



Historic Preservation Board Meeting - November 03, 2020  
Certificate of Appropriateness Review



August 04, 2020

Historic Preservation Office

Fabian Alvarez  
140 N Hibbert  
Mesa, AZ 85201

**Subject:** Certificate of Appropriateness (Historic Clearance) for 140 N Hibbert, Mesa AZ 85201 (ADM20-00474, APN/Parcel #13831045)

Mr. Alvarez,

This office has been asked to review the request for a Certificate of Appropriateness for work to the carport structure at 140 N Hibbert.

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 Glenwood-Wilbur Historic District, and, when surveyed in 1998, was considered a contributor to the Historic District.
- The subject residence is of adobe construction and was built in 1930, according to the Maricopa County Assessor.
- A complaint was filed on 06/24/2020 (COB20-00169) regarding the current carport structure, which found the structure in violation. On 07/28/2020, the status of the complaint was changed to "voluntary compliance," which led to a personal friend of the applicant to reach out to the Historic Preservation Office.
- This office understands the property owner's good-faith effort to rectify the situation and create a compliant shade structure for the driveway.
- According to application materials submitted with ADM20-00474, the property owner proposes to construct a "sail" type shade structure for the driveway, similar to the one that preceded the current carport structure.
- Upon review of the Mesa Zoning Ordinance (MZO) 11-87, Definitions, a carport is defined as "an accessory structure that is roofed but permanently open on at least 2 sides." This section also defines an accessory structure as "a detached subordinate building or structure."
- As such, and as discussed with the applicant, if the shade sail is not attached to the residence, then it is the opinion of this office that it is allowed according to MZO.

The proposed shade sail does not negatively affect the historic character-defining features or integrity of the Glenwood-Wilbur Historic District or the residence itself, and complies with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* in part due to its nature as a nonpermanent structure. As such, the Historic Preservation Office **has approved the Certificate of Appropriateness** for the proposed project (ADM20-00474), in compliance with the following conditions:

1. Compliance with the images, plans, drawings, application materials, and Project Narrative submitted to the City (ADM20-00474).
2. Compliance with all requirements of Development Services in the issuance of building permits.

Sincerely,

Arianna Urban, M.S. HP  
Historic Preservation Coordinator

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City of Mesa Historic Preservation Office Recommendation:

Approved

X Approved with Conditions

Denied

Cc: Wendy Mackallred

## **140 N. Hibbert - Narrative**

**Part A.** To record all changes that applicant is aware of and years those changes were made. (see Timeline document for full description and dates)

**Part B.** To remove the existing wood carport extension/accessory in order to be in compliance with City of Mesa Building Codes.

To install a Sun Shade Sail in the same location as the carport extension. The Sun Shade Sail will be detached from the house and will be supported by metal poles as shown in the diagram labeled "Propose 2020".

## **140 N. Hibbert - Timeline of Prior Changes**

- 2010 Purchased Home
- 2011 Installed Sun Shade Sails to extend Carport shade area.
- 2015 Southside of original carport was enclosed with a block & rebar wall.  
Carport Roof was replaced following storm damages.
- 2018 Carport swing doors were replaced with new.
- 2019 Removed Sun Shade Sails and installed existing Carport Extension/Accessory.
  
- 2020 Working with the City of Mesa to correct non-compliance of Carport Extension/Accessory.

