

# Historic Preservation Board



## *Minutes*

Mesa City Council Chambers – Lower level, 57 E 1<sup>st</sup> Street  
Date: April 2, 2024 Time: 5:00 pm

### **MEMBERS PRESENT:**

Jim Babos, Chair  
Jocelyn Skogebo, Vice Chair  
Bruce Nelson  
BJ Parsons  
Ty Utton\* (left meeting at 5:43 pm)  
Jessica Sarkissian

### **MEMBERS EXCUSED:**

### **STAFF PRESENT:**

Mary Kopaskie-Brown  
Charlotte McDermott  
Brett Hanlon  
Kellie Rorex  
Jeff McVay  
Anthony Rodriguez

### **CITIZEN SPEAKERS:**

Vic Linoff

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

#### **1. Call Meeting to Order.**

Chair Babos declared a quorum present. The meeting was called to order at 5:02 pm.

#### **2. Approval of the minutes from the March 5, 2024 Historic Preservation Board meeting.**

It was motioned by Vice-Chair Skogebo, seconded by Boardmember Parsons, that the minutes from the March 5, 2024 Historic Preservation meeting be approved.

**Upon tabulation of votes, it showed:**

**AYES - Babos-Skogebo-Nelson-Parsons-Utton-Sarkissian**

**NAYS - None**

**EXCUSED – None**

**ABSENT – None**

**3. Discussion Items:**

**3-a. Presentation and discussion on the Downtown Mesa Façade Program and the status of the removal of colonnade improvements in Downtown Mesa.**

**Summary:**

**Jeff McVay, Manager of Mesa's Downtown Transformation Office and Anthony Rodriguez, Downtown Transformation Office Project Manager displayed a PowerPoint presentation. (see attachment 1)**

In response to a question from Chair Babos, Mr. Rodriguez confirmed there were 39 properties that applied for the Downtown Mesa Façade Program but due to funding limitations, 16 properties and 3 alternate properties were chosen.

Mr. McVay stated there are 54 properties with colonnades downtown. There will be approximately 30 properties left with colonnades after these are removed. He went on to explain the criteria, goals, and anticipated results of the program.

In response to a question from Chair Babos regarding the establishment of downtown Historic District, Ms. Kopaskie-Brown replied a new Historic Preservation Officer will be starting in June. Once he's on board, the Historic Preservation Workplan will be reviewed and re-prioritized.

In response to a question from Boardmember Nelson, Mr. Rodriguez stated property owners have been sharing a lot of the history of these buildings with the architects designing the façade restorations.

Mr. McVay stated, with the permission of the property owners, we could look at putting up interpretive plaques explaining the history of the properties. He invited Boardmember Nelson to assist with the plaques since he has so much knowledge about these sites.

In response to a question from Vice-Chair Skogebo, Mr. McVay explained the City, as the client for this project, approves all the designs. Mr. McVay explained the overall driver of the project is that we want to remove the colonnades because there is history behind them.

In response to questions from Chair Babos, Mr. Rodriguez stated they do have access to historic photographs of most of the participating properties. Mr. McVay assured the Board all the architects involved in the project are from Arizona, and they understand their designs should help restore the historic character of the buildings.

**3-b. Quarterly Report on Certificate of Appropriateness (COA) and Section 106 Reviews for January-March 2024.**

**Summary:**

**Mary Kopaskie-Brown, Planning Director and Historic Preservation Officer displayed a PowerPoint presentation. (see attachment 2)**

Boardmember Sarkissian mentioned, and Chair Babos agreed, the timelines are quick & efficient.

**3-c. Mesa Historic Preservation Month (May 2024) and the 2024 Mesa Historical Essay and Visual Arts Contest including planning and logistics and the status and evaluation of contest submittals.**

**Summary:**

**Brett Hanlon, Principal Planner and Kellie Rorex, Senior Planner displayed a PowerPoint presentation. (see attachment 3)**

After topic related discussion by the Board and staff, Assistant City Attorney III, Charlotte McDermott stated, "under open meeting laws, all actions of a public Board have to occur at a public meeting." So, a Special Historic Preservation Board meeting was set for Tuesday, April 23, 2024 to finalize the 2024 Mesa Student Historical Essay and Visual Arts Contest voting.

