

Historic Preservation Board



Minutes

Virtual Platform
57 E 1st St

Date: September 7, 2021 Time: 6:00 p.m.

MEMBERS PRESENT:

Brandon Benzing, Chair
Jim Babos
Bruce Nelson
Jocelyn Skogebo

MEMBERS ABSENT:

Barbara Bingham

STAFF PRESENT:

Arianna Urban
Dr. Nana Appiah
Charlotte McDermott

GUESTS:

Vice-Mayor Jenn Duff
Councilmember Mark Freeman
Jessica Potter
Vic Linoff
Rosemary McMasters
Maria Mancinas
Patricia Willis
Oscar Mancinas

1. **Call meeting to order.**

Chair Benzing

We'll call this September meeting of the Historic Preservation Board meeting to order at 6:04 pm. First order is to take roll: Chair Benzing is present. Boardmember Bingham is absent. Boardmember Babos is present. Boardmember Nelson is present. Boardmember Skogebo is present.

2. **Introduction of new Board Member Jocelyn Skogebo.**

Chair Benzing

So, the next order of business is to introduce our newest Boardmember, Jocelyn Skogebo. We'll go around the table and just kind of introduce ourselves to begin with. I'm Brandon Benzing. I've been on the Board for four years, maybe five. I am a local architect. I've been doing historic preservation work mostly on the east coast and some stuff overseas. So that's what brought me to the Board. I've been almost a lifelong Mesa resident. I've been out here for 35, 36 years, something like that out of 40. So pretty much a native.

Boardmember Babos

I'm Jim Babos. I'm also an architect. I've been on the Board since February of 2020. I don't do any historic preservation work either other than I'm a one-man office. I do small residential. I've worked

with residential Committees and Boards in cities other than Mesa. I'm on the Board because I live here. I've lived here since 1988 and have an interest in history and the Board. And I'm glad I'm here and glad you joined us.

Boardmember Nelson

My name is Bruce Nelson. I was born and raised here in Mesa. I grew up in the one segregated community known as Washington Park. Today, it's known as Washington-Escobedo Heritage Neighborhood. I'm a documentary filmmaker and I create exhibits. Two went to museums about the history, mainly about my community, but I'm enlarging my projects as I go along. I've been on the Board just recently, maybe six months, so I'm a newbie as well.

Chair Benzing

Jocelyn, would you just give us a little background?

Boardmember Skogebo

I'm Jocelyn Skogebo. I moved here in 91, to go to Arizona State to study interior design. I've been here ever since. My husband is a native. I've been practicing interior design in Mesa and have been renovating houses in the West Second Street District in the past few years. I'm really excited to be here.

Chair Benzing

Well, it's very nice to have you aboard. Welcome to the Historic Preservation Board. I'd also like to recognize that in our audience tonight, we have Vice-Mayor Duff and Councilmember Freeman with us. Thank you for joining us this evening.

3. Election of Historic Preservation Board Officers:

a. Chair

b. Vice-Chair

Chair Benzing called for nominations. Chair Benzing offered to serve as Chair for another year. Boardmember Babos nominated Chair Benzing for the Chair position, and Boardmember Nelson seconded the nomination.

AYES: Benzing-Babos-Nelson-Skogebo

NAYES: None

ABSENT: Bingham

Boardmember Babos offered to serve as Vice-Chair. Chair Benzing nominated Boardmember Babos to be Vice-Chair, and Boardmember Skogebo seconded the nomination.

AYES: Benzing-Babos-Nelson-Skogebo

NAYES: None

ABSENT: Bingham

4. Approval of minutes from previous meeting.

Chair Benzing

Item number four is to review any comments on the Board meeting minutes from June. Did anybody have anything that they needed amended? If not, do I have a motion to approve the minutes?

Boardmember Jim Babos

I make a motion that we approve the June 1, 2021 Historic Preservation Board minutes.

Boardmember Barbara Skogebo

I'll second.

AYES: Benzing-Babos-Nelson-Skogebo

NAYES: None

ABSENT: Bingham

5. Items from citizens present.

Arianna Urban

We've got one of our citizens present in person today and she submitted a comment card earlier today. Ms. McMasters if you want, come up and introduce yourself.

Chair Benzing

Hello Ms. McMasters. If you will, state your name and your address just for the record

Rosemary McMasters

Rosemary McMasters. 120 North Val Vista Drive, lot number 253 here in Mesa, zip code 13. The purpose of my visit here today, first of all, thank you for hearing me and I'll try to keep it to three minutes. I'm a member of this World Chapter of the Daughters of the American Revolution. If you're not familiar with the Daughters, we are a service organization committed to serving our communities. We do a number of philanthropic projects in Mesa and also across the state of Arizona. We support United Food Bank, the Genesis Project out in Apache Junction, we also do VA work. Lots of work around veterans which is particularly our interest. Years ago, we raised funds to erect an historic marker and we would like to find a place in Mesa to put it in. I understand if somebody comes with a gift you may not want it. But we really would like to make it something that the city would appreciate, and the citizens could enjoy as well. We have a couple of ideas. We know we're coming up are the 50th anniversary of the Vietnam War, the 100th anniversary of the Tomb of the Unknown Soldier. Just to prove what history geek I am, we are at the Semi-quincentennial of the United States of America in just a few years. There are a number of reasons to honor our veterans and other service members. The city cemetery of Mesa is an area that we'd like the Board to consider for us to erect that monument. But there are also others. We would actually take guidance from you on what you'd like us to have. Any questions?

