



Approved Minutes  
**Historic Preservation Board**  
 (Approved on September 25, 2014. Motion made by Gennevois and seconded by Schaffer-Metcalf)

**Date:** August 28, 2014

**Time:** 6:00 p.m.

**Location:** 57 E. First Street, Lower Level Council Chambers

Members Present	Members Absent	Staff Present	Guests
Jim Taylor, Chair Wendy Mack-Allred, Vice Chair Laura Schaffer-Metcalf Janice Gennevois	Bernard Dawson Dane Astle	John Wesley Kim Steadman Rebecca Gorton	Vic Linoff

1. Call meeting to order

Chair Taylor called the meeting to order at 6:05 p.m.

2. Approval of the July 24, 2014 minutes

Board Action: The July 24, 2014 minutes were unanimously approved with amended addition to Item 5a, paragraph 4 to include the words “a chimney” after “altering of the roof line,”. Sentence is to read as “altering of the roof line, chimney, and adding the porch.” Also to make correction of spelling of paragraph 6, sentence five to “Chair”.

First Motion made by Vice Chair Mack-Allred and seconded by Board member Shaffer-Metcalf. Motion carried 4-0.

3. Consider and take action on an appeal for a Certificate of Appropriateness/historic clearance (PLN2014-00308) for addition and modification to an existing non-contributing property located at 560 N. Macdonald in the Evergreen Historic District.

Prior to board discussion, Chair Taylor referenced the City of Mesa Zoning Ordinance Chapter 74 which discusses the Historic District and Historic Landmark procedures. Chair Taylor read Sec. 11-74-3 which details requirements for a Certificate of Appropriateness. Further on in the same section, Chair Taylor read the procedures in which Mr. Wesley, as Acting Historic Preservation Officer has the authority to either approve or to deny the request by providing his findings in writing as the reason for denial of the application. This discussion references the homeowner of 560 N. Macdonald who had applied for the addition of a canopy on the front of their home. Mr. Wesley, having the authority, denied the request and the owner is appealing that decision. This request discusses rehabilitation which is defined in the Secretary of Interior’s Standards for the Treatment of Historic Properties, Sec. 6.2,

Staff member Kim Steadman presented a request for a Certificate of Appropriateness for the addition of two aluminum lattice canopies from the homeowner at 560 N. Macdonald. The application asks for one canopy to be installed in the rear yard which is shielded by the front street and the other canopy to be in the front of the home. Mr. Steadman stated that each Historic district focuses on a certain time period and this home, located in the Evergreen District, focuses on the 1910 to 1948 era. Although the house is not a contributing structure, it was our determination that any addition of materials that are foreign to this period, along with the size of the canopy, is not appropriate and so the request was denied.

Although there are other homes in the neighborhood which have used aluminum, the style and material is recognized for the era. Use of an aluminum lattice is not recognized for this time frame.

Other homes that have canopies the length of the structure fits into the architecture as they are attached to the roof and made of the same roofing materials. The decision to deny the canopy in the front came about from our goal to maintain the historic fabric of the time and to ensure the effect on the district. Another standard that was looked at was how someone would view the district if they were to drive by the area and be surprised by the canopy.

Mr. Wesley stated that since it is not a contributing structure, it is harder to deny and to not let them do what they want to. However, the goal is to look at the impact of the future of the district as well as the look of the street.

Chair Taylor asked for clarification of which part of the canopy would be 12 feet deep. Staff member Steadman replied that there are three depths which are provided in the sketch. There is a uniform line across the front section of the canopy. The back of the canopy runs in and out to meet the roof line. Mr. Steadman stated that the applicant explained that the canopy is to be placed above the roof line in order to utilize the existing gutters and is not attached. There is a note on the plans that states it is "above eave because of gutter". Vice Chair Mack-Allred asked if there was a reason that the applicant chose this material and Mr. Steadman stated he does not know the reason.

Chair Taylor asked for clarification as to what the owners would be using this area for, as pavers have been placed and appear to be the depth of the proposed canopy. Mr. Steadman stated that he is not sure of the reason however it appears that they could want to use it as a patio area.

