



Historic Preservation Board

Date: January 5, 2016

Time: 6:00 p.m.

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

Members Present	Members Absent	Staff Present	Guests
Janice Gennevois, Chair Jim Taylor Greg Marek Louise Swann Annalisa Alvrus, Ph.D. Laura Schaffer-Metcalf, Ed.D.	Wendy Mack-Allred, Vice Chair	John Wesley	Vic Linoff Jeff McVay Jeffery Robbins

1. Call meeting to order

Chair Gennevois called the meeting to order at 6:03 p.m.

2. Approval of the November 3, 2015 minutes

Board member Marek pointed out a typo in line four of the first paragraph under item 7 to change "contact" to "contract."

First motion made by Board member Marek to approve the minutes with this correction and seconded by Board member Swann.

Motion carried 6-0 (Vice Chair Mack-Allred absent)

3. Continue discuss the downtown shade structures and options for possible removal, Jeff McVay

Jeff McVay, Manager of Downtown Transformation, presented to the Board what has been developed for a pilot Façade Improvement Program for the downtown area. The proposed program has been developed after reviewing programs from other cities around the country. The programs have demonstrated that the overall investment in building renovation often exceeds \$10 for every grant dollar invested and the return on investment is very strong. It is proposed the program will have two phases. Phase I is a design phase and Phase II is the construction phase. The target area is the colonnade area of Main Street from Center to Robson. The City would remove the colonnade in front of the businesses that participate.

Board member Marek asked about the design phase and the architectural services that would be provided. Mr. McVay described the options being considered and it was agreed that the better approach would likely be to have an on-call list of pre-approved architects. Mr. Marek stated he would like to see the Historic Preservation Board as part of the design review process.

Board member Taylor recalled concerns from the previous presentation on possible structural damage that may be uncovered once the colonnade is removed and asked how this will be handled. Mr. McVay stated other programs reviewed had not included addressing structural issues as part of what the grant would pay for. The design phase can include a structural analysis. Chair Gennevois reminded the Board that the colonnade is not actually attached to the buildings so removal should not cause any structural issues.

Board member Taylor asked about using the façade improvement grant to replace trees or shrubs. Mr. McVay stated those items are in the right of way, not on the private property so they would not be part of the grant. He further stated the Transportation Department is currently working on a plan to replace plant material in the downtown area.

Board member Taylor encourage using the Secretary of the Interior design standards in the design review criteria. Mr. McVay stated one of the options being considered is to waive the match requirement for historic properties that follow the Secretary of the Interior standards.

There was some discussion regarding how to safely remove the stucco to expose the brick. Board member Marek stated sand blasting was bad, it should be a high pressure wash.

Mr. McVay reviewed the possible options for re-imbursement to the property owner and the idea that the City would require a façade maintenance easement for the properties that receive the grant. NEDCO is considering assisting the program with gap financing.

Mr. McVay reviewed the next steps. In response to a question from Chair Gennevois he stated he would love the opportunity to meet with all the downtown property owners. For now, the plan is to meet with three property owners who have already expressed interest. He will then be making a presentation to the City Council to get their approval.

Board members expressed their support for the pilot program.

4. Prepare for Second Friday Events in downtown Mesa for February and March

Board members discussed their availability to attend the upcoming 2nd Friday events. Board members Swann and Marek stated they thought they could be at the February event, Board member Alvrus stated she would be a backup. Chair Gennevois and Boardmember Shaffer-Metcalf agreed to be there for the March event. Vice-chair Mack-Allred has the materials. Set up starts about 5. The event starts at 6 and you can usually start taking things down by 8:30.

5. Review and discuss draft memo regarding funding for a contract Historic Preservation Officer

Chair Gennevois stated she had read through the revised memo and appreciated the changes, she thought referring to the contract person as a Historic Preservation Professional was a good approach. Board member Shaffer-Metcalf also expressed her agreement with the revised memo. Board member Marek stated he thought the memo was fine, but we would need to put more information and description into an RFQ when that goes out.