Chair Benzing

Thank you for your time in the community and we look forward to working with you.

Rosemary McMasters

And we have the funds. I should have mentioned. The ladies have sold a lot of cookbooks.

Arianna Urban

Thank you, Ms. McMasters. We're planning on perhaps agendizing this discussion for October and look forward to some ideas. We also have Vic Linoff.

Vic Linoff

Thank you. The only thing I wanted to bring up this month is, for the newcomers, they may not be aware I represent the Mesa Preservation Foundation. Which amongst other things is very active in preserving the historic neon signs that are in Mesa and when it is necessary, rescuing them and putting them in storage until we can find a place for public display. Well, we're getting closer. On the 21st of August the Board and Arianna toured the downtown to look at potential sites that might be appropriate for the variety of signs that we've accumulated and will probably collect in the future. The Board is going to meet again on the 16th with Jeff McVay, the city's Transformation Manager and Arianna. The goal there is to narrow potential sites down to three. Then we will take them to the City Manager's office to begin a discussion about the most appropriate place. From there, it obviously would then go to the City Council. We can't really begin to restore the neon signs, that we've collected, until we have a place in which they can be installed. Because once they're restored, you can't really put them back into storage. They'll start to deteriorate, and you'll have to do the process all over again. But by narrowing these sites down and firming a potential place, then we can begin this process of restoration and hopefully in the not-too-distant future, they'll start going up for all of the public to enjoy.

Chair Benzing

Great, that's good to hear. I think that's great that conversation is going to start. I know we've been discussing different pieces of it for years now. I'm looking forward to seeing what comes out your discussion with the City Manager and when it comes to the Board as an agenda item.

Vic Linoff

The Board will definitely be involved in this process. The Foundation just acts as a facilitator in something like this. In the end, we don't want to own the signs. We want them to go into an entities hand that will take care of them for the future. But because of their historic nature, we will certainly involve the Board. If they're placed in such an appropriate manner, we might even be able to create a historic district for the sign. So, stay tuned.

6. Recognition of former Chair, Vice-Chair, and Board member Laura Schaffer-Metcalf.

Chair Benzing

Moving on to item number six is recognition of a former member that Chaired, was the Vice-Chair, was integral in a lot and that's a past Board Member Laura Schaffer-Metcalf. Laura was vital in many things, the least not being the writing contest for the youth. Also getting the video contest off the ground and always being the conduit through which we have distributed that information to the

different schools and libraries. Thank you for everything you've done in the past. I'm sure, like we've talked before, you're still in the circle and when this year comes up, we're probably going to be reaching out again.

Arianna Urban

I have some fast facts about Laura's tenure on the Board. If you guys are interested. Laura came to the Board in July of 2014. So, it's been seven years. She was instrumental in advocating for a full time Historic Preservation Officer position and getting the program reinstated in that way. Several districts and landmarks were able to gain historic status under her tenure on the Board, as well as the Historic Sign Ordinance, which is a pretty big deal. She has always been an advocate for historic preservation in the community and always been willing to staff booths at fairs and festivals and events and things like that. As Brandon said, the student writing and video contest would not be able to proceed without her. She was absolutely instrumental in doing a great award ceremony with us at the elementary school earlier this year. Laura, your enthusiasm, and passion for preservation is unrivaled and has really just been such an invaluable part of the Historic Preservation Board. You will be sorely missed.

Chair Benzing

Thank you again, Laura, for everything you've done and I'm sure you'll continue to do for the Board. Do you want to say a few words?

Laura Schaffer-Metcalf

Thank you so much. I have enjoyed my time here. It is a wonderful opportunity to be a part of the city of Mesa as a volunteer for this wonderful work. I want to thank all my colleagues and the staff. Thank you for the time and the opportunity because if I didn't have the opportunity, I would not be here to say these words. Thank you so much.

7. **Present awards to the winners of the City of Mesa 2021 Awards for Outstanding Achievement in Historic Preservation in the categories of Restoration/Preservation/Rehabilitation, Adaptive Reuse, and Local Preservationist.**
 - a. **The Hidden House - Restoration/Preservation/Rehabilitation**
 - b. **12 West Brewing Company – Adaptive Reuse.**
 - c. **Washington-Escobedo Neighborhood Action Committee – Local Preservationist.**

Chair Benzing

Would either of our Councilmembers like to say anything, prior to the awards?

Vice-Mayor Duff

In recognition of the Historic Preservation Awards, I want to thank all those who were nominated. For the work they do in our community, to preserve our stories and our history, and bring them forward for generations to come. Without this important work the values, the people, and all the events of our history would not be brought forward. I'm fortunate to live in a historic district and a

historic home. People love talking about how old the home is. Who were the owners? What kind of events happened here? What are the stories? What you see and bring forward for many generations by restoring these properties is very, very important to our future of our city. I want to recognize and thank all those who do the work each and every day in their homes and acknowledge the work that has been done by the recipients of tonight's awards. Thank you.

