

City of Mesa

# Historic Preservation Board

**Case: ADM25-00131**

**523 W Clark St**

West Side-Clark Addition Historic District



Tuesday, March 04, 2025

# Historic Preservation Board

## Case: ADM25-00131

### REQUEST:

#### 523 W Clark St

- Certificate of Appropriateness for demolition of a detached, 426 square foot, one-story workshop located behind the main house at the rear southwest corner of the property and within the West Side-Clark Addition Historic District.
- A new, previously approved, 400 square foot workshop will be constructed in its place.

All other buildings will remain and are subject to future Certificate of Appropriateness (COA) applications, as applicable.





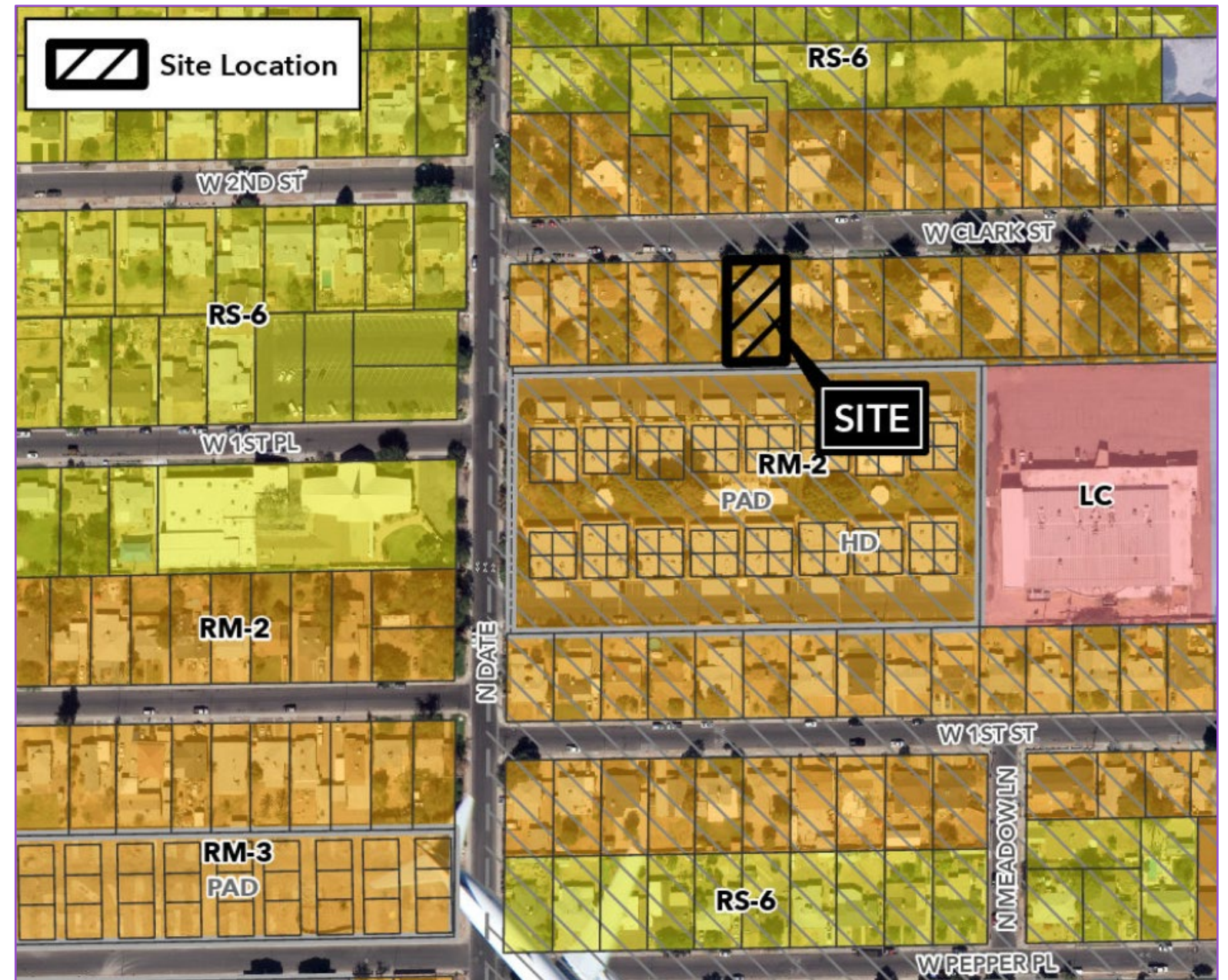
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### LOCATION:

523 W Clark St

- West Side-Clark Addition Historic District
- Located approximately 1,350 feet south of West University Drive; Approximately 1000 feet west of North Country Club Drive along West Clark Street





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### SITE PHOTOS:

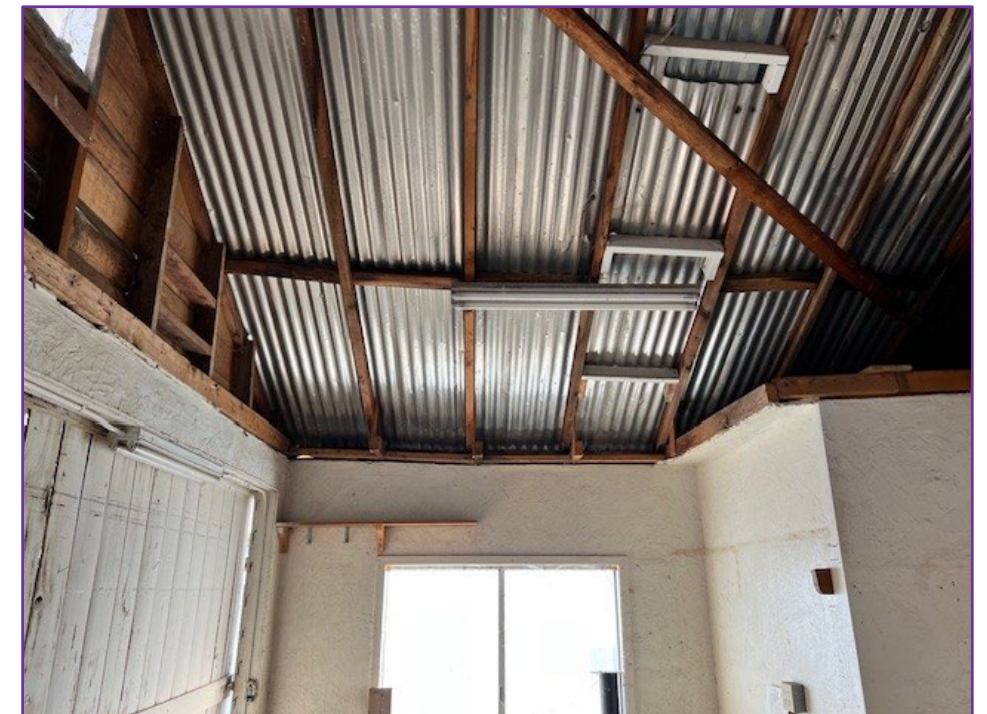




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### SITE PHOTOS:





