



Historic Preservation Board

Date: June 27, 2017

Time: 6:00 p.m.

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

Members Present	Members Absent	Staff Present	Guests
Laura Schaffer-Metcalf, Ed.D., Chair Greg Marek Louise Swann Brandon Benzing	Janice Gennevois, Vice-Chair Annalisa Alvrus, Ph.D. Milagros Zingoni	John Wesley Wahid Alam Jeff McVay	Vic Linoff Residents of Flying Acres and West Side-Clark

1. Call meeting to order

Chair Schaffer-Metcalf called the meeting to order at 6:01 p.m.

2. Approval of the May 2, 2017 regular meeting minutes

First Motion made by Board member Swann to approve the May 2, 2017 meeting minutes and seconded by Board member Marek.

Motion carried 4-0 (Board members Gennevois, Alvrus, and Zingoni, absent)

3. Miscellaneous Items from the Audience

None

4. Review, discuss and make a recommendation regarding the rezoning of the West Side-Clark National Historic District to add the local Historic District overlay zoning designation. Staff recommendation is approval of the zoning overlay.

Staff member Wesley provided a background on the West Side-Clark neighborhood, its historic designation, the requirements for consideration of the Historic District designation, and stated the neighborhoods meets all the requirements and staff recommends approval of the zoning.

Chair Schaffer-Metcalf asked if there were any audience members who wished to speak on this item. Oscar Cook, property owner and resident at 450 W. 2nd Place, addressed the Board. He asked for clarification on what it meant to have the zoning overlay, how would he be affected. Mr. Wesley responded by describing the requirement for the Certificate of Appropriateness needed for any exterior modifications. Mr. Cook explained last year he changed out all the windows in the house. Mr. Wesley replied that any work done to the home prior to the local zoning designation would be accepted as is.

Robert Gibson, 1833 S. Helms, Mesa, spoke in support of the designation. He stated he is a letter carrier who has worked this neighborhood for 10 years. He sees this as a great neighborhood and wants to see it preserved. He asked about the enforcement mechanism. Mr. Wesley reviewed the process stating we try to catch things up front by educating neighbors about the requirements so they ask before doing anything. If work gets done without first obtaining a Certificate of Appropriateness it can become a Code Compliance matter that we would work through to find a solution.

First Motion made by Chair Schaffer-Metcalf seconded by Board member Benzing.
Motion carried 4-0 (Board members Gennevois, Alvrus, and Zingoni, absent)

5. Discuss and provide direction on the student writing contest topics and timeline for the coming year

Chair Schaffer-Metcalf reviewed the timeline for the upcoming contest timeline. The Board discussed ideas for the subject of this year's contest. Ideas mentioned were:

- How residents celebrated the holidays in downtown
- Select a downtown business and write a story about them in the heyday
- Baseball and Mesa
- Historic sites such as Rendezvous Park, Buckhorn Baths, Mezona Hotel
- The evolution of a property over time
- The evolution of the original square mile from a farming community with dirt roads to a large city with light rail

A decision on topics will be made at the August meeting.

6. Discuss and provide direction on the options for involving older students in historic preservation

Board member Benzing suggested that since Board member Zingoni is not present this item be postponed to the August meeting. The Board agreed.

7. Discuss and provide direction on Certified Local Government grant applications

Staff member Wesley provided background on the grant applications. We have received this year's application and they are due by July 14. Based on previous Board discussion we will be submitting our primary request for neon sign research. We had previously discussed a second one being to assist in research on a potential historic district. Currently none of the neighborhoods appear to be in a good place for such an application. Staff suggests an alternative of working on the creation of a downtown historic district.

With regards to the neon sign study and documentation, Board member Marek encouraged that the final product be digital and interactive for viewing on the web.

The Board expressed support for a second application to be focused on downtown. This work should be preliminary work that helps to educate the public and property owners on the buildings they have and the economic benefits of restoring them.

8. Updates on ongoing items:

- a. Certificates of Appropriateness

None.

- b. Possible new historic districts to include but not limited to: Duke Manor, Flying Acres, and Sherwood Mesa

Staff member Wesley stated the latest discussions with Duke Manor representatives indicate they are more interested in the Heritage Neighborhood designation at this time than becoming a historic district. We have not heard anything for a while from Sherwood Mesa. Flying Acres is actively pursuing an application for historic designation.

Mike Shores, 136 W. 8th Place, updated the Board on the progress in Flying Acres to create a historic district. They have 34 properties in the proposed district and they are one signature

short of the number needed to file the application. They expect to have that additional signature when one of the property owners returns from a trip abroad.

Board member Swann suggested we could have a meeting this neighborhood to support them in their efforts. Chair Schaffer-Metcalf agreed.

c. Historic Sign Ordinance

Staff member Wesley reviewed the previous discussion on the draft ordinance and what has been done to respond to the Board comments. In particular, he was interested in the concept of a stay of demolition if someone wants to remove a designated sign. The simple thing would be to keep it the same as the 180 day delay for any historic property, but he was concerned this may be too long and discourage people from wanting to use the designation. The Board expressed support for using this same time frame already in the ordinance.

d. Sistine House reuse

Staff member Jeff McVay provided the Board with a power point presentation on the concept of redeveloping the property for use as a restaurant. The house would not be changed except to clear out the furniture to make room for tables for customers. The main changes would be to add a kitchen outside of the house and an outdoor dining area. This has been put together as a concept to test the waters and see if it has potential. If so, further steps will be taken. Mr. McVay was interested in the Board's feedback.

Board members expressed support for the concept and idea. There was some concern for serving food inside the house and the impact this could have on the floors. There was discussion that the inside dining area should be more formal. There needs to be control to ensure the home is treated and maintained properly.

e. Downtown façade improvement and colonnade removal

Staff member McVay provided an update. The concept drawings are due out soon and should be available for the Board to see at their August meeting. We have gotten the allocations from the Federal programs and there will be enough for both design and construction. Several property owners are talking about what they can do beyond what this program will cover.

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

None.

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

Consider holding the August meeting in Flying Acres.

11. Adjournment

Chair Schaffer-Metcalf adjourned the meeting at 7:14 pm.

First Motion made by Board member Benzing to adjourn the meeting and seconded by Board member Marek.

Motion carried 4-0 (Boardmembers Genevois, Alvrus, and Zingoni, 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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