Councilmember Freeman

Thank you, Vice Mayor. You know, as I look at the recipients of these awards, it brings back a lot of memories. 12 West Brewing used to be the Strauch's Stationary. As a young guy, both of us were born in Mesa, and live and work here. I look at the reuse of that building as just phenomenal. I've eaten there numerous times. Then growing up on Center Street in a farming family, the Washington-Escobedo community was an important part of our community. I went to school with a lot of the residents there. All the preservation that's been done there is critical to the heritage and history of Mesa. We need to preserve that. So, with that, I'm just grateful to be here and recognize those who have worked so hard as a Board and appreciate your efforts. Thank you very much.

Chair Benzing

Thank you, Vice-Mayor Duff and Councilmember Freeman.

Vice-Mayor Duff

Can I throw in just a comment related to 12 West? The mayor has a podcast called It's Always Cool in Mesa and his latest release of the podcast is about the brewing scene in downtown Mesa. It does cover a history of why he purchased the building, his love for that building, and the work that he's done there. It's a quick listen for anybody interested in that story. Thank you.

Chair Benzing

Thanks for sharing. I think the awards this year, out of all my years on the Board, are the most diverse aspect of these awards. Usually there's a few homes and maybe community member but the three awards this year cover a broad portion of what preservation is about. I think that's a really good thing. That we're kind of building that up. It speaks volumes about the program and the people that are living in Mesa.

We'll start off with 12 West Brewing. I don't know if there's a representative here from 12 West. Everybody's familiar with the building. It's brought a vibrancy to downtown, just because of its food and beverage presence, and then the revitalization of that building, that portion of Main Street. You know, without that kind of bones and infrastructure, what that building was, I don't think it would be as successful. Also, with the operators and the great job that they've done in keeping that story alive, that space. Everybody on the Board that votes on these awards, was very impressed with that project and wish it continued success.

The second award goes to our newest Board Member, Jocelyn Skogebo. It's for her house, the Hidden House. I know that your house has been on the home tour for a few years. I think it was three years ago, they first saw your home on the historic homes tour and was really taken by it. It's absolutely beautiful. Beautifully preserved. All the work you've done has really highlighted the historic nature and brought out what is the most beautiful aspects about our historic neighborhoods

in Mesa. It's a model of preservation for any home in the Phoenix area that's in these types of neighborhoods. Congratulations. Would any of the other Board members, Boardmember Nelson, like to say anything?

Boardmember Nelson

Congratulations. It's always great to see people remembering the history of Mesa. Great job. I'm glad you're preserving the history in a positive way.

Boardmember Babos

I'd also like to congratulate both people for the work they did. I drove by the Hidden House, I saw it. It's beautiful. I visited 12 West I think the inside of that building is phenomenal. I don't remember the old stationary building. But they did a great job exposing the brick and bringing out the bones of the building, so to speak. Congratulations to both of you.

Chair Benzing

Our third award tonight goes to the majority of the audience here and it's for the category of Local Preservationist. It goes to the Washington-Escobedo Neighborhood Advisory Committee. I speak for everybody on the Board, this is also a Boardmember Nelson's award, just the amount of work that's gone into preserving and revitalizing the story of that neighborhood. Both in the built environment and the verbal discussions, stories, and the documentation of it is mind blowing. That you've been able to preserve that amount of history for that neighborhood. It's something that other neighborhoods across the southwest and even the country can take example of how to keep a story alive. Congratulations to all of you out there. Would anybody like to speak on behalf of the advisory committee? Can you just state your name for the record?

Maria Mancinas

My name is Maria Mancinas and I reside at 542 N Louis, in the Washington-Escobedo Neighborhood. My husband and I moved to the to this neighborhood in 1982. Thanks to the program through housing for Mesa, we were able to purchase our first and only home. After we became first time homeowners, my husband and I decided this is the place where we want to have our children, our family, to raise them. So, we might as well get active and work in this neighborhood. Throughout the years, I had the pleasure to collaborate with my dear friend and neighbor, Pat Willis and Wayne and her daughter Tysa and there's many more. Like you rightfully say about the history it took many years of collecting the history, oral history, written history, interviews, and many years of volunteer work in collaboration with elected officials, nonprofits, stakeholders, and business. It was delightful to see Vic Linoff because he's always been a great supporter of Washington-Escobedo. Vic and Ron Peters. Very thankful for their partnership. In 2008 Jeff McVay invited me to be part of the Light Rail Task Force. Throughout presentations and feedback from participants I did not hear very nice things about the neighborhood. The opinions and the ideas that they had about the neighborhood, I thought maybe it is time that I reconsider my participation in this light rail and go back and organize my community. Through grant funding we were able to get organized. It took years of meetings, activities, and tears and laughter. We finally were able to put together our Quality of Life Plan which identified our seven goals to work in the neighborhood thanks to the guidance and assistance from Jeff. John Wesley gave us a lot of

guidance and feedback on how to put the application together for the heritage designation, a very modest, historic designation. But the main goal of the residents, for all of us, was the preservation of the neighborhood because we're very proud of the neighborhood. We want to preserve the history of the neighborhood for the new generations for Tienne and my son, Oscar who are here with us and also participated in the development of the Quality of Life Plan. With that being said, I would like Pat Willis and Oscar to say a few words if they want to. I'm new in the neighborhood, so she probably has more rich history to share with the Board.

