



Historic Preservation Board

Case Information

CASE NUMBER: Z17-029 (PLN2017-00212)
LOCATION/ADDRESS: The 400 to 600 blocks of West Pepper, 1st, and Clark Streets and 2nd Place.
GENERAL VICINITY: Located west of Country Club Drive north of Main Street.
REQUEST: HD – Historic District Overlay.
PURPOSE: This request will apply Historic District Overlay over the entire West Side-Clark National Register Historic District.
COUNCIL DISTRICT: District 4
OWNER: Property Owners of West Side-Clark Historic District.
APPLICANT: Christine Close and other property owners of West Side-Clark Historic District.
STAFF PLANNER: Wahid Alam, AICP

SITE DATA

PARCEL NUMBER: 194 parcels
PARCEL SIZE: acres
EXISTING ZONING: RS-6, RM-2, DR-1, DR-2, and DR-3
GENERAL PLAN DESIGNATION: Neighborhood
CURRENT LAND USE: Single- and Multi-Residence

SITE CONTEXT

NORTH: Residential – zoned RS-6 and DR-3
EAST: Retail and Office – zoned DB-2 and LC
SOUTH: Retail and Office – zoned DB-1 and GC
WEST: Residential and a church – zoned RS-6 and RM-2

ZONING HISTORY/RELATED CASES:

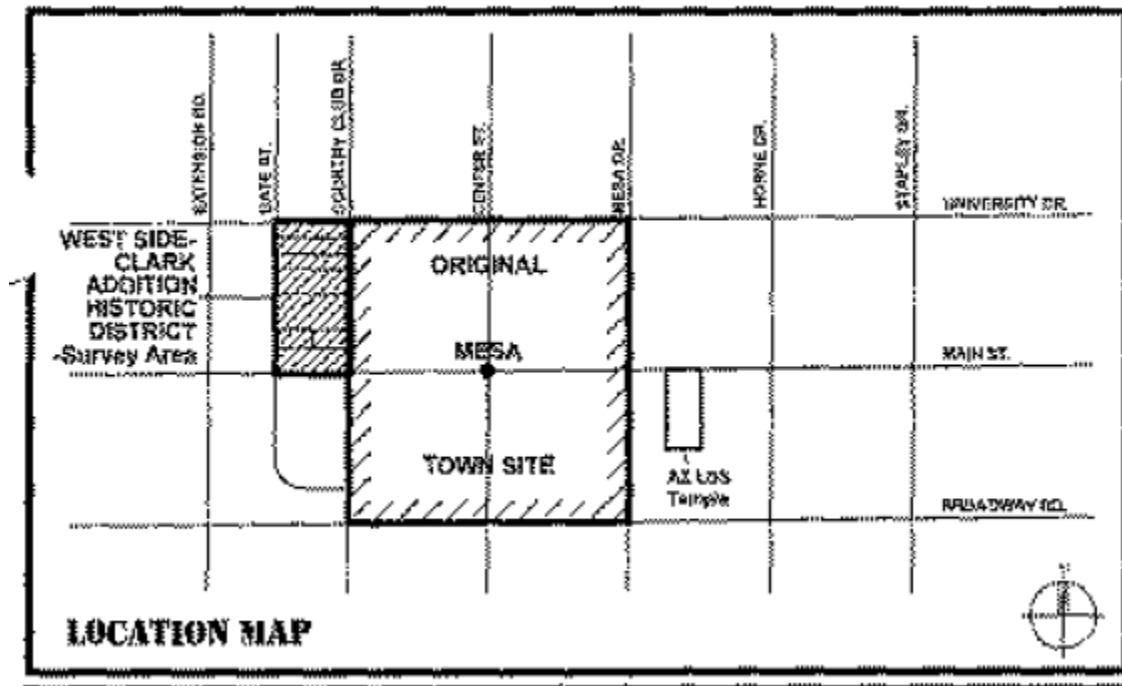
1940's: Annexed to City in four annexations

RECOMMENDATIONS

STAFF: Approval with Conditions
HISTORIC PRESERVATION BOARD: ☐ Approval with conditions. ☐ Denial
P&Z BOARD: ☐ Approval with conditions. ☐ Denial

PROJECT DESCRIPTION/REQUEST

The West Side-Clark area is located outside of the Original Townsite west of Country Club. Development began in the area with the West Side Addition platted in 1930. The Period of Significance for this historic district is 1930 – 1958.



In 2004 the City of Mesa, with support of the property owners in this area, began the process of historic district designation for this area by applying for a grant from the State Historic Preservation Office to survey the area. This effort was completed on August 3, 2010 when the West Side-Clark Historic District was added to the National Register of Historic Places.

