



MESA

HISTORIC PRESERVATION DESIGN GUIDELINES



mesa·az

PREPARED BY
THE CITY OF MESA

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TABLE OF CONTENTS

CHAPTER 1: INTRODUCTION.....	05
CHAPTER 2: CERTIFICATES OF APPROPRIATENESS.....	09
CHAPTER 3: GUIDELINES FOR PRESERVATION, RESTORATION & REHABILITATION....	15
CHAPTER 4: GUIDELINES FOR ADDITIONS.....	25
CHAPTER 5: GUIDELINES FOR NEW CONSTRUCTION.....	31
CHAPTER 6: GUIDELINES FOR HISTORIC SIGNAGE.....	37
CHAPTER 7: HISTORIC BUILDING TYPES & ARCHITECTURAL STYLES.....	43
APPENDIX.....	55

Preface

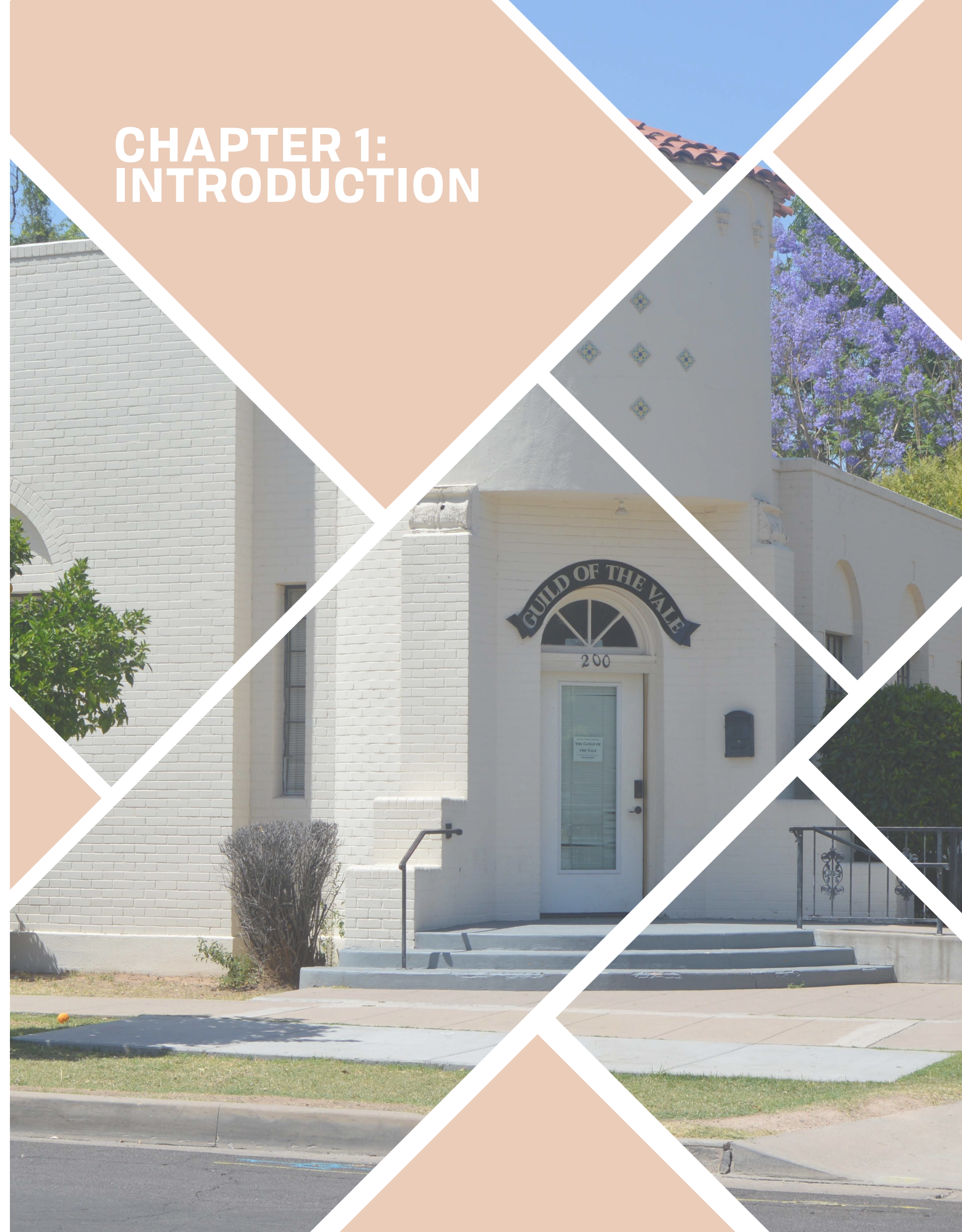
The Mesa Historic Preservation Design Guidelines were created to encourage the preservation and careful treatment of the City's historically significant resources while also recognizing the need for the continual adaptation, maintenance, and improvement to these resources.

The Historic Preservation Design Standards and Guidelines shall serve as a decision-making tool for the Historic Preservation Office, the Historic Preservation Board, the Planning and Zoning Board, the Mesa City Council, and property owners. Historic Preservation Guidelines included in this document are the tools by which the Historic Preservation Office and the Historic Preservation Board evaluate proposed projects involving properties that are locally designated with a Historic Preservation (HP) overlay or for a sign listed on the Mesa Historic Sign Register. These guidelines are in place to protect Mesa's historic properties, including buildings, structures, and signs, and to ensure a fair, predictable, and efficient design review process for all applicants. The chapters that follow provide guidance on ways to meet the standards set forth, while offering background information to support project decision-making.

LIVING DOCUMENT

Like all cities, Mesa faces balancing growth, changing community values, and gaining new understandings of significance. In response, preservation practices, standards, and historic designations evolve as well. The format of these guidelines is designed to be open-ended, allowing new revisions and additions to be made as new architectural styles, construction and preservation methods, and neighborhood situations are encountered.

CHAPTER 1: INTRODUCTION



Purpose

This document provides guidance for planning, designing, and undertaking improvements to the historic homes, buildings, and structures in Mesa. These guidelines accompany and supplement the historic preservation regulations found in the Mesa Zoning Ordinance and establish a basis for determining the appropriateness of construction projects proposed for locally designated historic properties. Additionally, this document will:

- Assist City staff and the Historic Preservation Board in decision making.
- Result in more appropriate changes which reinforce the distinctive character of the historic resources.
- Help identify and resolve specific design concerns frequently raised in historic districts.
- Assist the local building industry, including architects, contractors, and suppliers, as well as City officials such as building inspectors and utility providers, in understanding the nature of these historic areas and how to reinforce their special character.

- Improve the design quality of future developments and growth within historic districts.
- Protect current property values and public investment in the historic districts and landmarks by discouraging poorly designed and inappropriate projects.
- Increase the overall public awareness of the unique character of Mesa’s historic resources.
- Provide background information on the architectural history of Mesa, including designated historic districts and landmarks.



59 E. 1st St. (The Studios at Mesa City Center)

When Should This Document Be Used?

IDENTIFYING REAL ESTATE

Potential home buyers and real estate agents can use these guidelines to identify whether a property available for purchase is within a historic district, understand the value of character-defining features of buildings, and determine the best options for repairs, renovations, or additions.

PREPARING FOR HOME IMPROVEMENTS

Property owners, designers, and contractors are encouraged to draw upon the principles set forth in these design guidelines when planning improvements to homes in historic neighborhoods.

DESIGN REVIEW GUIDANCE

City staff and the Historic Preservation Board can use these guidelines when conducting historic reviews and use the document as a tool to communicate with applicants the treatment options that are compatible with their historic resource.

How to Use the Document

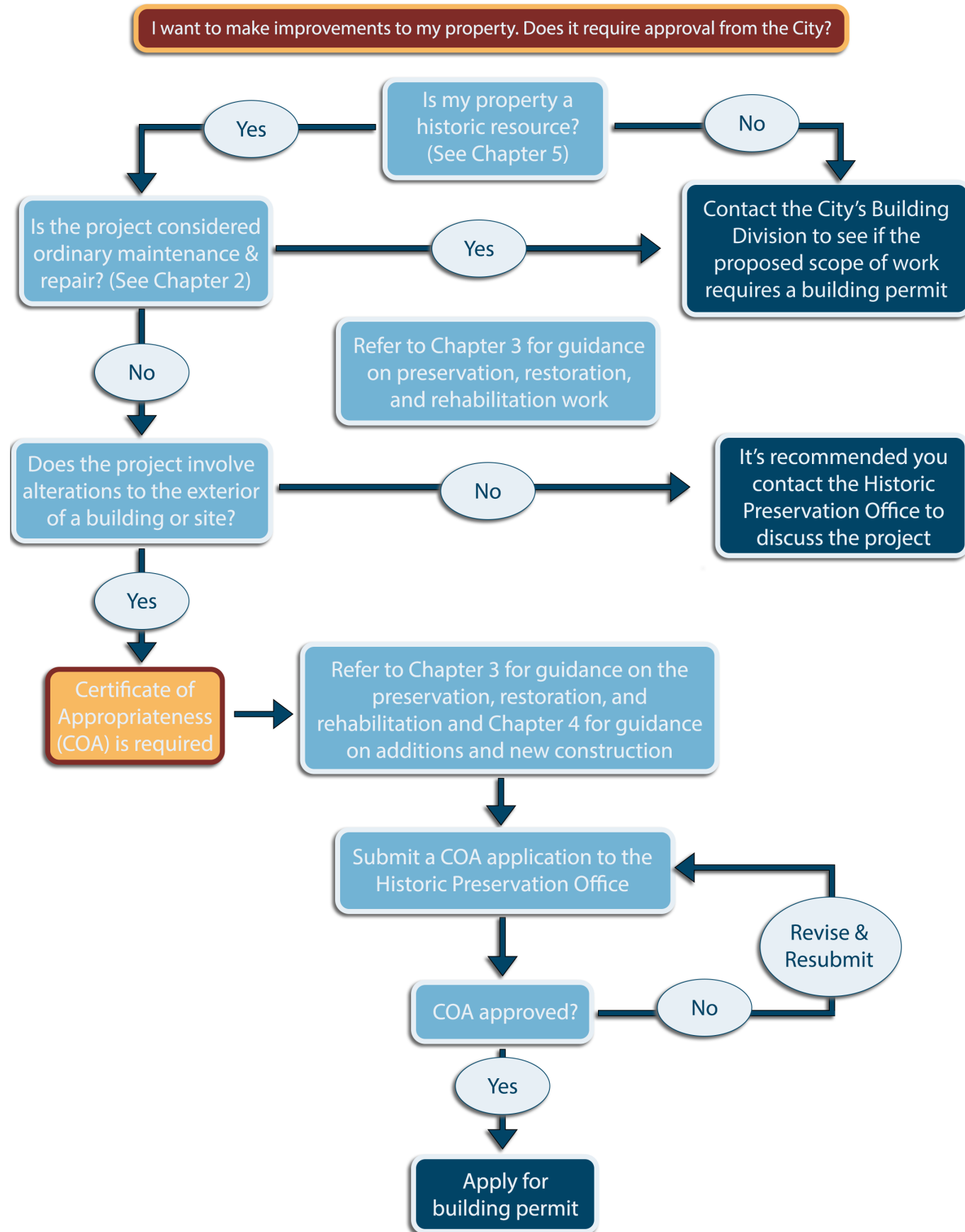
This document has guidance on appropriate treatments for Mesa’s historic properties. Although this document includes guidance for achieving historic standards, it is best to consult with the Mesa Historic Preservation Office for information pertaining to specific properties and prior to beginning a project. Guidance for signage is also detailed, including both historic signs and signs on historic buildings.

The design guidelines are intended to help property owners, designers, and contractors evaluate what is, or is not, appropriate before bringing plans to the Historic Preservation Office or the Historic Preservation Board for review or approval.

Chapters 1 through 7 include technical guidance for projects related to historic resources in Mesa, while the appendices that follow provide background information on Mesa’s Historic Preservation Program and additional architectural context for those who wish to learn more.



CHAPTER 2: CERTIFICATES OF APPROPRIATENESS



COA Review Process:

Properties listed on the local Mesa Historic Property Register (MHPR) have been designated with an Historic Preservation (HP) overlay. Properties with a HP overlay are subject to historic preservation design review by the Mesa Historic Preservation Office. Property owners must obtain Historic Preservation approval in the form of a Certificate of Appropriateness (COA) before beginning exterior work on their properties. Property owners are also responsible for obtaining all pertinent building permits, in addition to a COA. Applicants should consult with the Mesa Development Services Department for additional information on permitting requirements. Further details including which projects require a COA and the procedure for obtaining a COA can be found in the Mesa Zoning Ordinance. The Historic Preservation Office is available to assist property owners with more tailored guidance for their specific property.

What is Subject to COA Review?

A Certificate of Appropriateness (COA) is required for all work (other than general maintenance and repair) that will result in material changes that may alter, diminish, eliminate or affect the historic character of a property within a locally designated Historic District or on a locally designated Historic Landmark site.

It is important to note that some properties may be listed in both the National Register of Historic Places (NRHP) and the MHPR, where others may only be listed in one register. Only those that are locally designated and listed in the MHPR have a zoning overlay requiring a COA. While only properties listed in the MHPR will require a COA, all work involving historic properties should conform with these guidelines and property owners are encouraged to follow best practices and work with the Mesa Historic Preservation Office.

The general or ordinary maintenance or repair of historic properties does not require a COA. Additions, new construction, rehabilitation work and/or proposed changes or alternations to any buildings, structures, objects or sites within a locally designated Historic District, Landmark, or sign will require a COA.

National Register of Historic Places and the Mesa Historic Property Register

The National Register of Historic Places (NRHP) is the official list of the nation's historic places worthy of preservation. Listing in the NRHP is an honorary recognition and generally places no restrictions or obligations on private property owners.

The Mesa Historic Property Register (MHPR) is a local program that designates historic districts and landmarks within Mesa. Properties on the MHPR require a Certificate of Appropriateness (COA) before beginning exterior work on their properties. For more information regarding National and Local designation, please see Appendix A.

Contributing and Noncontributing Historic Resources

Individual properties either contribute or do not contribute to a district's historic and architectural significance. Generally, contributing resources are buildings, sites, and structures 50 years of age or older that maintain architectural integrity and character. Noncontributing resources are typically those that are less than 50 years old or where historic integrity is significantly compromised.

All projects within local historic districts are reviewed to ensure that the historic character of the district is maintained.

Relationship with City Code and Regulations

To protect the irreplaceable architectural character of Mesa's historic resources, the City Council adopted Historic Preservation Overlay procedures found in the Mesa Zoning Ordinance

With the support of stakeholders, these historic preservation design standards and guidelines were created to supplement the historic preservation-related regulations in the Zoning Ordinance, Building Code, and other applicable development-related regulations. In instances where there are inconsistencies between City Code and these design guidelines, the standards of the Mesa City Code will apply.

the Mesa Historic Preservation Office:

Email: historicpreservation@mesaaz.gov
Phone: 480.644.4726
Address: 55 N Center St.
Mesa, AZ 85211



647 N. Robson in the Evergreen Historic District

Secretary of the Interior’s Standards for the Treatment of Historic Properties

The National Historic Preservation Act of 1966 authorized the Secretary of the Interior (through the National Park Service) to establish standards for preserving historic properties. The current version, the *U.S. Secretary of the Interior’s Standards for the Treatment of Historic Properties*, was adopted in 2017. These standards outline four treatments for historic properties: preservation, restoration, rehabilitation, and reconstruction. Rehabilitation is the most commonly used approach, allowing alterations to meet new uses while maintaining the building's historic character.

REHABILITATION

Act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

PRESERVATION

Ongoing maintenance and repair of historic materials and architectural features rather than extensive replacement and new construction.

RESTORATION

Reinstatement of a historic building's original appearance and condition to a particular time period using documentary evidence, such as photographs and construction drawings.

RECONSTRUCTION

New construction that interprets a missing or lost historic resource based on documented evidence of what was there historically.