Patricia Willis

My name is Patricia Willis, and I am a native of Mesa, Arizona. My grandparents came here on a covered wagon train back in 1923, so it's like five generations here. We've lived here all my life. I've seen a lot of things grow and a lot of things change. Back when they had cornfields and cotton fields out here and no roads, but there's been a lot of changes. It's nice to see how things have changed in our neighborhood. There's been a lot of good history that has come out of the neighborhood. It's been very nice to see a lot all the changes in everything. My family grew up here and my children are now growing up here. I really love the neighborhood. We've worked together, as Maria said, to try to enrich things and make things better along with Councilman Bruce, who grew up here also. We all went to school together. It's been really nice. I just want to say thank you for the award.

Oscar Mancinas

I'm Oscar Mancinas. You've already heard my origin story via my mom. I am here just for support. I cataloged a lot of what the WE and NAC did because I did also find it inspiring. As you mentioned, this is a collective group of people at a time where there's a lot of emphasis, and perhaps too much emphasis, being placed on the idea of personal choices and personal decisions and personal determination. I would like to highlight yet again, the power and possibility of collective action. I'm using "they" and "we" kind of interchangeably because I was partially involved but I was also off at college when a lot of this is going on. I sort of helped from the periphery. This could be your community. You don't need to read all the theoretical textbooks on organizing, you don't need to wait for an expert, or wait for the one person to come in that's going to solve everything that's going to be the savior. Talk to your community. Get in touch with them. Reach out. Find the things that are important. Be part of what is important. As my mom mentioned, this the last thing I'll say, part of what is important is not only preserving history, and preserving histories like ours, which often can be fraught and filled with a lot of historical pain, but continuing that story. That all of this is ultimately about creating a world and trying to shape it for the generations to come after us. As my mom mentioned she and my dad met in the neighborhood. Before that my great grandfather, my mother's grandfather, was a migrant laborer in Arizona in the 50s via the Escobedo program. Establishing multiple forms of belonging, trying to find community, often being forced to find community elsewhere. I think it's something that ultimately bonds us, and it seems antithetical, but that is what makes us who we are. We want to thank you all for this.

Chair Benzing

Thank you all. Thank you for all your volunteer work, all the tears and sweat, and your story. It shows through in your story that you're sharing. As another piece, the Washington-Escobedo

Neighborhood was the catalyst for the Heritage designation. It is the neighborhood that sparked that need to recognize different neighbors that necessarily don't fall in or under certain historic guidelines. That need, the community's desire, for that recognition and it's a very important part of the preservation program. Now we hope other neighborhoods find their sense community like you all did and share their story. Thank you all very much.

Arianna Urban

I just want to make one more comment. Thanks to the truly excellent nomination that Ms. Mancinas put together. We were able to nominate the Washington-Escobedo Neighborhood Committee and their work for the Governor's Award for Historic Preservation. I'm very excited. I dropped the nomination packet off at the state office and they're very excited to see it as well. The news for that should be coming out in October. We had the support of Vice-Mayor Duff. She was kind enough to write a letter for us. We're very excited.

Maria Mancinas

You actually read my mind. I've been thinking about it. I'm happy they are interested.

Arianna Urban

Yes, of course, thank you. The intersection of community organizing, and historic preservation is so beautiful. What you guys have done is just the best example of that. Thank you.

Chair Benzing

Here's hoping that next year's crop of awards are just as diverse and amazing as this year's. Congratulations again to everybody.

Arianna Urban

Boardmember Nelson, do you want to say anything? Any other Boardmembers?

Boardmember Nelson

Yeah, congratulations to the nominees and the winners. They did a great job. As you know, I always have stories to tell of growing up here. But we were really organized and had a great time trying to make things happen. I just want to say history has a lot of different sides to it. I have mixed emotions about Strauch's Stationary store. I'll tell you a story. Back in the late 60s, as I started to work in the job market, I went down to the employment office to apply for a job. I'm looking around, and in my neighborhood, they would always say you want to get a job, son, were you're wearing a white shirt. You want a white-collar job. I thought well work at the stationary store. I'll be a stock boy or something. The girl helping me at the time called over to Strauch's and said, I see you have an opening we have a young man we want to send over to apply for this job. He's qualified. We want you to give him an interview. We think he would be a great addition to your store. I just grabbed everything I had, jumped on my bicycle, and I headed over to Strauch's. I got in there and I was looking around at the place. I thought this would be great. I'll be a stock boy, and have a white-collar shirt like everybody talked about. Finally, the lady came out to me and said can I help you. I said I'm here to apply for a job. Before I get finished explaining the unemployment office sent me, she said we don't have any jobs. I'm like, okay, maybe they don't understand they sent me. I'm the