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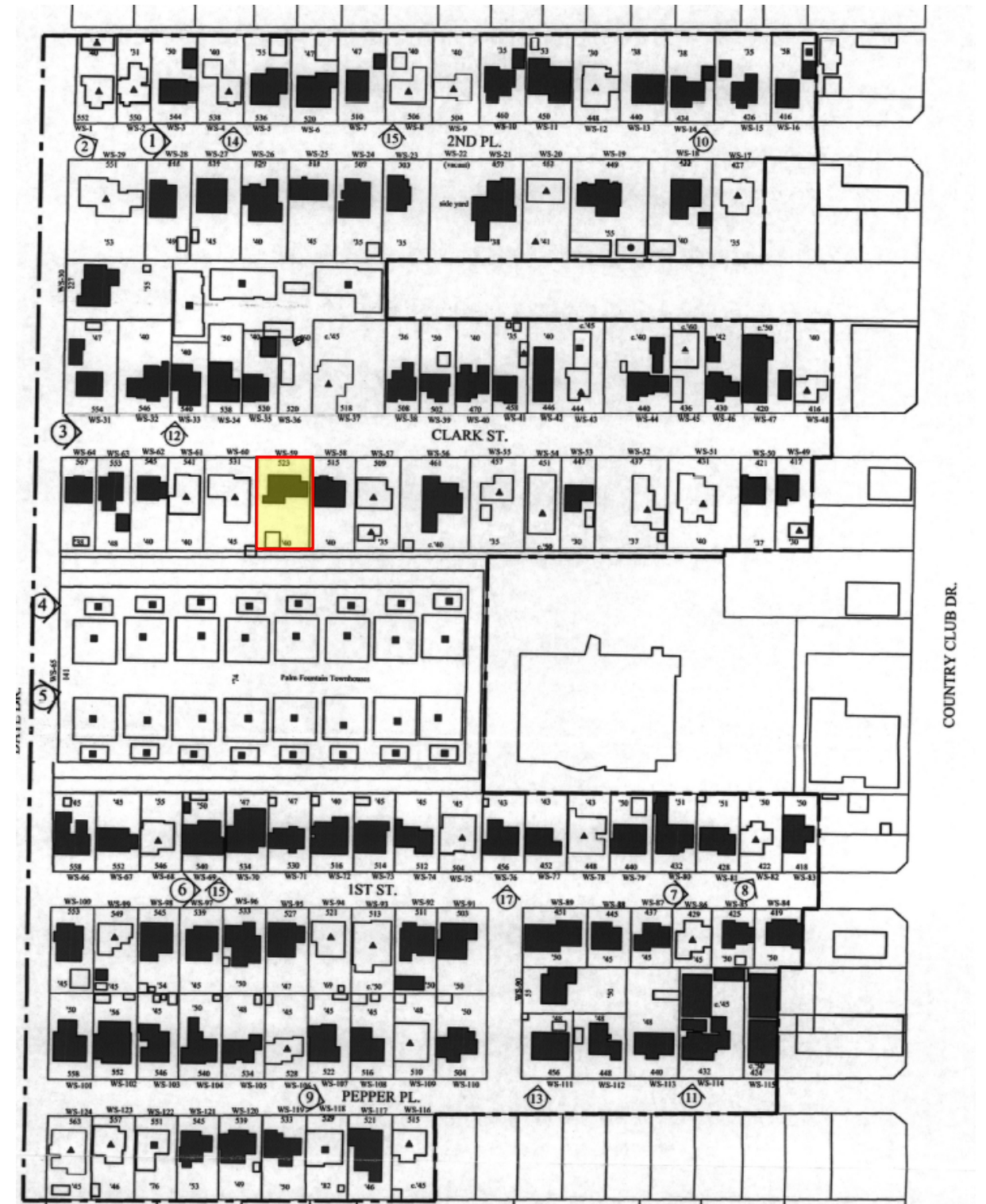
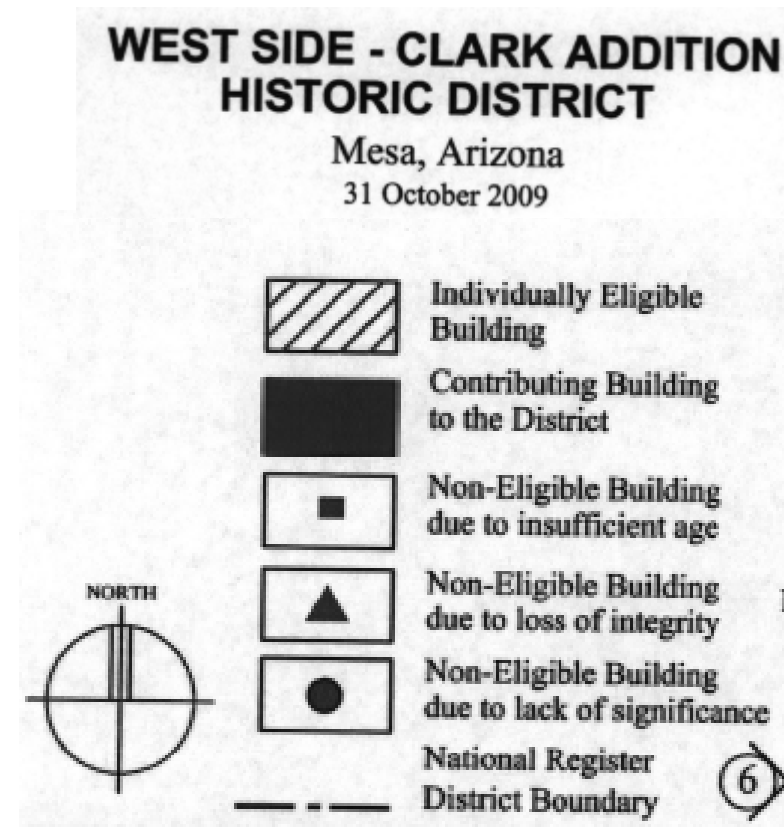


