



## ***Planning and Zoning Board***

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### ***Case Information***

**CASE NUMBER:** Z14-022  
**LOCATION/ADDRESS:** 602 South Edgewater Drive  
**GENERAL VICINITY:** North of Southern and east of Power Road  
**REQUEST:** Historic Landmark (HL) Overlay District  
**PURPOSE:** To establish a Local Historic Landmark Overlay District for the Ponderosa II located at 602 South Edgewater Drive  
**COUNCIL DISTRICT:** District 6  
**OWNER:** Louise M Swann  
**APPLICANT:** Louise M Swann  
**STAFF PLANNER:** Wahid Alam, AICP

### **SITE DATA**

**PARCEL NO.:** 218-55-023  
**PARCEL SIZE:** 0.48± acres  
**EXISTING ZONING:** RS-6 PAD  
**GENERAL PLAN DESIGNATION:** MDR 4-6  
**CURRENT LAND USE:** The property is currently owner occupied house.

### **SITE CONTEXT**

**NORTH:** Existing Golf Course – Zoned RS-6 PAD  
**EAST:** Existing Golf Course – Zoned RS-6 PAD  
**SOUTH:** Edgewater Drive cul-de-sac  
**WEST:** Existing Golf Course – Zoned RS-6 PAD

### **ZONING HISTORY/RELATED CASES**

**March 3, 1979:** Annexed to City (Ord. No. 1222)  
**October 18, 1982:** Property rezoned to established City Zoning R1-6 PAD on recently annexed property (Z79-112)

**STAFF RECOMMENDATION:** Approval.

**HISTORIC PRESERVATION COMMITTEE:** Recommended approval unanimously

**P&Z BOARD DECISION:** ☒ Approval. ☐ Denial

**PROPOSITION 207 WAIVER SIGNED:** ☒ Yes ☐ No

### **REQUEST**

The purpose of this report is to consider a request to establish a Local Historic Landmark Overlay District for the house located at 602 South Edgewater Drive in Apache Country Club Estates 1 just north of NEC of Power Road and Southern Avenue. The current home owner Louise Swann submitted this application for rezoning to add Historic Landmark Overlay over the property.

Staff recommends that the Planning and Zoning Board forward its recommendation to the City Council for approval of this zoning overlay request, designating the property with the existing home located at 602 South Edgewater Drive as a Local Historic Landmark.

The purpose of the Historic Landmark Overlay District is to recognize and preserve Mesa's cultural, historical and architectural heritage. This zoning overlay is intended to stabilize neighborhoods through preservation of historic and cultural resources, and maintenance of the existing built environment. It is intended to preserve the diverse architectural styles, patterns of development and design preferences that reflect phases of the City's history.

### **NEIGHBORHOOD PARTICIPATION**

Citizen Participation Plan included mailing written notifications to all property owners within 500' and of the site. Also, all registered neighborhood associations and homeowner's associations within 1,000 feet of the site were contacted. The notification included a letter describing the request for the Historic Overlay District and exhibits showing the proposal.

At the time of this Citizen Participation Report writing no calls, e-mails or any other contacts were made with concerns regarding the request.

### **GENERAL PLAN GOALS, OBJECTIVES AND POLICIES:**

The Mesa 2025 General Plan identifies the subject site as Medium Density Residential 4-6 (MDR 4-6), where suburban density detached or attached single-family residential is desirable. The target density for these areas is 5.0 du/ac. Appropriate locations offer collector road access, connections to potable water and sanitary sewer, and proximity to public safety services. The provision of park and open space (15 percent of net area excluding street system) is encouraged to provide opportunities for recreation and non-vehicular pedestrian connections like pathways, trails, etc. Other uses permitted in this category may include Office and limited Neighborhood Commercial of less than 10 acres, where deemed appropriate by the City. This request does not prohibit the land uses to be in conformance with the General Plan.

The following Mesa 2025 General Plan Goals, Objectives and Policies are supportive of the proposed entitlement request:

**Goal EPC-2:** Provide for the protection and enhancement of the archaeological, cultural, and historic resources that is important to the heritage of Mesa.

**Objective EPC-2.2** Preserve and enhance the historical features of the Mesa area.

**Policy EPC-2.2a:** Continue to implement its Historic Preservation Program to promote the restoration and preservation of existing historic districts and landmarks.

**Policy EPC-2.2b:** Expand survey efforts and designate additional historic districts and landmarks for the restoration and preservation of areas, buildings, and sites in Mesa that are of historic, cultural, and/or architectural significance.

**Policy EPC-2.2c:** Support the registration of cultural resources in appropriate landmark designations (i.e., National Register of Historic Places, Points of Historical Interest, or Local Landmark).

**Policy EPC-2.2d:** Provide restoration priority to those buildings and open space areas identified as having historic, cultural, or architectural significance that are in imminent danger of decay or demolition.

**Policy EPC-2.2e:** Encourage federal and state government agencies as well as financial institutions and private citizens to provide loans for refurbishing historical buildings and restoring artifacts and memorabilia.