**4. Future Agenda items.\***

- 4-a. Developing a procedure to assess National Register of Historic Places property owners' interest in MHPR designation.**
- 4-b. Monitoring archaeological sites.**
- 4-c. GIS mapping of historic properties in Mesa.**

At the request of Chair Babos two additional items will be added to this list.

- Colonnade Removal Updates.
- Downtown Historic District.

MINUTES OF THE APRIL 2, 2024 HISTORIC PRESERVATION MEETING

**5. Hear reports from Board Members about current events or educational topics related to historic preservation.\***

There were no updates on this item from Board members.

**6. Items from citizens present.\*\***

**Vic Linoff, 628 N Center St:** Mr. Linoff wanted to share his concerns with the Board about the changes made to the 1896 Barnett Building (currently operating as Level One). He questioned the approval process and hoped a mechanism could be created so something like this doesn't happen again.

Mr. Linoff also mentioned scholarships are available for Historic Preservation Board members to attend the upcoming Arizona Historic Preservation Conference in June. It will be held in Prescott this year and the Certified Local Government training session will be held on June 25, 2024.

**7. Historic Preservation Officer's Updates.\***

Ms. Kopaskie-Brown requested Board members email staff if they are interested in attending the upcoming Arizona Historic Preservation Conference so staff can assist with the scholarship application process.

**8. Adjournment.**

It was motioned by Boardmember Sarkissian, seconded by Boardmember Nelson, to adjourn. The meeting was adjourned at 6:25 pm.

**Upon tabulation of votes, it showed:**

**AYES - Babos-Skogebo-Nelson-Parsons-Sarkissian**

**NAYS - None**

**EXCUSED – Utton (left meeting at 5:43 pm)**

**ABSENT – None**

\*These items are for Board discussion only - no Board action will be taken on the items.

\*\*The public may address the Board on any item. The Arizona Open Meeting Law (ARS § 38-431 et seq.) limits the Historic Preservation Board to discussing only those matters specifically listed on the agenda.

