



**Historic Preservation Board**  
**Minutes**

**Virtual Platform**

**Date: November 03, 2020 Time: 6:00 p.m.**

**MEMBERS PRESENT:**

Brandon Benzing, Chair  
Laura Schaffer-Metcalf Ed.D., Vice-Chair  
Milagros Zingoni  
Barbara Bingham (arrived 6:02pm)  
Jim Babos  
Niti Desai  
Michelle Dahlke

**MEMBERS ABSENT:**

None

**STAFF PRESENT:**

Dr. Nana Appiah  
Arianna Urban

**GUESTS:**

Vic Linoff

**1. Call Meeting to Order.**

CHAIR BENZING: I will call this meeting to order, for the November 3, 2020 Historic Preservation Board meeting

**2. Approval of the minutes from the October 06, 2020 Historic Preservation Board meeting.**

CHAIR BENZING: The first order of business is to approve the minutes from the October meeting. Are there any comments on the minutes?

BOARDMEMBER BABOS: I would like to comment, that the previous minutes were very thorough.

ARIANNA URBAN: We are testing a software that helps interpret the recordings into minutes. It shifts the format from a narrative to more like a dialogue, so we are interested to hear what the Boardmembers think.

VICE-CHAIR SCHAFFER-METCALFE: I thought it was very complete and had a high level of detail. The voice-activated note taking is great, you should keep going.

CHAIR BENZING: So, on that if there's no comments on the content of the minutes is there a motion to approve the minutes?

BOARDMEMBER BABOS: I make a motion to approve the minutes of the previous Board meeting.

BOARDMEMBER ZINGONI: I second.

CHAIR BENZING: Hi Barb.

BOARDMEMBER BINGHAM: Hi, sorry I'm late.

CHAIR BENZING: You're fine, we have just been reviewing the minutes from last meeting. There have been no comments so far other than the thoroughness of the minutes and it was mentioned by Ariana that they're testing on new software that's that

transcribes the minutes for the actual meetings. As we have a motion and a second, we will take roll for approval.

Vote: 6-0.

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

Nays: None

**3. Items from the public.\***

CHAIR BENZING: The third agenda item is items from the public. Mr. Linoff?

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: I just wanted to share just briefly, some good news. As most of you have been following, we are gathering neon for eventual return to public display. And just last week, with the generous help of the City, and Fernando Guerrero of the Guerrero-Lindsay sign company, which lasted for almost a full century until it closed, we were able to acquire a wonderful Ford sign that was used by Smiley Ford on West Main Street. I'm told that was across from Mezona. Also from Guerrero-Lindsey, we acquired their wall sign that's been on the building for many years; and then on the corner of that building, there was a sign that said "SIGNS" we were able to get as well, along with one from the Shutterbug camera shop. We've got them up on our Facebook page, and our collection of signs now has expanded to about 15. We're working aggressively to identify the location where we will put those signs and the technical aspects, like power and other things. As soon as we have that down, we'd like to bring that to before the Board to show you. We're really thrilled with this acquisition, and we couldn't have done it without the help of the City. So, I want to be sure to give them credit for it.

CHAIR BENZING: That is terrific and exciting news. And we all look forward to future presentation on the possibilities of those 15 signs and where they will live.

VICE-CHAIR SCHAFFER-METCALFE: That's very exciting information. Thank you.

**4. Discuss and provide staff direction for the 2020-2021 Historical Writing Video and Essay Contest, including, but not limited to, contest rules, flyers, entry forms, and materials.**

ARIANNA URBAN: Chair Benzing, Members of the Board, I attached the final draft of the contest entry materials as part of your packets for this evening. I did my best to incorporate all of the ideas and changes that we had talked about over the past several months. Pending no further changes, the contest is scheduled to go live tomorrow.

VICE-CHAIR SCHAFFER-METCALFE: I had a chance to review the documents and they look great; very straightforward, easy to follow, and understand. It's got all the details that we talked about, and any changes were embedded in those. I think they look great. Just one question, we talked about several sources to get the word out, since we're really not relying on schools right now due to COVID. Where exactly are we sending these notifications to?