**Policy EPC-2.2h:** Review all building or demolition permits for buildings either designated historic or within historic districts to ensure, where feasible, the preservation of these historic facilities.

**Policy EPC-2.2i:** Protect and enhance the integrity of the historical atmosphere by supporting the restoration, renovation, and adaptive reuse of historic buildings.

**Policy EPC-2.2j:** Promote the reuse of historic buildings for both public and private uses.

**Policy EPC-2.2k:** Develop and support a community awareness program for historic preservation.

**Policy EPC-2.2l:** Provide technical assistance availability through the Historic Preservation Program

### **Discussion**

According to Section 11-12.1-5 of the City of Mesa's Zoning Ordinance the proposed historic landmark must display "exceptional historic, visual, or architectural significance and, that at least one of the following conditions exists:

1. It meets the criteria for historic sites adopted by the State of Arizona through the State Historic Preservation Office; or
2. It substantially meets the criteria to qualify for individual listing in the National Register of Historic Places adopted by the United States Secretary of the Interior, copies of which shall be on file with the office of the Historic Preservation Officer and made available there for public inspection; or
3. Any part of it is fifty (50) or more years old and it satisfies one of the following:
  - (a) Exemplifies or reflects special elements of Mesa's cultural, social, economic, political, aesthetic, engineering or architectural past; or

- (b) Embodies distinguishing characteristics of a style, period, method of construction or development in Mesa or serves as a valuable example of the use of indigenous materials or craftsmanship; or
- (c) Represents the notable work of a master builder, designer or architect; or
- (d) Represents a rare building type, style, design or indigenous building form; or
- (e) Is identifiable with a person or event significant in local, state or national history.

The Ponderosa II at 602 South Edgewater Drive meets Criteria 3(a) and (e).

The subject property is an exact replica of the ranch home called “Ponderosa II” built in 1963 as week-end retreat by Lorne Greene, star of NBC-TV’s western show Bonanza at 602 South Edgewater Drive meets Criteria 3(a), (b), and (e).

*Historic Event:* Apache Country Club Estates opened in 1962, just two years after Del Webb’s Sun City and three years after Joseph and Ross Farnsworth opened Dreamland Villa in East Mesa. Apache Country Club Estates was here more than ten years before Leisure World opened in 1973. Apache Country Club Estates was marketed as an “active adult living community”. Lorne Greene’s house was the first one built in the new community and was the flagship home used in promoting land sales and new home construction. In later years the community was renamed Golden Hills and the adjacent country club became the Arizona Golf Resort. Ponderosa II turned 50 years in 2013.

*Architecture:* The Ponderosa Ranch house set design was inspired by old log and stone buildings of California’s High Sierras in the vicinity of Lake Tahoe. The house and the set has many similarities to the exterior of the house and public areas including interior large living room with fireplace and stairs, the dining area and Ben Cartwright’s office. Other than paint and floor covering, very little is changed since 1963.

*Famous Person:* Bonanza is an American western television series that aired from 1959 to 1973 with reruns still going on. The TV series centered on the Cartwright family living on a ranch called Ponderosa near Lake Tahoe, Nevada. Bonanza ranked number one from 1964 to 1967 and was NBC’s first weekly color show helped to promote the growth of color television in the sixties. Actor Lorne Greene played the role of Ben Cartwright in Bonanza for 14 years. Ben Cartwright’s role was ranked as television’s number two father in 50 years of television history just behind Bill Cosby’s Cliff Huxtable. In 1963, as Bonanza was reaching its peak in popularity, Lorne Greene built the Ponderosa II in Mesa. He built this home in Mesa as a replica of the set he worked is unique in entertainment history.

The current owner of the house would like to preserve the entertainment history of Mesa along with the unique Ranch House architecture and protect it from potential future destruction by rezoning to apply Historic Overlay District on the property

Because of its unique entertainment history, architecture, it's identification with a person significant in local history; Planning Division staff recommends that a Historic Preservation Landmark Overlay District be placed on the property located at 602 South Edgewater Drive, Mesa Arizona 85208. (See exhibit 1)

The following is the tentative schedule for the Historic Landmark Overlay District:

1. Historic Preservation Committee considered the application at their February 27, 2014 hearing. The Historic Preservation Committee recommended approval unanimously and forwarded their recommendation to the Planning and Zoning Board.
2. Planning and Zoning Board will conduct a public hearing and consider the request on March 26, 2014. The P&Z's recommendation will be forwarded to the City Council.
3. City Council conducts a public hearing and introduces the ordinance for the zoning district overlay on April 21, 2014 tentatively.
4. City Council will conduct a public hearing and adopt the ordinance for the zoning change on May 5, 2014 tentatively.

### **Concurrence**

This rezoning overlay is in compliance with the City of Mesa's General Plan, Mesa Historic Preservation Plan and Zoning Ordinance. Staff recommends approval of the proposed Historic Landmark Overlay District for the Ponderosa II located at 602 South Edgewater Drive.