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

## Historic Preservation Board

April 2, 2024

# Downtown Façade Improvement Program

**Jeff McVay**  
Manager of Downtown Transformation

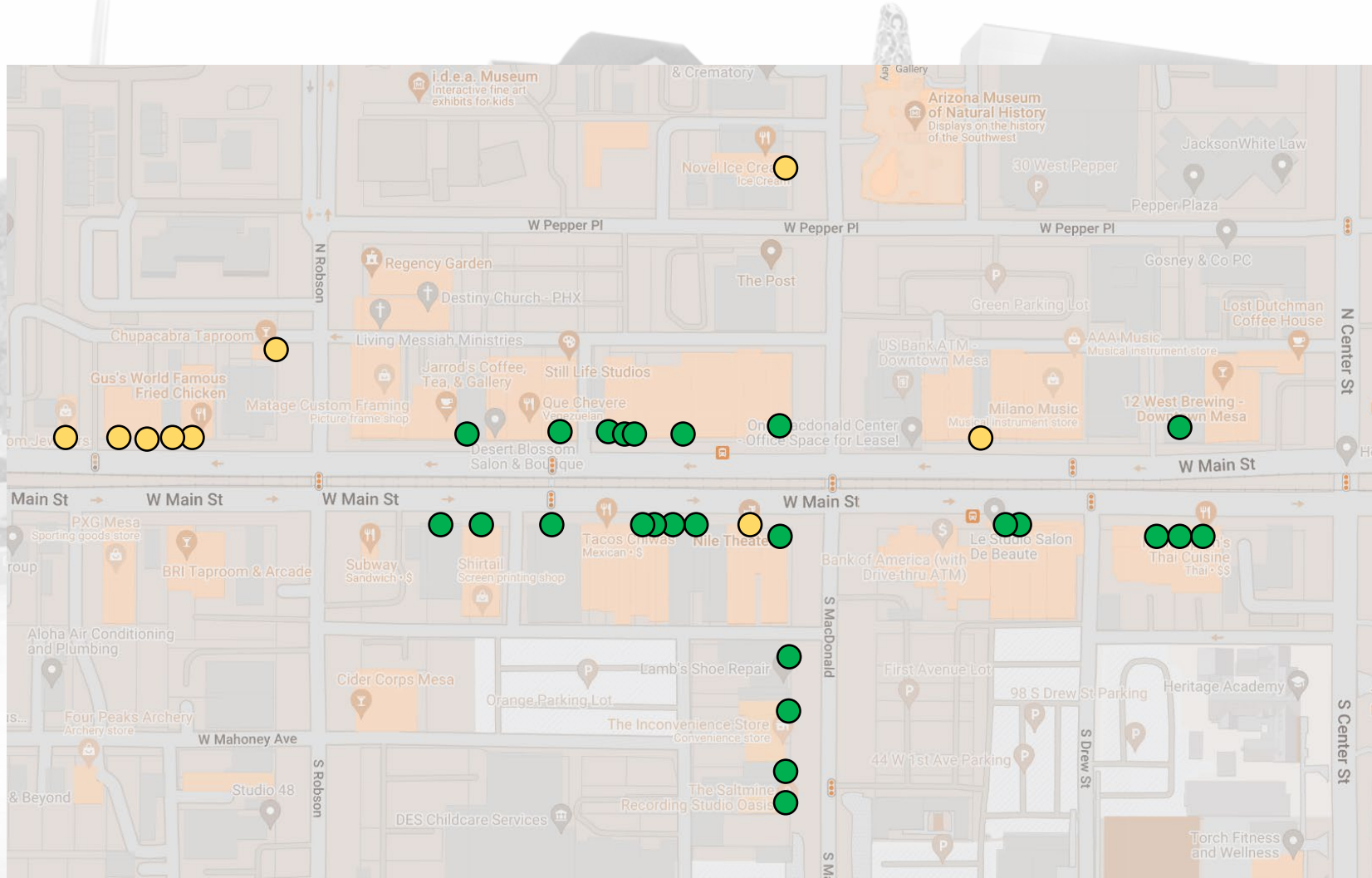
**Anthony Rodriguez**  
Downtown Transformation Project Manager

# PROGRAM OVERVIEW

- Preference for properties with colonnade
- Program Area: Country Club to Center, 1st St to 1st Ave
- City managed design and construction
  - Design teams have been selected and currently developing concepts with selected properties
- Historically sensitive design
- Private participants must contribute 5% of the total estimated direct construction cost