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### HISTORIC DISTRICT MAP:

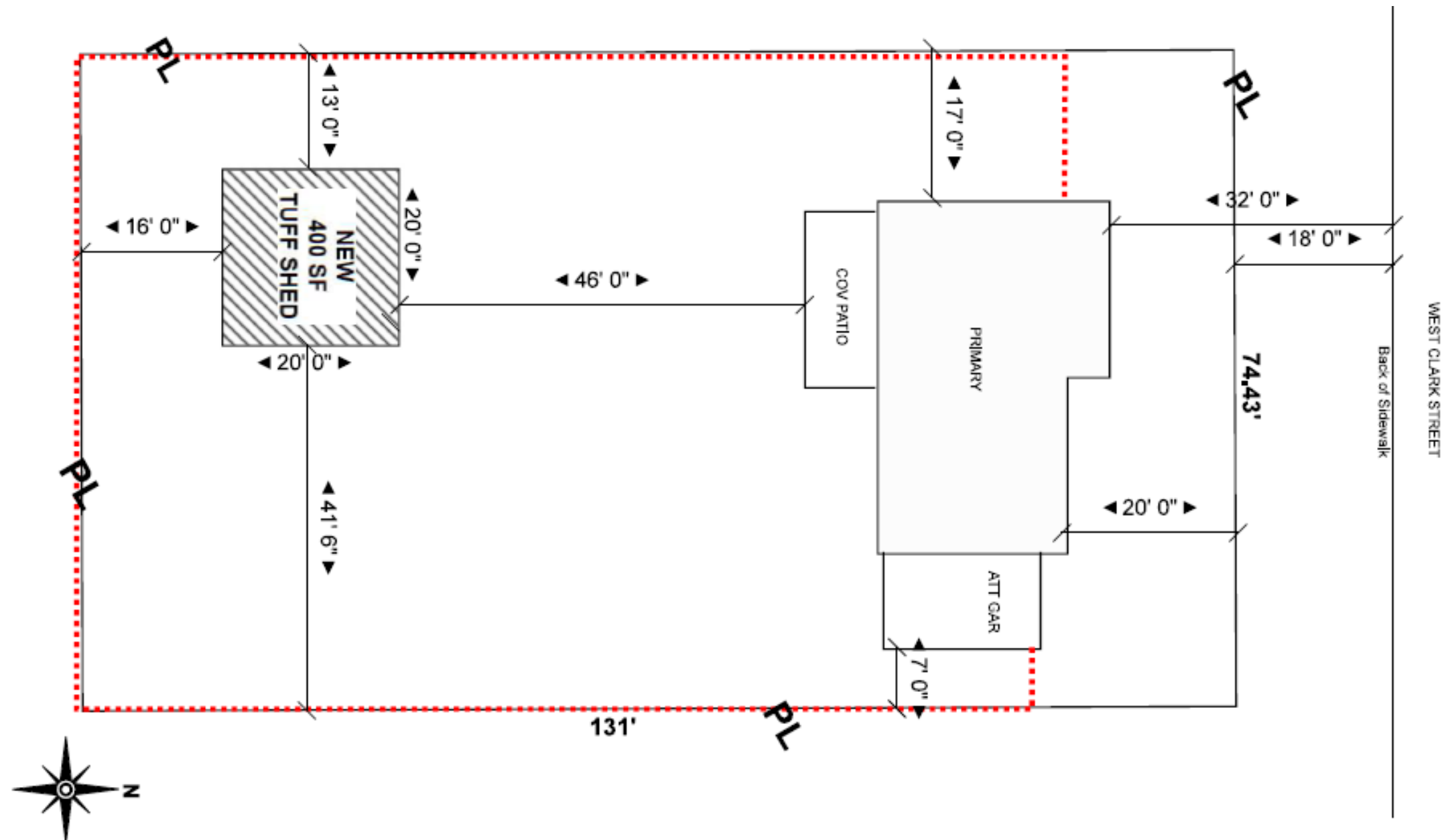
National Register



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### SITE PLAN:

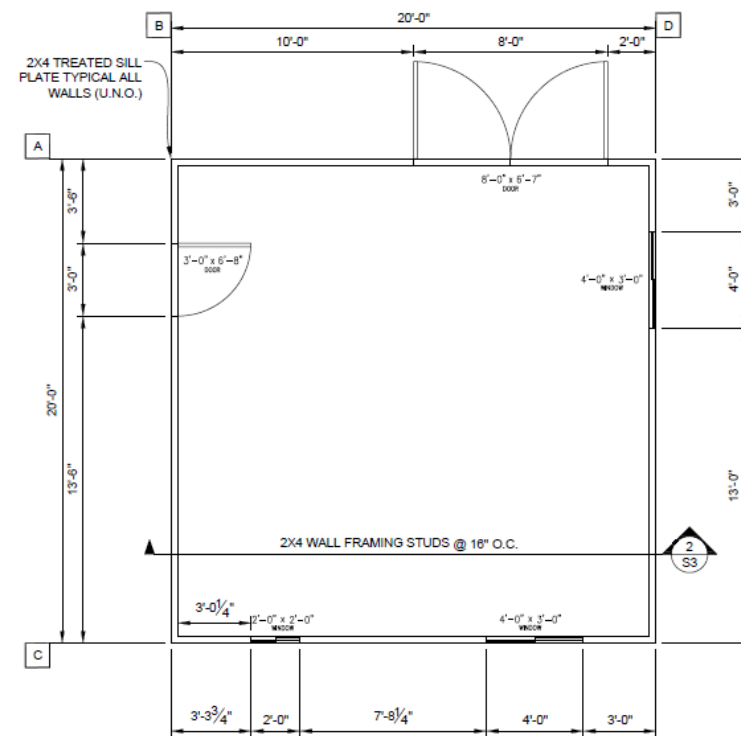




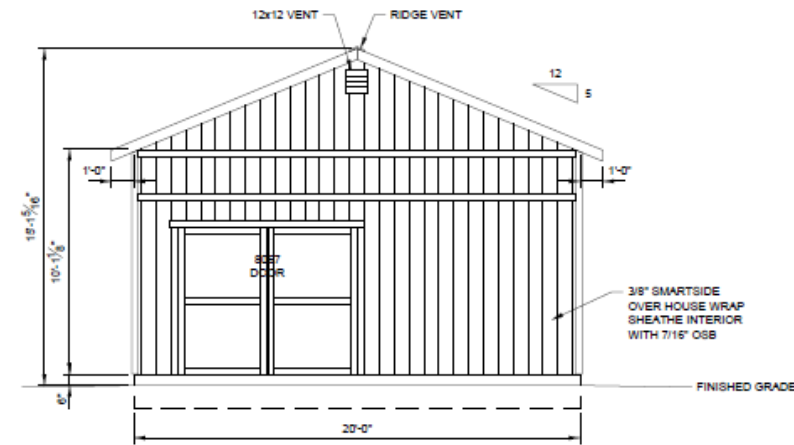
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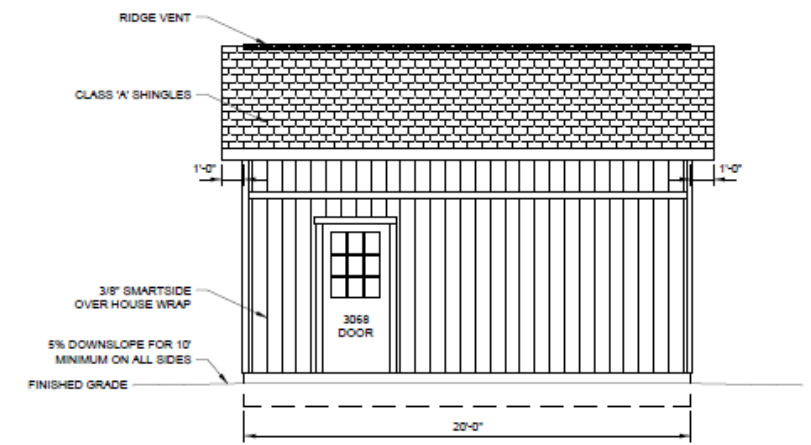
### Proposed Plans (Approved): ADM25-00028