At the same time as the work was done on the National Register nomination there was also discussion of establishing the local zoning overlay. Unfortunately, due largely to changes in staff for the Historic Preservation Office, that effort was dropped. A couple of years ago some property owners revived the idea of establishing the local Historic District (HD) zoning overlay on this area. This request is to rezone the property in this National Register Historic District to add the local HAD overlay to provide the property owners in the area this additional tool to help preserve and maintain this neighborhood.

Citizen Participation

The applicant has completed a Citizen Participation Plan which included mailing letters to all property owners in the proposed district, to all property owners within 500 feet of the boundaries of the proposed district, and to homeowner's associations and registered neighborhoods within one mile of the site. The purpose of this Citizen Participation Plan is to inform property owners in the vicinity of the West Side-Clark historic district of an application

for a Historic District Overlay. A neighborhood meeting was held on June 6, 2017. There were ??? people in attendance. Following an explanation of the proposed district, there were a few questions. There was no opposition expressed to the proposal.

CONFORMANCE WITH THE GENERAL PLAN

The General Plan designates this area as Neighborhoods with a subtype of Traditional. In this character type the emphasis on creating and maintaining traditional neighborhoods. These neighborhoods typically have a predominance of single-residence structures, but will have a mix of other dwelling types. They also typically have smaller lots, a wide variety of house styles, a grid street pattern, and smaller setbacks.

The General Plan is built around three guiding principles:

- Creating and maintaining a variety of great neighborhoods
- Growing and maintaining diverse and stable jobs
- Providing rich, high-quality public spaces and cultural resources

Chapter 4 of the Plan covers in detail the elements needed to help create and maintain neighborhoods. By their development and design older, traditional neighborhoods meet many of these elements. The establishment of local historic districts provides a means to help these older neighborhoods maintain into the future.

Approval of the HD overlay for this area would be consistent with and help implement the General Plan.

Zoning Ordinance Requirements

Adding the HD overlay is a zoning process that requires review and recommendation from the Historic Preservation Board and the Planning and Zoning Board before final action can be taken by the City Council. This rezoning process requires following the same citizen participation process, public notice requirements, and public hearings as any zoning case.

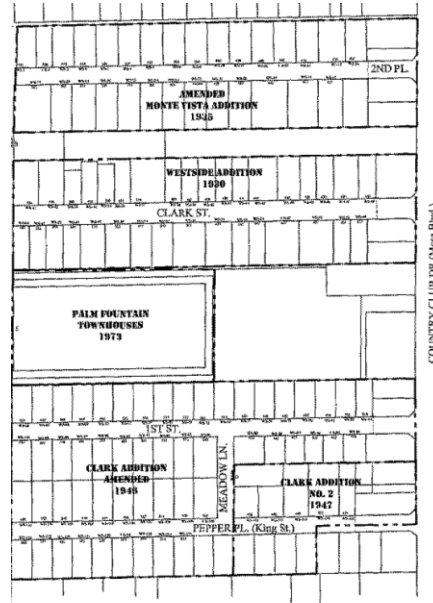
Section 11-23-4 A of the Zoning Ordinance establishes the criteria for historic districts. These criteria include a minimum area of either seven or more properties, whether or not separated by a street; or, at least 4 or more adjacent and adjoining properties with at least 300 feet of street frontage. In addition, the criteria include three elements for establishing the historic significance of the area. One of those elements is that the area be on the National Register of Historic Places. The West Side-Clark meets both requirements.

Section 11-74-2 of the Zoning Ordinance establishes the process for considering a request to add the HD zoning overlay to the Zoning Map. To be eligible for consideration, an application HD zoning must include a petition with signatures of a minimum of 50% plus one of the number of owners within the boundaries of the proposed Historic District, and who also control at least 50% of the property area to be included in the Historic District. There are 178 unique property owners in the West Side-Clark historic district. Therefore, the petition must be signed by at least 90 property owners ($178/2 + 1$). We currently have valid signatures from 90 owners. Those owners control over 60% of the property area.

The application received meets all the requirements for consideration.

Overview of the West Side-Clark Historic District

Joseph Clark was an Arizona pioneer and prominent leader in Mesa. He and his wife Mary owned the land west of Country Club Drive, the Mesa Original Townsite was east of Country Club Drive. The Clark's began developing their farm land property in 1930 on Clark Street with the platting of the West Side Addition. Subsequent plats included Monte Vista Addition along Second Place in 1931, Clark Addition on 1st Street and King St. (now Pepper) west of Meadow Lane in 1945, and finally Clark Addition No. 2 on King St. from Meadow Lane to Country Club in 1947. By 1958 all the subdivisions were mostly built out with only a few scattered lots remaining for development.