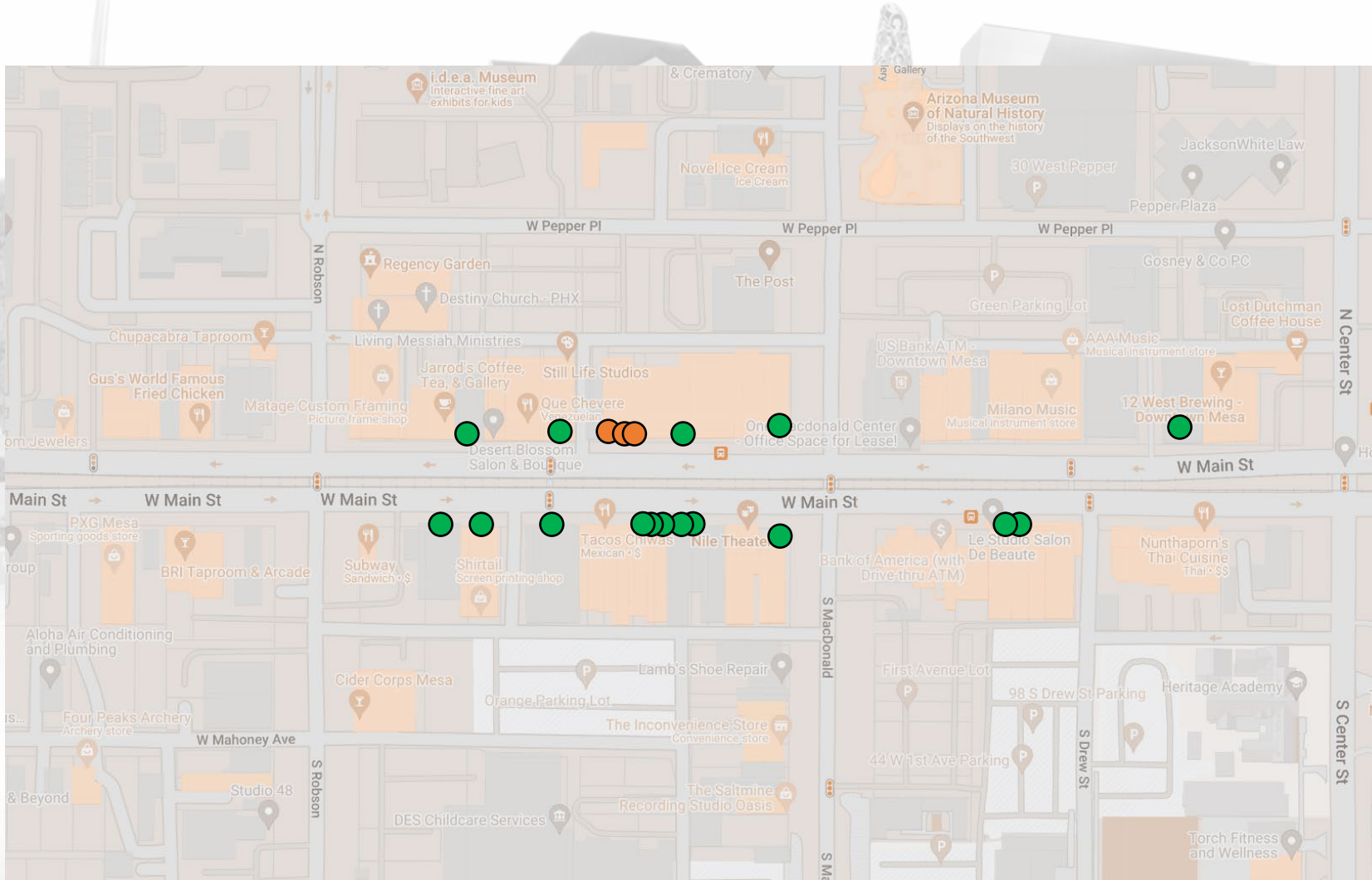


# PROGRAM OVERVIEW - APPLICANTS



- 39 properties submitted
  - 29 with colonnades
  - 10 without colonnades

# PROGRAM OVERVIEW - SELECTIONS



- 16 properties
- 3 alternates





# SELECTIONS

# 45 & 47 W. MAIN ST



- 45 W. Main St- Linton-Milano Pianos
- 47 W. Main St- Le Studio Salon
- Designs previously completed, need to be updated

# 113-123 W. MAIN ST



- 113-119 W. Main St- Tre Bella
- 121 W. Main St- currently vacant
- 123 W. Main St- Espiritu
  
- Would be part of removing colonnade from MacDonald to Robson

# 137 W. MAIN ST



- 137 W. Main St-  
Vacant
- Would be part of  
removing colonnade  
from MacDonald to  
Robson
- Will incentivize new  
tenant opportunities

# 149 & 155 W. MAIN ST



- 149 W. Main St- Shirtail
- 155 W. Main St- Arizona Distilling Co.
- Would be part of removing colonnade from MacDonald to Robson

# 101 W. MAIN



- 101 W. Main- One Oh One art gallery
- Would be part of removing colonnade from MacDonald to Robson

# 120 W. MAIN ST



- 120 W. Main St-  
Tortoise and the Hare  
(lease signed)
- Colonnade already  
removed due to  
long-term  
maintenance issues

# 18 W. MAIN ST



- 18 W. Main St-  
Sonoran Rows (lease  
signed)



# 136 W. MAIN ST



- 136 W. Main St- Pomeroy's, Buckhorn Vintage, others
- Restore historic character to one of the oldest buildings in downtown Mesa

# 104 W. MAIN ST



- 104 W. Main St-  
Outcast Donuts,  
Rebel Wine Lounge
- Considerations-  
existing colonnade  
has historical context  
and long-term  
maintenance issues

