

Historic Preservation Board

Discuss the proposed text amendments to Mesa Zoning Ordinance Title 11, Chapters 23, 44, 66, 74, and 87 relating to historic preservation

Background and Purpose

To improve clarity and understanding of historic preservation requirements and processes that include:

- **Reorganization** – related to historic preservation
- **Clarity** – language and processes
- **Consistency** – among historic preservation provisions
- **Compliance** – align with current state and federal laws and regulations regarding archaeology

Reorganization

Related historic preservation zoning provisions have been combined and organized

- Chapter 23 (Historic Preservation Overlay) and Chapter 44 (Historic Signs) moved into Chapter 74 (Historic Preservation Procedures).

All Historic Preservation regulations and procedures located in one place within the zoning ordinance (Chapter 74)

Clarity

Expand on the Purpose of HP Procedures

Historic Preservation Overlays

- Processes clarified – including application and review
- Integrated Eligibility Criteria
- Modification of Current Overlay Process

Certificate of Appropriateness–Demolition Process Clarified: 11-74-4 (G)

Demo Permits (Within Approved Overlay)

- May be appealed if Demo Request denied by HPB
- **1 year** (365 day) delay on any demo permit from date of HPB denial
- Work on plan/agreement
- No plan or agreement – clearance for demo permit at applicant’s request

Demo Permits (Within Proposed Overlay)

- For a period of 1 year (365 days) from the date of application for a proposed Historic Preservation Overlay
- If the Overlay is not approved by City Council within **1 year** (365 days) – demo permit approved

- **Historically Designated Signs (11-74-5)**
 - Processes clarified
 - Application
 - Review
 - Eligibility Criteria
 - Mesa Historic Sign Register
 - Maintenance and Repair
 - Revocation Process



- **Terms Defined**
 - Certificate of Appropriateness
 - Historic District
 - Historic Landmark
 - Historic Preservation Overlay
 - Historic Resource
 - Historically Designated Sign
 - State of Disrepair



- **Supplemental Inventory List**

1. The Supplemental Inventory List is a list of building(s), structure(s), object(s), site(s), and district(s), that have been determined eligible for inclusion in the Mesa Historic Property Register but not yet designated.
2. To be included on the Supplemental Inventory List, Historic Resources must meet the eligibility requirements in this Chapter.
3. The Historic Preservation Officer will maintain the Supplemental Inventory List and make it available to the public.

Consistency

- Redundant and unnecessary provisions eliminated
- Consistent terminology throughout
- References to MZO updated
- Public notice requirements for Historic Preservation Overlay to conform to MZO processes **(11-74-3)**

Compliance

- Created archaeological resource requirements for development on public and private land
- Aligned with current state and federal laws and regulations governing the protection of cultural resources
- Archaeological resource assessment to ensure compliance

Additional Text Amendments

- HPB recommended staff consider adding a maintenance of historic resources provision
- Required Maintenance and Repairs provision added as Section **11-74-3(I)**

Duty to Maintain

- 1. The owner of a Historic Resource within a Historic Preservation Overlay shall not permit any portion of the Historic Resource to fall into a state of disrepair.*
- 2. The condition of the Historic Resource on the effective date of the Historic Preservation Overlay designation shall serve as the standard of reference for evaluating whether the Historic Resource has fallen into a state of disrepair.*

Additional Text Amendments

- HPB recommended staff consider adding a COA review process for necessary emergency repairs
- Provision added stating that COAs are to be issued concurrently with a building permit in emergency situations
- Emergency Repairs provision added under Section **11-74-4(F)**

Addition of Archaeological Resources

- HPB and SHPO recommended staff consider the importance of archaeology and protecting archaeological resources.
- Archaeological Resources added as Section **11-74-6** to address:
 - Archaeology on Private Land
 - Archaeology on Land under City Ownership or Control
 - Archaeological Resource Assessments
 - Review of relevant resource databases
 - Consultation with SHPO, THPO, and qualified professionals, as appropriate
- Align our zoning ordinance with current cultural resource laws

1. Affirm that archaeological resources are irreplaceable community assets that represent significant aspects of the past, may retain connections to living communities, and merit stewardship for future generations; and
2. Enhance the City's community character and heritage by considering archaeological resources during development, where appropriate.
 - In general, all development (private and municipal) shall comply with all applicable local, state, and federal laws and regulations governing the protection of cultural resources.

Text Amendments Outreach

- Outreach Dates:
 - HPB Study Session – Aug. 01, 2023
 - Public Meeting – Aug. 24, 2023
 - HPB Meeting – Jul. 07, 2026
 - Public Meeting – Jul. 15, 2026
- Consultation:
 - State Historic Preservation Office
 - Tribal Historic Preservation Offices
- Additional Review
 - Mesa Historical Foundation
 - Mesa City Website
- Required Review:
 - Planning and Zoning Board
 - City Council

Questions & Discussion

