



## Design Review Board

---

### *Minutes*

**November 13, 2018  
Council Chambers – Lower Level  
57 East 1<sup>st</sup> Street  
4:30 PM**

A work session of the Design Review Board was held at the City of Mesa Council Chamber – Lower Level, 57 East 1<sup>st</sup> Street at 4:30 p.m.

**Board Members Present:**

Nicole Posten-Thompson - Chair  
Sean Banda  
Randy Carter  
Jeanette Knudsen

**Staff Present:**

John Wesley  
Tom Ellsworth  
Lisa Davis  
Cassidy Welch  
Evan Balmer  
Ryan McCann  
Mike Gildenstern

**Board Members Absent:**

J. Seth Placko – Vice Chair  
Jackson Wright

**Others Present:**

Nathan Maki  
Joseph Brown  
Michael Clark  
Reese Anderson  
Eric Miller  
DJ Stapley  
Others Present

**Design Review Board – Work Session Minutes  
November 13, 2018**

Chair Posten-Thompson welcomed everyone to the Work Session at 4:31 p.m.

**A.1. DRB18-00727                      600 block of West Pepper Place (south and north sides and 0 block of North Date (west side north of Pepper Place).**

**LOCATION/ADDRESS:** Located north of Main Street and west of Country Club Drive  
**REQUEST:** This is a review of a multi-residential project  
**COUNCIL DISTRICT:** District 4  
**OWNER:** Nueva Vistas on Main, LLC,  
**APPLICANT:** Nathan Maki, Perlman Architects  
**STAFF PLANNER:** Lisa Davis

**Discussion:** Staff member Davis introduced the project to the Board and stated that the Planning & Zoning Board had concerns with the quality of the elevations and materials chosen, and that the Board suggested going with more modern elevations for the project. Staffmember Davis closed by saying that the applicant had uploaded new elevations a few hours before the Work Session started, and that she had not gotten a chance to review them yet.

Tristan Kesti, Perlman Architects, presented the case to the Board.

Planning Director Wesley confirmed with the applicant that the Craftsman style architecture details like the gable ends, and boards and battens, are composed of fiber cement board, and not stucco.

Staffmember Davis voiced concern about the planter box detail under the window are proposed as stucco.

Deborah Wheat, 601 West 1<sup>st</sup> Street, stated that she preferred the Craftsman-style architecture elevations over the modern design. Ms. Wheat also wanted to go on record that she would like to have the windows on the back of the homes placed higher, so the new residents don't look down into existing backyards. The applicant confirmed that this change had already been made in the design.

Chair Posten-Thompson

- Liked the Craftsman-style architecture elevations because she felt that they fit the neighborhood better
- Didn't like the color palette presented on the Craftsman style elevations, proposed using richer colors, like greens, olives, greys
- Preferred wood, or metal that looks like wood, for planter boxes, and was opposed to using stucco
- Felt that the columns on the overhang should be thickened
- Encouraged the applicant to draw inspiration from the architectural details of the restored bungalows in the Mesa historic districts
- Would like to see better, more appropriate lighting fixtures that are more complementary to Craftsman-style architecture

## **Design Review Board – Work Session Minutes November 13, 2018**

- Wanted the applicant to work with staff to ensure the height of the windows was taller for no view as discussed by the neighbor

### **Boardmember Banda**

- Felt that the differently colored doors add more fun to the Craftsman-style elevations
- Wanted more detail, more ornamentation
- Wanted a more modern color palette on the Craftsman-style elevations
- Suggested using tapered columns out front on the Craftsman-style elevations
- Liked the more traditional look achieved with the Craftsman-style elevations, and felt that it would complement the neighborhood better
- Wanted the windows to be significantly inset to complement the architecture
- Felt more details were needed to produce a Craftsman-style look like exposed rake and eaves and dentil moldings
- Felt that the columns at the entrances should be wood, and thickened up
- Felt that the bottom columns look spindly under the weight of the overall structure, and encouraged the applicant to use maybe 8"x8" boards or double 4"x4" boards, or tapered columns
- Stated that the applicant should use less than 3000 Kelvin lighting to create a warmer glow on the property
- Liked the "ins and outs" of the architecture
- Wanted to see a change in roof material to a standing seam metal at the first floor.

### **Boardmember Carter**

- Liked the Craftsman-style elevations better, believed that they fit in more appropriately with the neighborhood
- Wanted the columns to be thickened up
- Wanted the entrances to be defined better
- Liked the different colored doors
- Wanted the applicant to beef up the 2"x8" boards used on the fascia on the gable above the front door by a few inches, for better definition
- The planter boxes need to be of a different material.

**Design Review Board – Work Session Minutes  
November 13, 2018**

**A.2. DRB18-00771                      10200 and 10300 blocks of East Hampton Avenue (south side)**

**LOCATION/ADDRESS:**            Located north of US 60 east of Crismon Road  
**REQUEST:**                      This is a review of a mixed-use project.  
**COUNCIL DISTRICT:**            District 6  
**OWNER:**                          VJ Crismon LLC/Signal Butte 114 LLC  
**APPLICANT:**                    Kevin B Howard Architects  
**ARCHITECT:**                    Joseph Brown  
**STAFF PLANNER:**                Evan Balmer

**Discussion:** The applicant, Joseph Brown, Kevin B. Howard Architects, presented the project to the Board.

Chair Posten-Thompson

- Stated that Boardmember Placko wanted to advise the applicant to use caution when planting spiky plants near pedestrian routes and encouraged the applicant to more correctly depict the grass components on the landscape plan
- Liked the bridges
- Liked the monument sign