# 150 W. MAIN ST



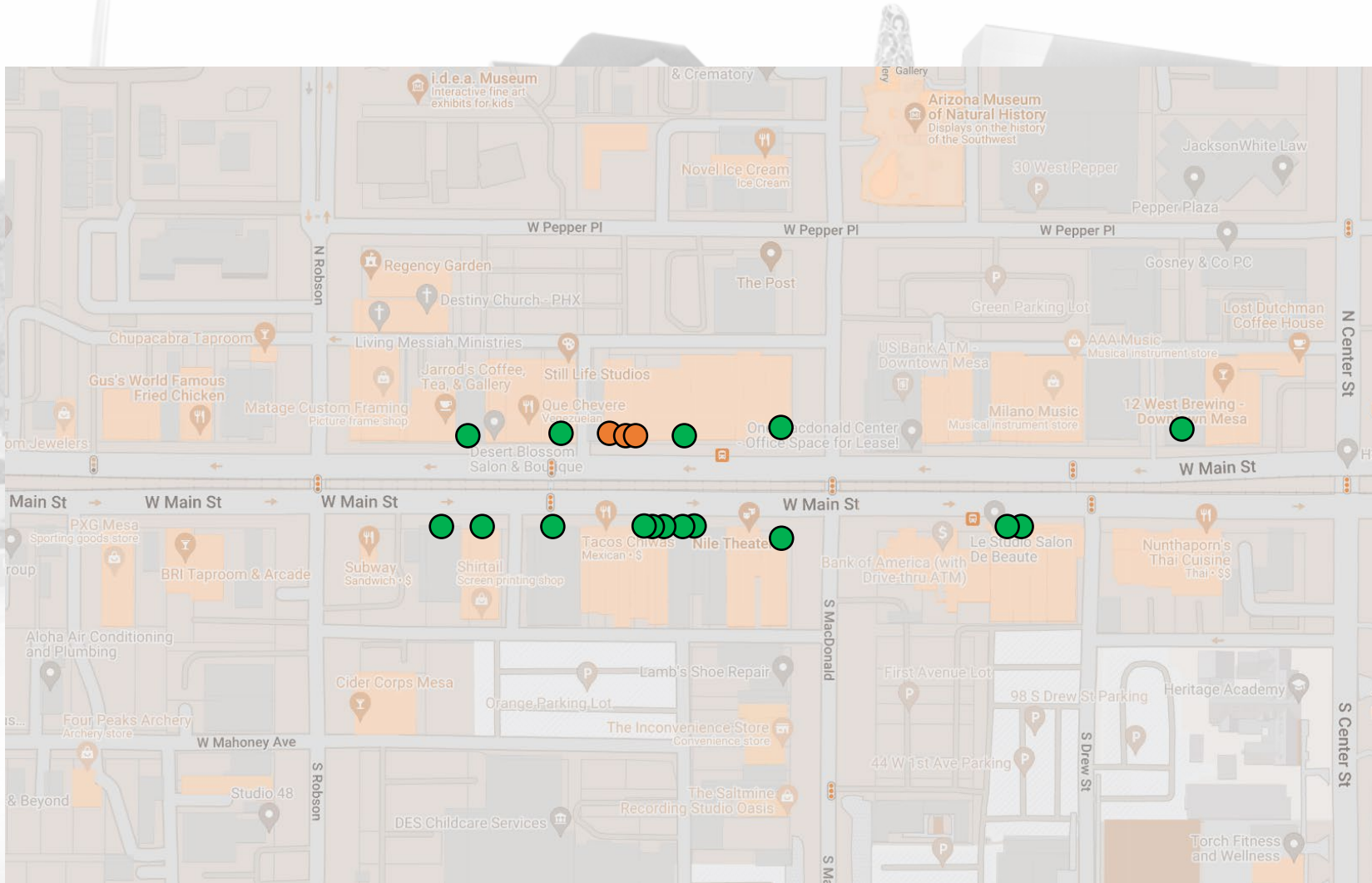
- 150 W. Main St-  
Phantom Fox  
Brewing, Goat & Ram  
Pizza