Local preservation guidelines often follow these standards, especially for rehabilitation projects. Property owners should consult with the Mesa Historic Preservation Office to determine the most appropriate treatment for their project.

The *Secretary of the Interior’s Standards for the Treatment of Historic Properties* – in particular, the Standards for Rehabilitation – serves as a base set of preservation standards for the City of Mesa’s Historic Preservation Design Guidelines.

STANDARDS FOR REHABILITATION

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The City of Mesa has adopted specific historic preservation guidelines and review standards for properties in Local Historic Districts and Local Historic Landmarks found in the following chapters (Chapters 3, 4, and 5). The City of Mesa also has historic preservation guidelines for historic signs (Chapter 6), based on the Secretary of the Interior’s guidelines and National Park Service Preservation Brief No. 25.

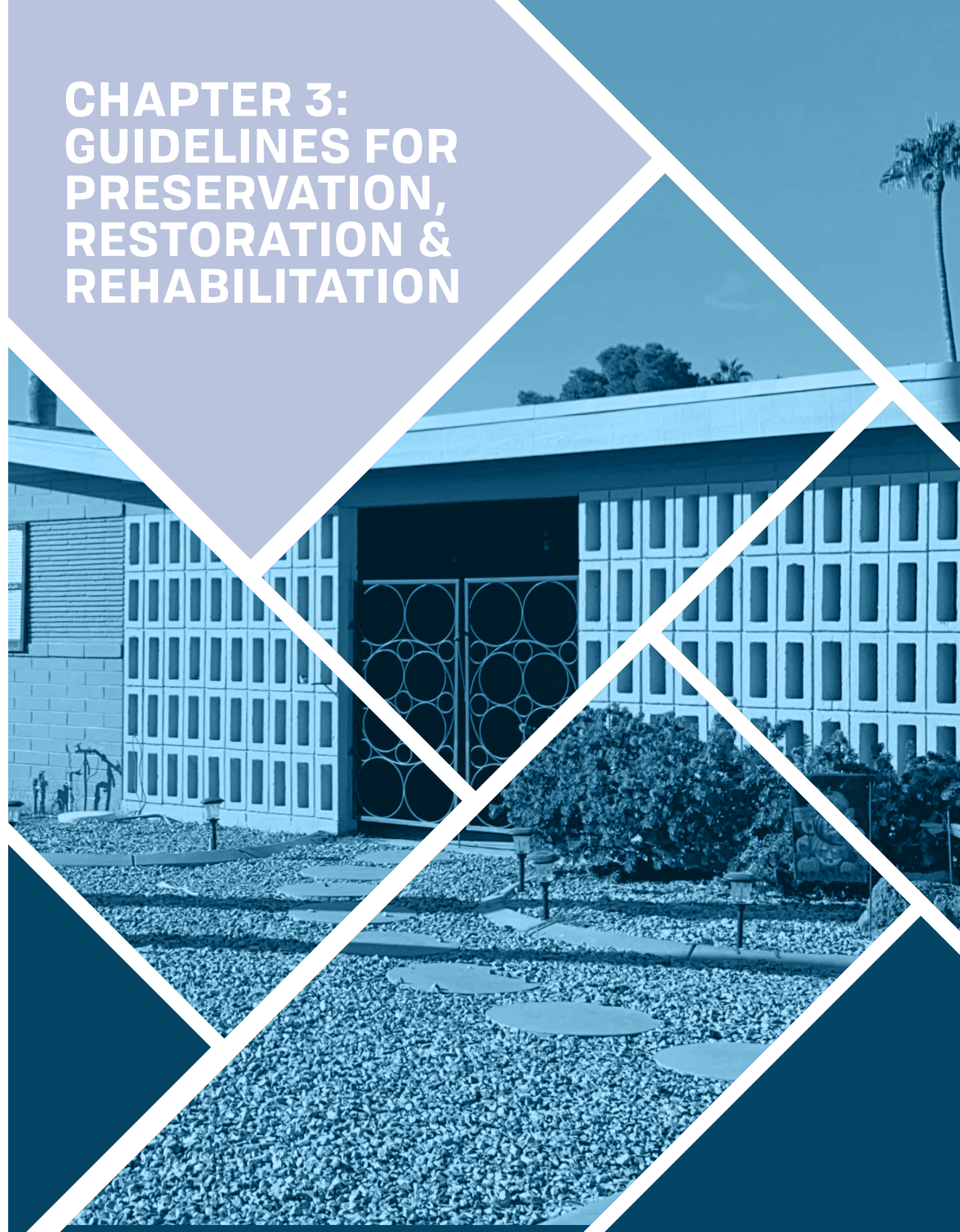
The review standards for a Certificate of Appropriateness can be found in Appendix B.



424 and 426 E. 1st Ave. (Temple Historic District)

CHAPTER 3: GUIDELINES FOR PRESERVATION, RESTORATION & REHABILITATION

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Preservation, Restoration & Rehabilitation.

General Preservation, Restoration & Rehabilitation Principles

This chapter outlines the best practices for the preservation, restoration, and rehabilitation of historic resources. The guidelines of this chapter are intended to assist property owners, architects, landscape architects, and contractors as they design and plan for preservation, restoration and/or rehabilitation projects. The guidelines are meant to help people avoid rehabilitation pitfalls, prioritize essential tasks, receive Certificate of Appropriateness approvals, and achieve the desired results.

While the general maintenance and repair of historic buildings does not require a Certificate of Appropriateness from the Mesa Historic Preservation Office (HPO), it is recommended that property owners consult with the HPO to best assess which of the treatment options outlined below are best suited for their project.

In addition to the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, property owners and design professionals should follow the general preservation and rehabilitation principles outlined below.

PRINCIPLE #1: CONDUCT ROUTINE INSPECTIONS AND MAINTENANCE TO ENSURE LONG-TERM PRESERVATION OF BUILDINGS AND BUILDING MATERIALS.

Property owners should conduct yearly inspections of their buildings to determine and prioritize maintenance projects, especially projects related to roofs, gutter systems, and foundations where water infiltration can damage building materials, walls, and other features. Proper maintenance and cleaning using the gentlest means possible can avoid more costly repairs over the long term. Ensure no maintenance project harms, damages, or alters historic building materials.

PRINCIPLE #2: PRESERVE ORIGINAL AND HISTORIC MATERIALS OVER REPLACEMENT.

Preserving original and historic building materials and architectural features serves to maintain a historic building's authenticity and character. It also helps to reduce demolition and debris waste from entering the landfill. Replacement of materials and features should only occur upon significant evidence of deterioration that compromises structural integrity. Implement in-kind material replacement first before considering appropriate substitutes compatible in size, form, profile, texture, and durability.

PRINCIPLE #3: UNDERTAKE PROJECT PLANNING AND SEEK PROFESSIONAL CONSULTATION WHEN NECESSARY.

The maintenance and repair of historic building materials, such as brick and stucco, and important architectural features, including roofs, porches, and foundations, often requires the assistance of professional contractors and craftspeople. Building owners should not hesitate to employ architects and other design professionals in the proper planning for preservation and rehabilitation efforts.

PRINCIPLE #4: RESPECT CHANGES OVER TIME.

Some building materials and architectural elements may not be original to the building but have achieved their own significance and value over time. Respect, preserve, and rehabilitate those changes or alterations if they contribute to a building's history, character and authenticity.

PRINCIPLE #5: RECOGNIZE ALL BUILDINGS ARE PRODUCTS OF THEIR OWN TIME.

Each building is a record of its time, documenting the social, cultural, and economic forces that shaped the development of communities, districts, and neighborhoods. Avoid any changes or alterations that create a sense of false history.

Design Guidelines

3.1 CHARACTER DEFINING FEATURES

Character-defining features help convey the historic and architectural significance of historic properties and should be preserved. The method of preservation that requires the least intervention is expected.

3.1.1 Maintain character defining features

- Distinctive materials or character-defining features should not be removed.
- Changes to spaces and spatial relationships that characterize a property will be avoided.
- Maintain character-defining landscaping, including but not limited to materials, location and size. If significant vegetation is removed, replacement may be required.
- Do not add features that were not part of the historic structure.

Figure 3.2 Example of False Sense of History

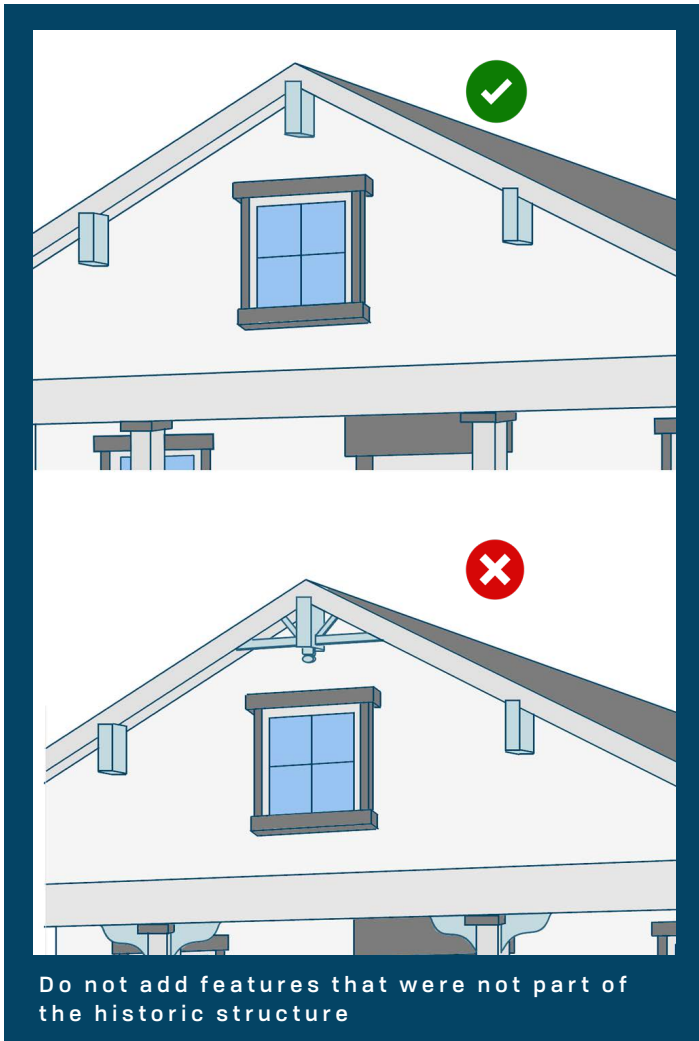
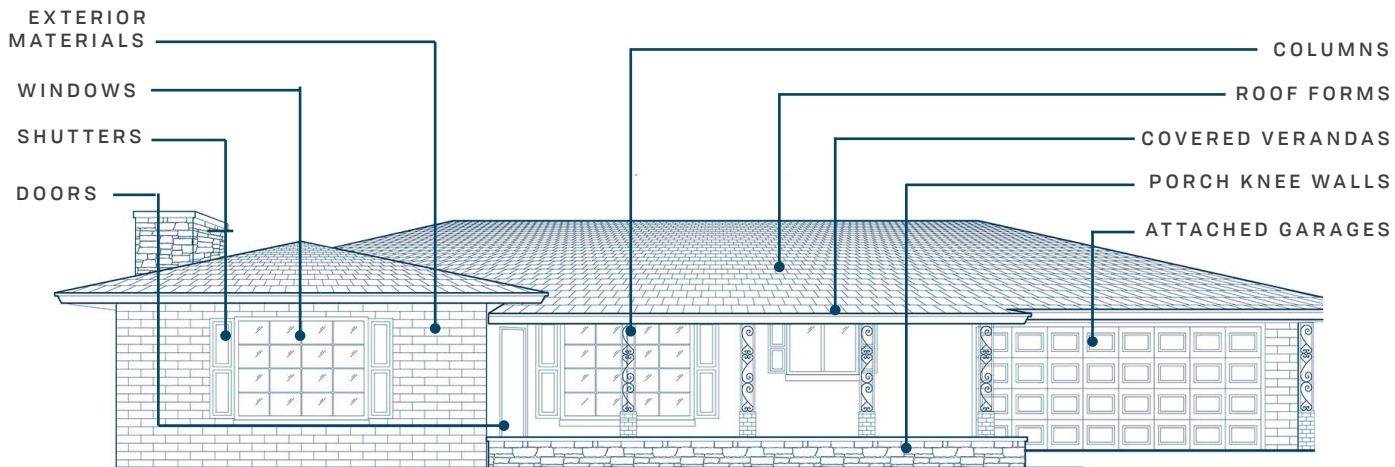


Figure 3.1 Examples of Character Defining Features



3.1.2 Repair, rather than replace character-defining features

- Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, and texture.
- Use the same kind of material as the historic feature. However, an alternative material may be considered if it:
 - › Has proven durability.
 - › Has a size, shape, texture and finish that conveys the visual appearance of the historic feature.
 - › Is located in a place that is hidden from view or isolated from direct physical contact.



3.2 MATERIALS AND FINISHES

Historic materials should be preserved in place. If the material is damaged, repair should first be considered. If repair is not feasible, the limited replacement of a material that matches the historic material should be considered. Historic building materials should never be covered or subjected to harsh cleaning treatments.

3.2.1 Building Material Maintenance

- Protect historic building materials from deterioration.
- Do not remove historic materials that are in good condition.
- Do not use harsh cleaning methods, which can inhibit the function and/or appearance of the historic material.

3.2.2 Material Repair and Replacement

- Repair rather than replace original materials when possible.
- Repair deteriorated building materials by patching, piecing-in, consolidating, or otherwise reinforcing the material.
- Replace only those materials that are deteriorated, and beyond reasonable repair.
- Replace only the amount of material that is beyond repair.

- Use only replacement materials that are similar in scale, finish and character to the historic material.
- Do not replace building materials, such as masonry and wood siding, with alternative or imitation materials, unless no other option is available.

Additional Resources

- [Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings, Preservation Brief #3](#), by Robert Mack, FAIA and Annie Grimmer.
- [Removing Graffiti from Historic Masonry, Preservation Brief #38](#), by Martin E. Weaver.
- [Repointing Mortar Joints in Historic Masonry Buildings, Preservation Brief #2](#), by Robert Mack, FAIA, and John Speweik.

3.3 WINDOWS

Windows and window openings are primary architectural features and dominant visual elements of historic buildings. Historic windows are also representative of a building’s craftsmanship and design, making them worthy of preservation.

Lehi Brick Kiln Company

Founded by George Mason Tiffany in the 1880s, the Lehi Brick Kiln Company met the need for a more durable building construction material for the fledgling Lehi and Mesa settlements, becoming the leading local brick manufacturer by the turn of the next century.

The Kiln Company’s bricks helped construct several of Mesa’s earliest buildings, including many commercial buildings along Main Street and the still-standing Church of Jesus Christ of Latter-day Saints (LDS) Temple. Since the Company fired the bricks at a low temperature, they are generally softer in strength and composition and therefore special care in their maintenance, repair, and preservation. Avoid using any harsh and abrasive cleaning methods, as well as any hard or Portland cement-based mortar when repointing.

Superlite Block Company

Manufactured by the Superlite Block Company, the Superlite concrete masonry unit was used in the construction of homes throughout the Phoenix area, including Mesa, during the mid-20th century.

Founded in 1944 as the Builders Supply Corporation, the name was officially changed to Superlite Block Company around 1960. Superlite concrete masonry unit (CMU), including concrete breeze blocks, are a combination of sand, Portland cement and volcanic scoria, mined in Winona, Arizona.