Boardmember Carter

- Felt that the project was outstanding
- Liked the monument sign

Boardmember Banda

- Confirmed with the applicant that the lighting will be integrated into overhangs
- Encouraged the applicant to be careful with the lighting package, including things like using softer lighting to be sensitive to seniors, directional lighting for navigation purposes, and complementary lighting that articulates the architecture

**Design Review Board – Work Session Minutes  
November 13, 2018**

**A.3. DRB18-00744                      10700 block of East Hampton Avenue (north side)**

**LOCATION/ADDRESS:**                      Located south and west of the southwest corner of Southern Avenue and Signal Butte Road  
**REQUEST:**                                      Review of a carwash  
**COUNCIL DISTRICT:**                      District 6  
**OWNER:**                                        DD/Mountain Vista, LLC  
**APPLICANT:**                                Identity Mutual, LLC  
**ARCHITECT:**                                Michael Clark  
**STAFF PLANNER:**                        Ryan McCann

**Discussion:** The applicant, Michael Clark, Identity Mutual, LLC, presented the project to the Board.

Chair Posten-Thompson

- Confirmed with the applicant that the standing seam canopies will be matte black in color

Boardmember Banda

- Liked the material pallete
- Liked the colors used
- Suggested using 3500-4000 Kelvin lighting on the project

**Design Review Board – Work Session Minutes  
November 13, 2018**

**A.4. DRB18-00778                      2200 block of West Rio Salado Parkway (north side)**

**LOCATION/ADDRESS:**            Located west of Dobson Road and North of Rio Salado Parkway  
**REQUEST:**                        This is a review of a hotel  
**COUNCIL DISTRICT:**            District 1  
**OWNER:**                            River View Hotel, LLC  
**APPLICANT:**                      Pew & Lake, PLC  
**REPRESENTATIVE:**            Reese Anderson  
**STAFF PLANNER:**                Cassidy Welch

**Discussion:** The applicant, Reese Anderson, Pew & Lake, PLC, and Eric Miller and DJ Stapley presented the project to the Board.

Chair Posten-Thompson

- Stated that Boardmember Placko wanted to advise the applicant to remove pygmy palms on the south side of building so they are not in “full-sun” areas, and proposed not using myoporum and choosing muhlenbergia instead
- Concerned about the quality of the architecture as it will be seen by everyone going to the baseball stadium
- Wanted more detail
- Liked darkish grey sign materials and stucco combination found around the “Courtyard by Marriott” sign, and encouraged the applicant to play with those materials in other places on the building
- Didn’t like how the roof of the retail component was all one height all the way across
- Would like the applicant to layer multiple materials, and use more metal paneling much like which is seen at the Courtyard by Marriot at 6925 E. Ray Road
- Didn’t like the arches on the building
- Wanted more individual details at the pedestrian level, to which the applicant agreed to improve upon
- Liked the darker metal against the white metal and brick materials at the 6925 E. Ray Road hotel
- Encouraged the applicant to make the parapet more significant

Boardmember Banda

- Wanted to see more “in and out” movement in the architecture
- Felt that the curves in the architecture were insignificant and dated, and encouraged more bold movements
- Felt that the project needed a significant window treatment to enhance the corners of the building like the one seen on the adjacent Sheraton Hotel
- Thought that the architecture was too plain
- Liked the presence, the defined parapet and color scheme of the Cambria Hotel at 3165 W. Frye Road in Chandler, and encouraged the applicant to use it as an inspiration
- Concerned that the architecture appears like “tacked-on” stucco
- Wanted the architecture to be better because the project is in such a prominent place

## Design Review Board – Work Session Minutes November 13, 2018

### Boardmember Carter

- Didn't like the building
- Felt that there wasn't a richness of materials used on the building
- Was concerned about the repetitive 4x6 window pattern and lack of highlights in the architecture
- Didn't like the cornice detail because it was just flat and coped
- Felt that the architecture was too plain, too flat, and sterile
- Felt that the rear elevation is the worst of the four sides, and was concerned that this elevation will be seen from the freeway
- Was concerned about the lack of relief, and suggested more prominent architecture on the windows and parapets
- Thought that the retail space should be more flamboyant, fun, and more noticeable
- Encouraged more separation of retail bays
- Felt that the massing wasn't necessarily bad, but the flatness of the plains was concerning
- Concerned that the main beige-colored mass is only offset by 3' from the adjacent plain
- Didn't like the windows
- Didn't like how the roof of the retail component was all one height all the way across

**Design Review Board – Work Session Minutes  
November 13, 2018**

B. Call to Order

Chair Posten-Thompson called the meeting to order at 5:37 pm

C. Consider the Minutes from the October 8, 2018 meeting

On a motion by Boardmember Carter and seconded by Boardmember Knudsen, the Board unanimously approved the October 8, 2018 minutes.

**Vote:** 4-0 (Absent: Vice-Chair Placko, Boardmember Wright)  
Upon tabulation of vote, it showed:  
AYES – Posten-Thompson, Banda, Carter, Knudsen  
NAYS – None

D. Discuss and review the following Design Review cases for action at the November 13, 2018 Meeting:

**NONE**

E. Other Business:

**NONE**

F. Adjournment

Meeting was adjourned.

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting. **Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al 480-644-2767.**