Board member Gennevois asked if alternative materials were suggested at the time of the denial. Mr. Steadman stated that in the denial letter he gave examples of other homes in the area that better conform to the neighborhood. He stated that the homeowners asked for suggestions of what they could do in order to get approval and Mr. Steadman explained that there was an appeal process and they could request an appeal in writing. The owners immediately requested an appeal and there was no further discussion or other options.

Chair Taylor stated that as he drove through the neighborhood he noticed that the eaves on this home seem to be made of a modern material. He stated that the porch on the house at 420 N. MacDonald which staff member Steadman cited in his report is more compatible with the area. Mr. Taylor asked if they would even consider that type of construction for their canopy. As he drove around the neighborhood, Chair Taylor saw nothing that compared to the scope and magnitude of what that the applicant is proposing. He feels that this clearly is setting a new standard in this neighborhood. Vice Chair Mack-Allred stated that there is one structure taller on another street but nothing of the length and material within the district.

As the applicant was not in attendance to answer questions from the board, Mr. Wesley suggested that an option for the board is to continue this to next month and give the applicant an opportunity to clarify questions. Chair Taylor stated he wanted to bring to the attention of the board Part 68.3 of the Secretary of the Interior's Standards which discusses ten standards. Under this section, they state the set of standards which is preservation, rehabilitation, restoration or reconstruction. This case clearly falls under rehabilitation and he feels the application comes into conflict in this property particularly with sections 1, 2, 5, and 9 which focus on space and spatial relationship.

Board Action: To continue discussion and action regarding property at 560 N. Macdonald to the September, 2014 in order to invite property owner to attend.

First Motion made by Vice Chair Mack-Allred and seconded by Board member Gennevois.  
Motion carried 4-0.

#### 4. Review and discuss proposed Heritage Neighborhood Recognition Program

Chair Taylor opened the discussion referencing the July, 2014 meeting in which the Neighborhood Recognition Program draft was introduced. Mr. John Wesley updated the board by stating that it had been thought that this program would not go before the Council Subcommittee until September. However, there was an opportunity for it to go to the subcommittee early and was presented on Monday, August 25, 2014. The subcommittee was very supportive of the concept and was well received. The next step is to continue to modify it as we receive comments from neighborhood groups and others that may be interested in the program. Mr. Wesley stated that he hopes to bring a cleaner draft to our September meeting for the Board to consider recommendation for approval.

Chair Taylor asked if there is any update on funding for expenses such as signs and if there is a possibility to use this to get a line item in the city budget for the HPB. Mr. Wesley stated that there is nothing of as yet and as we move further into the approval process this will be reviewed during the next fiscal year budget. Signs are relatively inexpensive approximately \$40.00 each and when the proposal went to Council the request totaled approximately \$2,000.00.

Chair Taylor made several suggestions to the wording under the requirements section. Under the third bullet point he suggested adding the following after the word "character" so to read: "character, distinguishable from their surroundings or neighboring areas".

Under the fourth bullet point, Chair Taylor suggested adding the following to the end of the sentence to read: "such as building scale, material, color, proportion, etc., or other historical associative or contextual value." Mr. Taylor stated that he was considering what brings together a neighborhood in this statement. He stated that, for example the Washington District is the history and actual makeup of the people that occupy the neighborhood.

On the last item, Mr. Taylor suggested adding to the second section which begins with "Residents are able to document the change from "people and events" to "people, events, or cultural heritage".

Mr. Wesley stated that Chair Taylor's comments are helpful. Vice Chair Mack-Allred asked Mr. Wesley if this will be a published document available to review in locations such as the library. Mr. Wesley stated that it will at least be published on the front page of the website. Board member Schaffer-Metcalf suggested that Channel 11 do a piece on this program. Board member Gennevois stated that when we think about registering a home, we usually view it for the structure alone. Ms. Gennevois stated that this program allows for a property to be recognized as having had a prominent owner or resident as well. For example, the property would be distinguished as having been the home of a former mayor of Mesa, or other famous people.

After last month's meeting Chair Taylor researched the Ontario, Canada Heritage Tool Kit and read some of the excerpts from their site. He felt that it fits that purpose we are trying to accomplish of bringing people together and strengthening the community.

