

# Historic Preservation Board



## *Minutes*

Location: Lower Level Council Chambers – 57 E First Street

Date: May 7, 2019 Time: 6:00 p.m.

### **MEMBERS PRESENT:**

Greg Marek, Chair  
Brandon Benzing, Vice-Chair  
Laura Schaffer-Metcalf Ed.D.  
Jeri Meeks  
Benjamin Ayers  
Milagros Zingoni  
Janice Gennevois (was absent for vote but entered after it)

### **MEMBERS ABSENT:**

### **STAFF PRESENT:**

Nana Appiah  
Kate Singleton  
Deyannie Gilmore  
Angelica Guevara  
Melody Zybert

### **GUESTS:**

Vic Linoff  
David Davis

Call Meeting to Order.

1. The meeting was called to order by Chair Marek at 6:03
2. Approval of the minutes from the March 5, 2019 meeting and April 2, 2019 board meeting.

Motion by Board member Zingoni to approve both the March 5 and April 2, 2019 minutes. Board member Meeks seconded the motion.

Vote: 6-0 (Board Member Gennevois arrived late)

Ayes: Greg Marek, Brandon Benzing, Laura Schaffer-Metcalf, Jeri Meeks, Benjamin Ayers, Milagros Zingoni

Nays: None

3. Items from citizens present.\*

Vic Linoff, Mesa Preservation Foundation, spoke on the proposed project at 12 W. Main. He discussed that the building was designed by noted Arizona architects Horlbeck Hickman and Associates and that it was the Strauch's Stationary store. He said that Community Development Block Grant funds were being used to remove the colonnades and provide design assistant to the property owners in downtown. He expressed concern that the historic fabric of the downtown buildings is not being considered and that the Historic Preservation Board should be reviewing and making recommendations on the design. He future commented on the potential loss of historic fabric and the ability to maintain enough historic integrity to have a local or National

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Register historic district. He requested that the Chair place this item on the next agenda for discussion by the Historic Preservation Board.

4. Hear an update and discuss the Downtown Façade Improvement project. Jeff McVay, Downtown Planner, presented an update on the downtown façade improvement program. He noted there are 10 current projects, 7 which are completed. He stated that the Nile has seen a 38% increase in business since the barricades have come down. He also indicated that at the next City Council study session, a request for an additional \$246,000 will be made so that the original three projects can be rebid. They had problems with the initial contractor and are going to change. McVay noted that they used the Light Rail Environmental Impact Statement for their assessment of eligibility. He stated that there are 3 other properties in line for the funding. He stated that he is confident that the project will receive more funding. He noted that the 3 projects are 41, 45 and 47 W. Main.

Board member Gennevois asked which businesses are at those addresses. McVay responded. McVay indicated that the new program will be a reimbursement. Chair Marek noted that because of previous success there will probably be more applicants. He also stated that there may be buildings that are historic and currently obscured by the colonnade and he doesn't want them to lose their historic integrity. Board member Zingoni asked to see the proposed design for 12 W. Main. Staff member Guevara showed the rendering to the Board. Board member Gennevois asked if all of Milano's was going to be rehabilitated. McVay indicated that it was only part of the building.

5. Hear an update and discuss the proposed landscape plan within the Temple Historic District, specifically the area between Mesa Drive and LeSueur.

Jeff McVay introduced Angelica Guevara as the new Economic Development Project Manager. He also introduced City Engineer Melody Zybert.

McVay indicated that they had not presented to the Historic Preservation Board in a while because they did not have enough information to bring to a meeting. He gave an overview of the project saying it was a \$3.5 to 5 million bond project. He said that some of the funds had been used for developing a conceptual design. He further explained that there will not be enough to do the full proposed project. The first phase will include Hibbert to LeSueur. The decision has been made to use the funds for the area along First Street from Mesa to LeSueur. He presented a power point that showed preliminary design and discussed the scope of the project, indicating it will include street reconstruction, ADA ramps, utilities, the median and curb cuts.

He said that the Historic Preservation Board is the first board to comment on the project. He stated that the time frame is to complete the project by the time of the Temple rededication. Zybert indicated the project would be completed by January 2020.

McVay said that Jacobs Engineering design is introducing some new landscaping. He explained that there are challenges with curbs, the median, landscaping and parking. The landscape palette has not been decided. McVay indicated he is working with the City Creek and the Temple on additional funding to supplement the design. He said

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that the City did not have the funds to do a larger, more elaborate project. The City of Mesa is interested in working with City Creek and Temple on additional funding for the project and make First Street a ceremonial entrance to the Temple.