guy that they called about, that was coming over. She looked at me and said well we don't have any jobs for you. I didn't know what to say. I said, but they just called, and I told the lady her name and they were sending me over to get this to get this job. She goes, look sir, we don't have any job for you. I just left. Very mixed emotions about Strauch's . You know, inclusiveness, we talk about how we want it to happen. It didn't always happen right away. I was a very young man, I was probably like 15, or 16. It was pretty dramatic. The first time trying to get a job after my paper route and to encounter something like that was a real challenge. But I'm glad that things have grown, and we have developed in the city. But there's always a bunch of sides to history in Mesa and I think we should share all of those sides. So that we understand what's happening and we don't repeat some of the things. So, we recognize incidents that are happening, and we can put a stop to it. Just want to share that story. As you know, I've got tons of stories going on. Congratulations to everybody and let's move forward.

Arianna Urban

Thank you Boardmember Nelson.

8. Hear a presentation, discuss, and provide direction on proposed Mesa Design Guidelines for Historic Properties.

Chair Benzing

Moving on to item number eight, which is to hear a presentation and discuss and provide direction on the proposed Mesa Design Guidelines for Historic Properties.

Arianna Urban

I believe we've got our Lakota Group consultants on with us. I will be manning your presentation. Whenever you need a new slide, just let me know.

Nick Kalogeresis

Thank you, Arianna, and members of the Historic Preservation Board. My name is Nick Kalogeresis. I'm with the Lakota Group. We are a planning and urban design firm based in Chicago, Illinois. I have two of my trusted colleagues with me on this presentation tonight and I will let them introduce themselves. Doug, you can go first.

Doug Kaarre

Thank you. Good evening, everyone. It's nice to see many of you again. Doug Kaarre with the Lakota group.

Siraj Astahari

Good evening, everyone. My name is Siraji Astahari with the Lakota Group.

Nick Kalogeresis

Thanks, guys. It's good to be with all of you tonight. We also want to extend our congratulations to the award winners as well, some really good projects. We're speaking to you from Chicago, Illinois.

We do have a short presentation on the Design Guidelines portion of this project. We have about 20 slides, and we are more than more than happy to answer questions at the end of the presentation.

The presentation is just focused on the highlights of the Design Guidelines, how it's organized, what are the contents, and some of our thought processes behind the content of the publication. The purpose of the project? Really there were several. There are four main reasons why the city of Mesa and the Board undertook this project. One, obviously, it's to update the Ordinance and the Design Guidelines is key tools for an effective local Historic Preservation Program. Every so often, communities do reevaluate the Ordinance and their Design Guidelines in terms of how effective they are in terms of meeting your preservation planning goals for the community. The Ordinance sets the framework for what we can do in terms of preservation in the city. The Design Guidelines are an important interface between the Board in the city and your local residents on promoting good preservation and design in your historic districts and other important areas in your community. Secondly, this project was meant to kind of understand your current preservation needs, and what the goals are of the Mesa community in terms of good design and historic preservation. We did that by engaging key stakeholders throughout this process. We also wanted to write a set of Design Guidelines and revise the Ordinance to make sure we have some clear predictable processes and procedures when it comes to how we operate. Then last, we want to educate. This was an opportunity to talk to many different stakeholders, and to provide some education about the importance of the historic architecture in the community, and what is good preservation.

Just to give you an overview of the team. The Lakota group was the lead firm in developing the Design Guidelines. We were assisted by two other firms. They're not here tonight. But one of them was Heritage Strategies, which is based in Philadelphia. They assisted us and guided us in the writing of the Design Guidelines itself. The Neal & Leroy is a law firm based here in Chicago. The lead was Richard Friedman from their firm, and he assisted us in revising, proposing revisions to the Historic Preservation Ordinance. So that was our project team.

There were basically two phases to for this project. The first phase started almost exactly a year ago. It was about conducting a round of community engagement and we concluded that in January of 2021. We did have a number of stakeholder listening sessions throughout this process. Just to hear thoughts and ideas, concerns from residents, business owners, as well as members of the City Council, and Historic Preservation Board about what they'd like to see these Design Guidelines function and operate. We were on site last November to do fieldwork. By January of 2021, we did have an outline for what a new Historic Preservation Ordinance, or your Zoning Ordinance, could be and a set of outlines for your Design Guidelines. We also had a community engagement summary as part of that. The second phase is we had a draft. We started in February 2021. We developed a draft of the Zoning Ordinance and the Design Guidelines. We produced two different drafts and what you see in front of you is the third draft that we're presenting for you tonight.

There are seven different sections in the Design Guidelines. They all focus on your historic districts, your downtown and other important neighborhoods and heritage places. Then we get into building maintenance, additions, new construction, landscaping, physical setting, and signage. The introduction has several different information areas. We do talk about how do we use the Design

Guidelines? What are the benefits of historic preservation? We provide an overview of your landmarks and districts. We talked about your contributing and non-contributing historic resources. We also talk about the Secretary of Interior Standards for the Treatment of Historic Properties. How do we apply the Design Guidelines to your design review process? And last, we have some sidebars in section one. They talk about maintenance planning, planning for new construction and planning for signage design.

