



Date: September 29, 2019

To: Historic Preservation Board Members

From: Nana Appiah, Planning Director/Historic Preservation Officer

Subject: Request to demolish a non-residential building at 409 E. 1st Avenue, a non-contributing structure in the Temple Historic District (Application # ADM19-00741)

Background:

The City's Historic Preservation Officer received a request to demolish a non-residential building at the subject property by City Creek Reserve, Inc (applicant). The property is located in the Temple Historic District. Per the survey establishing the Historic District, the subject building is a non-contributing structure to the District. According to the application documents, the applicant intends to construct a single-family dwelling that will be complementary to the District, after the demolition of the building has been completed. See attached Exhibit and project narrative.

Per Section 11-74-4. B of the Mesa Zoning Ordinance, approval from the Historic Preservation Board is required to authorize demolition of the building. In accordance with the Zoning Ordinance, the request for demolition shall be granted if the Board determines:

- The building or structure is of minimal historic significance because of its location, conditions, modifications, or other factors; and,
- Demolition of the building or structure would be inconsequential to the preservation of historic properties in the vicinity.

Recommendation:

Based on the application and review of the Historic District survey, the subject property is non-contributing to the District and approval to demolish the existing building will have no impact to the District. In addition, the proposed single-family residence will be complementary and compatible to the District; Therefore, staff is recommending approval to allow demolition of the existing non-residential structure.

Exhibits

Exhibit 1-Staff Memo

Exhibit 2- Applicant's Narrative and Documents

MESA INVESTMENT BLOCK REDEVELOPMENT

Project Narrative
409 E. 1st Avenue**Overview and Background**

Suburban Land Reserve, Inc represents the “Landowner” in the redevelopment of approximately .20 acres in Downtown Mesa at the Southeast corner of 1st Avenue and Mesa Drive. The subject property is one part of a collection of other residential infill lots located between Mesa Drive and the Mesa Arizona Temple and within ¼ mile of the light rail corridor. The subject property is currently a single-story commercial use building with surface parking. The Landowner has not yet opted into Form Base Code (“FBC”) zoning for this project redevelopment. Based on the FBC Neighborhood Regulating Plan, the parcel is designated as T4-NF.

**Proposed Enhancements to Neighborhood Properties**

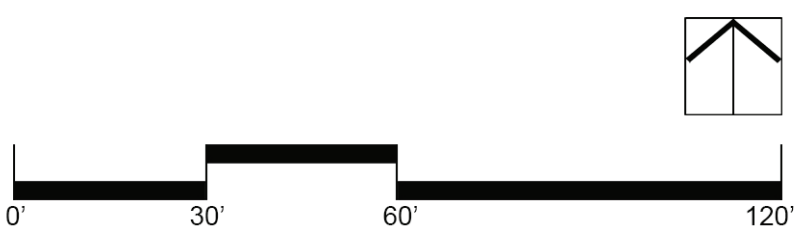
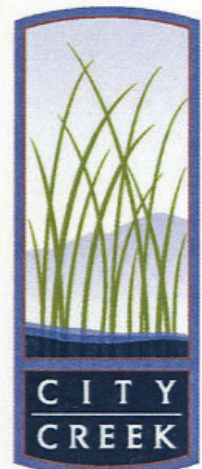
The subject property is within the Temple Historic District. Within the District, a number of properties are planned for minor and major enhancements. This subject parcel is one that requires an extensive redevelopment based on the condition of the existing building and use. The purpose for making this request is to redevelop the subject parcel into single family residential use comparable and complementary to the character of the historic homes currently on 1st Ave. The existing structure is a non-contributing commercial use structure and a demolition permit is being requested to coincide with required permits and approvals. The proposed redevelopment includes replacing the commercial structure with a one-story single family home in a scale and character that is consistent with the character of the existing neighborhood, and consistent with the scale of the original residential structures that were replaced approximately 50 years ago.



1st Avenue Commercial Conversion: Existing Aerial View

Mesa and Main Redevelopment

September 19, 2019



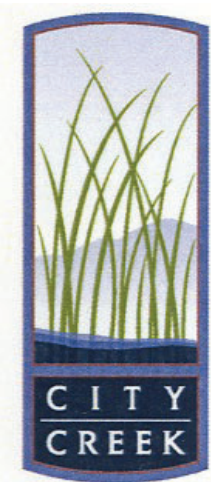


1 MAIN LEVEL FLOOR PLAN-SITE PLAN
SCALE: 3/16" = 1'-0"

1st Avenue Commercial Conversion: Proposed Floor Plans

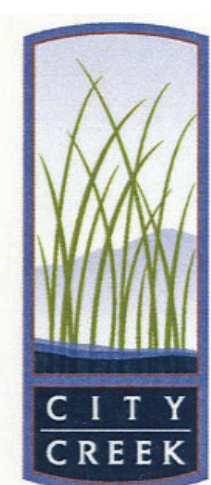
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1st Avenue Commercial Conversion: Proposed 3D Model View