# ALTERNATES - 126-130 W. MAIN ST



- 130 W. Main St-  
House of Holmes
- 128 W. Main St-  
Phoenix Motor  
Leather
- 126 W. Main St- K'e
  
- Considerations-  
would leave small  
section of colonnade  
in front of Smitholator

# SELECTIONS



- 16 properties
- 3 alternates

# DESIGN AND CONSTRUCTION FUNDING

**\$4,400,000 Total ARPA funding**

\$3,975,000 Design and construction for 16 recommended properties

\$60,000 Design for 3 recommended alternates

\$365,000 Funds available for unforeseen conditions and construction of alternate properties

# NEXT STEPS

- Now - Summer 2024 – Design and permitting
- Fall 2024 – Start of construction



# QUESTIONS



# Historic Preservation Office

## 2024 Q1 - Quarterly Report



Mary Kopaskie-Brown, Planning Director  
Brett Hanlon, Principal Planner  
Kellie Rorex, Senior Planner

# Summary of Historic Preservation Work Plan

## Ongoing

- *Historic Districts and Landmarks*
  - Supplemental List – Initiated with Board Input
  - Historic Preservation Photo & Video Portfolio Project
  - Evergreen & Robson Historic District Photo Re-Inventory Project
- *Heritage Neighborhoods*
  - Lehi and Washington - Escobedo Heritage Neighborhood Story Maps
- *Outreach*
  - Walking Tour guides for each district and heritage neighborhood
  - Website Update
- *Text Amendments and Design Guidelines*
  - Historic Preservation Text Amendments
  - Historic Preservation Design Guidelines

## Completed

- *Historic Districts and Landmarks*
  - The Post – Interpretive Signage
  - Nile Theater – Designation on the Mesa Historic Property Register
- *Heritage Neighborhoods*
  - Lehi – Heritage Neighborhood Designation and signage
- *Outreach*
  - Historic Preservation Retreat
  - 2 Historic Preservation Community Meetings (August 2023/February 2024)
  - COA, residential, and commercial property owner’s guides to Historic Preservation

# Q1 2024 Certificate of Appropriateness Reviews

Certificates of Appropriateness - Q1 2024						
No.	Case #	Approval Type	Site Address	Project Description	Submittal Date	Approval Date
1	ADM23-00536	Administrative	426 N. Macdonald	New home connecting two existing buildings on-site	7/11/2023	1/11/2024
2	ADM24-00039	Administrative	257 N. Drew St.	New home - original home destroyed in fire	1/16/2024	1/24/2024
3	ADM24-00016	Administrative	509 W. Clark St.	Addition to detached garage behind primary residence	1/9/2024	2/5/2024
4	ADM23-00135	Administrative	111 W. 7th Pl.	Detached casita, carport and RV carport	2/21/2023	2/28/2024
5	ADM24-00159	Administrative	125 N. Fraser Dr	Rear addition	2/28/2024	3/14/2024
6	ADM24-00258	Administrative	145 N. Fraser Dr. W.	Carport to garage conversion	3/21/2024	