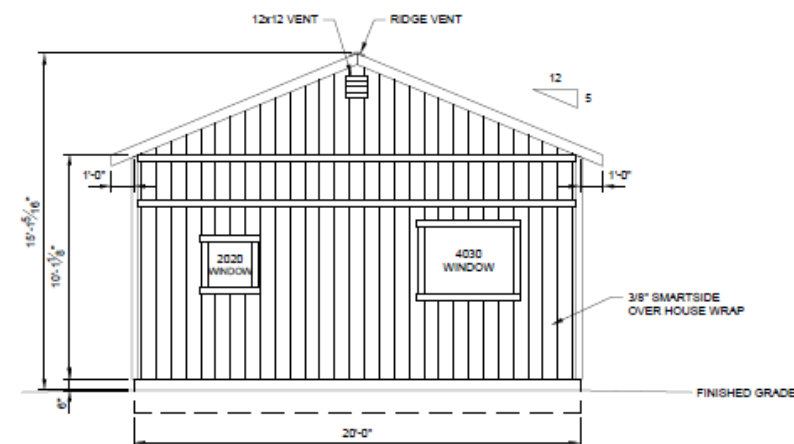
FLOOR PLAN



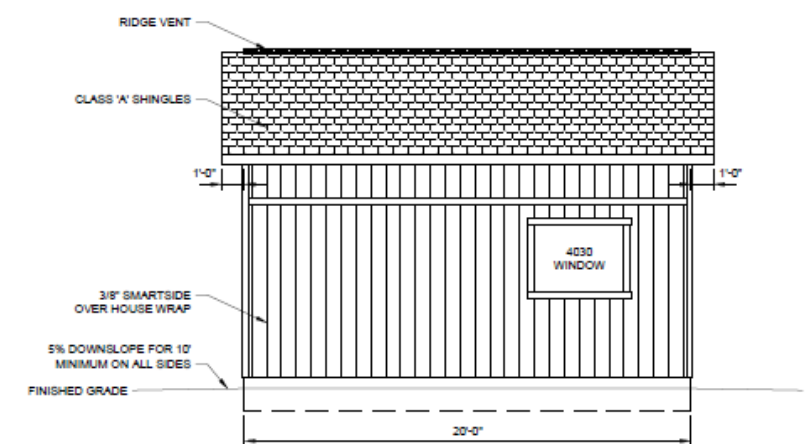
WALL A ELEVATION



WALL B ELEVATION



WALL C ELEVATION



WALL D ELEVATION



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### FINDINGS:

- Subject Property is contributing to the Historic District. An additional secondary structure, a workshop, is also located at the southwest rear corner of this property, behind the main one historic Ranch house.
- Due to its location, visibility of the Subject Building from the ROW is minimal.
- Subject Building has lost historic integrity through multiple non-sympathetic repairs, and storm damage.
- Subject Building identified as noncontributing to the National Register designation.
- Staff believes the Subject Building to be a noncontributing feature of the property on the local level designation as well.
- The Subject Building is of minimal historic significance due to its poor condition, lack of historic integrity, and location.
- Demolition of the Subject Building would be inconsequential to the preservation of historic properties in the vicinity.



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### RECOMMENDATION:

Staff finds that the Proposed Project meets the Certificate of Appropriateness criteria for demolition on property with an approved historic district overlay district in the Mesa Zoning Ordinance Section 11-74-4(B).

#### **Staff recommends approval with conditions.**

1. Compliance with the final site plan as submitted
2. Compliance with all applicable City development codes and regulations



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### QUESTIONS / DISCUSSION:

