

Certificates of Appropriateness

Historic Preservation Board
October 06, 2020

as a Certified Local Government...

- 7. Mandatory review of alterations to, relocations or demolition of historic resources individually or within historic district boundaries and mandatory review of new construction within the boundaries of historic districts.**

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* Certified Local Government Historic Preservation Program in Arizona, Arizona State Parks, 1995.

...Mesa is required to have a codified review process for projects in designated historic districts.

Mesa Zoning Ordinance 11-74-3:

CERTIFICATES OF APPROPRIATENESS

11-74-3: - CERTIFICATES OF APPROPRIATENESS



- A. **Certificate of Appropriateness Required.** Activities, such as, but not limited to, changes to or installation of items listed below to be performed on or in connection with any building, structure, site, included in an HD or HL Overlay District shall require a Certificate of Appropriateness.
1. Additions
 2. Awnings or canopies
 3. Carports; garages
 4. Decks
 5. Doors, door frames
 6. Driveways
 7. Exterior walls; fencing
 8. Fire escapes, exterior stairs, exterior elevators, and ramps for the handicapped
 9. Painting of historically unpainted surfaces including wood, stone, brick, terra cotta, concrete and marble
 10. Parapet walls
 11. Pool & Pool Cages
 12. Porch and balcony railings or decorative detailing
 13. Roofs; skylights
 14. Screen windows and doors; windows and window frames
 15. Siding
 16. Signs
- B. **Submittal Requirements for a Certificate of Appropriateness.** Alteration, new construction, and rehabilitation, to an existing structure involving items listed in Subsection A of Section 11-74-3 on a site located within a proposed or approved HD or HL Overlay District shall require submittal to the Historic Preservation Officer (HPO) of the following items:
1. An application, on such form(s) and accompanied by such fee(s) as may be adopted. Applications may be obtained in the Office of Historic Preservation.
 2. Photographs of the existing property;
 3. Drawings, to approximate scale, of the site plan, floor plan(s) and elevations of the proposed work, indicating materials and color scheme;
 4. If signage is part of the proposed work, drawings, to approximate scale, showing size and location of proposed signage, type of lettering to be used, and indication of color and type of illumination, if any; and
 5. Any other information that the HPO may reasonably deem necessary to review the proposed work.
- C. **Review Procedures.** The following procedures will be used for review of applications for Certificate of Appropriateness:
1. Within 10 City Business days of receiving the application for a Certificate of Appropriateness, the Historic Preservation Officer shall determine whether approval may be given for a building or a demolition permit, or shall provide written findings as to why the clearance was not approved. The decision of the Historic Preservation Officer shall be based upon compliance of the request with the United States Secretary of the Interior's "Standards for Rehabilitation" appearing 36 CFR Part 68. Additional guidelines, as proposed by the Historic Preservation Board and approved by the City Council, may also be used by the Historic Preservation Officer, provided the guidelines are not inconsistent with the Secretary's Standards.
 2. The Certificate of Appropriateness shall be effective from the time of issuance by the Historic Preservation Officer or the Historic Preservation Board until the expiration of the building permit obtained for the specified improvements. A Certificate of Appropriateness is effective for 2 years unless there is an active building permit.
- D. **Ordinary Maintenance and Repair.**
1. Ordinary maintenance and repair of any exterior architectural feature of a designated Historic Landmark or a site within a HD or HL overlay zone shall be permitted, provided the maintenance does not change the material, design, or alter the features that contribute to the distinctive character and general appearance of the landmark or site.
 2. A Certificate of Appropriateness shall not be required for ordinary maintenance and repair, in-kind replacement of materials or painting historic materials, which are currently painted (i.e. wood, brick, stone or stucco).

Chapter 74:
Establishes uniform
procedures for the
designation and
regulation of historic
landmarks and historic
overlay districts

Including but not limited to...



Changes,
installation,
alteration, new
construction, or
rehabilitation



In connection with
any building,
structure, or site
included in a HD or
HL overlay district
(or proposed!)