Subdivisions within the Historic District
**WESTSIDE CLARK ADDN.
HISTORIC DISTRICT**
Mesa, Arizona

The West Side-Clark Historic District was determined to be eligible for listing on the National Register at a local level for its association with community development and planning in Mesa. The West Side-Clark Historic District is an example of the process of suburbanization that changed Mesa from an early twentieth-century agricultural settlement to a sprawling, large city. This development is notable as part of the first development outside the original Townsite to the west. An area between Clark St. and 1st St. that fronts on Date Dr. was platted in 1973 for townhome development.

The District is also of interest as being representative of architectural styles dominant in Mesa between 1930 and 1958. The oldest homes in the District are in the northern portions, primarily built prior to WWII, and the southern area has homes from the rapid expansion that occurred in Mesa following WWII. The West Side-Clark Historic District is primarily characterized by Early Ranch style (71%) and Classic Ranch style (11%) houses. The architectural mixture is given variety by the Bungalow and Period Revival houses found in the north portion.

Lot sizes in the District range from 50' to 72' wide and from 82' to 122' deep. The street pattern is long east-west streets with a 50' right of way. Along 2nd Pl. the sidewalk was placed along the street but in the other subdivisions the sidewalk was detached from the curb to provide a planting strip along the street.

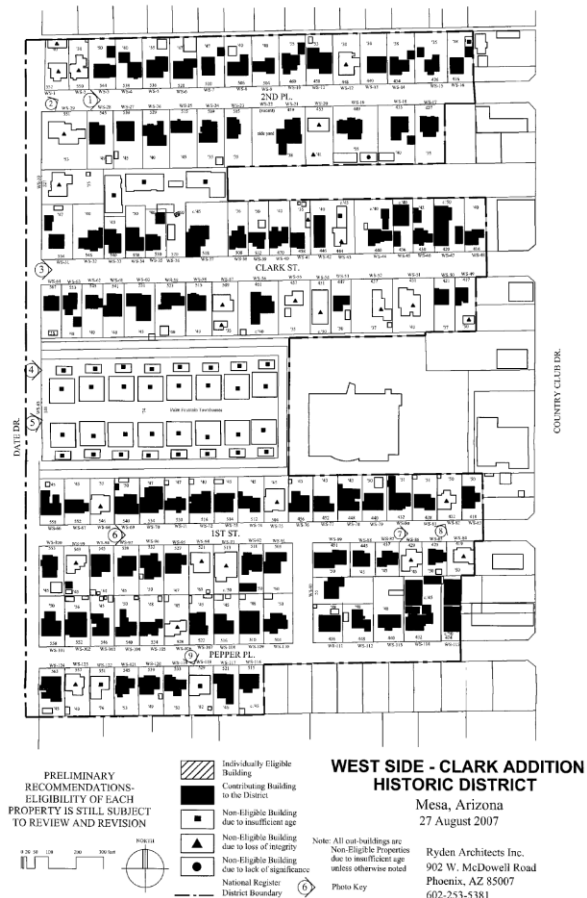
STAFF ANALYSIS

The Zoning Ordinance sets out the criteria for being able to consider an area for designation as a historic district. This application meets all the requirements by having a sufficient number of properties, being listed on the National Register, and having obtained the signatures of support from a sufficient number of the property owners in the proposed district.

In order to become a historic district, whether national or local, the properties in the area must have maintained their historic look or character. The survey work in the neighborhood to document the historic character and determine it had been maintained was done in 2007. The

district was added to the National Register in 2010. Since that time people have been living in the homes and possibly making changes to them that may, or may not, have altered character of the properties. The biggest concern on the part of staff has been that since it has been so long since the survey work was done, that people could have been making modifications to the structures such that now a significant number do not retain their historic character. Staff has done a survey of the properties in this district and found only a few instances where changes have been made that could affect the integrity of the homes. This neighborhood still meets the criteria for designation.

By being on the National Register, property owners who have properties that were determined to contribute to the establishment of the District (see map below of contributing properties) are eligible to participate in the State's property tax rebate program, provided they maintain the historic integrity of the structure and the neighborhood as a whole remains on the National Register. The main benefit to the property owners of becoming a local historic district is the opportunity to continue working together to ensure that when exterior modifications are made to a structure or property that those changes will not diminish the quality of the historic district thus ensuring continued participation in the tax rebate program. Once the HD zoning overlay designation is approved property owners will need to apply for and receive a Certificate of Appropriateness from the City's Historic Preservation Officer prior to do anything other than routine maintenance to the exterior of the building.



CONCLUSION:

Staff recommends approval of the rezoning to add the HD, Historic District, overlay designation to the properties within the West Side-Clark Historic District.