



City Council ZON23-00384

The Nile Historic Landmark Designation

Mary Kopaskie-Brown

August 21, 2023



Request

- Rezone from Downtown Core with a Downtown Events Overlay (DC-DE) to DC-DE with a Historic Landmark Overlay (DC-DE-HL)
- This request will establish a Historic Landmark Overlay for The Nile

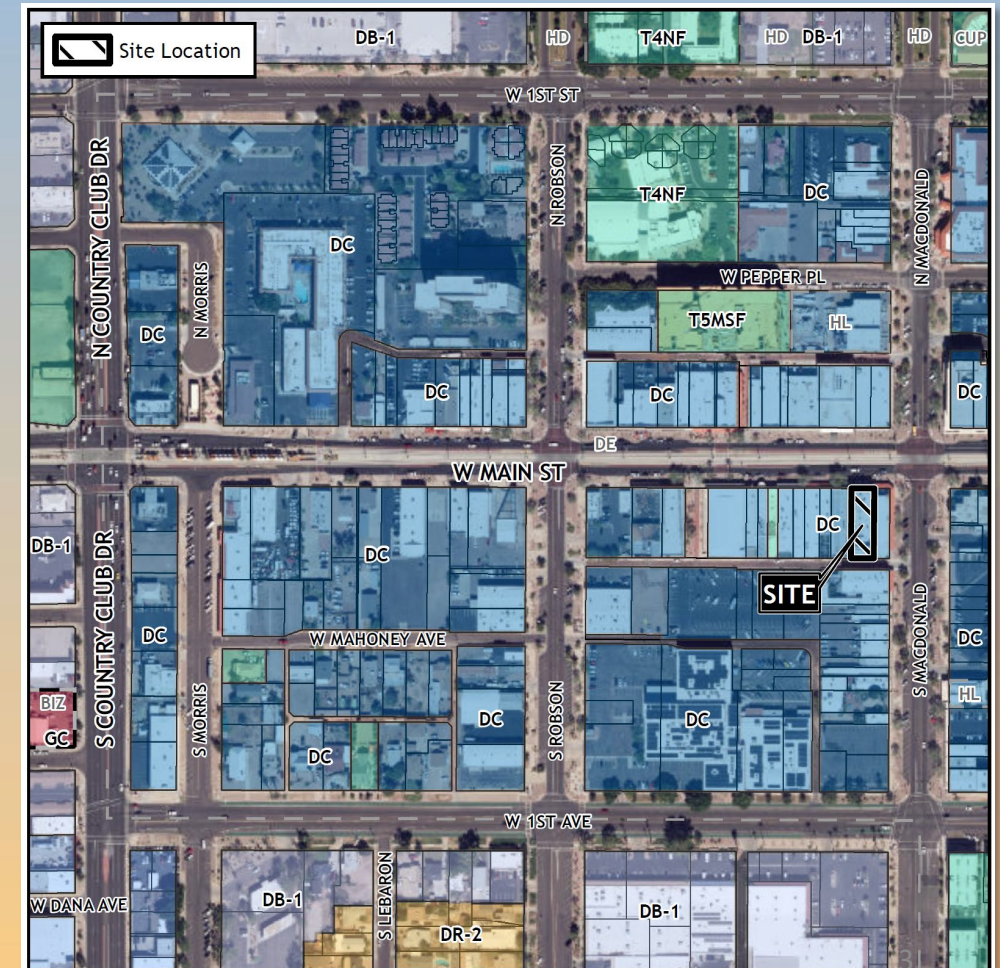




Location

105 W. Main Street

- South of Main Street
- West of Center Street
- North of 1st Ave
- East of Country Club Drive