ARIANNA URBAN: Certainly. Chair Benzing and Vice-Chair Schaffer-Metcalf,. The plan is for Boardmember Babos to help us through his wife who has a connection to the Library, to distribute a contest flyer in every order for children's and young adults books as they are distributed through the current pickup and drop off service. In addition, we are planning on contacting Mesa 11, to put together either a spot or an announcement across

the scrolling bar on the bottom of the screen. We will also contact the Public Information Office and have them send out a press release. On top of that, we are going to ask Councilwoman Duff to post it on her social media, as well as the City's main social media pages.

VICE-CHAIR SCHAFFER-METCALFE: Great, thank you.

BOARDMEMBER BABOS: There's also a newsletter that I don't recall the name of, maybe we can get the contest added to that as well.

CHAIR BENZING: Peach Jar.

BOARDMEMBER DHALKE: I had a quick question, Since I haven't been around for a while, I remember an option in prior years to do an interview in oral history interview. It sounded really fun.

CHAIR BENZING: It was done in prior years, there was an option to a true oral history interview as an essay option.

BOARDMEMBER DHALKE: That sounds really great. I can't wait to see what comes back.

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

BOARDMEMBER BABOS: Just one. Would it be better if the three different PDFs were combined into one?

VICE-CHAIR SCHAFFER-METCALFE: We have done that before. We need to let the readers know that it's one large document and put a statement on the first page. That way they don't stop looking after the first page and think they don't have all the information they need. We just have to clarify that all the documents are part of the PDF form.

BOARDMEMBER BABOS: The three PDFs is fine, it just seems easy to lose one.

ARIANNA URBAN: Chair Benzing and Boardmember Babos, the flyer that I prepared with the large photo of the aviator on it in the front was meant to be more informational. The two other ones, the rules and the entry form are meant to be the contest submission requirements themselves. I was I was planning on just putting the flyer in the library orders but now I think that it would be beneficial for me to put the entire packet in there as well.

CHAIR BENZING: Thank you Arianna for pulling the materials together and making those edits.

## **5. Historic Preservation Officer's Updates:**

### **a. Update on staff-approved Certificates of Appropriateness for the months of July-August 2020.**

ARIANNA URBAN: Thank you Chair Benzing, Members of the Board, we have three certificates of appropriateness to quickly review this evening, two from the month of August and one from July. In your packets there are more extensive applications and submitted submittal materials, but we'll go through them quickly here.

The first one is over in Glenwood-Wilbur and was a carport that as you see was constructed without permits and determined to be nonconforming. Prior

to this carport, the homeowner had actually installed a shade sail, and we worked with them to come up with a compromise: they would remove the nonconforming carport and reinstall a conforming shade sail. This seemed pretty straight forward to me, as the shade sail is not permanent and will not damage any of the historic materials on the property.

714 North Robson was a simple one, the property owners wanting to put up awnings over their two front facing windows. This is a very well cared-for property, the windows are original. and, I had no problem with them installing the awnings. They are removable and will help increase the comfort of the residents in their home. The color that they selected was a dark maroon, similar to the color of the painted door, so I felt that appropriate as well.

The next Certificate is actually a new construction. 132 North Wilbur is located mid-block right in right in Glenwood-Wilbur, and this one took some time. The original submission was what you see on the left, and it was quite a big house, as you can see on the elevations. The lot is narrow so the project had some constraints that way, with the property owner wanting to build the square footage he desired on a lot that was fairly thin. The initially proposed second story was determined to be not appropriate to the district. Its original homes were characterized by small, modest, one-story residences kept had a certain lot-to-building ratio, which was not achieved through this new property that he had submitted. I actually went and took a look at the square footage of every single property in the district; looked to see if there were any two-story buildings, (which there were not), and came up with some data to let him know that we needed to rework his design. The property owner did work with us, and we were able to come to a compromise: it's one-and-a-half stories, but reads as one-story from the front, and he was able to make the house longer and was respectful and indicative of the Craftsman style. This this was one that took some work, but we feel that we were able to come to an appropriate conclusion for the district.