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1st Avenue Commercial Conversion: Proposed 3D Model View

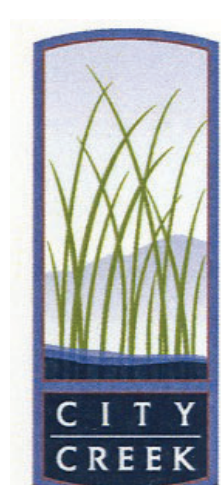


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1st Avenue Commercial Conversion: Proposed 3D Model View

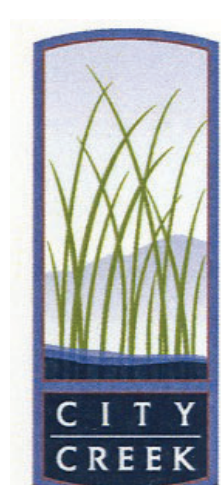


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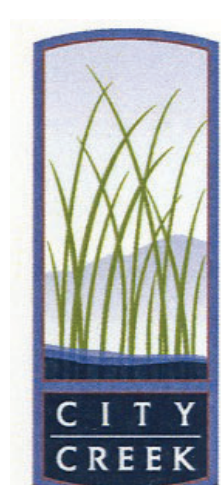


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1st Avenue Commercial Conversion: Proposed 3D Model View



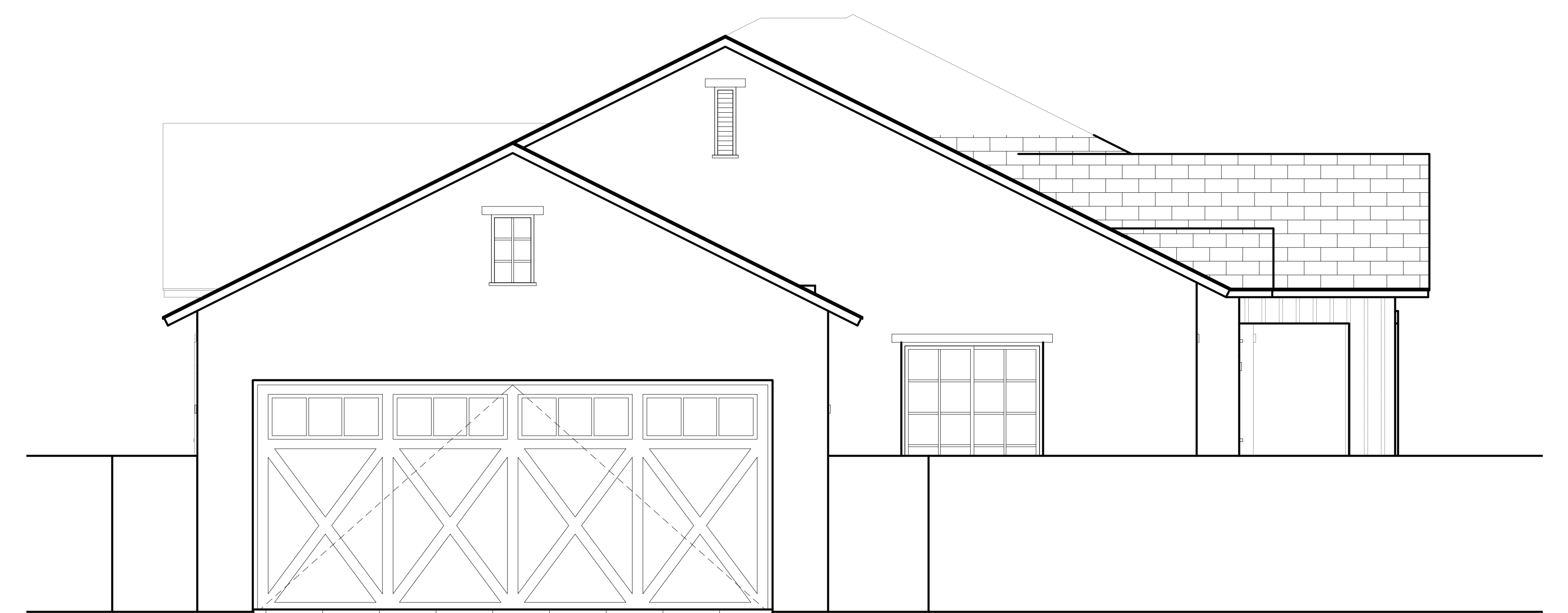
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NORTH ELEVATION

SCALE: 3/16" = 1'-0"