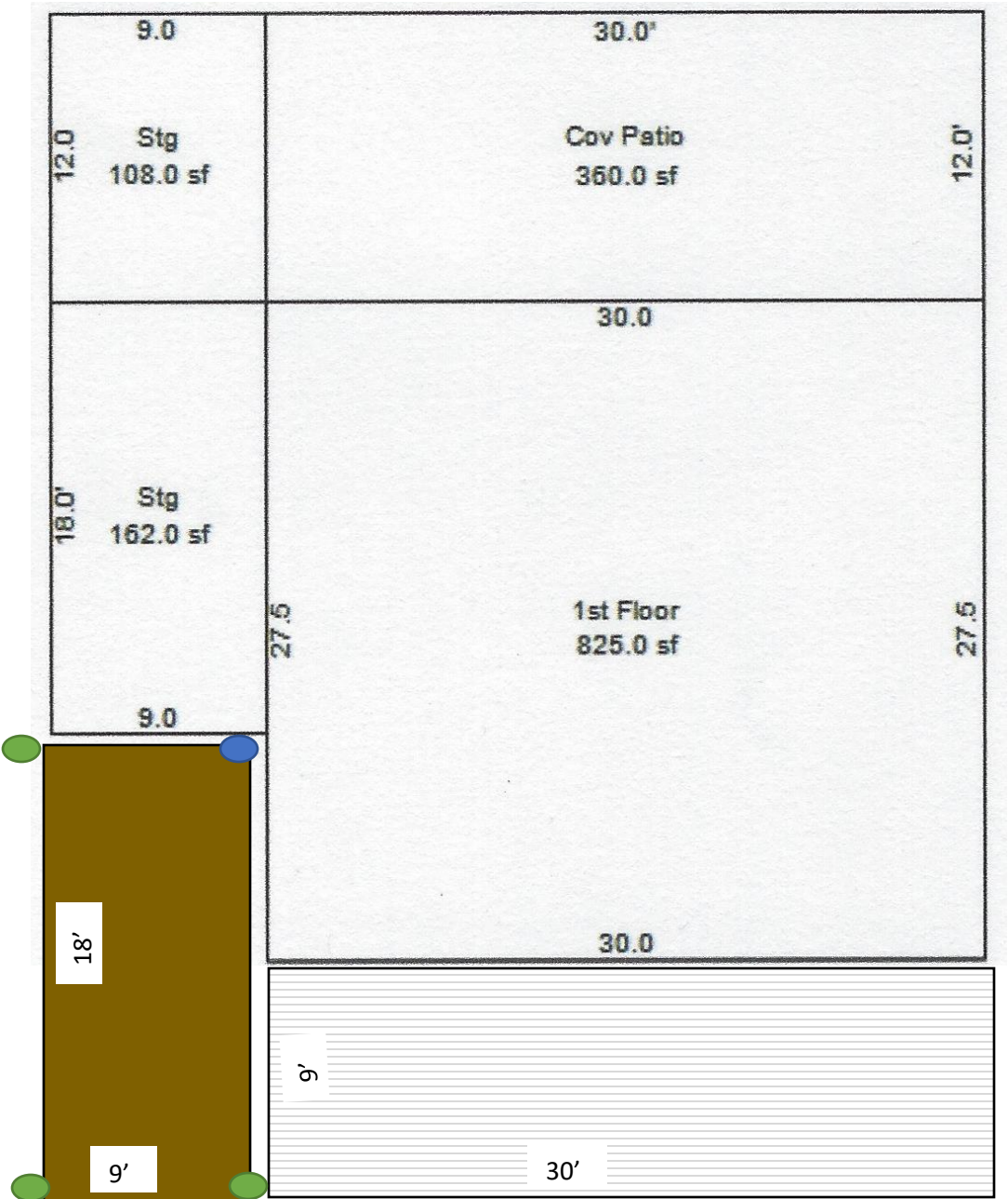
**Note:** Eastside; Front Porch Roof was extended prior to 2006 and is not reflected in the drawings shown under Maricopa County Accessor for Property # 138-31-045.

**140 N. Hibbert (Current Carport Extension/Accessory)**





140 N. HIBBERT (Propose 2020)



Sun Shade Sail 4 Point Sail Canopy



8' Free Standing Post (12.5 gauge thickness, 3" diameter, weighted base)



8' Standing Post (12.5 gauge thickness, 3" diameter)

**Additional Material:** D-Ring Clamps, Concrete Anchors, Pole Caps, Pipe Coupling,  
High Strength Polyester Rope



August 19, 2020

Historic Preservation Office

Dennis Tetreault  
714 N Robson  
Mesa, AZ 85201

**Subject:** Certificate of Appropriateness (Historic Clearance) for 714 N Robson, Mesa AZ 85201 (ADM20-00517, APN/Parcel #13728051)

Mr. Tetreault,

This office has been asked to review the request for a Certificate of Appropriateness for the installation of window awnings at 714 N Robson.

