



# Historic Preservation Text Amendments

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## 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



## 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



## 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





## Clarity:

- Certificate of Appropriateness - Process clarified
  - Building Permit – Relationship with COA
  - Demo Permits
    - Within Approved Overlay
      - May be appealed if Demo Request denied by HPB
      - 180-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
    - Within Proposed Overlay
      - For a period of 180- days from the date of application for a proposed Historic Preservation Overlay
      - If the Overlay is not approved by City Council within 180 days – demo permit approved



## Clarity (Continued):

- Historic Signs
  - Processes clarified – including application and review
  - Eligibility Criteria
  - Maintenance and Repair
  - Revocation Process
- Appeals Process
- Terms Defined
  - Historic District
  - Historic Landmark
  - Historic Preservation Overlay
  - Historic Sign
  - Historic Preservation Officer



## Consistency

- Redundant and unnecessary provisions eliminated
- Consistent terminology throughout
- References to MZO updated
- Public notice requirements to conform to MZO processes





## Additional Text Amendments

- **HPB recommended staff consider adding a maintenance of historic resources provision**
- **Required Maintenance and Repairs provision added as Section 11-74-4(F)**

**F. Required Maintenance and Repairs – Duty to Maintain.**

1. The owner of a designated property shall not permit the property to fall into a state of disrepair so as to result in the deterioration of any significant exterior feature which would have a detrimental effect on the distinctive character of the property itself or, that of the overall district, if located within a Historic District.
2. The condition of the property at the time of its designation shall be the standard of reference for the evaluation of future deterioration.





## 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**

3. If a building, structure, object, or site is damaged and requires emergency repairs a Certificate of Appropriateness shall be issued concurrently with the issuance of the required building permit pursuant to Section 4-1-4 of the Mesa Building Regulations.



# Text Amendments Outreach

- Outreach to Date
  - HPB study Session - August 1, 2023
  - Public Meeting - August 24, 2023
- Will require review by:
  - P&Z – Text Amendments
  - DRB – Design Guidelines







## Text Amendments – How Addressed

- **Exhibit 2 – Summary of Historic Preservation Board Comments**
  - **Compilation of all HPB comments received and how they have been addressed**
  - **Changes to the proposed text amendments since the last HPB meeting include:**
    - Public notice requirement language now clarifies that the 500' mailing requirement is measured from the property or properties which are the subject of the application
    - Effect of Designation provision for Historic Signs was moved closer to the beginning of Section 11-74-5 to increase visibility
    - A purpose statement was added to Section 11-74-4 (Certificate of Appropriateness) which references the Mesa Historic Preservation Design Guidelines
    - Maintenance of historic resources provision added
    - COA review process for necessary emergency repairs has been added

September 5, 2023





# Questions & Discussion