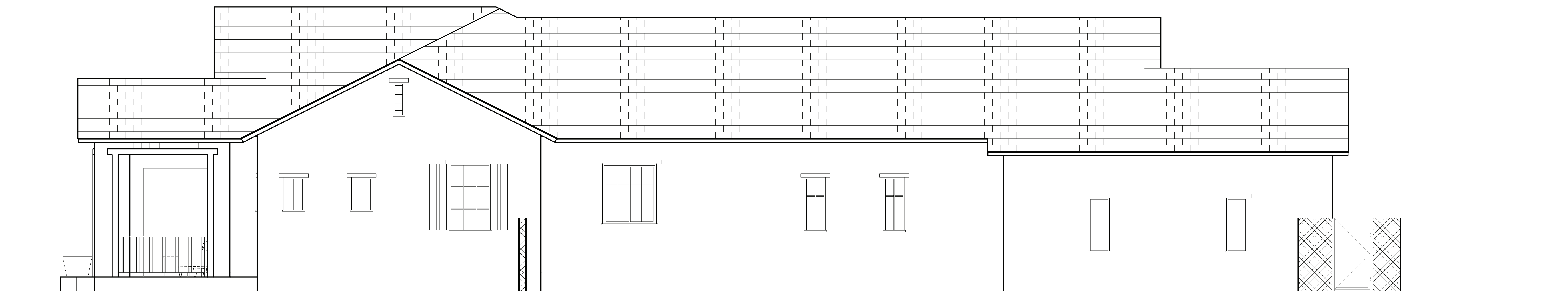
SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



2 EAST ELEVATION

SCALE: 3/16" = 1'-0"



6 WEST ELEVATION

SCALE: 3/16" = 1'-0"