Additions

Awnings/canopies

Carports/garages

Decks

Doors/door frames

Driveways

Exterior walls/fencing

Fire escapes

Exterior stairs/elevators

Parapet walls

Pools/pool cages

Porches/balconies

Roofs/skylights

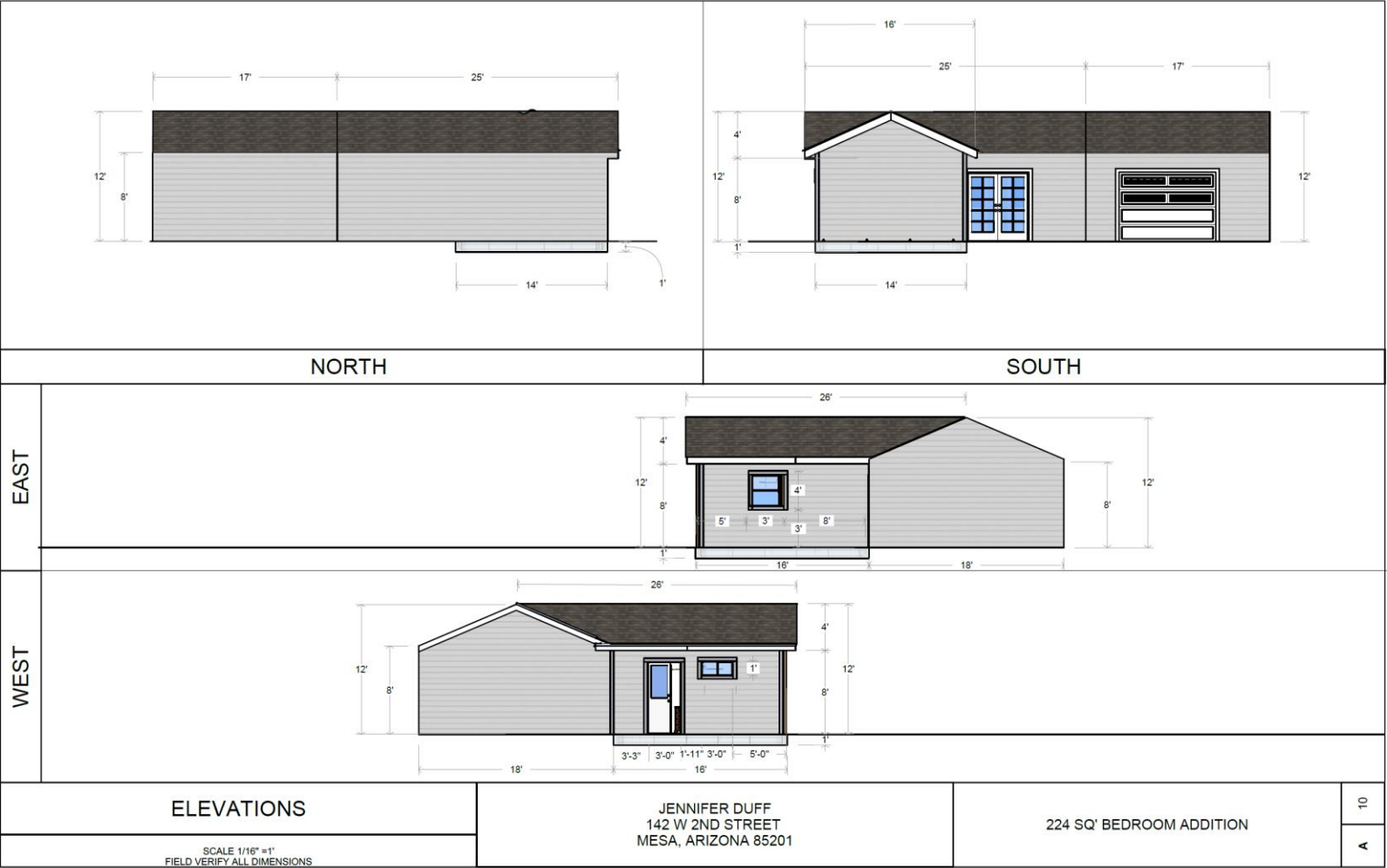
Windows

Siding

Signs

and...painting of historically unpainted surfaces

What you submit matters



- Online application form
- Photographs of current conditions
- Dimensioned site plan
- Dimensioned elevations, if applicable
- Color palette
- Project narrative