5. Discuss and plan for Historic property owner's Open House in the fall

Mr. Wesley asked the Board to clarify their desire to proceed with the venture of working with the West Mesa CDC when they host their Open House. Vice Chair Mack-Allred stated that she recalls we decided to work together to have one event and they have our full support. Vice Chair Mack-Allred suggested we assign a board member to work with them to bring together the Historic property owners. She thinks the event would give us some publicity for the organization. Chair Taylor said it would increase our exposure and asked if the Board wanted to have an information table with brochures, etc. He stated that this could also be an opportunity to recruit a volunteer to fill the vacant position on the Board. There was discussion of the Board goals and desires of participating in the Open House. Some suggestions were to have an information table with promotional materials and copies of our last meeting minutes so that people could understand what the Board does. Some of the suggestions and ideas that were brought up were to provide informational materials, photos of

landmarks and brochures outlining tax benefits of owning a historic landmark. Another idea was to ask a SHPO member to attend to answer questions on a state level. Wendy Mack-Allred suggested that we provide a project similar to what the Planning Department had at the Mesa Days in which the children built paper houses.

John Wesley suggested we have a volunteer that would be a contact person to work with the CDC. Board member Gennevois volunteered to be the liaison. Chair Taylor thanked Ms. Gennevois for volunteering to coordinate the Boards' involvement. There was further discussion of the Boards' involvement and Chair Taylor asked how involved the board would want to go. Board member Gennevois asked what the Board wants to accomplish. Mr. Taylor suggested that this be discussed at our next meeting once Ms. Gennevois has more details of what the CDC is planning. Chair Taylor stated that he would like to promote the monthly meetings by providing a schedule in order to bring more residents to the meetings. Board member Schaffer-Metcalf suggested providing a visual interactive program which would involve people. Mr. Taylor stated that we need to find out about our audience and not sure what the CDC is planning then we can get more decisions what we want to do. This will be revisited at the next meeting once there are more details about the CDC plans.

6. Mesa HPB Awards Program

<http://www.mesaaz.gov/planning/HistoricPresAwards.aspx>

Chair Taylor requested that this be added to the agenda so that the board can be thinking about the awards program and to inform the new board members of the program. Nominations are considered around April and once the recipients are chosen, they are presented with an award at the Council meeting in June. Mr. Taylor nominated someone last year and saw the joy that this award brought to his recipient. He suggested that the board think about the program as they meet with people to consider that they may want to nominate in the coming year.

7. Discuss status of efforts to establish historic district(s) or landmark(s) for:

a. 2<sup>nd</sup> Avenue and Pasadena

John Wesley stated that a grant had been applied for and was received to hire a consultant for the project. It is in the stage of going through the administrative process and finalizing the signatures to be sent to SHPO for final signatures. Mr. Wesley is completing the invitation to bid and will be sending out to consultants. Volunteers will be needed to assist the completion of the project. The goal is to receive the survey forms for all of the properties in the area. They will then need to be named and finalized and put together for a national register nomination. After which they can be used to pursue the local registration. Vice Chair Mack-Allred stated that signatures of the residents will be required for the local register under Prop 207, where it is not required of the national register.

Chair Taylor asked what the amount of the grant was and Mr. Wesley responded that the grant is for \$9,000.00 with a local match of \$6,000.00. The grant money comes from the Federal government through SHPO.

The survey does not require a formal bid process and will be sent out to qualified individuals. The time frame to complete the survey is one year from signature date and the money will need to be spent. Vice Chair Mack-Allred stated that with the time frame we will need to have the nominations be approved the first time. Board member Gennevois asked what the duties will be of the volunteers. Ms. Mack-Allred stated that information will be gathered from sources such as the Mesa room, research historic data, taking survey sheets and verifying against documents. It will involve photographing all of the structures and cataloguing. Then we determine if they feel it is a contributing or non-contributing to the district.

b. Federal Building

Chair Taylor stated that he has been in contact with Ron Peters about the status of the Federal Building. Mr. Peters has offered a tour to the board and other city staff at 7:30 am on the following Tuesday. Chair Taylor will be attending and asked other members if they would like to attend. Mr. Wesley reminded the board of the Open Meeting Law and if there are more than two members attending a notice will need to be posted 24 hours in advance. Mr. Taylor confirmed that it is not necessary if there are only two members in attendance.