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

- The zoning for this parcel is RS-9 (Single Residence-9), with a HD (Historic District) overlay.
- The subject parcel is located within the boundaries of the Evergreen Historic District, and, when surveyed in 1998, was considered a contributor to the Historic District.
- The subject residence was constructed in 1939, as recorded by the National Register of Historic Evergreen Historic District nomination form.
- The subject residence appears to be in excellent condition and is a good example of a minimal English Revival style.
- It is the understanding of this office that the property owner wishes to install two curved awnings with burgundy-colored fabric at the front elevation, one over each window.

The proposed awning installation will not significantly alter the appearance of the residence, and will not affect its historic integrity. Being exterior-mounted, the awnings are not permanent and reversible in nature and could be removed at a later date without damaging the historic fabric of the residence. Furthermore, the Historic Preservation Office understands that the summer months bring a need for increased shade and interior temperature control.

Overall, the proposed modifications do not negatively affect the historic character-defining features or integrity of the residence nor the Evergreen Historic District and comply with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. As such, the Historic Preservation Office **has approved the Certificate of Appropriateness** for the proposed awning installation at 714 N Robson (ADM20-00517), in compliance with the following conditions:

1. Compliance with the images, plans, and Project Narrative submitted to the City (ADM20-00517).
2. Compliance with the requirements in Mesa Zoning Ordinance 11-5: Residential Districts.
3. Compliance with all requirements of Development Services in the issuance of building permits, if necessary.

Sincerely,

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

Arianna Urban, M.S. HP  
Historic Preservation Coordinator

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City of Mesa Historic Preservation Office Recommendation:

Approved

X Approved with Conditions

Denied

#### Project Narrative for 714 N Robson – Request for Certificate of Appropriateness

We would like to add window awnings to the 2 front windows of our home. See photos included with request. Proposed window awning to be installed and covered in a maroon fabric. The color and style blends well with the home.







July 16, 2020

Jeff Jarvis  
11259 E Sheridan Ave  
Mesa, AZ 85212

**Subject:** Certificate of Appropriateness (Historic Clearance) for 132 N Wilbur, Mesa AZ 85201 (ADM20-00379, APN/Parcel #13863021A)

Mr. Jarvis,

This office has been asked to review the request for a Certificate of Appropriateness for proposed new construction at 132 N Wilbur.

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 Wilbur Historic District. The Wilbur subdivision was platted in 1911, and is characterized by narrow, 50'-wide lots. The subject parcel is such a lot.
- The subject parcel is currently vacant, and was vacant at the time of the 1999 survey of the Wilbur Historic District. Historic aerial photographs are inconclusive, but the presence of a driveway at the southeast corner of the lot indicates there may have once been a building on the subject property.
- The neighboring residences, to the north and south of the subject parcel, are constructed close to the property lines. The Office understands that this creates a challenge for the Applicant to construct a home of their desired size while remaining within the required setbacks and achieving a design that is in keeping with the overall historic character of the Wilbur District.
- Through a series of conversations with the Applicant, a design for the new residence was agreed-upon which is appropriate for the District and in keeping with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Compliance with the *Standards* is a requirement in the Mesa Zoning Ordinance (MZO) 11-74-3, Certificates of Appropriateness.
- This design includes, but is not limited to, a 1,892 square foot home, 16'-1.5" in height, and a carport that is 20' in length. The architectural design of the home is derived from the historic Craftsman style, as indicated in a site plan and elevations dated 07/13/2020.
- MZO Section 11-32-1.B, Onsite Parking, Loading, and Circulation – Applicability, states that "The parking and loading requirements...may be modified pursuant to the provisions for certain base districts and overlay districts." While the MZO generally requires two covered parking spaces per single-family detached residence, based on the HD overlay district, the parking provided in the proposed project is one covered space in a front carport.

As submitted, the proposed new construction does not negatively affect the historic integrity of the surrounding Wilbur Historic District, and is in keeping with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. As such, the Historic Preservation Office **has approved the**



**Certificate of Appropriateness** for the proposed new construction at 132 N Wilbur (ADM20-00379), in compliance with the following conditions:

1. Compliance with all images, plans, drawings, color palette, and the Project Narrative submitted to the City (ADM20-00379).
2. Construction according to the dimensions given on the drawing set dated 07/13/2020.
3. Compliance with all requirements of Development Services in the issuance of building permits.
4. Compliance with Mesa Zoning Ordinance 11-30-9, Screening; and MZO Chapter 33, Landscaping.