VICE-CHAIR SCHAFFER-METCALFE: Was this an infill property?

ARIANNA URBAN: Yes, it is. As far as I can tell, as far back as the 1930s historic aerials go, there was no building on this particular parcel.

VICE-CHAIR SCHAFFER-METCALFE: Did the nextdoor neighbor own it and then sell it at some point?

ARIANNA URBAN: Chair Benzing and Vice-Chair Schaffer-Metcalf, I'm not sure about the deed history in that way. However, the immediate neighbors to the north actually, their house encroaches a little bit onto this property, so the property line was redrawn with a little notch in it to incorporate the sunroom of the nextdoor neighbor. That resulted in the setback requirements causing an even more narrow space for this new building to inhabit.

CHAIR BENZING: Well, thank you for working with them because the curb appearance and the scale of [the new design] is much more suitable for the neighborhood. So, thank you.

ARIANNA URBAN: Certainly, it turned out well. And that's the extent of the Certificates of Appropriateness I have to review for July and August.

**b. Update on scheduling of the Historic Preservation Board meeting in December.**

ARIANNA URBAN: Yes, Chair Benzing and Members of the Board, we just want to remind you that we are not putting the December Historic Preservation Board meeting on the schedule. The City Council has a meeting scheduled for that evening, and unfortunately, the technological constraints are such that only one Board can be using the lower Council Chambers at once. So, we will plan on seeing you all in January.

CHAIR BENZING: I'm looking at the calendar right now, I see the date for the January meeting is January 5<sup>th</sup>.

ARIANNA URBAN: Chair Benzing, yes, January 5<sup>th</sup>.

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

BOARDMEMBER DAHLKE: I have just a quick question. Is it true that the Natural History Museum is open and observing COVID protocols now?

NANA APPIAH: Chair, Members of the Board, I think there is a Study Session agenda item on Thursday, where the Museum Director is going to discuss the opening and the protocols with City Council on Thursday.

BOARDMEMBER DAHLKE: I saw a flurry of volunteer-related emails coming from them, so I just thought we might be getting close. That would be good if we can keep it safe.

CHAIR BENZING: We did see the pumpkins in the dinosaurs' mouth on the façade this weekend, so I can attest to that, which was pretty neat.

**7. Future Agenda Items**

CHAIR BENZING: Does anybody have any agenda items you'd like to add for the January meeting? As always, we can kind of email them into Arianna as they pop in our heads over the next two months.

VICE-CHAIR SCHAFFER-METCALFE: Just the video and writing contest, an update on anything has come in from participants and any updates on the public information element, and how we're getting the word out. So, any inquiries, any submissions, and any other updates that come through.

BOARDMEMBER ZINGONI: Can we also have an update on the progress of the Historic Preservation Design Guidelines?

ARIANNA URBAN: Chair Benzing and Boardmember Zingoni, we can have an update on the design guidelines and zoning ordinance project as well.

BOARDMEMBER ZINGONI: Thank you.

BOARDMEMBER BABOS: Along those same lines, is that gentleman from the Lakota group still coming to town this week?

ARIANNA URBAN: Chair Benzing and Boardmember Babos, they are actually here as we speak. They arrived in Mesa this afternoon; it's not the Principal, Nick, but two of his associates will be here Tuesday, Wednesday, Thursday and Friday performing fieldwork. We're excited for them to see Mesa for themselves.

**8. Adjournment.**

CHAIR BENZING: If there are no other items, do I have a motion to conclude this meeting?

BOARDMEMBER ZINGONI: I make a motion to adjourn the meeting.

VICE-CHAIR SCHAFFER-METCALFE: I second that motion to adjourn.

CHAIR BENZING: Thank you, everybody, enjoy election night. I hope everybody has a safe and good holiday season as we're going to skip next month, and I look forward to seeing you in January.

Motion: Boardmember Zingoni

Second: Vice-Chair Schaffer-Metcalfe

Vote: 7-0

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

Nays: None

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