McVay discussed with the Board the precedent for palm trees and the additional shade trees along the street.

Chair Marek asked HPO Singleton if she had any information about the historic landscaping. She indicated that the National Register nomination does reference the landscaping including the lawns and the tree canopy. Marek said he is concerned about how the landscape impacts the integrity of the National Register historic district.

Board member Ayers asked about the number of shade trees. McVay responded that 3 to 4 times the number of trees has been added. Ayers stated that palm trees have historically been around the Temple and adjacent neighborhood. McVay concurred and added that there are 6 existing shade trees in the parkways. He also stated that there may not be as many palm trees as indicated in the conceptual plan due to cost. Ayres stated his preference of palm trees first, then shade trees. Board member Benzing said that palm trees give an instantaneous impact. He also stated that it is important as the design is developed to have a delineation between the palm trees and the shade trees. He wants to make sure the shade trees don't grow into the palm trees and wants to keep the formality of the palm trees. Board member Meeks agreed.

Board member Metcalfe asked who will maintain the trees. McVay responded that there will be a maintenance agreement that will cover all issues and it will be between the Temple, City Creek and the City of Mesa. Chair Marek indicated that was a valid point in that there have been maintenance issues with some of the landscaping on Main Street.

Board Member Zingoni noted that the existing streetscape has approximately 10% palm trees. She noted that there are other ways to create a ceremonial street and that one way is to detach the public space from the private. She also stated that at the February Historic Preservation Board meeting, she requested a pedestrian, eyesight level rendering. She commented that lighting is crucial to the project and the pedestrian experience. She wanted to know how the street was going to be lighted and would it be used to help move people to the Temple. Chair Marek asked if there were going to be more street lights. Board member Gennevois asked if there were going to be foot lights. Board member Zingoni stated she did not want to see fake historic lights. McVay responded that he thought they would use the existing street lights with new heads. Board member Zingoni asked if they were going to do a photometrics study and Zyburt responded that they would.

Board member Gennevois asked about the species of palm trees and if they will be the same as existing. McVay indicated they would be. She followed up asking if the shade trees could be fruit trees and if First Street would be narrowed. McVay said that the street would be narrowed west of Mesa Drive. She followed up commenting on Main Street and the lack of a bike lane. McVay indicated that the street is wide enough to do a protected bike lane and that there is a lot of right-of-way to work with. Chair Marek commented that the narrowing of Main Street was to push traffic onto University

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and Broadway. He asked about the median and where it would be located. McVay responded that it was from Mesa to Pomeroy on First and that near the Mesa Arts Center, the median would be a rolled curb due to the trucks turning into the Center.

Board member Zingoni asked about the placement of the bike lane and McVay responded that it would be parking curb then separated bike lane and then sidewalk. Chair Marek asked about the material for the median. McVay noted that the material had not been decided but there were options such as stamped asphalt, colored concrete.

Chair Marek asked if the City was looking longer term on the major redevelopment projects and if the street design was done to accommodate future projects. McVay responded that yes this was the case and that there would be requirements for improvements on these projects.

6. Receive an update on Transform 17 Request for Qualifications (RFQ) and Request for Proposals (RFP).

Downtown Planner Jeff McVay gave an update on the Request for Qualifications (RFQ) and Request for Proposal (RFP) pertaining to the Transform 17 Site. He thanked the Board for their participation in the process. He said that the RFQ is a hybrid of the medium-high density and high density. This option was taken to the City Council and they were supportive of it. The RFQ was sent out Monday. This will be a two-step process. The RFQ will select two to three developers and will assess whether they have the capability to proceed with the project. These firms will then reply to the Request for Proposal (RFP), looking at the conceptual plan, and see if they feel that they are in line with the plan. McVay stated that the RFQ reflects goals and guidance of good development guidance and input from the public. He noted that the first phase of the RFQ to choose the 2 or 3 developers should be completed by July.

Board member Zingoni asked about the plan that was presented and McVay responded that it is similar to marketing material. Board member Gennevois asked if the park will move closer to the neighborhood. McVay responded that there is an additional park closer to the neighborhood at Hibbert and Second. McVay reminded the Board that what has been presented is a conceptual representation and that it is not known for sure what the developer will propose. He said that there would be a buffer between the development and the neighborhood and that he understands that it is an important aspect to the neighborhood. Board member Gennevois asked if the low-rise buildings located near the park were a place holder. McVay indicated that yes, they were.