Sincerely,

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Arianna Urban, M.S.HP  
Historic Preservation Coordinator

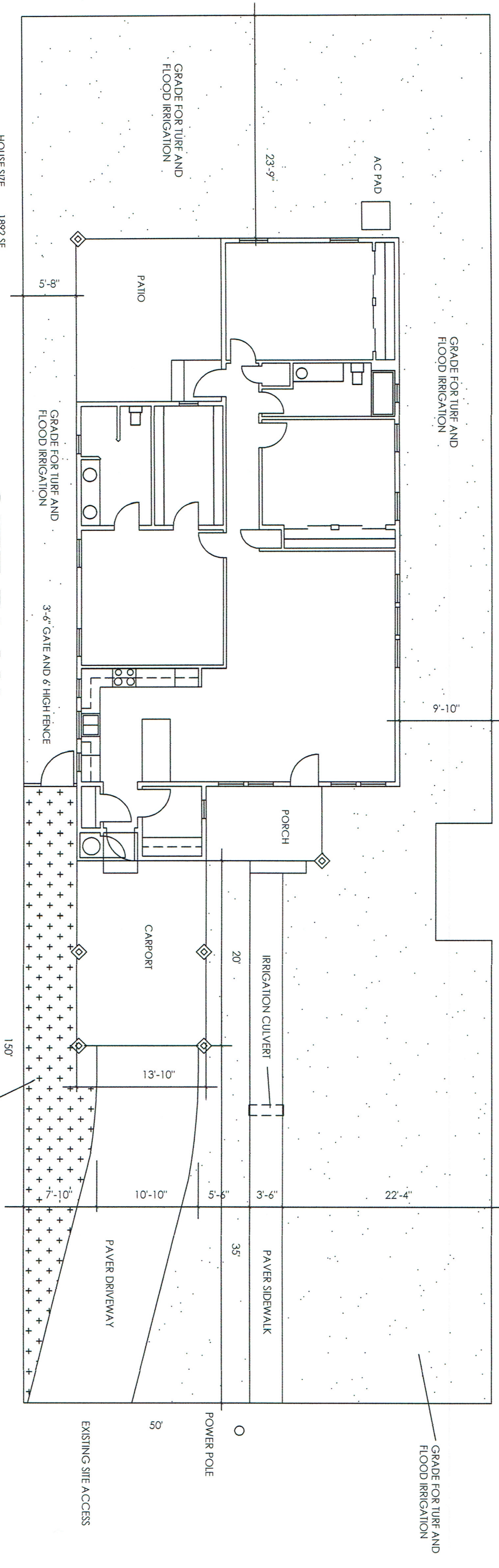
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City of Mesa Historic Preservation Office Recommendation:

Approved

☒ Approved with Conditions

☐ Denied



HOUSE SIZE	1892 SF
PATIO	274 SF
PORCH	99 SF
CARPORT	332 SF
TOTAL	2597 SF
LOT SIZE	7425 SF
COVERAGE	35%

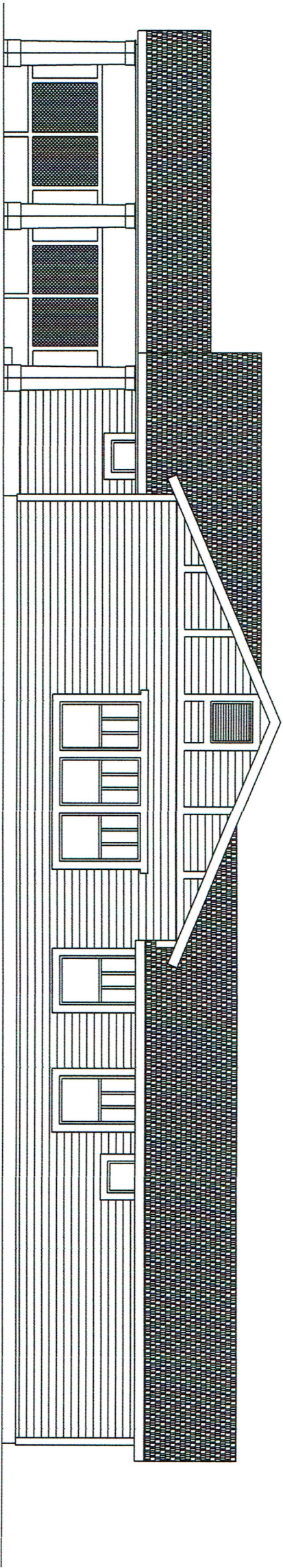
# SITE PLAN

SCALE 1/16" = 1'-0"