Site Photo



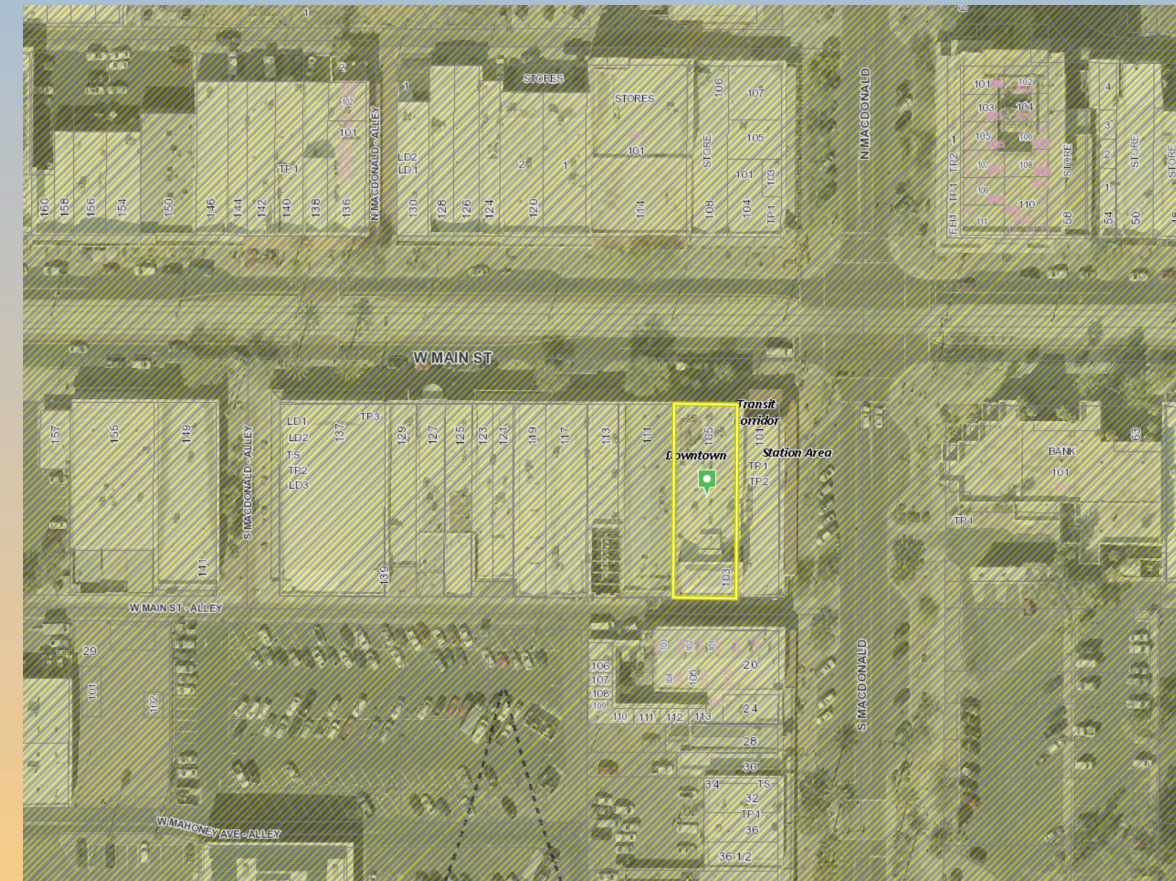
Looking south from Main Street



General Plan

Downtown - Transit Corridor-Station Area

- Pedestrian-oriented, transit-rich environment with a lot of activity
- People-friendly area that offers options for housing, employment, shopping, entertainment, and events





Historic Landmark (HL) Overlay

- Property will be listed as a Historic Landmark on the Mesa Historic Property Register
- Property will be subject to Historic Preservation review for modifications requiring a Certificate of Appropriateness



HL Eligibility Criteria

Section 11-23-4: **A building, structure or object must display exceptional historic, visual, or architectural significance, and at least one of the following exists:**

- ✓ It meets the criteria for historic sites adopted by the State of Arizona through the State Historic Preservation Office;
- ✓ Any part of it is 50 or more years old; or
- ✓ It substantially meets the following criteria for individual listing in the National Register of Historic Places



Criteria Evaluation





Criteria Evaluation



Site of the original Tiffany Kiln used to fire the bricks, prior to moving it to Center and Lehi Road. 1930.



Criteria Evaluation





Criteria Evaluation

**Roofline
detail**

**Well-
defined
separation
between
stories**



**Second
story**

**Rectangular
form**

**First story
(storefront
level)**



Citizen Participation Plan

- The applicant completed a Citizen Participation Process which included mailing letters to property owners within 1,000 feet of the site.
- A neighborhood meeting was held on June 27, 2023.
- The applicant received two emails and one text message from neighbors.
 - Questions included clarification that there would be no construction involved in the zoning overlay process and an inquiry regarding any potential tax benefits as a result of the overlay.



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets eligibility criteria listed in Section 11-23-4 of the Mesa Zoning Ordinance

Staff Recommendation: Approval

Historic Preservation Board Recommendation: Approval (5-0)

P&Z Recommendation: Approval (7-0)



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