In section one, almost every community when they develop Design Guidelines for their historic districts, they usually base it on the Secretary of Interior Standards for the Treatment of Historic Properties, which is a base set of standards that we want to be able to follow. There are several different standards underneath that, but we chose the Standards of Rehabilitation, mainly because that provides the most flexibility to property owners and what they can do to the properties when it comes to preservation. The Design Guidelines does reference the other standards. There are Standards for Preservation, Standards for Restoration and Reconstruction. Those are included in the appendix just for information purposes. Section two Guidelines for Historic Districts. Within this chapter, we focus specifically on your historic districts. We have a specific set of Design Guidelines for each of the historic districts. They focus on several different things. We also have an overview of the residential architectural styles and building forms in each of your historic districts.

Section two, as I mentioned, there are specific Design Guidelines for each of your historic district and they focus mainly on these three things. The first one being architectural features. Which you know, the major architectural features found on the majority of your homes and historic buildings. How do we do good additions and infill development in these in the historic districts. How do we promote landscape and setting? We tried to make the Design Guidelines very concise, very user friendly so readers can understand right away what's promoted, what's encouraged.

Section three focuses on downtown and other heritage areas. Here we focus on downtown. We give an overview of your historic commercial architecture. Then we provide guidelines on facades, storefronts, awnings, canopies, and signage in your commercial areas. In addition to downtown we have a discussion on your Post World War Two Neighborhoods and subdivisions. We have a narrative in there about your ranch homes and their property types, with some specific discussions about your ranch homes, and other aspects of your cultural heritage including your heritage neighborhoods. We talk about the architecture. We give some specific descriptions about specific architectural styles and features.

Section four is where we really drill down on guidelines for existing buildings. Especially the materials and how to maintain them. We really focus on the major materials that we found in your historic districts. Whether they be stucco, masonry, Adobe and metal, wood, and some of the other major architectural features that are common Throughout most building types, whether the roofs, chimneys, dormers, fascia, soffits, doors and windows and things like that.

Section five we talk about guidelines for additions and new construction. Again, it's pretty straightforward. This section drills down a little bit more about proper ways in which to site and

place additions on historic buildings. We also have that for commercial buildings and institutional buildings. Then we provide guidelines on total new construction in your historic districts.

The next section, section six, focuses on landscape and physical settings. We have guidelines on things to consider when planning a project, whether it's new fencing, or just general landscaping. We also talk about how to meet ADA requirements. That's the content of that section.

Then section seven is about signage, pretty straightforward. It's all about where to place signage on commercial buildings, types of materials. We do have a section on historic signage as well. That's our presentation. A very short overview of your new Design Guidelines.

Chair Benzing

Before we get into questions, for the Board, Arianna would you or Nana describe the difference between the Ordinance and the Design Guidelines and how they're utilized in the whole process? Just for clarity and record?

Arianna Urban

Chair Benzing and members of the Board, that's a great idea. We have two components to this overall effort that we're doing now. The first one is the Design Guidelines. I'm thinking about them more as like a handbook for historic preservation in Mesa. Something the property owners, the Board and Council, and staff are able to use. A set of do's and don'ts in order to solidify the way that we're going to treat historic properties in Mesa going forward. A resource for everyone that is interested in historic properties in Mesa. I'm thinking about it as I said like a handbook, almost like a manual, or a how to guide for maintaining and building new buildings in historic contexts. The counterpart to the Design Guidelines handbook is the Historic Preservation Zoning Ordinance. Which is the legal way we enact historic preservation in Mesa. It is part of our city's Zoning Ordinance. It is the set of standards that allow us to enact the Historic Preservation Program. There are two things going on here. The first one that we're talking about today is the Design Guidelines. Then hopefully in October just for the sake of time, we'll discuss the updates to the Zoning Ordinance.

Chair Benzing

Thank you, that was very clear. Just as first comments, graphically and the ease of reading this document, it was very, very well put together. I thought it basically touched everything that we need it to. As far as the line graphics, everything. The fact that you guys took inspiration from buildings that were in Mesa itself really makes it that much more relatable for everybody that's going back and looking at these for a reference. The other portion that stuck out is the amount of effort you all put into finding additional resources to point people to. Trying to keep this document concise, but also giving them more meat that they can go look at was a very nice addition to the document. Does anybody have any general comments or questions?

Boardmember Nelson

The last meeting, we had we talked about when someone comes into our city and want to develop in a building, or space, or neighborhood, that somehow, we include the historical and heritage piece

of that. Is there any way that we can work that into these guidelines or is there's something that covers that? I think it's very vital whenever someone is building something, they recognize what was there, and how important it was to the city. Either a person or just a meeting place or something like that. We sort of talked about it. Is this an appropriate place, or are there some guidelines in there that could cover that? I'll give you an example. On the corner of Country Club and Main, right there where Taco Bell is, when I was a kid there was a 76 gas station there back in the 60s. It was one of the few places that African Americans got a job away from the cotton fields, or the watermelon fields, or the onion fields, or working some kind of labor. To be a gas jockey, there was a really big deal. It was significant to our neighborhood. It doesn't seem like much for those around it, but it was very significant. I remember my brothers talking about one of their friends getting a job there and how they celebrated. Is there something in those guidelines that says somehow you have to recognize that space that you're going to develop? Or am I just totally out of line here?

