



**Village Planning Committee Meeting Summary**  
**Z-93-24-8**

<b>Date of VPC Meeting</b>	October 8, 2024
<b>Request From</b>	S-1 and S-2
<b>Request To</b>	S-1 HP and S-2 HP
<b>Proposal</b>	Historic Preservation Overlay for the Mission Revival Residence
<b>Location</b>	Northwest corner of 15th Avenue and South Mountain Avenue
<b>VPC Recommendation</b>	Approval, per the staff recommendation
<b>VPC Vote</b>	12-0

**VPC DISCUSSION:**

*No members of the public registered to speak on this item.*

**STAFF PRESENTATION**

**Desiree Aranda**, with the Historic Preservation Office, provided a background and overview of the rezoning request, described the site location, and provided an overview of the property, noting characteristics of the main home and secondary structures. Ms. Aranda explained the Historic Preservation Overlay Zoning Eligibility criteria, described the Mission Revival Residence’s evaluation for eligibility, displayed the proposed Historic Preservation Overlay boundary, and presented the staff recommendation.

**QUESTIONS FROM THE COMMITTEE**

**Committee Member Greg Brownell** asked about the cost of the Historic Preservation designation and who would be responsible for payment. **Kevin Weight**, with the Historic Preservation Office, stated that if the applicant had filed independently a fee would be required, explained that because the applicant requested that the Historic Preservation Office file on their behalf, the fee was waived, and stated that the Historic Preservation Office designates three to six properties per year.

**Committee Member Brownell** asked who owns the property. **Mr. Weight** explained that the property is privately owned, described the designation process, and expressed enthusiasm for getting properties designated.

**Committee Member George Brooks** stated that maintenance costs should be paid for by the owner because the property is privately owned. **Ms. Aranda** clarified that the

Historic Preservation designation does not obligate the City to provide funding and explained that there is a grant program available that owners can apply for.

**Committee Member Mark Beehler** asked about the purpose behind the Historic Preservation request. **Ms. Aranda** explained that the property owners are proud of the building and wish to preserve it and stated that the owners are interested in a plaque to commemorate the home's historic status. **Mr. Weight** stated that there is no development plan associated with the property and explained that the owners are solely interested in the home's preservation.

**Vice Chair Arthur Greathouse III** asked if there would be restrictions on the home due to the overlay designation. **Ms. Aranda** replied that the designation would require compliance with Historic Preservation guidelines, with modifications subject to a Certificate of No Effect or a Certificate of Appropriateness. Ms. Aranda explained that compliance with Historic Preservation guidelines is also maintained through a design review process and stated that some minor modifications, such as changing windows, do not require a permit.

**Vice Chair Greathouse** asked about the key elements of the overlay designation. **Mr. Weight** stated that interior elements are not reviewed and emphasized that the focus is on preserving the building's exterior character and important design features, such as the roof shape, brickwork, and front facade. Mr. Weight explained that the overlay would delay any demolition for one year.

**Committee Member Coleman** asked if owner occupancy was a requirement for designation. **Mr. Weight** responded that there is no requirement for owner occupancy; rather, the preservation of the building itself is the primary goal.

#### FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE

##### MOTION

**Committee Member Kay Shepard** made a motion to approve Z-93-24-8 per the staff recommendation. **Committee Member Greg Brownell** seconded the motion.

##### VOTE

**12-0**, motion to recommend approval of Z-93-24-8 per the staff recommendation passes with Committee Members Alvarez, Beehler, Brooks, Brownell, Busching, Coleman, F. Daniels, T. Daniels, Shepard, Viera, Greathouse, and Marchuk in favor.

#### STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.