Review procedures

1. Understand project scope
2. Research
3. Site visit
4. Use and interpret *Secretary of the Interior's Standards for the Treatment of Historic Properties*
5. Consult *Historic Homes of Mesa*
6. Review for compliance with Mesa Zoning Ordinance
7. Provide comments and redlines within 10 business days



Award!

Applicants are obligated to execute the project according to plans approved in Certificate of Appropriateness application.

Building permits may be applied for after Certificate of Appropriateness is awarded.

Certificates of Appropriateness are effective for 2 years unless a building permit is active.



May 28, 2020

Historic Preservation Office

Jennifer Duff
142 W 2nd St
Mesa, AZ 85201

Subject: Certificate of Appropriateness (Historic Clearance) for 142 W 2nd St, Mesa AZ 85201 (ADM20-00333, APN/Parcel #13858007)

Ms. Duff:

This office has been asked to review the request for a Certificate of Appropriateness for an addition to the residence at 142 W 2nd St.

Our office has reviewed the project and offers the following information:

- The zoning for this parcel is DR-2 (Downtown Residence-2), with a HD (Historic District) overlay.
- The subject parcel is located within the boundaries of the West Second Street Historic District, and is considered a contributor to the Historic District.
- The subject residence, known as the M.J. Dougherty House was constructed from 1908-1910, as recorded by the National Register of Historic Places West Second Street Historic District nomination form.
- Between 2011 and 2015, the residence was subject to a restoration effort that removed several incompatible features and restored some of its character-defining features.
- This detached structure is set back approximately 169' from the right of way. Through consultation of historic aerial photography, it appears as though some garage or auxiliary structure has been historically present on this footprint.
- The owner of the subject property proposes to build an addition on the westernmost end of the south elevation of the guest quarters/garage structure, to serve as a bedroom.
- Through conversation with the owner, the Historic Preservation Office understand that there is also intent to construct a pergola area surrounding this bedroom addition to provide for covered parking, patio space, and vegetation.

As the proposed project is compatible with the historic character of the West Second Street Historic District, and it will later be screened with a pergola, the Historic Preservation Office **has approved the Certificate of Appropriateness** for the proposed work at 142 W 2nd St (ADM20-00333), in compliance with the following conditions:

1. Compliance with the images and Project Narrative submitted to the City (ADM20-00333).
2. The pergola construction will commence within one year of the issuance of this Certificate.
3. Compliance with the requirements in Mesa's Zoning Ordinance.
4. Compliance with all requirements of Development Services in the issuance of building permits.

Sincerely,

A handwritten signature in black ink, appearing to read "Nana Appiah".

Nana Appiah, Ph.D., AICP
Historic Preservation Officer

City of Mesa Historic Preservation Office Recommendation:

Approved

X Approved with Conditions

Denied

not out of the ordinary

Ordinary maintenance and **repairs** do not need a Certificate of Appropriateness.

PROVIDED!

It does not change any: materials

design

historic features

OK TO!

→ replace in-kind

paint historic materials which are currently painted



APPEAL BODY

The Historic Preservation Board acts as the appeal body for the Historic Preservation Officer.

APPEALS MAY BE:

- Filed by applicant, property owner, or any aggrieved person


APPEALS SHALL BE:

- Filed in writing within 15 calendar days after the date of the action being appealed

THE HPB:

- Conducts public meeting to review application and appeal materials

AND:

- Makes a decision 

OR:

- Return case to HPO to “cure a deficiency in the record or proceedings”

DECISIONS

1. Approve
 2. Approve with conditions
 3. Deny