Arianna Urban

Chair Benzing, Boardmember Nelson, I think that is certainly something we can suggest in the guidelines for new developers that are building new buildings on sites of historically significant places. As we discussed in the last meeting, making that good faith effort to include signage and include a nod to the history of whatever happened on that site. So that's something we can certainly include as suggestions in the guidelines.

Boardmember Nelson

That would be great. Yes. Some kind of recognition of what took place there in the past.

Chair Benzing

Boardmember Nelson, that is an important point to bring up. Even tonight with Ms. McMasters' proposal of doing some sort of historical monument marker and how that kind of ties in. That does seem like an important component that we need to touch on. Now I don't know, maybe that lives in the signage or in that area of the guidelines here. But that would be a very important piece to get in there.

Arianna Urban

Yes, some sort of heritage recognition would be wonderful.

Chair Benzing

Just thinking about the different sections, the one that kind of stuck out the most, which is the most hazy when it comes to preservation, is landscape. We've always talked about the big heritage trees and such. But just knowing where everything is going in the valley with water and everything the use of lawns is a historical element. I know it touched on it a little bit in the landscape, about zero scape and those types of things but do we need to embellish a little more on that in the guidelines? That seems like it's something that's going to be coming to the forefront of a lot of these neighborhoods. Is that something that needs to be recognized or how do we continue that and keep it historically relevant?

Arianna Urban

Chair Benzing and members of the Board, I think that zero scaping is without a doubt a great idea in the valley and in Mesa. If it seems appropriate, we could lend some more encouragement in the document towards that. If a property owner is interested in taking up their lawn, in historic context other cities in the country zero scaping is actually not allowed, but here of course, it's completely appropriate. So that's something interesting to think about.

Boardmember Babos

I think you might also put the suggestion into use artificial turf instead of regular grass. Just from a water use standpoint, because one of the overriding themes is replacing with like material. I agree using zero scape is smart for water use, or lack of water use, but it changes the whole character of the neighborhood. Whereas if we encourage artificial turf, aesthetically, it stays the same and its much less water use for the same appearance.

Nana Appiah

Chair, Boardmembers, we are going to make the project itself available for comments. We are going to be taking comments from the Board and from all the various stakeholders. Then we'll have a thorough discussion. There will be competing interests and competing recommendations. I just want to make that clear. Overall, at the end of the day, you will be making a recommendation to City Council. We are going to be soliciting information from all the various stakeholders and then we will spin it through and see what Council will approve.

Chair Benzing

Back to the zero scape. I read the document and it wasn't negative towards zero scaping, but it seemed like it was pushing towards keeping the lawn. I want to make sure that when we, as a community, decide what direction we want to put the neighborhoods in that it's clearly stated. So as a reference document everybody understands the preference.

As far as the Post World War Two Neighborhoods, I live in one that's a newer Post War Two. It's early 70s. One of the big things you see going on in those neighborhoods is transitioning of carports into garages. That might be a good section to really tackle that question. It's the biggest kind of eyesore I see in those type of neighborhoods now. It's because vehicles have gotten bigger, and they don't fit into carports necessarily. As people are adding two or three feet onto the carport and not using like material in Post World War Two Neighborhoods, being that those carports are front and center on the facades, it seems like one of the biggest things to address in the Design Guidelines.

Arianna Urban

Chair Benzing and members of the Board there are ways to do it right. To do a carport enclosure correctly in historic context. Integrated garages and carports were a huge part of post war building. As indicated by the shift to suburban, auto centric living the State Historic Preservation Office published a Carport Integrity Policy. Probably a decade ago now. It's extremely thorough in detailing appropriate and inappropriate ways to convert a carport into a garage. We do refer to that policy in the document but perhaps we could do a call out or a feature on it as well.

Boardmember Babos

I'd also like to make a couple comments. I think Lakota Group did a very thorough job with it. It's very comprehensive. I found it to be rather long. I'm an architect, I read zoning ordinances. When you're doing business, you want to find the parts that's relevant for what you're dealing with. Arianna's explanation of what it actually is, kind of like a primer, or an overview of architecture, historic architecture, and guidelines. I think if you could literally somehow work that into the title, because as I'm reading it, I'm thinking these are guidelines. Here it's talking about this architecture and here's a guideline. It's a very thorough document. It's more than just guidelines, which is good. The other thing that I thought is either have a summary of the guidelines in one section so that you're not trying to leaf through the whole thing to find them. Or specifically the six or seven historic districts. They describe the district and at the end of it they have Design Guidelines. I personally found them to be very similar from district to district to district. I think you could almost look at it and describe the districts and then the guidelines as a general overview for all six or seven of them.

Arianna Urban

Chairman, members of the Board this is a draft. We are very much looking forward to doing revisions and making it even better.

