistance, and then based on the need, we can come up with something you think that might work?

BOARDMEMBER ZINGONI: Yes. Something else that I'm thinking is that maybe we can use the I.D.E.A. Museum as the organizer. If we want to have something more formal like office hours, we say the first Saturday of every month, there will be someone online to help you. It's organized by the museum I can reach out to the director and ask her to help with that.

VICE-CHAIR SCHAFFER-METCALFE: That makes sense, that's a good idea.

BOARDMEMBER BABOS: I have a question, there's a first place, second place, and third place. And is that for grade 4 through 12? So there's only one first place for all of those kids?

ARIANNA URBAN: Chair Benzing and Boardmember Babos. So that's one thing that I did want to ask your direction on, is would you like to combine the awards for the essay and the video contest? Or have them be there be a first, second and third place for essay in first, second, and third place for video?

VICE-CHAIR SCHAFFER-METCALFE: To make it equitable, probably a first, second and third for each contest? So that was a really good question. Mr. Babos, the only other challenge it becomes is, you know, that's \$200 instead of \$100. In the past, we've never had anybody submit for the video. But that's not the case now, we're probably going to be

able to see a lot of that now that people are at home, and they're using a lot of digital tools. My statement would be to make it equitable, would be a first, second and third for each contest.

CHAIR BENZING: I agree, I think I've always envisioned them as separate, even if it's only a first and second, I think there definitely needs to be a group for younger kids with the essay, and then have all the video participants as a separate group, and have them awarded differently. As the rubric for each is a little bit different, it'd be hard to judge videos against essays and pick out winners that way.

VICE-CHAIR SCHAFFER-METCALFE: Yeah. Because if you if you got 4th through 6th writing an essay, and then you've got 6th through 12th doing a video, that would be very difficult to try and determine because they need to be two separate categories.

BOARDMEMBER BABOS: I have another question. Do we need to put with essays a limit like 500 words or 1000 words? And then likewise, with a video? Should we put a time limit on a video so someone doesn't give you a half hour video?

VICE-CHAIR SCHAFFER-METCALFE: In other words, so no one creates a documentary?

ARIANNA URBAN: We do have a 750 maximum word count on the essay, but if you want to do a three minute video or a five minute video, I would be happy to add that.

BOARDMEMBER BABOS: I have no idea how long it should be. But I think there should be a cap of some timeframe.

BOARDMEMBER ZINGONI: Do you think we do between two and three minutes? No more than that.

ARIANNA URBAN: We can say three minutes if you guys like that.

BOARDMEMBER BABOS: Fine with me.

VICE-CHAIR SCHAFFER-METCALFE: Okay, I agree. That would be that keeps it to the point where it's fair for everybody.

BOARDMEMBER ZINGONI: Sounds good.

CHAIR BENZING: Yes, thank you very much.

7. Historic Preservation Officer's Updates

a) Update on staff-approved Certificates of Appropriateness for the months of January-July, 2020.

ARIANNA URBAN: Okay, we're going to start doing a little Certificate of Appropriateness review with you guys at each meeting just to share the Certificates that have been approved and not appealed over the previous couple of months. So, this will be the first installment of that, and we will see how it goes. I just put a selection of Certificates of Appropriateness in in this presentation; I picked some interesting ones. But in the packet that I provided for you there are that is a compilation of all of them; I believe there's 50-something pages. So, after we go through this presentation, if you have any questions about any other Certificates, just reference the page number and we'll be able to take a look at that.

The first one is 67 North Fraser Drive over in Fraser Fields. This was an emergency one; the very first one that I did back in December. As you can see, on

the left, the roofline of this carport was sagging, due to decomposing wood. And the property owner had to make an emergency fix in order to prevent the roof from collapsing, and altered the roofline a little bit. We ended up approving it, because it didn't detract from the integrity of the house. Actually this property owner purchased the home from the original owner, and the original owner himself was involved in this design, so I thought that to be a good amount of provenance for the for the reconstruction, and we approved it.

This one over in West-Side Clark [Historic District] on Clark Street was an interesting one, this work was done without asking [or obtaining a Certificate]. This was especially interesting because the property owner took some steps to make the house look more like it did historically: they opened up this the garage and restored the horizontal siding and the porch posts. So this was a tricky one, because they did widen the driveway without asking, and they did do quite a bit of work without asking, but we ended up approving it because the house actually looked more like it did when it was built [historically], than it did before.

This is a very significant house over on West Second Street in the West Second Street Historic District. This is one of the oldest houses in Mesa; the brick volume is from the 1880s, which is pretty cool. They wanted to do a swimming pool and a small patio cover, and as these property owners have been very conscious and have been great stewards of this property, this one went through no problem.

This one is an example of the different kinds of things we get. The property owner on the right explained they have a one car driveway they share with their next door neighbor, and they would like to widen it to give each property their own drive lane. So, we looked around and noticed that these curved driveway entrances [curbs] are characteristic of the district, but I wasn't sure if there were any two-car driveways that had also that curve. I went and drove around, and saw that there were indeed quite a few of these curved driveways that were two cars wide, and so the conditions of the Certificate included that they maintained the curve in that in the driveway entrance, but are permitted to widen it.

This is just another example, this is actually Councilmember Duff's house; she hoped to add a bedroom onto her garage accessory unit. This one was this one was looked at according to the zoning ordinance for things like density and setbacks and, which were not a problem.

