

Chapter 23 Historic and Landmark Overlay Districts

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11-23-1: Purpose

The specific purposes of this Chapter are to:

- A. Recognize that the form and character of the City of Mesa are reflected in its cultural, historical, and architectural heritage;
- B. Preserve the unique cultural heritage, to encourage and facilitate public knowledge and appreciation of the past, to foster civic and neighborhood pride, and to encourage public participation in identifying and preserving historical and architectural resources;
- C. Enhance property values, protect and enhance the City’s attraction to tourists and visitors, stimulate business and industry, and identify and resolve possible conflicts between the preservation of cultural and historic resources and alternative land uses,
- D. Stabilize neighborhoods through preservation of historic and cultural resources and maintenance of the existing built environment; and
- E. Preserve the diverse architectural styles, patterns of development, and design preferences that reflect phases of the City’s history, and encourage complementary contemporary design and construction.

11-23-2: Mesa Historic Property Register

- A. The Mesa Historic Property Register is hereby established for the purpose of listing the landmarks, historic properties, and historic districts, as designated under the provisions of this Chapter and listed on the National Register of Historic Places. This register, as may be amended from time to time, shall serve as the official record of all such designations and shall be maintained by the Historic Preservation Officer (HPO) and available for public reference at the Office of Historic Preservation.
- B. Supplemental to the historic property register shall be the list of properties classified as historically eligible and archaeologically sensitive. This list, as may be amended from time to time, shall be

maintained by the Historic Preservation Officer, and available for public reference at the Office of Historic Preservation.

11-23-3: Application for HD or HL

Requests for Historic District (HD) or Historic Landmark (HL) overlays shall follow the same procedures specified for zoning amendments in Chapter 74 and Chapter 76 of this Ordinance. In addition, requests for HD or HL overlays shall also be reviewed by the Historic Preservation Board and a recommendation considered prior to the request being reviewed by the Planning & Zoning Board.

11-23-4: Criteria for Historic Districts and Landmarks

A. Historic District (HD) Criteria.

1. **Required Minimum Area.** An HD overlay district shall have either:
 - a. Seven or more properties, whether or not separated by a street; or
 - b. At least four or more adjacent and adjoining lots or parcels with at least 300 feet of consecutive street frontage.
2. **Required Historical Elements.** An HD overlay district may be established only if at least one (1) of the following exists:
 - a. The area meets the criteria for historic districts adopted by the State of Arizona through the State Historic Preservation Office;
 - b. The area substantially meets the criteria for the listing of districts to the National Register of Historic Places adopted by the United States Secretary of the Interior, copies of which shall be on file in the Office of Historic Preservation and made available there for public inspection; or
 - c. Both of the following are found:
 - i. The area possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects which are united by past events of 50 or more years ago, or aesthetically by plan or physical development of 50 or more years ago; and
 - ii. The area is worthy of preservation and protection for aesthetic interest or value, educational potential, or significance in the history of Mesa.

- B. **Historic Landmark (HL) Overlay District Criteria.** A building, structure, or object within or without an HP overlay district in the City may be designated as an “Historic Landmark” only if it displays exceptional historic, visual, or architectural significance and at least one of the following exists:

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1. It meets the criteria for historic sites adopted by the State of Arizona through the State Historic Preservation Office;
2. Any part of it is 50 or more years old; or
3. It substantially meets the following criteria for individual listing in the National Register of Historic Places adopted by the Secretary of the Interior, copies of which shall be on file in the Office of Historic Preservation:
 - a. Value as a significant reminder of the cultural, historical, architectural or archaeological heritage of the city, state, or nation.
 - b. Location is the site of a significant local, state or national event.
 - c. Identified with a person or persons who significantly contributed to the development of the city, state, or nation.
 - d. Identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the city, state, or nation.
 - e. Value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.
 - f. Distinguishing characteristics of an architectural style valuable for the study of a period.

11-23-5: Land Use Regulations

The HD and HL overlay districts are to be used in conjunction with an underlying zoning district, thereby permitting the same uses as the underlying base zoning district, including those uses that may be specified by the City Council.

11-23-6: Building Permits

Prior to issuance of a building permit for the construction, alteration, rehabilitation, or maintenance of a structure, building, sign, or other object within a designated historic district or historic landmark, the Building Official shall first refer such application to the Historic Preservation Officer for review and approval of a Certificate of Appropriateness as specified in [Section 11-74-3](#). No building permit shall be issued without such Certificate and an issued permit must be in conformance with the requirements specified in the Certificate of Appropriateness.

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