7. Consider and discuss establishment of the following Historic Preservation Board Subcommittees:

HPO Singleton explained the purpose of the subcommittees and noted that they would be subject to Open Meeting Laws. Board member Gennevois made a motion to create the By-Laws subcommittee and Board member Schaffer-Metcalf moved to establish the By-laws subcommittee and the Education and Outreach subcommittee. Board member Schaffer-Metcalf made the second.

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- a. By-Laws: Board member Meeks and Marek volunteered to be on this subcommittee.
- b. Education and Outreach: primary focus will be historic preservation in Mesa. Board members Benzing, Zingoni, Ayers and Metcalfe volunteered to be on the Education and Outreach Subcommittee.

Singleton noted that she would contact the Subcommittee members to find dates and times to set up the meetings.

8. Consider and discuss holding a retreat for the Historic Preservation Board. Board member Metcalfe stated that this was her idea and that it had been done in the past. She stated that it has been two years since which included a visit to Mesa Grande museum, Park of the Canals and a local historic farm. Board member Gennevois stated that one of the retreats had included a tour of some of the post war neighborhoods identified in the Post War residential study.

Board member Metcalfe stated that she sees this as an opportunity to come together and plan for the future. She noted that Singleton had suggested the Sirrine House as a possible venue. Board member Zingoni stated that she would like to hear from people from the other preservation programs to get a sense of what other cities and towns are doing. Vice-Chair Brandon suggested a mini summit. Board member Gennevois stated that she liked the idea of hearing from other cities. She went on to say that she had attended the statewide conferences and that she found talking to other preservation board members and staff was very helpful.

Board member Metcalfe asked Vic Linoff, Mesa Preservation Foundation, if there was a possibility of visiting the Buckhorn Baths. HPO Singleton stated that this would be on the calendar in June and that she would begin to look at dates and developing an agenda.

9. Hear an update and discuss Historic Preservation Awards for 2019 including establishing an Historic Preservation Awards Subcommittee.

HPO Singleton stated that she had revised the application and it is on the website. She asked the Board and audience to let people know about the awards.

10. Historic Preservation Officer's Updates.

(The items in the HPO's Updates are not for Board discussion and no Board action will be taken on the updated items.)

HPO Singleton gave a report on her activities. She stated that she attended the ASU community meeting on the downtown arts/video complex. She noted that Board member Meeks was also there. She indicated she, with Planning Director Nana Appiah met with Vice Mayor Freeman and he is very interested in Neon Signs and the history of the Lehi community. She noted that the GIS department had created maps with the City Council districts and the landmarks and historic districts on them. Singleton said she would send them to the Board to use as reference. She also noted that she poll the Board as to attendance for the July and August meetings to make sure there is a

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quorum.

11. Hear reports from Board Members and staff on museums, exhibits, committees and/or events related to historic preservation.

Chair Marek asked if any of the Board members had reports. Board member Meeks stated that there is a BBQ at the Mesa History Foundation on Thursday evening, May 9<sup>th</sup> and she invited everyone to attend. She stated that it would good to have the new Executive Director for the Mesa Museum. She also noted that she is attending the Historic Preservation Conference June 12<sup>th</sup> as well as a Writing Prompt which is a program to teach teachers how to teach archaeology to 4<sup>th</sup>, 5<sup>th</sup> and 6<sup>th</sup> graders. Board member Gennevois said she is working on a Neon Sign coloring book and that it will include all the ones that have been lost, the ones that are in storage and the ones that are still standing. Singleton stated she would print out the neon sign information that she has from the survey.

12. Future agenda items.

Chair Marek asked the Board for future agenda items. He asked that the Section 106 review for the downtown properties be put on the agenda. He also asked for an update on the ASU building be put on the agenda. Board member Metcalfe requested that the retreat also be on the agenda.

13. Adjournment

Board member Meeks motioned to adjourn the meeting at 7:33 pm and it was seconded by Board member Ayers.

Vote: 6-0 (Board member Zingoni left early)

AYES – Marek, Benzing, Gennevois, Schaffer-Metcalfe, Meeks and Ayers

NAYS – None

\*Members of the audience 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.

Any citizen wishing to speak on an agenda item should complete and turn in a blue card to City staff before that item is presented. When the Board considers the item, you will be called to the podium to provide your comments.

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