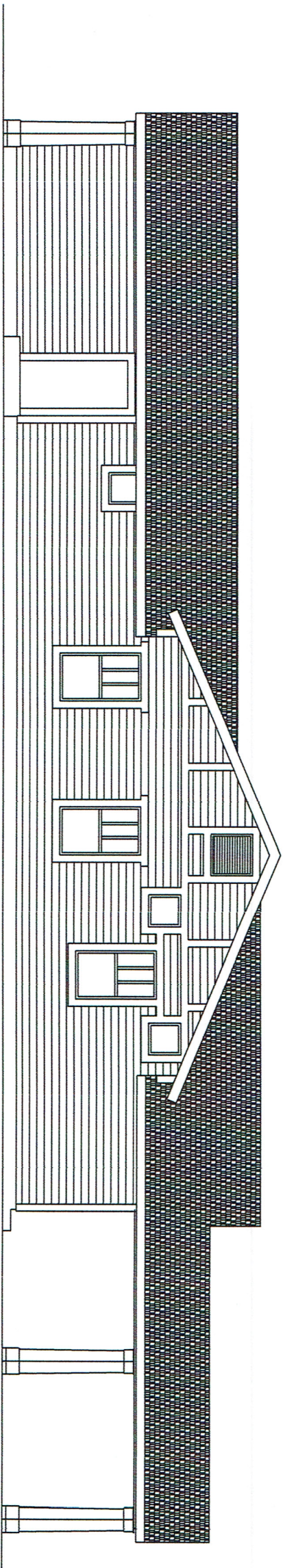


JAPVLS  
132 N WILBUR  
7/13/2020

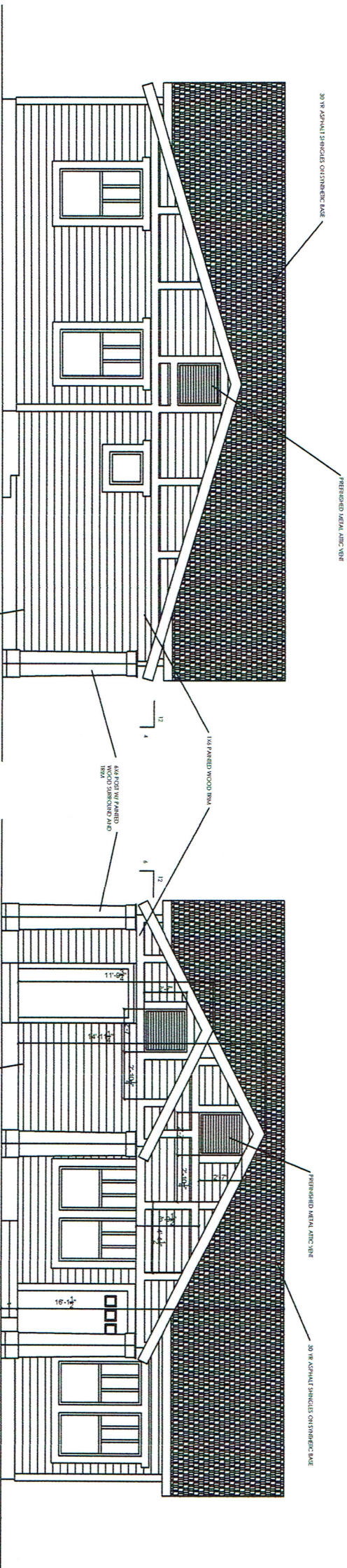




**NORTH ELEVATION**  
SCALE 1/4" = 1'-0"



**SOUTH ELEVATION**  
SCALE 1/4" = 1'-0"



**WEST ELEVATION**  
SCALE 1/4" = 1'-0"

**EAST ELEVATION**  
SCALE 1/4" = 1'-0"

JAPVUS  
132 N. WILBUR  
7/13/2020