- 5 COAs Issued, 1 review in progress
- 9 COAs issued in all of 2023

# Q1 2024 Section 106 Reviews

Section 106 Reviews - Q1 2024						
No.	Project name	Review Type	Review Findings	Project Location	Submittal Date	Approval Date
1	Elliot Road Improvements	Sec. 106	No Adverse Effect	Elliot Road: East Maricopa Floodway to Ellsworth Road	1/3/2024	2/5/2024
2	ADOT Section 106 Consultation: FO55 Western Canal to Baseline Road	Sec. 106	No Adverse Effect	SR87 between milepost 169 and 172	2/6/2024	2/22/2024
3	ADM24-00106	Sec. 106	No Adverse Effect	1448 W 4th PLACE, MESA, AZ 85201	2/6/2024	2/22/2024
4	ADM24-00107	Sec. 106	No Adverse Effect	2212 E Dartmouth St. Mesa, AZ 85213	2/6/2024	2/22/2024
5	ADM24-00108	Sec. 106	No Historic Properties Effected	1050 S Stapley Dr #64 Mesa, AZ 85204	2/6/2024	2/22/2024
6	ADM24-00110	Sec. 106	No Historic Properties Effected	542 E Broadway Rd Mesa, AZ 85204	2/6/2024	2/22/2024
7	ADM24-00140	Sec. 106	No Historic Properties Effected	8152 N Black canyon Highway, Phoenix, AZ 85051	2/27/2024	
8	ADM24-00174	Sec. 106	No Historic Properties Effected	1722 N Queensbury Mesa, AZ 85201	3/5/2024	
9	ADM24-00173	Sec. 106	No Historic Properties Effected	3857 E Caballero Cir. Mesa, AZ 85205	3/5/2024	3/20/2024
10	ADM24-00211	Sec. 106	No Historic Properties Effected	1049 E university Dr. Mesa, AZ 85203	3/12/2024	
11	ADM24-00212	Sec. 106	No Historic Properties Effected	950 S Spur Mesa, AZ 85204	3/12/2024	3/21/2024
12	ADM24-00213	Sec. 106	No Historic Properties Effected	1649 N Trevor Mesa, AZ 85201	3/12/2024	
13	ADM24-00214	Sec. 106	No Historic Properties Effected	7106 E Bell Cir. Mesa, AZ 85208	3/12/2024	
14	PIRATE Project (FD 36501) Board Decisions (December 11, 2023, January 24, 2024) - Interested Party/Consulting Party Input	Sec. 106	No Additional Comments	PIRATE FD 36501	2/27/2024	3/26/2024
15	ADOT Section 106 Consultation: FO55 Western Canal to Baseline Road REVISED REPORT	Sec. 106	No Additional Comments	SR87 between milepost 169 and 172	2/29/2024	3/21/2024
16	ADM24-00169	Sec. 106	No Historic Properties Effected	828 E Broadway Rd. Mesa, AZ 85204	2/19/2024	

- 9 Section 106 Reviews completed, 6 reviews in progress
- 26 Section 106 Reviews completed in all of 2023

Questions?

# Voting on HP Art & Essay Contest Entries

Brett Hanlon, Principal Planner  
Kellie Rorex, Senior Planner

# Voting on HP Art & Essay Contest Entries

- 5 ranking surveys will be provided to HPB Members

-K-3<sup>rd</sup> Grade Visual Arts Entry Survey

-4<sup>th</sup> - 6<sup>th</sup> Grade Visual Arts Entry Survey

-7<sup>th</sup> - 12<sup>th</sup> Grade Visual Arts Entry Survey

-4<sup>th</sup>-6<sup>th</sup> Grade Essay Entry Survey

-7<sup>th</sup>-12<sup>th</sup> Grade Essay Entry Survey



- There was not an essay contest for K-3<sup>rd</sup> Grade

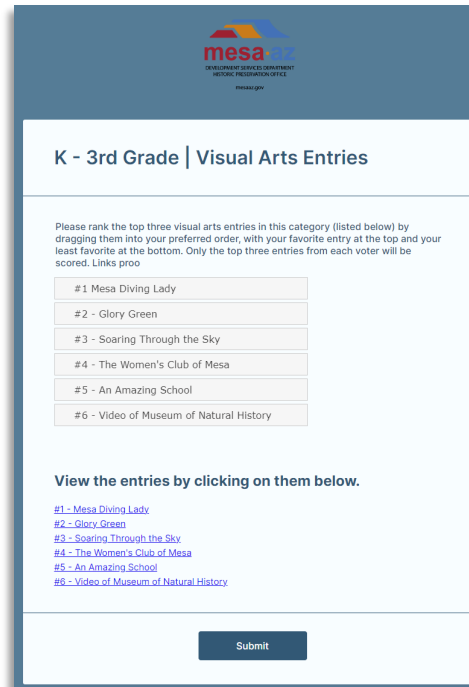
# Voting on HP Art & Essay Contest Entries

- Ranking forms for each contest category feature an “orderable list”
- HPB Members will arrange the entries in descending order—with your favorite entry at the top and least favorite at the bottom of the list
- Only the top three entries on each ranking form will be scored—so there’s no need to worry about which was the 6<sup>th</sup> best vs. 7<sup>th</sup> best