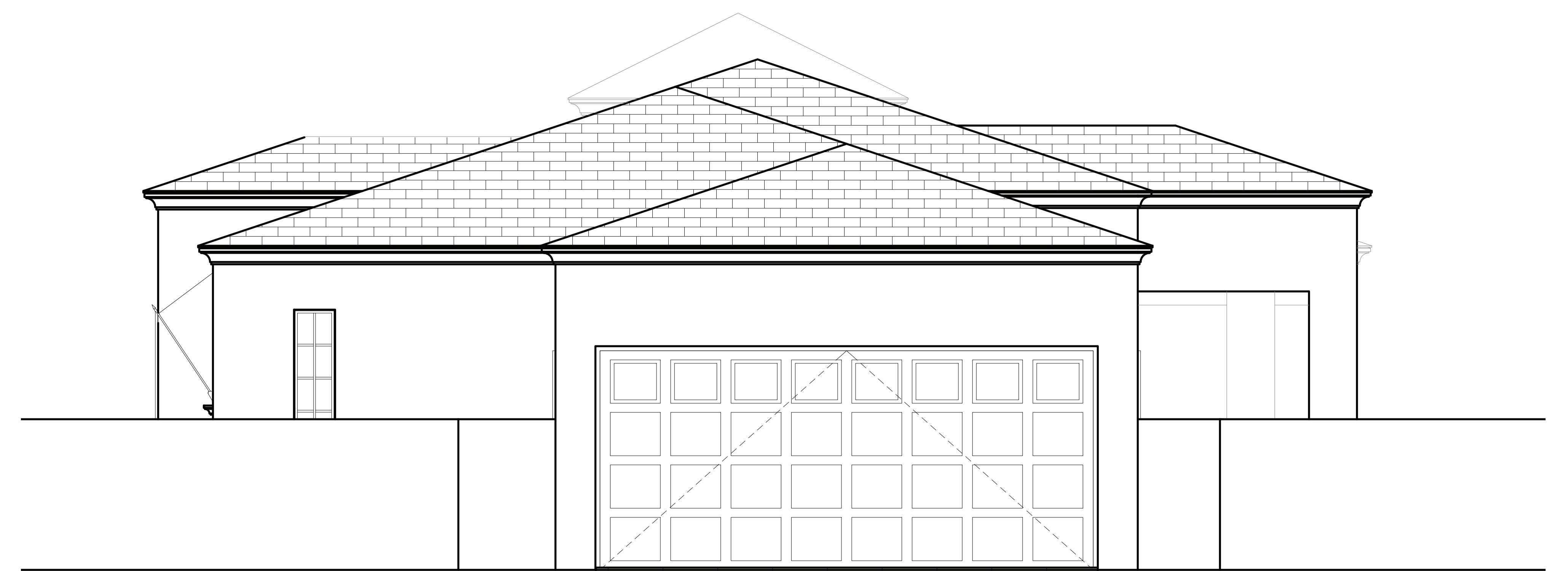


1st Avenue Commercial Conversion: Building Elevations 409 E. 1st Ave

Mesa and Main Redevelopment

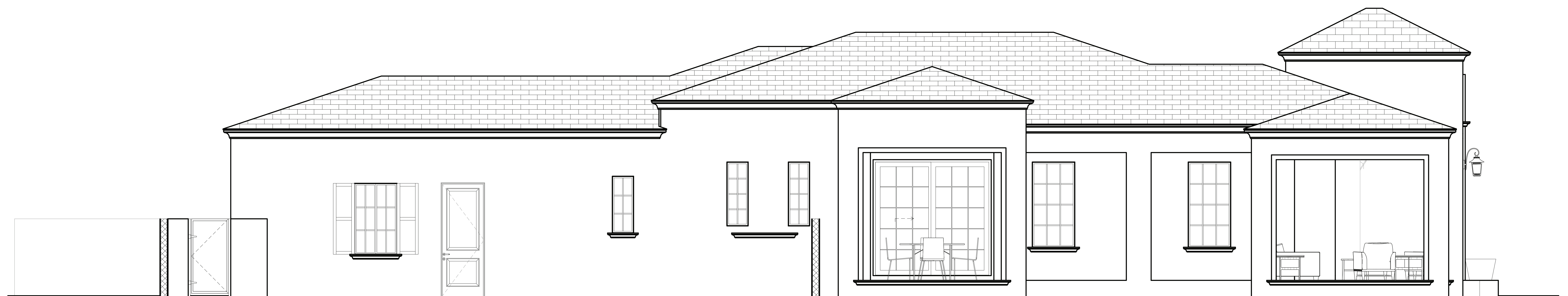
September 19, 2019





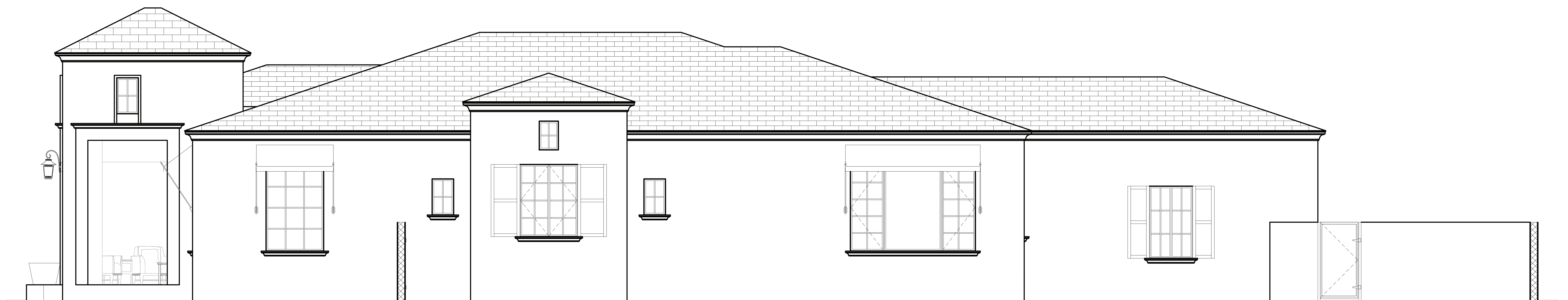
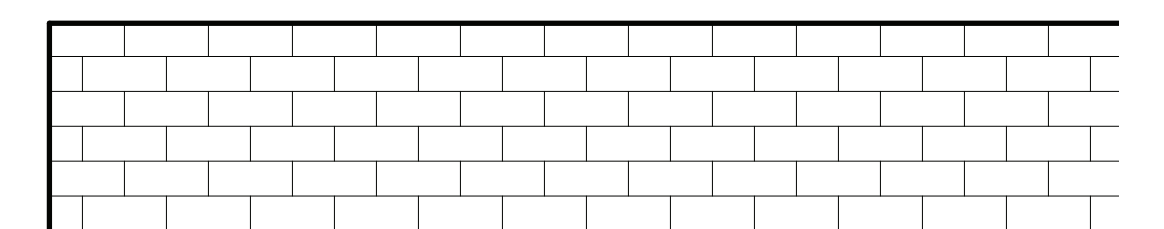
SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



5 EAST ELEVATION

SCALE: 3/16" = 1'-0"



4 WEST ELEVATION

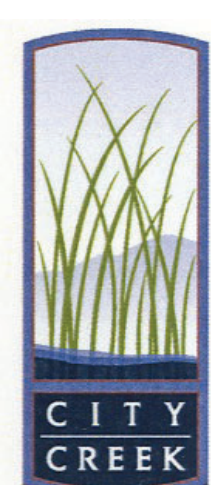
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1st Avenue Commercial Conversion: Building Elevations 105 S. Mesa Drive

Mesa and Main Redevelopment

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DALE GARDON DESIGN
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