6. Review submissions for student writing contest and determine selection process

Board member Shaffer-Metcalf stated we had approximately 30 submissions this year, so the program is continuing to grow. She suggested the Board use the same approach as the previous year which is to have two Board members read and review the submissions against a rubric to select the top entries for final selection by the Board at next month's meeting. Board member Swann agreed to assist Board member Shaffer-Metcalf in the initial review.

7. Review and approve Chair signing a letter of support for preservation of the Pioneer Park Train

Chair Gennevois reminded the Board of the presentation and discussion at the previous meeting and that the Board had asked for a letter of support to be prepared. Mr. Wesley had drafted a letter for her signature pending Board approval. Board member Shaffer-Metcalf expressed her support for the train.

First motion made by Board member Shaffer-Metcalf to approve the letter and seconded by Board member Alvrus.

Motion carried 6-0 (Vice Chair Mack-Allred absent)

8. Discuss and establish Board priorities and work items for 2016 (up to 1 hour)

Board member Taylor stated he had requested having this item on the agenda because it seemed like the Board was getting involved in a lot of different things, maybe getting too scattered, and thought it would be good to set some goals or priorities to keep focused.

Chair Gennevois expressed her agreement that this would be helpful and stated her top three priorities were to continue work on Main Street and the removal of the colonnade, working to get a historic preservation officer, and getting a historic sign ordinance in place. In response to a question from Board member Taylor she clarified that she would like to see us review and modify the Tucson ordinance to Mesa.

Board member Marek reminded the Board it was supposed to be working on the sign ordinance and would get back to that. He further stated his primary goals were the same as Chair Gennevois, but would also like to add working on the Post-WWII subdivisions to find and establish historic districts in these areas.

Discussion ensued among the Board members regarding whether or not it was advisable to take on the Post-WWII project at this time and, if so, how to approach it. Board member Taylor stated it was important that we find a way to gauge neighborhood support before putting too much work into a project like this. To clarify, Board member Marek stated he agreed we had to find neighborhoods where there was support, but a lot of the work has already been done to identify priority neighborhoods and all he was suggesting at this time was that this previous work be brought out for the Board to review and become familiar with.

Board member Marek asked for clarification as to what was meant by “working on Main Street” as a priority. Board members discussed the need to educate the property owners and business owners regarding the historic nature of downtown, to support the efforts to remove the colonnade and do the façade improvements, then work toward adoption of a historic district.

It was agreed the priorities would be the downtown area, the historic preservation officer, and historic signage. Discussion about the Post-WWII subdivisions would be added to the agendas later in the year. Each agenda needs to include an update on these priority items.

Mr. Wesley reminded the Board that they had previously wanted to periodically meet in an established historic neighborhood to help bring attention back to the program. The Board agreed they still would like to do this.

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

Vic Linhoff addressed the Board. He suggested the Board should include an update to the Historic Preservation Plan as part of their priorities. He also stated previous Boards have used a performance matrix to keep track of progress on work projects. He informed the Board of the homeowners' workshop that will be part of the state historic preservation conference, it will be a good time for residents in existing and proposed districts to learn what it means to be part of a historic district. He reminded the Board of the annual Mesa Historic Home Tour on January 23 and informed them of a presentation regarding Buckhorn Baths that will be given in the Dobson Lecture Hall at the Mesa Arts Center on January 12th at 7:00 pm.

Board member Alvrus stated the Field School does have enough students and will happen this year at Mesa Grande. They will be there on Friday's from 12 – 4.

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

Mr. Wesley stated items he has for the February meeting include:

- Selection of winner for the student writing contest
- Begin discussion of the Historic Preservation Awards for 2016
- Status of the West Side Clark historic district
- Review of the priority items
- Discussion of a Board retreat

Mr. Wesley informed the Board members that it was early registration time for the upcoming historic preservation conference and asked the Board members to let him know who would be interested in being registered.

11. Adjournment

Chair Gennevois adjourned the meeting at 8:06 pm.

First Motion made by Board member Taylor and seconded by Board member Shaffer-Metcalf.
Motion carried 6-0 (Vice Chair Mack-Allred absent)

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

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