This one was interesting. The Mesa and Main project still continues, as not only do they need Certificates of Appropriateness to demolish the resources in the Temple Historic District, but they also need Certificates to approve the new construction. These examples are two different parcels, one of them is a 5-plex, and the next one you'll see is a 7-plex. With the 5-plex, Nana and I reviewed the design and we immediately felt that the rooflines are appropriate and interesting. The building forms are varied, but not too overdone, and there's no one particular overwhelming element or style that wasn't compatible with the district. However, the 7-plex that they proposed was not [compatible with the district], as they proposed something with this overwhelming faux-Pueblo Spanish style. Nana and I do understand that this is an Arizona style, but we asked ourselves are there any examples of this architectural style in the surrounding Temple District? So I went and drove around, and I took a look at some examples from the Temple District, and really didn't find any significant examples of the Pueblo style in Temple. So in

order to create something that was more accurate, according to the surrounding district, we pushed back and were able to come to a compromise with the designer. As you can see, the roof forms themselves weren't altered, but they were able to change the color, styling, and some of the details to make something that far better fits into the character of the Temple District.

So that is everything that I had for examples here. If you guys have any questions or comments, please let me know.

BOARDMEMBER BABOS: I just like to say I think it's fantastic that you added this presentation to the Board meeting. We [Boardmembers] are kind of in this bubble, and for you to show us the work that is coming across your desk, I think it's amazing. In this last project that you showed, kudos to you. That's a fantastic change for that project, so thank you for doing that.

ARIANNA URBAN: Thank you. We were pretty proud of it.

CHAIR BENZING: I think that's a great example of how things have to fit into different districts, and that not everything has its place in certain areas.

VICE-CHAIR SCHAFFER-METCALFE: Great job.

ARIANNA URBAN: Thank you. This will be something that we will do at every meeting so we can all keep up on the Certificates.

BOARDMEMBER ZINGONI: Ariana and Nana, I want to commend you for the progress for advocating for the values of historic preservation, yet allowing the city to evolve and adapt to new demand. I applaud you, because I think that this is a great example of both things, how to be sensitive to history without faking it, and sensitive with the developers in trying to meet in the middle. So kudos to both of you.

ARIANNA URBAN: That's very kind. Thank you.

CHAIR BENZING: I heartily wholeheartedly agree with everything Milagros said, this is a great example how that discussion happens with developers and we can all come to something everybody is appreciative of at the end.

- b. **Update on scheduling of the Historic Preservation Board meeting in December.** ARIANNA URBAN: Thank you Chair Benzing and Members of the Board. We were recently made aware that due to COVID and our new digital format, the City Council will be meeting on the first Tuesday in December, which is our normal scheduled meeting time. Because we do need the infrastructure and technology of the lower Council Chambers itself in order to be able to execute our digital meeting, and that time slot will be taken by the City Council, we are planning to cancel the December Board meeting and wanted to inform you of that as soon as possible.

CHAIR BENZING: I don't see anything coming up for December; the writing contest deadline is still a few months out.

VICE-CHAIR SCHAFFER-METCALFE: I'll just say that only thing that might come up would be a Certificate of Appropriateness that we would have to approve, or something came up that, required our input, but I suppose we could skip December.

CHAIR BENZING: Yes, usually people don't submit that stuff towards the end of the year.

NANA APPIAH: Chair, Members of the Board, if something comes up and we need an emergency meeting, we can pull the Board together. We also did think about moving it to the following week, but we have Design Review Board that Tuesday as well. After that, you begin looking at Christmas, which is what led us to requesting consideration to cancel the meeting. Right now it's not scheduled, so we will not have to cancel it, but it will just not get scheduled on the calendar.

CHAIR BENZING: Okay.

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

VICE-CHAIR SCHAFFER-METCALFE: At Genoa Lakes, which is an apartment complex out on University near Val Vista, the apartments surround an old homestead house, and I've been curious about that for a long time. So I was out one day and I stopped in, but there was no one there at the time. I would like to take a look at that as an option.

CHAIR BENZING: Okay, thanks for checking in on that. If you have a chance to follow up, Laura, that would be great.

VICE-CHAIR SCHAFFER-METCALFE: I will, thank you,

9. Future Agenda Items

VICE-CHAIR SCHAFFER-METCALFE: Just to keep the writing and the video contest on the agenda at this time.

CHAIR BENZING: The only thing that I would like to add, is Nick from The Lakota Group had mentioned possibly putting out stakeholder sessions at towards the end of this month, if there's anything that comes up from that, it would be nice to get an update on some of the outcomes of those stakeholder sessions. Just a brief recap.

NANA APPIAH: Chair and Members of the Board, Lakota is going to contact you and schedule one-on-one so they can you can get necessary information from each stakeholder group. After that, they will compile it in a summary. We will continue to update you on progress of those meetings, but I'm not sure if we're going to get a content out of it until they compile a summary of the meetings.

10. Adjournment

Motion: Boardmember Zingoni

Second: Vice-Chair Schaffer-Metcalfe

Vote: 6-0

Ayes: Schaffer-Metcalfe, Benzing, Bingham, Babos, Dahlke, Zingoni

Nays: None

Supporting data is available for public review in the Planning Division, Municipal Building,
55 N. Center Street, Mesa, AZ 85201