c. First United Methodist Church

Vice Chair Mack-Allred stated that City Council approved the church as a landmark on August 25<sup>th</sup> and the church is very excited. They are planning an announcement in the church bulletin and a formal presentation during a service. They have asked that Ms. Mack-Allred to speak at this service. The date has not been set yet for the service. Ms. Mack-Allred asked Mr. Wesley if the City of Mesa recognizes this either by a certificate or some other way. Mr. Wesley stated that the department will provide a certificate and letter as well as a press release and will also do this for the Ponderosa II.

d. Buckhorn Baths

Vic Linoff updated the status to the purchase of Buckhorn Baths. Mr. Linoff stated that there is an agreement and the sale to the City will go through. It appears to be stalled at this time and only needs to be signed. Mr. Linoff stated that there are no longer any residents living on the property which is a concern for theft and property damage. He has asked the City for more police presence in order to protect the property until the purchase is finalized and the City can secure it.

e. Citrus Growers Building

Mr. Linoff stated that there have been some good plans brought forward for this property. During the analysis stage it was discovered that the property is in escrow. Mr. Wesley stated that the firm that has it in escrow is a manufacturer of auto parts. He stated that the company that is purchasing it has other facilities in the area and plan to consolidate them and contain the business in this location. Mr. Wesley believes that they may have some modifications that they would like to do to the property. Mr. Linoff stated that the alternative plans are a much better use for the public and he understands the sale price was much less than it is worth. He does not want to see the property demolished and would rather see it go to a better public use than manufacturing.

f. Downtown

Mr. Linoff stated that he is still putting together a meeting to work with the downtown property owners. He stated that the idea of the Open House with the CDC is the type of event that will bring the neighbors together.

8. Update on the historic highway signage for former US Highways 60, 70, 80, and 89 on Main Street

Vice Chair Mack-Allred stated that she is assisting Donna Benge in applying for grants to fund this program. The grant applications are being completed through the Mesa Preservation Foundation.

9. Update on the proposed Interpretive Historic Panels – Light Rail Stations

Mr. Linoff stated that he has only seen the two panels which he presented to the board and has not seen the other three yet. He had a meeting with Mark Tebeau who is the Chair of the Public History program at ASU. Mr. Tebeau has software that will interact and connect the panels with smart phones. The panels on the light rail will have a QR code which is a link to a specific portion of a website and through this program students from ASU will put together this material that we will provide. We would like to also connect the walking tour which Donna Benge is updating. The City of Mesa will be the first to have interactive panels at the Light Rail Stations.

10. Discussion of opportunities for involving students in historic preservation

Board member Schaffer-Metcalf stated that she has not had the opportunity to speak with the Superintendent to discuss student involvement. After the Labor Day holiday Ms. Schaffer-Metcalf will be meeting with the Superintendent and have a report at the next meeting.

11. Updates on Museums, Exhibits, Committees and Events related to Historic Preservation

Chair Taylor stated that there is an increased interest in Historic Preservation recently in the valley. As an example, because of the community involvement the building at the State Fair will be preserved and will not be demolished. The City will keep the building and find a new use for it.

12. Board Member comments, questions, and future agenda items

John Wesley stated that there has been a suggestion that the HPB have guest speakers at the meetings and would welcome suggestions. For example, someone from the SHPO office could come to speak. Chair Taylor stated that it will help build relationships and would like to bring in more guest speakers. Board member Gennevois stated that she would ask her neighbors to attend if there was a public speaker and if it is a topic which would engage the community. She feels this would be a good way to bring people to the meetings.

13. Adjournment

Chair Taylor adjourned the meeting at 7:36 pm.

First Motion made by Vice Chair Mack-Allred, and seconded by Board member Schaffer-Metcalf. Motion carried 4-0.

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

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the Neighborhood Services Administration Office at 644-2387 or 644-2778 (TDD) at least 48 hours in advance of the meeting. Para asistencia en Español, llamar (480) 644-5597.