Chair Benzing

I know there is placeholder imagery. All the imagery is very nice. The one image that came to my attention was of the Drew building. I believe it's on page 100. I really loved that building, but it was in reference to signage and it's a blank sign. It's just fluorescent exposed. If it could be something recreating the photograph, or a different example, I think that's a great building to be in the Design Guidelines. But I do know that one in particular needed to be touched up a little bit. Were there any other comments from the Board?

Boardmember Skogebo

Well, I'm new to the Board so I'm still taking it all in. But I've been on the other side of it as a homeowner, stakeholder. I'm really excited about this. I think it's well laid out and a fantastic resource.

Chair Benzing

As far as the graphic quality, I know that's what we spoke about when we first brought the Lakota Group on, that our current document was so dated. It was hard to take it as a present document. I think this definitely does something to bring it quite a bit up to speed and speaks of the times we're in right now.

Nana Appiah

Chair, members of the Board, for the audience listening we are going to be holding a couple of Zoom Community Meetings. We will be posting the documents and then holding meetings to solicit

feedback. Especially for all those that live in the historic districts. There is going to be a public participation process. This is just the beginning to introduce it to the Board. Then we'll be engaging all the various stakeholders as well.

Chair Benzing

For the public outreach, are we splitting the two, the Ordinance and the guidelines?

Nana Appiah

We probably will do it all together. We will be holding a couple of meetings and people will get confused. But I think we will do our best to just combine it and make it clear much as possible.

Chair Benzing

Well, thank you for all the hard work that you've put in so far. The draft is looking good, and we look forward to the next revision of it.

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

Chair Benzing

Moving on to item number nine, which is to hear any current events and summaries from the Boardmembers on museums, exhibits, committees and any other events related to historic preservation. Does anybody have anything to share this month?

Boardmember Nelson

I have a couple things to share real quick. The Mesa Historical Museum opened up a Diversity Exhibit less than about a week ago, which was great. It's the first time that Mesa has ever done anything like that in our history. It was well received. The Mayor was there, the Vice-Mayor was there, and they said a few words. If you get an opportunity, take your friends, your family, your cousin's, your brothers, your chicken, whatever you got and walk through there. It's a pretty good exhibit. You'll get some real ideas of the diversity that exists in Mesa today and in the past. That's a wonderful exhibit that opened up. Also, I want to give a shout out to Mesa United Way who is sponsoring my exhibit The Veterans of Washington-Escobedo in November. It will be on display at the Veterans Resource Center for the week during Veteran's holiday. November 8th through the 13th or 14th. It's celebrating the veterans just from that neighborhood. African American, Latinos, and Native Americans. I think you'll find it interesting and fun. Some great stories you can share and read on the storyboards. I will be showing a couple of interesting films. One is called the Negro Soldier, which was a promotional film created by the Army. It was originally two short films and became one longer short film. There is also a rare silent film called The Soldier Story, a life of the frontier soldiers. I should say it's about the Buffalo Soldiers. It was shot at Fort Huachuca back in the 1920s. I think 24. It has never been released. I was able to get a copy. I'm currently working with some composer to put music in it. As you walk through the exhibit, you'll be able to scan the QR code and you can watch the films on your phone. I'm really excited about that exhibit coming up. So hopefully we'll come out. Vice-Mayor Jen Duff is going to be there, and I talked to the Mayor, hopefully they'll do a little presentation. Hopefully you all can be there to kick it off.

Arianna Urban

The Arizona Historic Preservation Conference, as of now, is at the end of October. While that is very exciting and we encourage everyone interested in historic preservation and Boardmembers to attend, more specifically the State Historic Preservation Office is putting on what they call a “camp”. It's a commissioner training specifically for Historic Preservation Boards. Boardmembers and staff members in the valley come together and get specialized training from the staff on a national level. They're bringing the national staff to Arizona. Many Board members and staff people from around the whole state are going to be there. It's Wednesday the 27th of October whereas the conference is earlier in that week. So that's very exciting. It's a day in the middle of the week but I would love any Boardmembers who can to attend. It would be very cool. I'll send an email out with that information.

10. Future agenda items.

Chair Benzing

Moving on to future agenda items. I know we've discussed next month putting on the agenda to discuss Ms. McMasters' proposal from the Daughters of the Revolution for their historical monument. Aside from that, I assume the updates to the Zoning Ordinance for preservation will be on the agenda next month as well. Did any other Boardmembers have anything else they want to agendize?

Boardmember Babos

No, but will we get the ordinance in advance to read it?

Arianna Urban

Yes, definitely.

Boardmember Nelson

Can you explain the Daughters of the Revolution? Is that their official title?

Arianna Urban

Chair Benzing, Boardmember Nelson, I believe it's the Daughters of the American Revolution. The DAR.

Boardmember Nelson

Okay, thank you.

11. Adjournment.

Chair Benzing

If there are no more agenda items to add from next month. Do I have a motion to adjourn?

Boardmember Babos

I move to adjourn.

Boardmember Skogebo

I second.

AYES: Benzing-Babos-Nelson-Skogebo

NAYES: None

ABSENT: Bingham

Chair Benzing

We'll call the September meeting to an end at 7:17 pm. Thank you all for joining this month.