# Voting on HP Art & Essay Contest Entries

- To arrange the entries in your preferred order, simply click and drag them
- Ranking form tutorial: [K-3<sup>rd</sup> Grade | Visual Arts Entry Ranking Form](#)



The screenshot shows a web form titled "K - 3rd Grade | Visual Arts Entries" from the Mesa, AZ Development Services Department Historic Preservation Office. The form instructs voters to rank the top three visual arts entries in a category. It lists six entries: #1 Mesa Diving Lady, #2 - Glory Green, #3 - Soaring Through the Sky, #4 - The Women's Club of Mesa, #5 - An Amazing School, and #6 - Video of Museum of Natural History. Below the list, there are links to view each entry. A "Submit" button is located at the bottom of the form.

**mesa·az**  
DEVELOPMENT SERVICES DEPARTMENT  
HISTORIC PRESERVATION OFFICE  
mesaaz.gov

### K - 3rd Grade | Visual Arts Entries

Please rank the top three visual arts entries in this category (listed below) by dragging them into your preferred order, with your favorite entry at the top and your least favorite at the bottom. Only the top three entries from each voter will be scored. Links proof

- # 1 Mesa Diving Lady
- # 2 - Glory Green
- # 3 - Soaring Through the Sky
- # 4 - The Women's Club of Mesa
- # 5 - An Amazing School
- # 6 - Video of Museum of Natural History

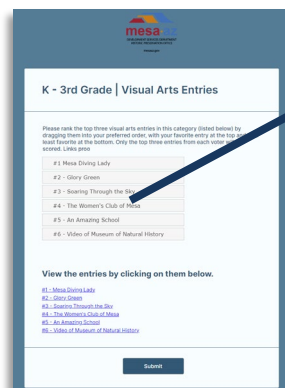
**View the entries by clicking on them below.**

- [#1 - Mesa Diving Lady](#)
- [#2 - Glory Green](#)
- [#3 - Soaring Through the Sky](#)
- [#4 - The Women's Club of Mesa](#)
- [#5 - An Amazing School](#)
- [#6 - Video of Museum of Natural History](#)








Submit

# Voting on HP Art & Essay Contest Entries

- The numbers associated with each entry ARE NOT their rank
- The numbers in the ranking forms correspond with the projects' entry numbers



- #1 Mesa Diving Lady
- #2 - Glory Green
- #3 - Soaring Through the Sky
- #4 - The Women's Club of Mesa
- #5 - An Amazing School
- #6 - Video of Museum of Natural History

 Name
 Entry #1 - 3rd Grade - Mesa Diving Lady Sign.png
 Entry #2 - 3rd Grade - Glory Green.pdf
 Entry #3 - 3rd Grade - Soaring Through the Sky.pdf
 Entry #4 - 3rd Grade - The Women's Club of Mesa.pdf
 Entry #5 - 3rd Grade - An Amazing School.pdf
 Entry #6 - Kindergarten - Video of Museum of Natural History.MP4

# Voting on HP Art & Essay Contest Entries

- Complete list of contest entries have already been provided via email
- Entries can also be referenced by clicking them at the bottom of each ranking form

The screenshot shows a voting form titled "K - 3rd Grade | Visual Arts Entries" under the Mesa logo. It includes instructions to rank the top three entries by dragging them into order. Below the instructions are six numbered entries in a list: #1 Mesa Diving Lady, #2 - Glory Green, #3 - Soaring Through the Sky, #4 - The Women's Club of Mesa, #5 - An Amazing School, and #6 - Video of Museum of Natural History. At the bottom, there is a "Submit" button and a list of links to view the entries.

**View the entries by clicking on them below.**

- [#1 - Mesa Diving Lady](#)
- [#2 - Glory Green](#)
- [#3 - Soaring Through the Sky](#)
- [#4 - The Women's Club of Mesa](#)
- [#5 - An Amazing School](#)
- [#6 - Video of Museum of Natural History](#)

# Voting on HP Art & Essay Contest Entries

- Ranking forms will be emailed to HPB Members after this meeting
- Staff will compile scores based on HPB Members' rankings
- Winners will be recognized and handsomely rewarded at the Preservation Month Event on May 4<sup>th</sup>.



# Questions?