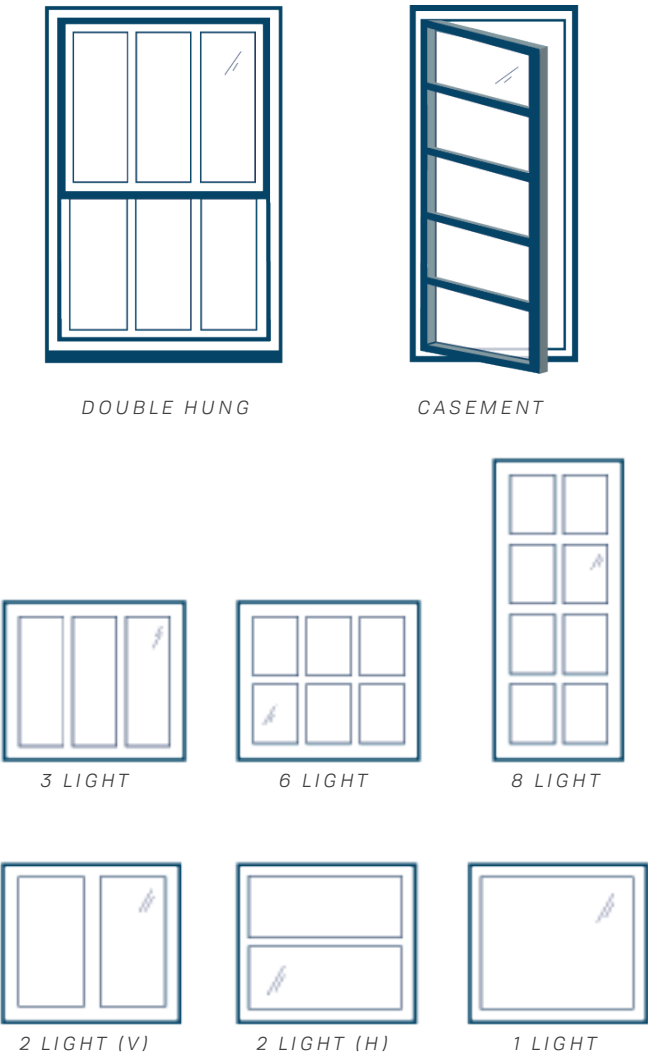
In addition to its use as a structural and finish material, Superlite created decorative blocks, popular in the 1950s and 1960s, with see-through patterns used in block fence walls, as building screens used for privacy, and as sunscreens near entryways, among others. Many Mid-Century Modern and Ranch houses in Mesa, as well as commercial and institutional buildings, feature Superlite CMU construction. Today, Oldcastle Infrastructure, based in Auburn, Washington, owns and operates Superlite Block Company.

Historic windows are made primarily of wood or metal (aluminum or steel) and come in various configurations such as single- or double-hung sash windows, single- or multi-light fixed picture windows, casement windows, and awning windows. Windows located on a historic building’s facade typically have more formal regular window pattern arrangements. In addition, historic wood windows are generally constructed of more durable, long-lasting materials and are of much higher quality than modern window replacements.

3.3.1 Window Preservation

- Retain and preserve all historic wood and steel windows, including their size, glazing, opening size, and configurations, location, and materials.

Figure 3.2 Window Types



3.3.2 Window Maintenance and Repair

- The number, size, and location of windows should be preserved. Filling in or covering existing windows should be avoided.
- Preserve all historic window features including the frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, shutters, and window pane configurations.
- Restore altered window openings to their historic configuration.
- Do not alter a window frame to accommodate an air conditioner unit on the primary elevation.
- If necessary, install interior storm windows to preserve exterior appearance.
- When interior storm windows are not feasible, exterior storm windows may be appropriate.

3.3.3 Window Replacement or Reflective Film

- If window replacement is necessary, new windows

should match the originals in materials, style, configuration, and dimensions.

- Maintain the historic size, shape and number of panes.
- Match the profile of the sash, muntins, and its components to the historic window, including the depth of the sash, which may step back to the plane of the glass in several increments. Historic windows were typically inset (while modern windows are flush mount), and this is considered a character defining element of historic buildings.
- The use of interior muntins (window divided located between the glass) is not appropriate.
- Use clear window glazing that conveys the visual appearance of historic glazing (transparent low-e glass) is preferred.
- The use of vinyl and unfinished metals as window replacement materials is not appropriate.
- The use of metallic or reflective window glazing or film is not appropriate.
- Reducing or increasing a historic opening to accommodate a different sized window is not appropriate.

Figure 3.3 Appropriate Window Replacement

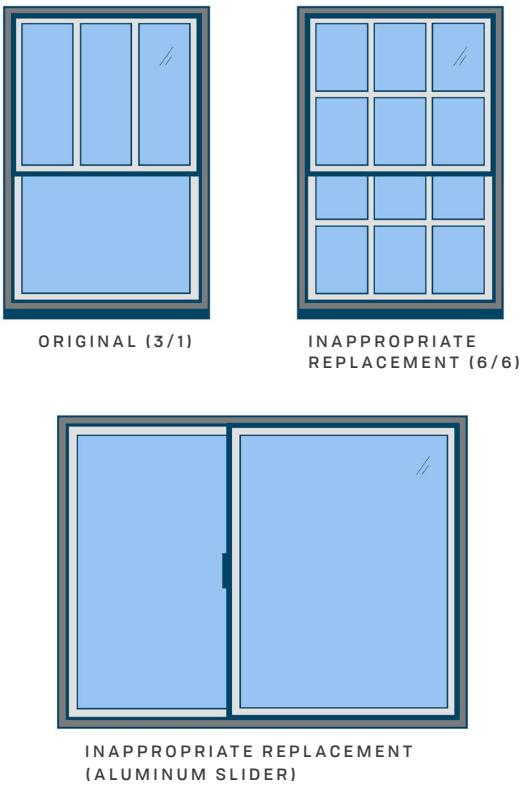
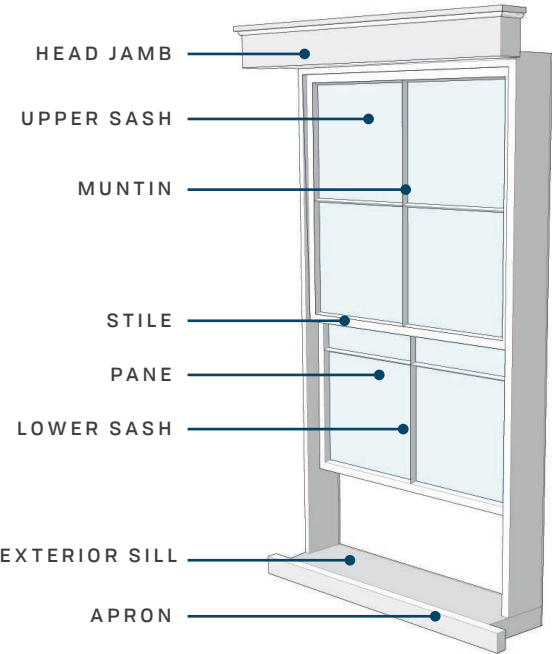


Figure 3.4 Common Window Elements



3.4 DOORS AND ENTRIES

The design, materials, and location of historic doors and entries should be preserved.

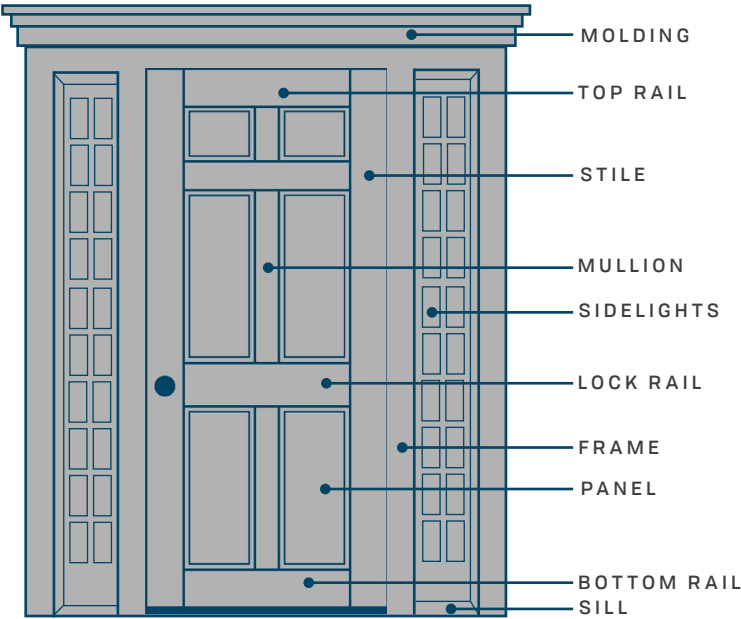
3.4.1 Entrance Maintenance and Repair

- Maintain and repair original doors rather than replace when possible.
- Preserve historic and decorative features, including door frames, sidelights, sills, heads, jambs, moldings, detailing, panels, mullions, etc.
- Do not alter the historic size and shape of a door opening.

3.4.2 Entrance Replacement

- When a door is damaged beyond repair, replacement doors should match the original in dimension, materials, and design.
- Do not change the historic location of or add new door openings on primary facades.
- Do not fill in or cover historic door openings.

Figure 3.4 Common Door Elements



146 N. Fraser Dr. West (Original and historic doors help to convey the character of the style of the house)



618 N. Robson (Screen door should retain visibility of historic door)



135 N. Fraser Dr. (The sidelights on either side of the doorway hold significant historic importance in architecture and design and should be preserved)

3.5 PORCHES

A porch is one of the most important character-defining features of a facade. A porch provides visual interest to a building and shelter from the elements. It also defines building scale and establishes a social hierarchy of space from the street to the house interior.

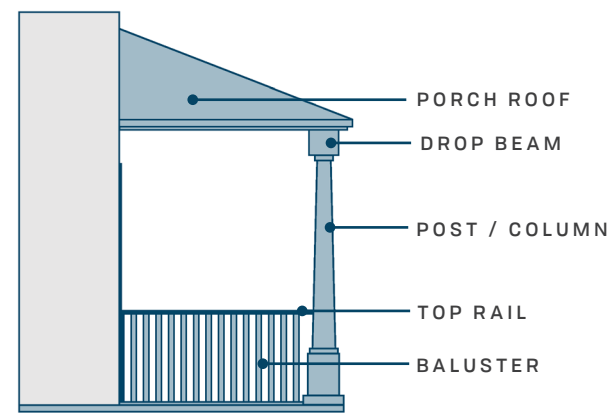
3.5.1 Preserve Original Porches

- Do not remove an original porch from a building.
- Porches should be preserved in their original character and form.
- Preserve the existing height, location, shape, details, and posts.
- Replace missing features and repair damaged features to match existing historic features.
- Maintain the overall composition when replacing damaged or missing porch elements.
- Do not add ornamentation or decoration to a porch if it was not historically present or if the element is inconsistent with the style of the building.

3.5.2 Porch Replacement

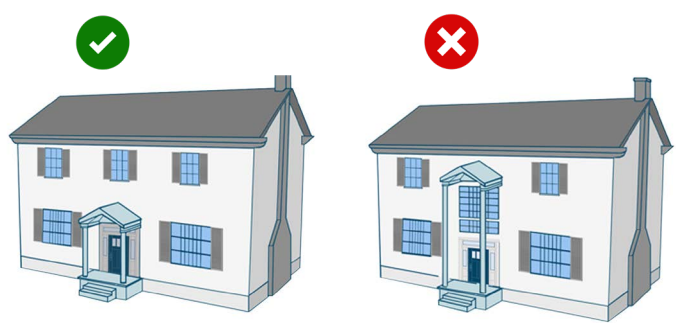
- When porch reconstruction or replacement is necessary, it should be similar in character, design, scale, and materials to those traditionally seen in the building's architectural style.

Figure 3.5 Common Porch Elements

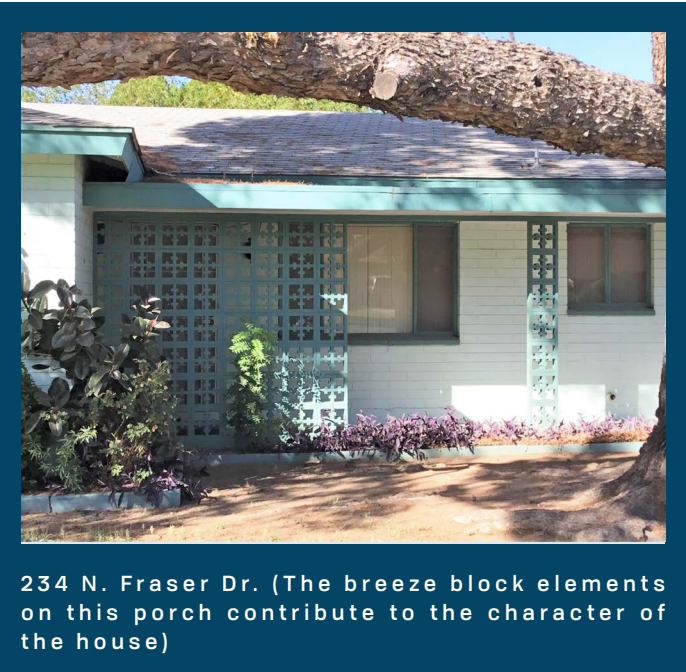


- Design a replacement porch to be appropriate in relation to the overall scale and architectural style of the primary structure based on historic photographic evidence or other documentation.
- Porches should not be added to a primary façade based on conjecture or if one was not historically present.

Figure 3.6 Porch Scale and Form



Porches should be compatible in size and scale with the primary structure



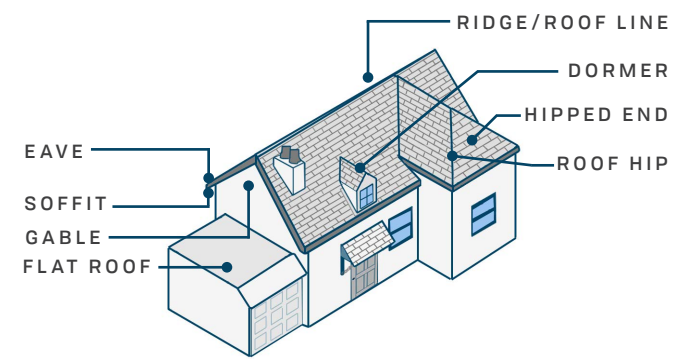
3.6 HISTORIC ROOFS

The roof is among the most visually prominent features of a house and helps to define its architectural character. The great variety of roof shapes, forms, and materials found in Mesa, along with elements such as chimneys, turrets, crestings, and dormers, gives the City's historic districts and areas great visual interest.

3.6.1 Roof Repair and Replacement

- Preserve the form, materials, and features of an original historic roof.
- Maintain the ridge line and orientation of the roof as seen from the street.
- Maintain existing roof overhangs because they contribute to the building's historic character and scale.
- Preserve functional and decorative roof features, including original dormers, chimneys and eaves, especially when they are character-defining features of the structure.
- Avoid altering the angle (pitch/slope) of a historic roof.

Figure 3.7 Common Roof Elements



- Do not cut back or alter exposed roof rafters and soffits that contribute to the building's historic character and scale.
- Preserve functional and decorative roof features, including original dormers, chimneys and eaves, especially when they are character-defining elements of the structure.

3.7 EXPOSED FOUNDATIONS

A historic building foundation contributes to the character of a historic structure and should be preserved. Altering or replacing historic foundations is discouraged. However, it may be necessary to replace historic foundation walls with compatible materials where a historic foundation is deteriorated beyond repair.

3.7.1 Foundation Repair and Replacement

- Repair and rehabilitate exposed foundations in order to maintain a building's structural integrity.
- Re-point historic masonry foundations to match the historic design.
- Use historically sensitive and compatible mortar on brick foundations (and/or facades) or concrete mortar on brick foundations (or facades). Avoid hard masonry cements or concrete.
- Design landscaping and other site features to keep water from collecting near the foundation.
- Do not cover a historic foundation with newer siding material.
- Avoid installing windows, window wells or an access door on the front facade of a historic foundation.
- Replace a foundation using new material that is similar in character to the historic foundation.



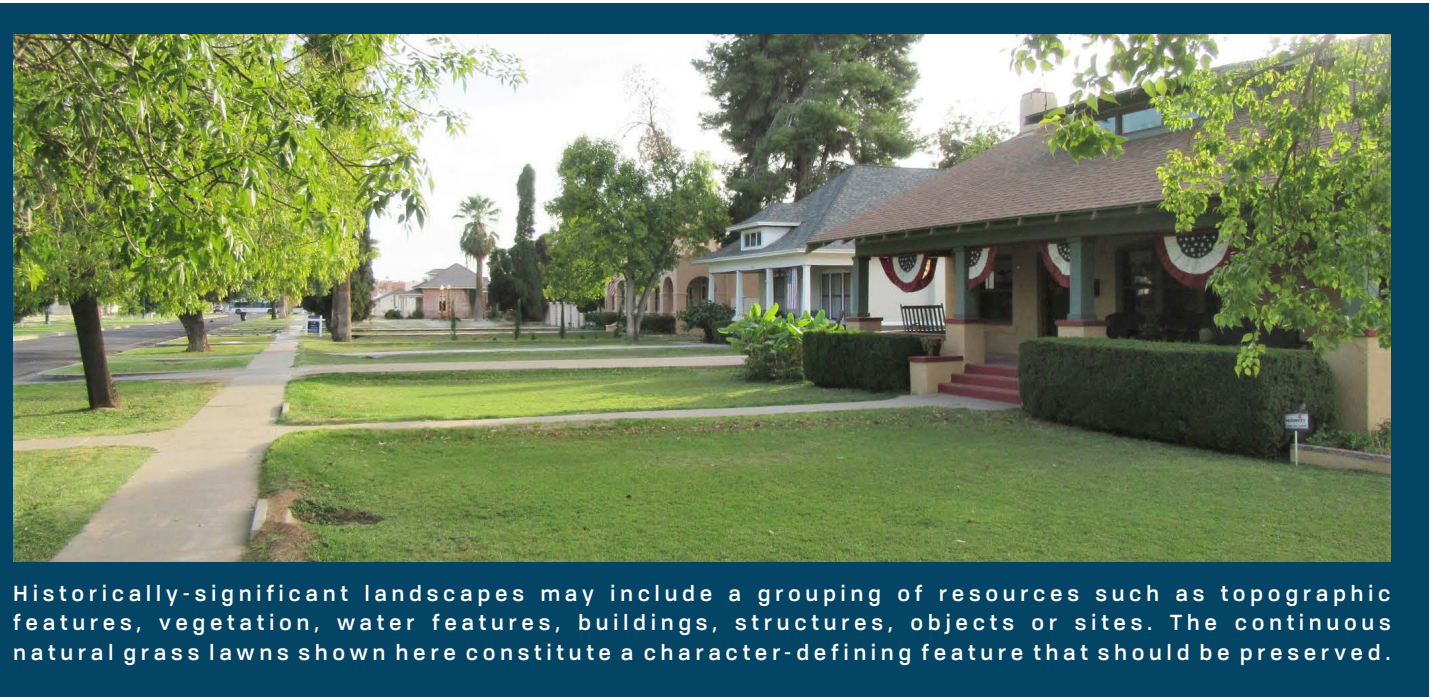
3.8 LANDSCAPING AND FENCES

3.8.1 Landscape Maintenance and Replacement

- Maintain and preserve existing character-defining landscape elements, including mature trees whenever possible.
- New landscaping should be installed to complement the existing character of the house.
- Do not replace front lawns with impervious hardscape materials.
- Installation of artificial turf in areas visible from the street should be avoided.
- Use native or desert plants and xeriscaping techniques where appropriate to reduce the need for irrigation. Select plant materials with character, growth, and habitat requirements similar to others found in the neighborhood.

3.8.2 Fence and Wall Maintenance and Repair

- Maintain original or historic walls, specifically those constructed of decorative concrete masonry units or from breeze block.
- Replace damaged elements with in-kind materials.



Historically-significant landscapes may include a grouping of resources such as topographic features, vegetation, water features, buildings, structures, objects or sites. The continuous natural grass lawns shown here constitute a character-defining feature that should be preserved.

3.9 PAINTING HISTORIC BUILDINGS

Historically, wood surfaces on the exterior of a building were painted to protect them from weathering. Concrete and stucco surfaces were sometimes painted as well.

It should be noted that some paints or sealers advertised as water-repellent, waterproof, or maintenance-free can damage historic houses by trapping moisture inside the walls. These products should not be applied to historic building materials.

Painting unpainted brick is not permitted without a Certificate of Appropriateness, as doing so can cause damage by trapping moisture inside the brick and lead to severe structural deterioration.

The natural color and texture of masonry are also character-defining features which would be covered by paint. Previously painted masonry and all non-masonry surfaces can be painted without a Certificate of Appropriateness.

CHAPTER 4: GUIDELINES FOR ADDITIONS



ADDITIONS

Design guidelines require interpretation and good judgment to ensure that the proposed project is compatible with the contributing structures in the context area. Each project is considered on its own merits; even if the same addition were proposed for similar properties within the historic district, differences in the existing structures and the context areas for those various locations could result in different decisions regarding compatibility.

Because contributing structures are the most important buildings in the historic district, they must remain prominent. That means that an addition should be visually subordinate, or secondary, to the original contributing building. This can be achieved by limiting the addition's size, visibility from the street, and the complexity of its design. Additions to noncontributing structures are also required to be compatible with the scale and proportion of the contributing buildings in the context area. This applies to the building overall, as well as to individual building elements:

Additions in historic districts should be designed carefully to respect the existing patterns and context of the district in which it is located and with the following considerations in mind:

- Size - the dimensions of a building or structure
- Scale - the proportional relationship between the size of the building and its different elements
- Massing - the overall shape and form of the building
- Fenestration - the placement, style, and materials of windows and doors
- Rhythm - the relationship of solids and voids, fenestration, recesses, and projections
- Siting - addition should be setback from the facade or located at the rear of the existing building
- Materials - the materials do not have to match but should be compatible
- Context - the overall relationship of the building and project to its surroundings.

In addition to the *Secretary of the Interior's Standards for the Treatment of Historic Properties* regarding additions, property owners and design professionals should follow these four principles in project planning:

PRINCIPLE #1: ENSURE THE INTEGRITY OF EXISTING HISTORIC BUILDINGS WHEN CONSIDERING NEW ADDITIONS.

Any new addition must respect and be harmonious with a historic building's materials, features, size, scale, proportion, and siting to preserve and maintain the building's historic and architectural integrity. New additions or related new construction shall not destroy original or historic building materials that characterize the historic property.

The use of complimentary, but differentiated, materials is the preferred way to visually differentiate additions from original construction. Any new addition must also differentiate from the historic building in some method or fashion so that one can visually understand the building's architectural change and evolution over time.

PRINCIPLE #2: PROMOTE NEW ADDITION DESIGN REFLECTIVE OF ITS TIME.

Additions should be of its time and not project a sense of false history with the exact replication of features and ornamentation of past historic architectural styles. Instead, historic styles may inspire or provide identifiable design cues for additions within Mesa historic districts and landmarks.

PRINCIPLE #3: USE CONTEMPORARY MATERIALS AND DESIGN CREATIVITY FOR ADDITIONS.

When designing additions, use contemporary building materials and architectural detailing in creative ways that convey the dwelling or building is of new construction. This construction may incorporate abstract references to the architectural styles and property type that are also compatible within its immediate setting or neighborhood.

PRINCIPLE #4: DESIGN ADDITIONS WITHOUT DAMAGING HISTORIC MATERIALS.

Design and undertake any additions to historic buildings in historic districts in a manner that, if removed in the future, would not impact or effect historic building materials, the essential integrity of historic buildings, or the surrounding site or neighborhood.

4.1 ADDITION PLACEMENT

For many properties, an addition to the rear or side of the historic building is the best approach to gain additional living area. A compatible addition allows the general appearance and character defining features of the historic building to be retained and preserved, especially when viewed from key public vantage points.

4.1.1 Location of an Addition

- The addition should be subordinate to the original structure.
- Additions should have minimal visual impact to the existing structure.

- An addition should be the same height or lower than the existing structure whenever possible.
- Place an addition to the rear or below grade of the original structure whenever possible.
- Consider a compatible side addition if a rear addition is not possible.

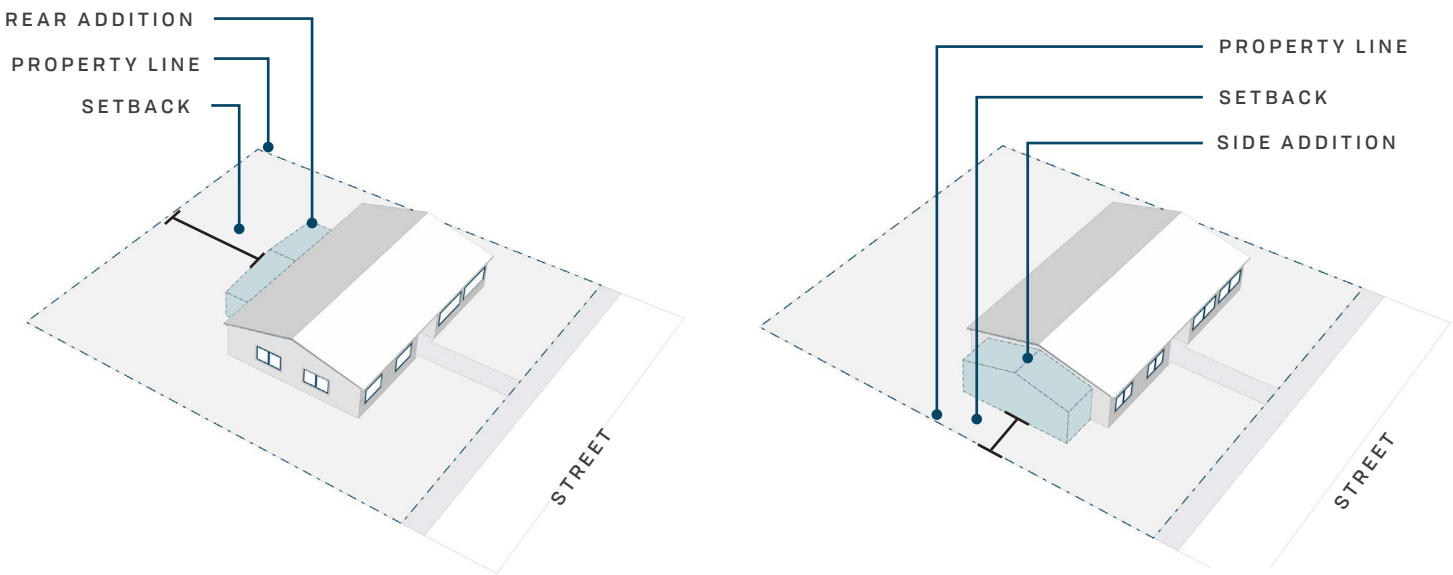
4.1.2 Building Footprint and Lot Consistency

- The footprint of the addition should be compatible with the size of the lot, yard, and setback characteristics of the neighborhood.
- Location of addition should be compatible with character of neighboring properties.
- Retain original open space at the front and sides of the existing structure.
- Avoid the excessive loss of existing open space.

4.1.3 Addition of Second Story

- Second-story additions should only be considered in districts where homes were originally constructed with two stories.

Figure 4.1: Side and Rear Residential Additions



- When appropriate, two-story additions proposed to a one-story structure should be set back and located behind the original existing historic structure.
- Second story additions should not result in the removal of historic material or character defining features.
- Second-story additions are generally not appropriate for most historic homes as they adversely impact the historic architectural integrity, character, and massing of the structure and district.

4.2 DESIGN OF AN ADDITION

Additions should be compatible with the context of the historic neighborhood. Consider how the building will convey similar design attributes than that of a historic building.

The addition must differentiate in some way from the historic building in order to convey the building's change over time. This is to visually communicate the addition as separate from the historic volume while remaining [appearing] in scale and expressing its true age.

4.2.1 Contextual Design

Additions should be recognized as new construction, while respecting key features of the historic structure and architectural characteristics of the surrounding block and neighborhood.

- An addition should not project a sense of false history with replicative ornamentation; details on additions should be reflective of existing historic characteristics but remain simplified.
- Additions may include characteristic features that are common to the surrounding structures and neighborhood block (such as front porches, etc.).
- Massing and scale of the addition should be compatible with surrounding historic structures within the district.
- At a minimum, a design should be neutral and not detract from the original character, features, scale, and context of the historic structure.

4.2.2 Differentiation

- Differentiate the new addition from the historic house by inseting the addition from the main wall plane of the historic building.
- Provide a change (even subtle) in building materials so the addition is visually distinct from the historic home.
- Install trim or other architectural detailing to clearly delineate a distinction between the historic building and addition.
- Use a simplified interpretation of historic designs found in the neighborhood or use a contemporary design that is compatible with historic siting, massing, and building forms found in the neighborhood.

4.2.3 Architectural Style of Additions

- Design new additions to respect the historic house's architectural style and character-defining features.
- Design additions to be compatible with the scale, massing, and rhythm of the historic building. Additions should be subordinate to the original building.
- Do not mimic the historic features, but use more contemporary details, such as window moldings and door surrounds, to create interest and convey that the addition is modern construction.

4.2.4 Addition Roofing

- The roof of an addition may be the same or be distinguished from the original by an overall lower ridge height or a varied roof pitch.
- New roofing material may be the same as existing or be compatible in appearance.

4.2.5 Dormer Design

- New dormers should not be constructed on the front elevation.
- Dormer height should not extend above the existing ridge line.
- Locate new dormers to the rear and/or the side (set back from the facade).

Figure 4.2: New Dormer



4.2.6 Porch Addition

- New porches should be secondary and subordinate to a historic house's main and side elevations in terms of scale and proportions. New porches should not be constructed on the front without substantiation of prior existence.
- A missing porch should be reconstructed based on documentation if available, and be in keeping with the house's architectural style.
- A new porch must be appropriate to the architectural style and building type of the historic home.

4.3 OTHER ITEMS

4.3.1 Fences and Walls

- New fences and walls should complement the historic building's architectural style and the neighborhood's overall historic character.
- Use materials such as wood, brick, metal, or in some cases, concrete masonry units that are compatible with the materials and scale of the property and surrounding neighborhood.
- Use high-quality and long-lasting materials and avoid vinyl or plastic fencing.
- Front yard fences should be limited to 3½ feet in height and should not obscure the view of the historic structure.

4.3.2 Mechanical Equipment

- Place mechanical equipment where it is not visible from the street or public right-of-way.
- Place rooftop mechanical equipment on the rear roof sloped away from the street and public

right-of-way.

- Mechanical equipment, whether on a roof, the side of a building, or on the ground, should be screened from public view.
- If mechanical equipment cannot be placed in a suitable location, use appropriate screening techniques like privacy fencing, walls, or vegetation, ensuring screening materials are compatible with the primary house and historic district.
- Equipment enclosures should be painted the same color as predominately found on the house.

4.3.3 Solar Panels

- Minimize visual impacts by locating solar panels back from the front facade on the primary building.
- Avoid placing solar panels in locations that obscure characteristic architectural features and details or change the overall character of the dwelling or building.
- Install solar panels on additions or detached outbuildings when possible.
- Locate solar panels where it will not damage significant features or materials and install panels in such a way that they can be removed in the future.

CHAPTER 5: GUIDELINES FOR NEW CONSTRUCTION

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New Construction

New construction in a historic district means an entirely new building or structure, rather than an addition. The construction of any new building or structure within a historic district requires a Certificate of Appropriateness (COA).

These guidelines for new construction are not aimed at preventing change or dictating a particular architectural style or an exact historic duplication. Rather, the guidelines aim to ensure that new buildings achieve compatibility with existing historic buildings that define the character of the historic district in which it is located.

New construction in a historic district should be “of its own time.” The design should not mimic existing historic buildings but rather should relate to historic buildings in the area through mass, form, scale, proportion, siting, and materials.

New construction can be compatible with the historic district even when more contemporary in design and construction, if there is a focus on overall design elements rather than the details of individual architectural styles.

Similar to additions, new construction in historic districts should be designed carefully to respect the existing patterns and context of the district in which it is located and with the following considerations in mind:

- Size - the dimensions of a building or structure
- Scale - the proportional relationship between the size of the building and its different elements
- Massing - the overall shape and form of the building
- Fenestration - the placement, style, and materials of windows and doors
- Rhythm - the relationship of solids and voids, fenestration, recesses, and projections
- Setback - how far a building or structure or element is placed from a road, sidewalk, or property line
- Materials - existing building
- Context - the overall relationship of the building and project to its surroundings.

In addition to the *Secretary of the Interior’s Standards for the Treatment of Historic Properties*, property owners and design professionals should follow the general principles outlined below.

PRINCIPLE #1: ENSURE THE INTEGRITY OF THE HISTORIC DISTRICT BUILDINGS WHEN CONSIDERING NEW CONSTRUCTION.

In order to preserve and maintain the historic and architectural integrity of the district, the materials, features, size, scale, proportion, and siting of any new buildings must respect and be harmonious with other structures within the historic district. The use of complimentary, but differentiated, materials is the preferred way to visually differentiate new construction from original construction.

PRINCIPLE #2: PROMOTE NEW CONSTRUCTION DESIGN REFLECTIVE OF ITS TIME.

New construction should be of its time and not project a sense of false history with the exact replication of features and ornamentation of past historic architectural styles. Instead, historic styles may inspire or provide identifiable design cues for additions and new construction within Mesa historic districts and landmarks.

PRINCIPLE #3: USE CONTEMPORARY MATERIALS AND DESIGN CREATIVITY FOR NEW CONSTRUCTION.

When designing new infill construction, use contemporary building materials and architectural detailing in creative ways that convey the dwelling or building is of new construction. New construction may incorporate abstract references to the architectural styles and property type that are also compatible within its immediate setting or neighborhood.

5.1 NEW CONSTRUCTION DESIGN

5.1.1 Building Height

- New residential buildings should be designed with heights and massing compatible with historic buildings in the district.
- Design a new building to be within the height range of the lowest and tallest heights of the buildings in the surrounding historic district.
- When a new building must exceed the height of adjacent homes by one story or less, use wall articulation or setbacks in massing to provide an appropriate transition.

5.1.2 Building Scale

- Locate and proportion building features to reference similar features on historic buildings. For example, match window heights, door height, porch height, etc. to those on nearby historic buildings.

5.1.3 Materials

- New residential dwellings should utilize construction materials consistent with adjacent homes and those found in the historic district.
- Use materials that are similar in scale, proportion, texture, and finish to existing historic structures within the district.
- Variation in material type, color and texture is encouraged for new construction as long as the materials are complementary or compatible with those of adjacent homes.
- Contemporary high-quality materials such as fiber cement board or simulated stone veneer may be appropriate in some locations if they are visually similar to materials found in adjacent homes.

5.1.4 Roof Materials

- A new residential building should use roofing materials, roof lines and roof profiles compatible in design and appearance with adjacent homes.

5.1.5 Doors and Windows

- Windows and doors are important character defining features of historic and new buildings. They provide a sense of scale and visual interest to the composition of a facade. These elements should be designed to be compatible with the surrounding context and their materials should be durable.

5.1.6 Door Orientation

- Main entrances should be placed according to the orientation of other historic buildings within the historic district.
- In traditional residential neighborhoods, main entrances are often oriented to the primary street.

5.1.7 Door and Window Proportions

- Install doors, trim, windows, and any architectural detailing at the same proportion as those on the existing building within adjacent homes.

Figure 5.1 Building and Entrance Orientation



5.1.8 Door and Window Design

- Install windows, doors, and other features to be compatible with the historic context.
- Use simplified configurations of historic doors rather than replicating a particular historic door exactly.
- Maintain a similar solid-to-void ratio between window/door openings and solid wall surfaces on walls that will be visible from the street.
- Select windows and doors that are similar in scale and proportion to those in the context area. Other sizes and shapes may also be acceptable.

5.1.9 Porch Design

- Keep the scale, proportion, and character of the new porch compatible with the historic structures within the district.
- If houses within the district predominantly feature front porches, any new construction should also feature a functional front porch.
- Use materials that are similar in scale, proportion, texture, and finish to existing porches within the district.



5.2 ACCESSORY DWELLING UNITS AND BUILDINGS

5.2.1 Location

- Accessory buildings and Accessory Dwelling Units (ADUs) should be located at or near the rear of the

property, generally out of view from the right-of-way.

- If attaching an ADU to the rear of the main house, do not remove or destroy original or historic architectural features and materials.

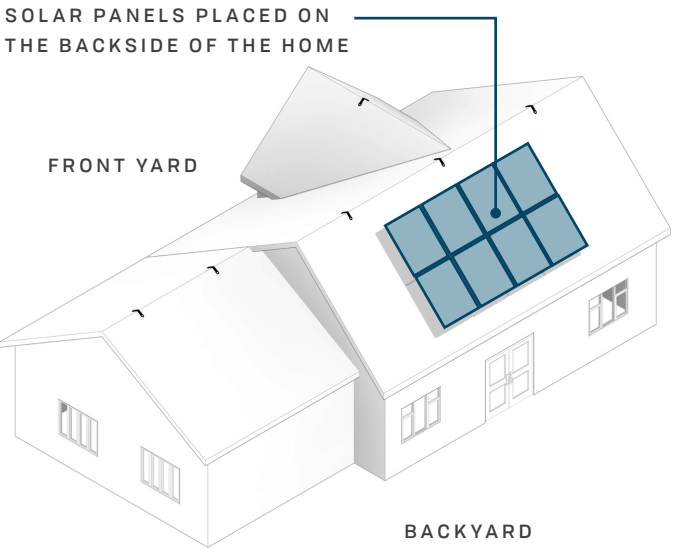
5.2.2 Scale

- Accessory buildings and ADUs should be subordinate to the primary historic building in terms of scale, massing, and character.
- Design the mass, form, and roof shape of a new accessory building and/or ADUs to be compatible with the primary building and surrounding historic context.

5.2.3 Design

- New accessory buildings and ADUs should use materials that are compatible in scale, proportion, texture, and finish to materials of the primary building and the surrounding buildings within in the historic district.
- Use simplified versions of the primary building's features or other complementary details found in the surrounding historic district rather than duplicating exactly.

Figure 5.2: Solar Panel Placement



5.3 OTHER ITEMS

5.3.1 Fences and Walls

- New fences and walls should complement the historic building's architectural style and the neighborhood's overall historic character.
- Use materials such as wood, brick, wrought iron or, in some cases, concrete masonry units that are compatible with the materials and scale of the property and surrounding neighborhood.
- Use high-quality and long-lasting materials and avoid vinyl or plastic fencing.
- Front yard fences should be limited to 3½ feet in height and should not obscure the view of the historic structure.

5.3.2 Mechanical Equipment

- Place mechanical equipment where it is not visible from the street or public right-of-way.
- Place rooftop mechanical equipment on the rear roof sloped away from the street and public right-of-way.
- Mechanical equipment, whether on a roof, the side of a building, or on the ground, should be screened from public view.

- If mechanical equipment cannot be placed in a suitable location, use appropriate screening techniques like privacy fencing, walls, or vegetation, ensuring screening materials are compatible with the primary house and historic district.
- Equipment enclosures should be painted the same color as predominately found on the house.

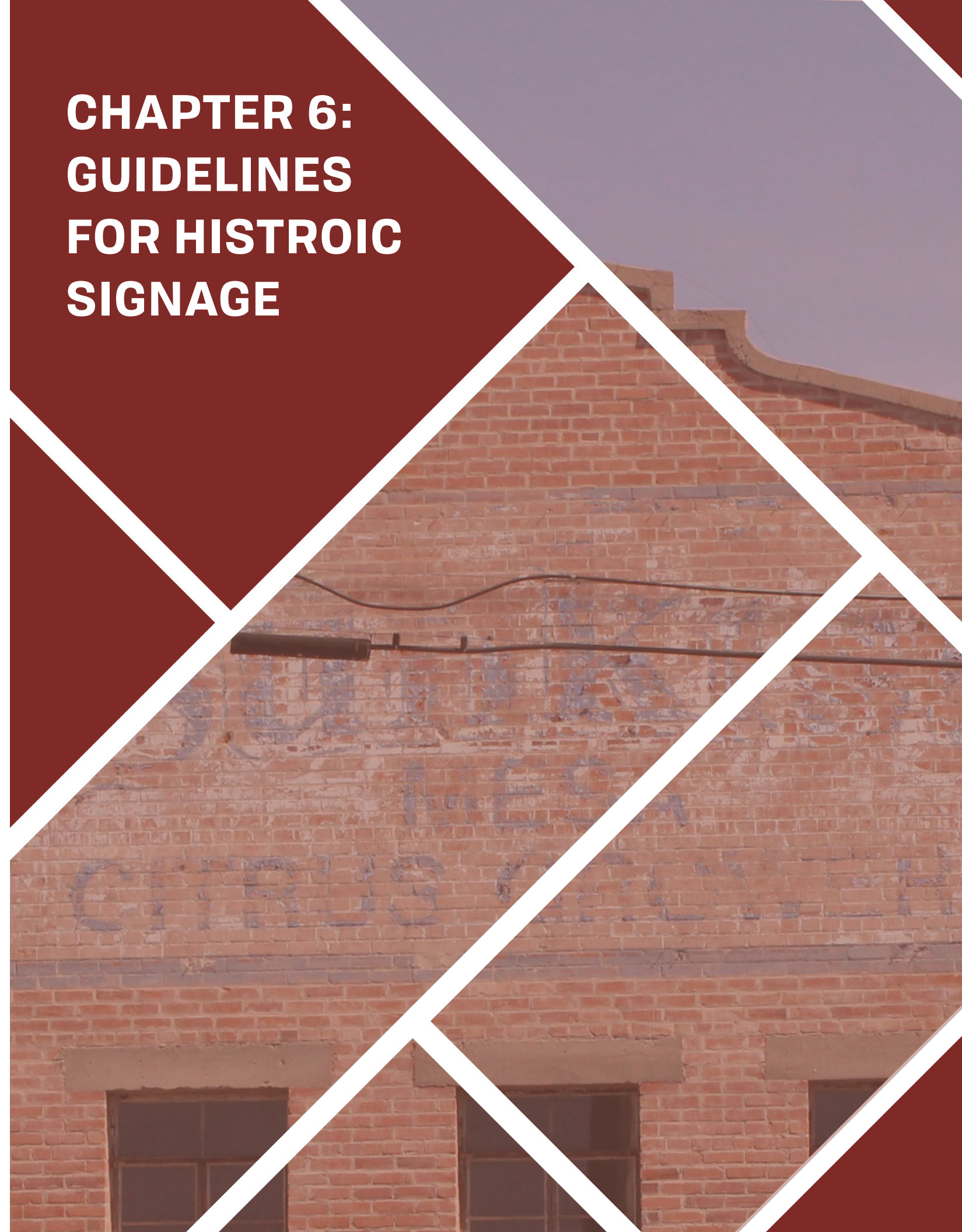
5.3.3 Solar Panels

- Minimize visual impacts by locating solar panels back from the front facade on the primary building.
- Avoid placing solar panels in locations that obscure characteristic architectural features and details or change the overall character of the dwelling or building.
- Install solar panels on additions or detached buildings when possible.
- Locate solar panels where it will not damage significant features or materials and install panels in such a way that they can be removed in the future.



CHAPTER 6: GUIDELINES FOR HISTORIC SIGNAGE

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Guidelines for Historic Signage.

Following the *Secretary of the Interior’s Standards for the Treatment of Historic Properties*, these guidelines emphasize identifying, retaining, and preserving historic signs through routine inspection and maintenance, extending their lifespans, and avoiding future replacement. In addition, the guidelines outline recommendations for installing new signs compatible with the character of historic commercial buildings and streetscapes in Mesa.

Although these guidelines provide information to property owners, design professionals, and other decision-makers, they do not intend to substitute consultation with qualified historic sign experts and fabricators, qualified design professionals, preservation architects, landscape architects, and contractors when planning and executing a rehabilitation project.

Historic signs may be eligible for inclusion on the **Mesa Historic Sign Register** as a Historically Designated Sign. This designation recognizes Mesa's historic character through the preservation of its distinct, colorful roadside historic signage. To be listed on the Mesa Historic Sign Register, a sign must be at least 50 years old with an appearance that has remained substantially the same as its historically significant time period. Upon designation, a Historically Designated Sign needs to be maintained, modified and/ or repaired consistent with the Historic Preservation Board’s findings and conditions of approval.

Property owners are responsible for obtaining all necessary building permits, including a Certificate of Appropriateness from the City of Mesa Historic Preservation Officer.



6.1 GENERAL SIGNAGE PRESERVATION AND DESIGN PRINCIPLES

In addition to the *Secretary of the Interior’s Standards for Preservation and Rehabilitation*, and the guidelines presented in this section, property owners and design professionals should follow these principles in the ongoing maintenance and preservation of historic signs, as well as the design and installation of new signage.

Principle #1: Design Signage Compatible with Historic Building and Streetscape Character

Signage is an important component of a historic commercial building. Collectively, in a downtown environment, historic signs convey a sense of place, heritage and authenticity. New signs that are compatible with a commercial area’s architecture and building period also improves overall streetscape design and character and contributes to a visually appealing pedestrian environment.

Principle #2: Preserve Historic Neon Signs

Beginning in the 1920s and extending through the 1950s, neon signs made a unique contribution to the character of Art Deco and Mid-Century commercial architecture in Mesa. Many businesses, including restaurants and diners, downtown retail establishments, and motels, utilized neon signs as advertising, and often incorporated such signs as part of the building’s architectural design. Maintaining and preserving neon signs in place, or protecting and storing them for future reuse, will ensure that these significant building and streetscape elements remain a part of Mesa’s historic commercial landscape.

Principle #3: Preserve Historic Signs

Beyond neon, typical historic sign types include painted wall signs, projecting blade signs, hanging signs, marquee signs, window lettering, awnings, roof signs, freestanding signs, and monument signs. Retention, repair, and rehabilitation is encouraged over replacement whenever feasible. Existing historic signs should be maintained in place and protected from

removal or alteration that would diminish their historic character or obscure significant architectural features. When adaptive reuse or code compliance requires modifications, alterations should be minimally invasive, reversible where possible, and compatible with the historic materials, scale, proportions, and design of the existing resource.

Please consult with the City’s Historic Preservation Office for additional information on permitting.



6.2 SIGNAGE GUIDELINES

The following section focuses on signage types and the maintenance and preservation of historic signs found in Mesa.

SIGNAGE TYPES

Mesa’s traditional commercial districts as well as its historic neighborhoods contain a variety of signage types. The type of sign found on a historic commercial building – including its scale, materials, color, and location – plays an important role in reinforcing the character of the building and the surrounding streetscape.

HISTORIC SIGNS

Traditionally, most historic commercial buildings included one or more signs, sometimes applied to a storefront window, painted on a side elevation, placed on the wall surface above the storefront, or installed as a free-standing sign on edge of the lot. Free-standing signs are common in the roadside architecture of the early 20th century and thereafter, such as motels and gas stations. Historic signs come in a variety of shapes, sizes, and materials, including wood, metal, masonry, and neon. Historic signs play a significant role in the historic character of older commercial properties and districts and maintaining and preserving them contributes to Mesa’s distinct architectural and cultural flavor. In Mesa, a historic sign over 50 years old may be eligible for official designation by the City of Mesa and entered on to the **Mesa Historic Sign Register**.

AWNING AND CANOPY SIGNS

Awnings and canopies are common features of historic commercial buildings used to provide shade over storefront windows and door openings. They also contribute to a building’s overall visual interest and design. Awnings come in either fixed or retractable formats, slope away from the storefront, and are made of fabric materials. Historically, most awnings were retractable. Canopies are typically one-story, fixed roofs constructed in metal and projecting over the storefront. In some cases, posts may support the canopy. The awning edge and canopy edge are common locations for signage.

WALL-MOUNTED AND PROJECTING SIGNS

Wall mounted and projecting signs are ideal for retail and other businesses in high-traffic traditional commercial areas; this type of signage is easily visible for pedestrians and those traveling by car or transit. Wall-mounted signs attach to a building façade facing the street, often in a sign band just above the storefront. Projecting signs – sometimes called blade signs – are perpendicular to the building façade, attached by poles, and mounted just above the storefront. Such signs feature wood, metal, and neon materials. Retain and preserve existing historic wall or projecting signs wherever feasible. Encourage the design and installation of such sign types to help enhance the streetscape environment, as well as the image and brands of local businesses.

FREE-STANDING SIGNS

While most historic commercial buildings found in traditional pedestrian-oriented downtown districts feature building-mounted signage, free-standing signs are common for commercial buildings and districts developed in the advent of the automobile. Such signage is meant to attract the automobile traveler rather than the pedestrian. Free-standing signs may include signs projecting from poles or other structures, as well as those attached between two posts. Both examples require signage secured to masonry or metal bases. Historic free-standing signs, including neon and other Mid-20th Century signage types, play an important role in conveying Mesa’s historic character. Preserving these signage types, often found outside of Downtown Mesa on properties such as motels, adds variety and allows Mesa’s significant automobile and tourism history to remain alive today.

GHOST SIGNS

Particular consideration should be given to the preservation of “ghost signs,” which are faded or partially obscured historic painted advertisements or business signs that remain visible on exterior building walls. Ghost signs are significant as surviving historic artifacts that document earlier commercial activity, community development patterns, and historic graphic

design practices. Preservation treatments for ghost signs should emphasize stabilization and conservation of remaining historic paint surfaces rather than over-restoration or complete repainting, in order to retain the aged character and material authenticity of the feature.

WINDOW SIGNS

Window signs, attached or incorporated into commercial storefront windows or doors, typically identify the business at the ground floor storefront level and were common on historic commercial storefronts. Window signs often feature business logos and symbols, text, or some combination thereof to communicate information about a business and its services visible from the exterior. Traditional window signs applied individual lettering to the interior or exterior glazing. Retaining and preserving historic window signs where they exist assist in communicating the building’s or business’s history. New window signs should be simple in design and cover a limited area to avoid visual clutter and to allow pedestrian views into the storefront.



Diving Lady, Starlite Motel (2710 E Main Street)

6.3 GUIDELINES FOR PRESERVATION, REHABILITATION AND DESIGN

HISTORIC SIGN PRESERVATION AND MAINTENANCE

Maintain and preserve historic signs, including ghost signs, window signs, wall-mounted, projecting signs, neon signs, and others that contribute to the historic and architectural character of Downtown Mesa and other districts and neighborhoods.

- Retain and repair historic signs, parts and structures using like or in-kind materials.
- Do not repaint or paint over ghost signs to 'restore' them; if a ghost sign is deteriorating rapidly, consult with a historic sign expert and explore using a clear coat or sealant to preserve it.
- Illuminate wall-mounted and projecting signs historic signs using gooseneck or other lighting appropriate to the sign, storefront, and building.
- Reuse existing historic signage by restoring and retrofitting existing materials for updated messaging.
- Retain and carefully store historic signs which cannot remain in place for future use.

NEW SIGNAGE DESIGN

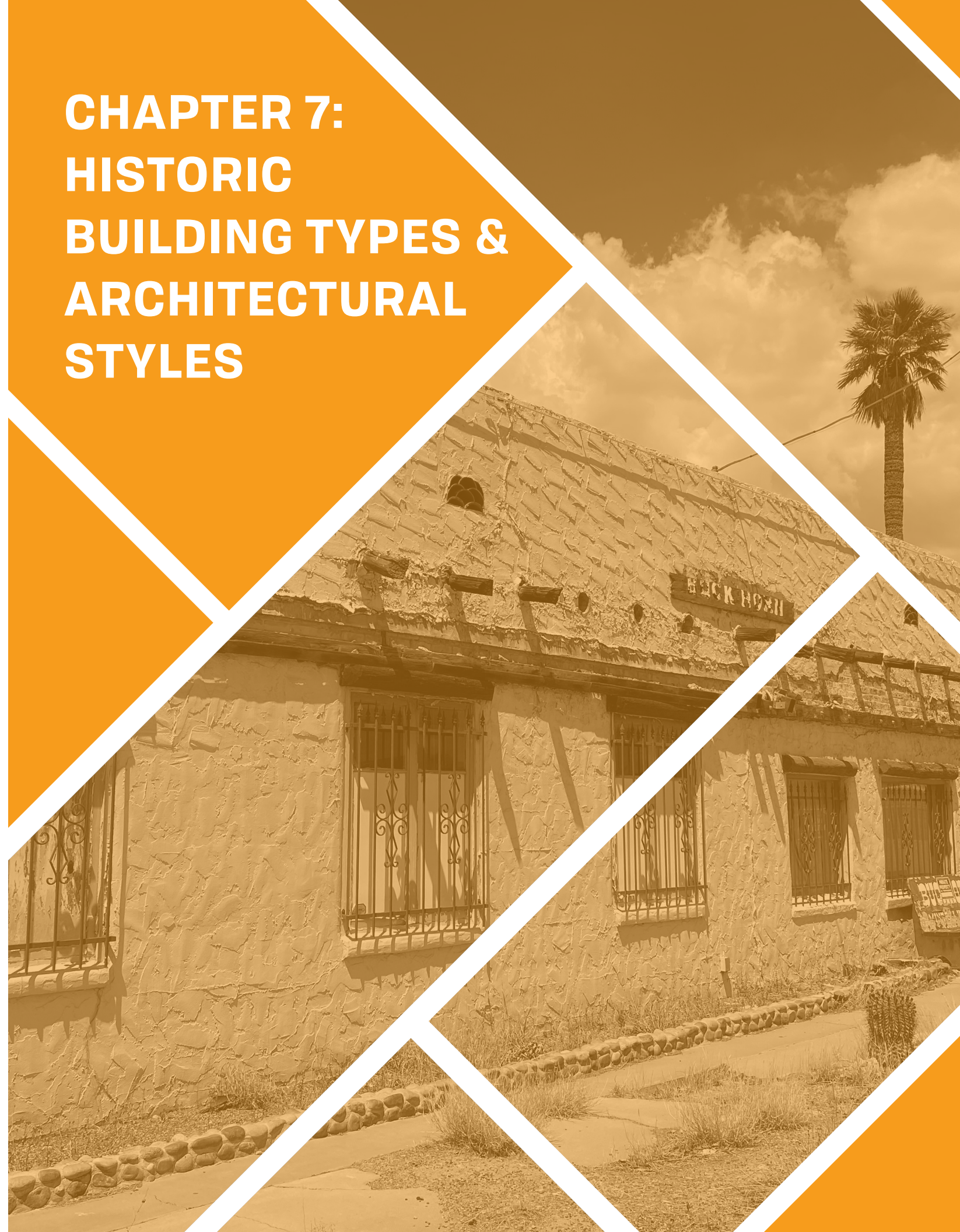
In general, create a signage plan for a historic commercial building based on any documentation and photographs of past signage types. Alternatively, base the signage plan on recommended signage placement on the type of signage desired and other guideline recommendations made in this section.

- New signage design must respect the building’s architectural character, scale, proportions, storefront arrangement and openings, and the overall streetscape visual environment.
- Signs should identify the business tenant(s) using high quality graphics and materials.

For additional information and details, please see The Preservation of Historic Signs, Preservation Brief 25, by Michael J. Auer.

CHAPTER 7: HISTORIC BUILDING TYPES & ARCHITECTURAL STYLES

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Architectural Context

The following section highlights the common residential building types and architectural styles found in Mesa's historic districts and places. A building type refers to its form: the overall shape, determined mainly by its massing, wall elevations, ground floor plan, and configuration of interior spaces. In contrast to building type, an architectural style refers to the specific materials, roof shapes, exterior ornamentation, window characteristics, and other features associated with the style during its period of popularity. In some instances, a historic building may feature only some aspects of a style, adapted to local property types in ways that provide a more or less modest architectural expression, while other historic buildings may not have an architectural style at all. It is important to note that some buildings may express a combination of styles.

Many of Mesa's historic districts exhibit multiple building types and styles that show the evolution of Mesa's growth. While most buildings in the districts are single-family residences, some districts also include commercial or institutional properties. Some districts feature a cohesive building type, while others feature multiple distinct building types. It is important to assess the appropriateness of proposed modifications for both the building type/style as well as for the characteristics of the district.

While the information below is intended to give general guidance on stylistic features, it is recommended that property owners consult with the Mesa Historic Preservation Office to determine character-defining features on a case-by-case basis.



National Folk (1870-1940)

National Folk refers to a modest housing style found in communities across the US, especially those located along railroad lines. These housing styles, mostly built with inexpensive, mass-produced materials, feature little to no ornamentation and relatively simple forms and shapes with gable fronts.

TYPICAL FEATURES

- One or two stories in height
- Box-like massing with horizontal emphasis, one or two rooms deep
- Rectangular, square, or L-Plan in form
- Wood frame with stucco or wood siding finish
- Hip or gable roof, or gable-on-hip (Dutch gable) roof forms
- Flat window and door openings
- Wood double-hung windows
- Large front verandas supported by wood posts

Cottage (1880-1930)



Cottages are typically asymmetrical, one-to-one-and-a-half-story homes with low-pitched gable roofs, prominent chimneys, and small covered porches. Cottages became popular in the United States during the 19th and early 20th centuries. Cottage-type homes were particularly popular in rural areas and small towns, where they provided affordable and practical housing for working-class families.

TYPICAL FEATURES

- One or one- and one-half stories in height
- Small to medium-sized, emphasizing a cozy and intimate atmosphere
- Frame or masonry construction
- Often feature a combination of natural materials
- Low-pitched gabled roof
- Small covered entryway or porch
- Asymmetrical building form

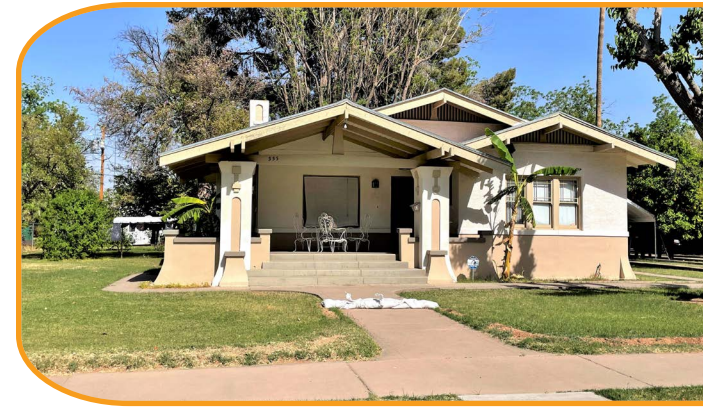
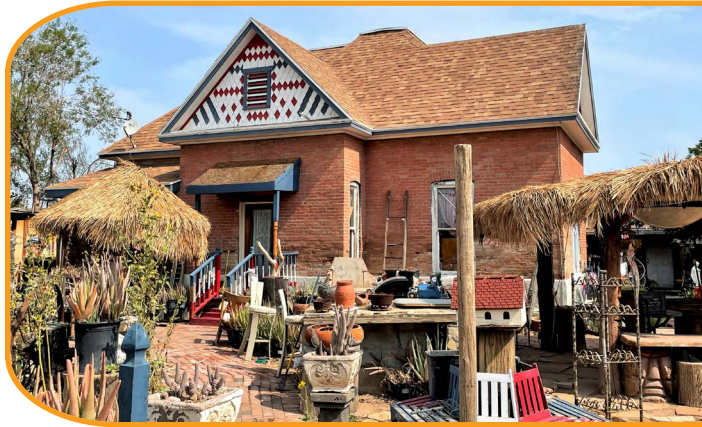


Queen Anne (1880-1910)

Popular during the Victorian era, the Queen Anne style was among the most popular in the country and is characterized by irregular shapes and complex arrangement of massing and features. The exterior of the house is often quite elaborate in its use of surface materials and detailing, and a complex color scheme further enhances the variety of materials used.

TYPICAL FEATURES

- One or one- and one-half stories in height
- Symmetrical and asymmetrical facades
- Full-width/wrap-around porches with spindle work
- Stained glass windows
- Square or rounded towers
- Decorative shingling patterns on wall surfaces



Craftsman (1905-1930)

Originating in California and made popular through architectural pattern books during the early decades of the 20th century, Craftsman houses emphasized hand craftsmanship, natural materials and simplicity in design and ornamentation. Popular for smaller houses, the style adapted readily to the bungalow house type.

TYPICAL FEATURES

- One to one- and one-half stories
- Rectangular, square or L-Shaped in form
- Frame, brick, or stucco construction, often in combination
- Deep overhanging eaves
- Roof rafter tails or knee brackets
- Gabled roof forms
- Square or tapered porch columns or posts
- Double-hung windows with divided light upper sash



Mission Revival (1895-1940)

The Mission Revival style, drawn from the inspiration of the Catholic Missions, was popular in the early 20th century and spread eastward from California under the influence of well-known architects and national builder magazines. Mission Revival houses in Mesa typically feature stucco wall surfaces and their curved decorative parapets are the main identifying feature.

TYPICAL FEATURES

- Square or rectangular floor plan
- Curved, decorative roof parapet
- One-story full or partial width porches, some with arched openings.
- Symmetrical or asymmetrical facade
- Double-hung windows
- Smooth stucco wall surface



Colonial Revival (1880-1940)

Colonial Revival homes stem from residential architecture of New England in the 17th and 18th centuries. Colonial Revival homes in Mesa are distinguished by a general symmetry in the arrangement of their parts and restraint in ornamentation. Although popular throughout the country starting in the 1880s, Colonial Revival housing style began appearing in Mesa after 1915.

TYPICAL FEATURES

- One-story in height
- Rectangular or L-Shaped with the long side facing the street
- Symmetrical front facade with center door entry
- Low-to medium pitched gabled roof with broadside facing the street and hipped dormers
- Front portico with porch columns and pediment
- Entryway fan or sidelights
- Double-hung windows with multiple panes are common
- Paired windows are common





Bungalow (1905-1935)

A Bungalow is a small, typically one-story building with a covered front porch. In the early 1900s, the Bungalow garnered an enormous following among the middle class because of its simple style and practical features and was popular in Mesa from 1910-1940.

The houses were modest in height and often featured covered porches to provide shade from the sun. A Bungalow typically features gently sloping gable or hip roofs with wide overhanging eaves with gable ends facing the street. Roof beams and rafters are almost always exposed. Porches typically have tapered wood columns on brick piers.

TYPICAL FEATURES

- One to one- and one-half stories,
- Box-like massing
- Wood, brick, or stucco wall surfaces
- Medium pitched hipped or gabled roof, often with dormers
- Deep overhanging eaves
- Prominent, open front porch



Pueblo Revival (1915-1940)

The Pueblo Revival style, derived from late 18th and early 19th century Southwest Pueblo of the Rio Grande Valley, New Mexico, and northern Arizona, blend aspects of both Native American pueblos and structures built by Spanish colonists in Mexico. Pueblo Revival style homes were built in Mesa during the late 1920s through the modern-era.

TYPICAL FEATURES

- One story
- Rectangular with asymmetrical facade, some with recessed entry
- Flat roofs sometimes concealed behind irregular plastered parapets
- Front entry porches with tile roofs
- Adobe or stucco construction or wall finish
- Squared window openings with casement or double-hung windows
- Little to no wall surface ornamentation
- Decorative elements such as exposed log beams (vigas), hewn timber beams, post and lintels, and water scuppers (canales)



Tudor/English Cottage Revival (1915-1940)

Noted for its steeply pitched gables and roof forms, the Tudor Revival became popular in the United States during the 1920s and is loosely based on late medieval English prototypes. A variant of the Tudor Revival is the English Cottage style, which typically features an asymmetrical floor plan with plain wall surfaces and cross-gabled roof forms.

TYPICAL FEATURES

- One story in height
- Rectangular or L-Shape in form
- Steeply pitched and cross-gabled roof forms
- False half-timbering and arched fenestration openings
- Multiple front-facing gables or one dominant gable
- Multi-pane windows, sometimes tall and narrow and arranged in groups
- Large chimney stacks
- Small portals or vestibules rather than large front porches



Spanish Revival (1915-1940)

Popular during the 1920s and 30s and common in California and the American Southwest, the Spanish Revival style stems from an interest in the region's heritage, including its historic links to Spain, Mexico, and indigenous American cultures.

Spanish Revival is characterized by stucco walls; tile roofs; arched window, door, and porch openings; and asymmetrical facades. Spanish Revival homes incorporate a number of architectural elements and ornamentation from different Spanish architectural traditions emanating from Moorish influence.

TYPICAL FEATURES

- One to two stories in height
- Rectangular and asymmetrical floor plans
- Stucco wall surfaces
- Low-pitched, Spanish tile roofs
- Round towers in some examples
- Arched door or window openings





Streamline Moderne (1920-1940)

Popular during the 1920s and 1930s, the Streamline Moderne style features smooth and rounded wall surfaces, mostly in stucco but also in brick, flat roof surfaces, and glass block windows. While less common in residential dwellings, Streamlined Moderne was a popular style used for transportation facilities such as bus and airport terminals, and car garages and dealerships. Streamlined Moderne was a departure from the more decorative Art Deco style of the same time period.

TYPICAL FEATURES

- One to two stories in height
- Horizontal orientation
- Stucco or brick wall surfaces
- Flat roofs
- Smooth asymmetrical facades often curved walls
- Steel casement and glass block windows
- Round porthole windows



Mid-century Modern (1933 -1965)

Mid-century Modern architecture is characterized by clean, minimalist design, the use of diverse materials and a lack of ornamentation in favor of geometric shapes and angles. The style, prevalent in the City of Mesa, was used in both commercial and residential construction and gained prominence in the post World War II era when demand for new construction was high and architects began exploring the use of new materials like steel, concrete and insulated glass. The style influenced much of Mesa's development.

TYPICAL FEATURES

- Angular or curved roof forms
- Use of breeze block
- Decorative brick grills
- Masonry with stacked bonds
- Off-center entries
- Frame, brick, or stucco wall surfaces



International Style (1930-1960)

The International Style evolved in the 1930s in Europe as a rejection of ornament and previous architectural styles. Principally used for office buildings, residential dwellings designed in the International Style feature smooth concrete or stucco wall surfaces devoid of ornamentation, narrow bands of steel casement windows, flat roofs with parapets, and, in some cases, projecting canopies, especially over entries.

TYPICAL FEATURES

- One to two stories in height
- Rectangular or asymmetrical in form
- Smooth wall surfaces of concrete or stucco
- Narrow window bands, floor-ceiling windows in some cases
- Flat roofs and canopies, sometimes overhanging or projecting



Ranch (1935-1975)

The Ranch home, is single-story house with a low-pitched roof and rectilinear or elongated form. The Ranch homes' open layouts, functional design, and affordability made them an attractive choice for middle-class families looking to settle in the expanding suburbs. Over time, the Ranch became a symbol of American suburban living, embodying a blend of practicality, simplicity and a connection to the surrounding landscape.

TYPICAL FEATURES

- Single-story with a horizontal orientation
- Rectangular or L-shaped
- Wood frame, brick, or stucco wall surfaces
- Long, low roof lines
- Low-pitched roof, sometimes cross-gabled
- Off-center front door entry, often recessed
- Steel casement windows and picture windows, often with multiple lights
- Attached garage or carport
- Minimal embellishments and symmetrical designs





Early Ranch (1935 -1953)

The Early Ranch or Transitional Ranch evolved from the earlier Bungalow and Cottage buildings common during the Great Depression. Early Ranch homes provided an affordable housing option for many people both before and after World War II and set the stage for the subsequent evolution and popularity of the Ranch-style home in the United States.

TYPICAL FEATURES

- One story, rectangular or L-shaped form
- Low-pitched gable or hip roofs
- Small wood framed porches occurring over the entry or the juncture of the intersecting roofs
- Square or rectangular windows/doors
- Metal-framed windows with small window panes
- Corner or bay windows



Minimal Traditional (1935-1960)

The Minimal Traditional style emerged in the U.S. during the late 1930s and became popular in the 1940s and 1950s. It was a response to the economic and social conditions of the time, particularly the shortage of materials and labor during World War II and the subsequent housing demand for returning veterans and their families. The Minimal Traditional style is characterized by its simplicity, efficiency and compactness.

TYPICAL FEATURES

- One story in height
- Small size
- Rectangular form
- Stucco, wood, or brick wall surfaces
- Minimal ornamentation
- Basic materials
- Functional floor plans



Prairie Ranch (1935-1975)

Prairie Ranches are meant to blend in with the flat, open landscape, spreading out horizontally across large lots, rather than building upwards. Prairie-Ranch houses often have flat or minimally pitched roof lines with overhanging eaves, and low profile exteriors composed of flat lines and planes. They are built with materials with roots in the natural world, with wood, stucco, stone, and rustic brick commonly used for siding.

TYPICAL FEATURES

- Single-story with a horizontal orientation
- Rectangular or L-shaped
- Low-pitched hip or modified hip roof broadside to the street
- Broad overhanging eaves
- Decorative elements to create door surrounds, planters, and low walls
- Decorative door and window treatments including sidelights, craft-style front doors, and corner windows
- Often lacks a defined front porch



Rambling Ranch (1950-1970)

Rambling Ranch homes, also known as sprawling Ranch homes, represent a unique architectural style that gained popularity in the mid-20th century. The term "rambling" aptly describes the sprawling nature of these homes. They typically feature a single-story design with a long, horizontal footprint that stretches across the property. Rambling Ranch homes, mostly found in Fraser Fields in Mesa, are often nestled on large lots, allowing for expansive outdoor spaces and landscaping opportunities.

TYPICAL FEATURES

- Long, horizontal building footprint
- Expansive windows, picture windows common
- Low-pitched roof line
- Multiple outdoor spaces
- Combination of materials





Classic Ranch/California Ranch (1955-1965)

The California Ranch is characterized by an L- or U-shaped structure built low to the ground. This sprawling, single-story style is designed to blend with nature. A patio and front lawn are key features of the California Ranch style.

TYPICAL FEATURES

- One story, elongated rectangular or L-shaped
- Variety of low-pitched roof types including gable, hip, or intersecting gables and/or hips
- Minimal porch, usually in the form of an extended eave, with or without posts over the junction of the two wings
- Attached carport or garage
- Steel casement windows with no trim

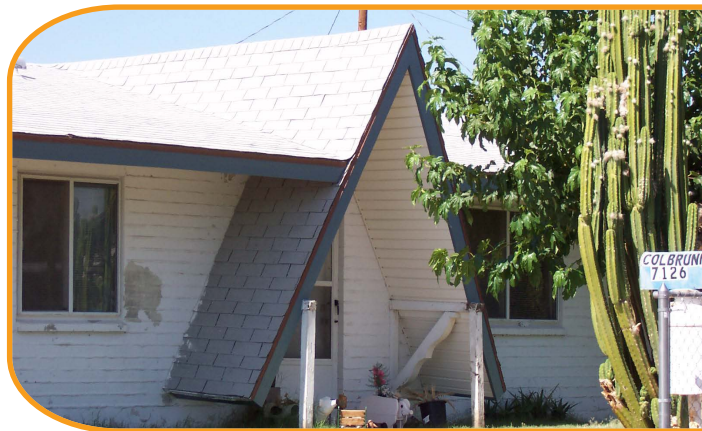


Polynesian Ranch (1950-1970)

Polynesian-style ranch homes are rare mid-century variation blending the low, horizontal layout of classic ranch houses with tropical-inspired design elements adapted for the desert climate. Influences came from postwar fascination with Hawaii, Polynesian pop culture, and resort architecture.

TYPICAL FEATURES

- Low-pitched or dramatically extended rooflines with deep overhangs and exposed beam gable accents
- Dominant hip roof with dramatic front-facing gables or outward angled side-facing gables
- Exposed beams and tongue-and-groove ceilings
- Lava rock, breeze block, or rough stone accents
- Courtyard-style entries and indoor-outdoor living spaces
- Large picture windows facing patios or pools
- Tropical landscaping mixed with desert plants
- Decorative tiki or island-inspired details



APPENDIX

APPENDIX A - CITY OF MESA HISTORIC PRESERVATION PROGRAM

APPENDIX B - CERTIFICATE OF APPROPRIATENESS REVIEW STANDARDS

APPENDIX C - CHARACTER DEFINING FEATURES

APPENDIX D - HISTORIC DISTRICTS & HISTORIC LANDMARKS

Appendix A - City of Mesa Historic Preservation Program

Mesa's local historic preservation efforts trace back to the 1960s when a group of local citizens formed the Mesa Historical and Archaeological Society, an organization that helped establish the Mesa Museum of Archaeology and History in 1978, now the Arizona Museum of Natural History. However, it was not until 1993, following advocacy from concerned citizens, that the Mesa City Council adopted the community's first historic preservation ordinance, establishing procedures for designating landmarks and historic districts, as well as reviewing permit applications for exterior design changes and building demolitions.

In 1995, Mesa became a Certified Local Government (CLG) through the National Park Service of the U.S. Department of the Interior, allowing the City of Mesa to participate in federally funded grant and technical assistance opportunities. Today, the City of Mesa Historic Preservation Office administers the local historic preservation program in conjunction with the Historic Preservation Board (HPB). The HPB, comprised of seven appointed members, makes recommendations to the Planning and Zoning Board, the Design Review Board, and the Mesa City Council on various preservation related matters.

Mesa's Historic Preservation Office has grown to include staff support for local and National Register designation of historic properties and Heritage Neighborhood recognition, assistance with regulatory compliance, preservation of Mesa's cultural heritage, and programs for the enhancement of public knowledge, understanding, and appreciation of the City's rich history.

8.1 City of Mesa Historic Districts and Historic Landmarks

Historic Districts and Historic Landmarks within the City of Mesa can be listed on the National Register, locally designated, or both. Both National and local designation can be used as effective preservation planning tools, either independently or together, to help preserve a community's historic resources and character.

The City of Mesa Historic Preservation Office maintains the Mesa Historic Property Register, which includes all historic property designations in the City and is made available to the public.

Local historic preservation is the process of protecting significant areas or buildings in a community through local laws and organizations. Most legal power to protect historic places rests with local government. In Mesa, locally designated historic resources meet criteria for significance outlined within the Mesa Zoning Ordinance and may be subject to review by the Historic Preservation Office and/or Historic Preservation Board.

The National Register of Historic Places is the official list of the nation's historic sites worthy of preservation, authorized by the National Historic Preservation Act of 1966. Managed by the National Park Service, it is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archaeological resources.

The National Register includes districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. Nominations are submitted by State, Federal, and Tribal Historic Preservation Officers, as well as private individuals, organizations, and local governments. A professional review board in each state evaluates nominations and makes recommendations.

Listing on the National Register of Historic Places is honorific and generally does not restrict the use or disposition of a historic resource, unless the property is federally owned or involved in a federal undertaking. National Register listing may make available state and federal financial and technical assistance programs to property owners.

To learn more about local designation or the National Register of Historic Places:

[Mesa Historic Preservation Office website](#)

8.2 Heritage Neighborhood Recognition Program

The City of Mesa Heritage Neighborhood Recognition Program was created to help recognize and give status to neighborhoods in Mesa that have a unique history that do not have historic district designation. This honorary recognition does not impose additional regulations, but Heritage Neighborhood areas may be within other types of zoning districts with specific standards and review criteria. The Washington-Escobedo Neighborhood and the Lehi Neighborhood are Mesa's only Heritage Neighborhoods. Information on this program and neighborhood history can be found on the Mesa Historic Preservation Office website.

8.3 Historic and Cultural Resource Surveys

Many times, significant buildings, structures, objects, sites, and districts are identified through historic property or cultural resource survey. These surveys identify potential historic and cultural resources, explore historic context, and may evaluate eligibility for listing in the Mesa Historic Property Register and/or the National Register of Historic Places. To date, surveys administered by the City's Historic Preservation Office have inventoried more than 3,000 properties.

8.4 Regulatory Compliance

Mesa's Historic Preservation Office supports the City of Mesa in complying with local, state and federal laws governing historic properties and cultural resources.

Some examples of this work include issuance of Certificates of Appropriateness (COA) for local historic districts or landmarks, reviews required under Section 106 of the National Historic Preservation Act (NHPA) of 1966, and archaeological assessment for projects on land owned or controlled by the City, where appropriate.

8.5 Preserving Mesa's Cultural Heritage

Mesa's cultural heritage includes not only standing buildings and structures, but also archaeological sites, cultural landscapes, traditional cultural places, and other resources that may exist above or below ground. The lands that comprise present-day Mesa are culturally affiliated with the O'odham, Piipaash, and

their ancestors, who have inhabited this landscape since time immemorial. Mesa is home to hundreds of archaeological and cultural sites that represent these early origins, spanning thousands of years and many voices. Projects should be sensitive to the potential presence of these resources, are encouraged to coordinate with qualified professionals, descendant communities, Tribal Nations, Mesa's City Archaeologist, and must comply with applicable local, state, and federal regulations governing cultural resources.

8.6 Sharing Community History

The Historic Preservation program promotes awareness of Mesa's architectural and cultural heritage, collaborates with residents and business owners to preserve this history, and foster civic pride, ensuring that future generations can appreciate and understand Mesa's unique cultural legacy.

8.7 Historic Preservation for the Future

Historic preservation plays a crucial role in shaping vibrant, sustainable communities. By protecting and revitalizing historic buildings, neighborhoods, and cultural landmarks, cities maintain a tangible connection to their identity and heritage, while fostering community pride and a sense of place.

Preservation encourages adaptive reuse, transforming older structures into functional spaces like housing, offices, or cultural centers. Saving these historic resources reduces environmental impact when compared to new construction.

Historic preservation can also support local economies by encouraging tourism, attracting investment, increasing property values, and strengthening neighborhood character. Revitalized historic districts often become hubs of small businesses, arts, and culture, attracting both locals and visitors alike.

Appendix B - COA Review Standards

Standards for Alteration, Rehabilitation, and/or Additions to Existing Structures

1. New additions and alterations must retain and preserve the historical character of the property and must contribute to the continued availability of the property for contemporary use.
2. Construct new additions to the side or the rear of a historic building to retain the streetscape façade and the setback to the street. Remove existing non-significant additions or nearby outbuildings to make room for a new exterior addition if removal does not affect the architectural or historical integrity of the building.
3. Design new additions to complement and enhance the historic building in size, scale, materials, and detail. Additions must also be compatible with the form, shape, proportion, and mass of the historic building.
4. Replace or install new elements to buildings only when missing or damaged beyond repair and which are appropriate to the style and era of the building. Use details, materials, and forms which reflect those of the original building. Any exterior alteration or addition must not destroy significant historical, architectural, or cultural material.
5. Use new materials that are compatible with the original features of the building and which reflect the original or period style and era to preserve the distinguishing qualities or character of the building. Recognize the building as a product of its own time and avoid alterations that seek to create an earlier or later appearance.
6. Repeat the placement, spacing, shape, proportions, orientation, materials, and details of the original features.
7. Verify zoning restrictions for heights, setbacks, and building separation to define the buildable area within the property. Take into consideration overhang dimensions when determining the allowable building envelope. Setback and lot coverage variances may be difficult to obtain if zoning problems are self-imposed by the applicant's own design.

Standards for Detached New Construction

1. Design new buildings to reflect the character of the property and/or district without replicating it. Use compatible materials and colors which create the same feeling produced by those found in the neighborhood.
2. Locate new buildings on the site to fall in line with the established setback from the street and position buildings in the same general orientation as the existing buildings of the property and/or district.
3. Verify zoning restrictions for heights, setbacks, and building separation to define the buildable area within the property. Take into consideration overhang dimensions when determining the allowable building envelope. Setback and lot coverage variances may be difficult to obtain if zoning problems are self-imposed by the applicant's own design.
4. Respect the established rhythm of solid and voids along the streetscape in the size, scale, and placement of the new building on the property. New building must also be compatible in form, shape, and proportion.
5. Respect the height of adjacent buildings by maintaining established massing and rooflines. If additional height is required, use a "step-back" massing approach to place upper stories further back in the new building from the façade.
6. Complement the scale of the neighboring buildings by breaking up the overall mass of the new building into elements of similar size and shape.
7. Design new features and landscaping as distinctive but compatible with the building's historic style.



Standards For Demolition

- A. The Building Official, in consultation with the Historic Preservation Officer and the City Manager, determines that the Historic Resource presents an imminent hazard to the public safety, and that repair or renovation would be impractical; or
 - ii. Demolition of the building(s), structure(s), object(s), archaeological resource(s), or site(s) would not have an adverse impact on the preservation of historic properties in the vicinity.
- B. The Historic Preservation Board determines that both of the following are found:
 - i. The building(s), structure(s), object(s), archaeological resource(s), or site(s) have minimal historic significance because of its location, conditions, modifications, or other factors; and

Appendix C - Character Defining Features

CHARACTER DEFINING FEATURES OF A BUILDING

Foundations

Foundations support and stabilize a house and usually include a footing below ground and a stem wall above it. The stem wall rises from the ground and supports the exterior walls, usually stopping at the first floor. Foundations may be made of concrete, brick, or stone, and some homes have little or no footing at all. In Mesa, some even include basements, which is uncommon in much of Arizona.

Exterior Walls

The exterior walls of a historic residence often combine traditional siding materials with layered construction techniques that may include shiplap beneath or as part of the structural system, providing a tight, interlocking wooden barrier against weather. This type of construction reflects earlier craftsmanship, where durability and material efficiency were essential to protecting the home from sun, wind, and seasonal moisture. It is important to maintain these exterior walls, including any original shiplap.

Articulation

Articulation refers to the way a building's massing, form, and structural components are expressed to create depth, rhythm, and visual organization. This includes the composition of volumes, setbacks, projections, entrances, window groupings, roof forms, and the relationship between horizontal and vertical elements.

Preserving historic articulation is important because it maintains the building's original scale and proportions. Retaining historic articulation helps preserve the integrity of the resource and the streetscape character.

Additions to historic buildings should be compatible through complementary massing, scale, and proportion. New additions should remain visually subordinate to the historic structure while using transitions, setbacks, and clearly defined forms to distinguish new construction from the original building without disrupting its historic character.

Roofs / Roofing

Roofs are are visually prominent elements of houses. In Mesa, roof types vary greatly depending on the historic styles. One may find materials such as wood shingles, clay tiles, metal, asphalt shingles, and rolled-on built-up roofing. Each roof type and material requires individual care and maintenance. The watertightness of a roof also is essential in maintaining the house's physical condition.

Masonry

Many historic homes in Mesa were comprised of masonry construction, usually brick, stone, adobe, concrete, concrete block, terra cotta, hollow clay tiles, or concrete masonry units (CMUs), which are standardized pre-cast concrete blocks commonly used in structural and decorative construction. Breeze blocks were also commonly incorporated into Ranch and Modern-era buildings to provide shade, ventilation, privacy, and visual texture. In general, masonry walls of historic houses were not originally painted except in some examples of Period Revival and Ranch styles. It is not appropriate to paint previously unpainted masonry.

Stucco

The use of stucco on masonry and wood frame walls is very common in Mesa, especially on bungalows and Period Revival houses. The terms "stucco" and "plaster" are used interchangeably in common usage. However, "stucco" actually refers to a trowel-applied, non-structural exterior plaster made primarily of cement.

Adobe

Historic adobe homes in Mesa reflect the region's early desert architecture, using thick sun-dried mud brick walls to keep interiors cool during intense Arizona heat. Many of these homes, especially those connected to early farming communities and pioneer settlements, showcase Southwestern craftsmanship and preserve an important part of Mesa's cultural heritage.

Wood

Historic wood siding reflects early building practices in which locally available timber was used to protect structures from sun and seasonal weather while providing an economical and easily repairable exterior material. In many older neighborhoods, wood siding was preferred over stucco or masonry because individual boards could be replaced without extensive reconstruction.

Common siding types include clapboard (lap), shingle, and board-and-batten siding, where thin vertical wood strips, or battens, cover the seams between wider boards to create strong vertical articulation, shadow lines, and texture on the building exterior. The "reveal," or visible space between adjacent rows of siding, is an important aspect of historic wood cladding.

Chimneys

A chimney is an architectural structure built to vent smoke and heat from fireplaces, stoves, or furnaces. Historic chimneys often feature traditional materials such as brick, stone, or adobe and help reflect the construction styles and daily life of a community's past.

Windows and Doors

Historic buildings contain a variety of window and door types and materials that reflect the city's architectural development from the late nineteenth through the mid-twentieth century. Common window types include double-hung wood sash windows, casement windows, steel-framed industrial and Modern-style windows, fixed picture windows, and grouped horizontal windows.

Historic doors similarly vary by architectural style and period, including paneled wood doors, glazed entry doors, recessed entries, and decorative screen or storm doors common in residential neighborhoods.

Original materials were typically wood or steel, selected for their durability and compatibility with regional architectural traditions. The size, proportions, glazing patterns, and placement of windows and doors contribute significantly to the historic character and articulation of buildings within Mesa's historic districts and historic landmarks. Retention and repair of original materials and configurations are encouraged, while replacements should match the historic openings, profiles, and overall visual character of the structure.

Porches

Porches help to define the character of a house's historic style. As important elements of architectural design they should be retained and maintained.

Awnings and Shades

Shade is a precious commodity in Mesa, Arizona. In the early years of settlement, Vernacular houses were built with deep porches and canvas awnings to help keep them cool. With local trends in housing turning more toward nationally popular architectural styles and with the advent of evaporative cooling in the 1930s, the porches and awnings began to disappear. Awnings were predominantly relegated to commercial structures.

Landscaping

Early Mesa was promoted as a green oasis in the desert, supported by canal irrigation that brought water to homes. Many residents planted lawns, trees, and flowers to recreate the look of Midwestern neighborhoods, even though desert plants would have used less water. Over time, they relied on flood irrigation and non-native plants, creating the lush, grassy yards still seen in older neighborhoods today. This landscaping remains a key part of Mesa's historic neighborhood character.

Porte-Cocheres and Carports

Many historic homes include features like porte-cocheres or carports as key parts of their design. Craftsman houses often feature porte-cocheres along with prominent rooflines and porches that define their look. Later Ranch-style homes may include attached carports instead. These features are usually integrated into the building and designed to match the home's overall style and details.

Painting

Virtually every historic house has features which were painted, stained, or varnished to protect them from deterioration from weathering. Occasional exterior stucco may have been colored with pigment additives rather than having been painted. The stucco of some bungalows may have even been purposefully left a natural cement color as an aesthetic expression and as a low maintenance surface needing no paint. Brick and stone are traditionally left unpainted to allow proper function of these materials.

Appendix D - HISTORIC DISTRICTS & LANDMARKS

MESA'S HISTORIC CONTEXT

Understanding the significance of Mesa's historic buildings and neighborhoods requires placing them in the context of Mesa's growth and development over time. Some key periods in Mesa's history include the era of indigenous and Native American habitation, its early years of settlement by pioneers of the Church of Jesus Christ of Latter-day Saints, and the evolution from a flourishing agricultural community in the early 20th century to a rapidly expanding and urbanizing city following World War II.

Mesa's Early Origins

The lands that comprise present-day Mesa are culturally affiliated with the O'odham, Piipaash, and their ancestors. Ancestors of these Indigenous Communities were the first people to live in the area now called Mesa. They flourished in these lands for millennia and their direct descendants, the O'odham people, remain here to this current day. Between approximately 300 and 1450 CE a complex farming society was established throughout the Salt River Valley, with large settlements such as Scedagī Mu:val Va'aki and S'edav Va'aki, and an advanced network of irrigation canals. These communities produced elaborate material culture including pottery, basketry, stone tools, and shell jewelry.

Euroamerican Settlement (1877-1883)

Spanish missionaries first reached Arizona in the late 1600s, and over time the region became part of New Spain, then Mexico following independence in 1821. After the Mexican-American War and the Gadsden Purchase, present-day Arizona became part of the United States and was organized as the Territory of Arizona in 1863 before achieving statehood in 1912.

Euro-American settlement in the Mesa area began soon after the creation of the Arizona Territory. In 1877, settlers from the Church of Jesus Christ of Latter-day Saints (LDS) founded the community of Lehi along the Salt River Valley, using irrigation systems based

on earlier canals engineered by Ancestral O'odham communities. A second group, known as the Mesa Company, established Mesa in 1878 south of Lehi. Mesa's original townsite followed the "City of Zion" plan developed by LDS founder Joseph Smith, featuring a one-square-mile grid with wide streets, park strips, and surrounding agricultural lots. As additional settlers arrived from Utah, Mesa grew steadily and officially incorporated in 1883.

Desert Farm Town (1884-1906)

During the 1880s and early 1900s, Mesa developed into an agricultural center in the eastern Salt River Valley. Growth was supported by expanding irrigation systems, nearby mining activity in the Superstition Mountains, and the arrival of the Southern Pacific Railroad in 1895, which improved access to building materials and regional markets. Downtown Mesa expanded with new banks, hotels, stores, and homes, while Mesa's population reached 722 by 1900.



This period also brought greater religious and cultural diversity as non-LDS settlers established Baptist and Methodist congregations. Severe droughts between 1898 and 1905 threatened agriculture and caused

population decline, prompting valley residents to advocate for a permanent water solution. Passage of the National Reclamation Act in 1902 authorized construction of Roosevelt Dam, which began in 1906. Several buildings from this era survive today, including the Sirrine House (1896), the Pomeroy Building (1891), and the Alhambra Hotel (1893).

Growth and Expansion (1906-1945)

Completion of Roosevelt Dam in 1911, combined with increased agricultural demand during World War I, fueled significant economic growth in Mesa. New subdivisions expanded beyond the original townsite, introducing narrower streets, sidewalks, curbs, and residential lots characteristic of early twentieth-century neighborhoods. Popular architectural styles included Craftsman, Tudor Revival, Spanish Revival, and Pueblo Revival homes. By 1920, Mesa's population had grown to more than 3,000 residents.

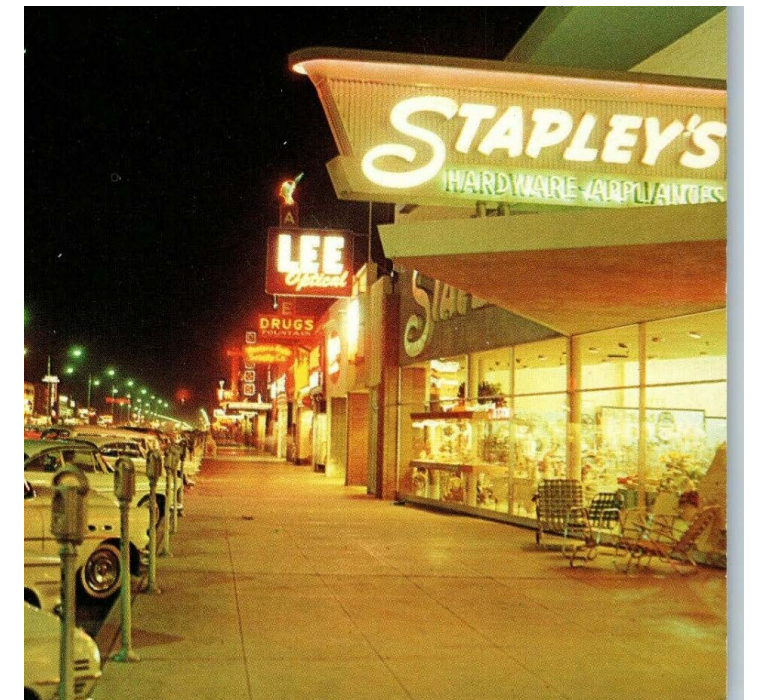
New communities, including African American and Latino residents, also settled in Mesa during this period, though segregation policies and discriminatory practices limited housing opportunities and contributed to the formation of culturally distinct neighborhoods. The construction of a Southern Pacific Railroad branch and the Arizona Temple in 1927 encouraged further growth. Although the Great Depression slowed the economy, federal programs such as the Works Progress Administration funded new infrastructure, public buildings, streets, and sidewalks. By 1940, Mesa's population had reached 7,224. World War II further boosted the local economy through the establishment of Falcon Field and Williams Air Force Base.

Suburban Mesa (1945-1970s)

Following World War II, Mesa experienced rapid suburban growth fueled by returning servicemen and increasing demand for housing. New subdivisions spread outward from the city center and reflected postwar suburban planning trends, including larger lots, curving streets, and automobile-oriented design. Ranch-style homes became the dominant housing type, featuring open floor plans, attached carports, and garages designed for modern suburban living.

Mesa experienced its most dramatic growth between 1950 and 1980, expanding from a population of 16,790 to

more than 152,000 residents. Annexation of surrounding subdivisions transformed Mesa from a small agricultural town into a large suburban city with an increasingly expansive urban form.



HISTORIC DISTRICTS

Historic Districts are groupings of historic properties that share certain characteristics, such as a development pattern or architectural style. Mesa features eight locally designated historic districts. While all eight of these historic districts are listed on the Mesa Historic Property Register (MHPR), seven of the eight are also listed on the National Register of Historic Places (NRHP).

HISTORIC LANDMARKS

Historic resources can also be individually significant. Mesa features twenty-seven landmarks with historic designation. Twelve of the twenty-seven historic landmarks are listed on the MHPR, three exist on both the MHPR and NRHP, and fifteen of the historic landmarks are only listed on the NRHP.

Generally, properties must be at least 50 years old and meet certain criteria to be eligible for designation as a Historic Landmark or Historic District. For local designation, this criteria is based on the Mesa Zoning Ordinance, while National Register listing is based on criteria outlined in the National Historic Preservation Act of 1966.

HISTORIC DISTRICTS

Designated Local and National Register Historic Districts in Mesa:

1. Glenwood-Wilbur Street Historic District (MHPR and NRHP)
2. West 2nd Street Historic District (MHPR and NRHP)
3. Evergreen Historic District (MHPR and NRHP)
4. Temple Historic District (MHPR and NRHP)
5. Robson Historic District (MHPR and NRHP)
6. West Side-Clark Addition Historic District (MHPR and NRHP)
7. Flying Acres Local Historic District (MHPR)
8. Fraser Fields Historic District (MHPR and NRHP)



350 N. Fraser Dr. West in the Fraser Fields Historic District

Map 1: Mesa Local Historic Districts and National Register Historic Districts



Glenwood-Wilbur Historic District

Encompassing a portion of the original Mesa town site, the district consists of 55 single-family residences located along the north-south axis of the 100 blocks of North Pasadena, North Hibbert, North Wilbur and North Pomeroy Streets between East 1st and East 2nd Streets.

The Glenwood/Wilbur Historic District includes two original townsite blocks and three subdivisions that were platted between 1919 and 1922: the Wilbur Subdivision, Glenwood Tract, and the W. R. Stewart Subdivision. The Southside Building and Loan Association developed the Wilbur Subdivision and Glenwood Tract, while W. R. Stewart, a Mesa real estate developer, subdivided the W. R. Stewart Subdivision.

The district is a good example of early 20th century redevelopment of the original townsite from large lots to subdivisions with smaller lots reflecting the development evolution of Mesa from a pastoral, agricultural community to a more urban growing community.

The district is significant for its association with the development of a cohesive neighborhood of middle class working class families between 1911 and 1948 with the majority of homes constructed between 1920 and 1930.

HISTORIC DESIGNATION

Mesa Local Historic District: Designated 1996
National Register Historic District: Listed 1999

Period of Significance | 1883-1948

Architectural Characteristics

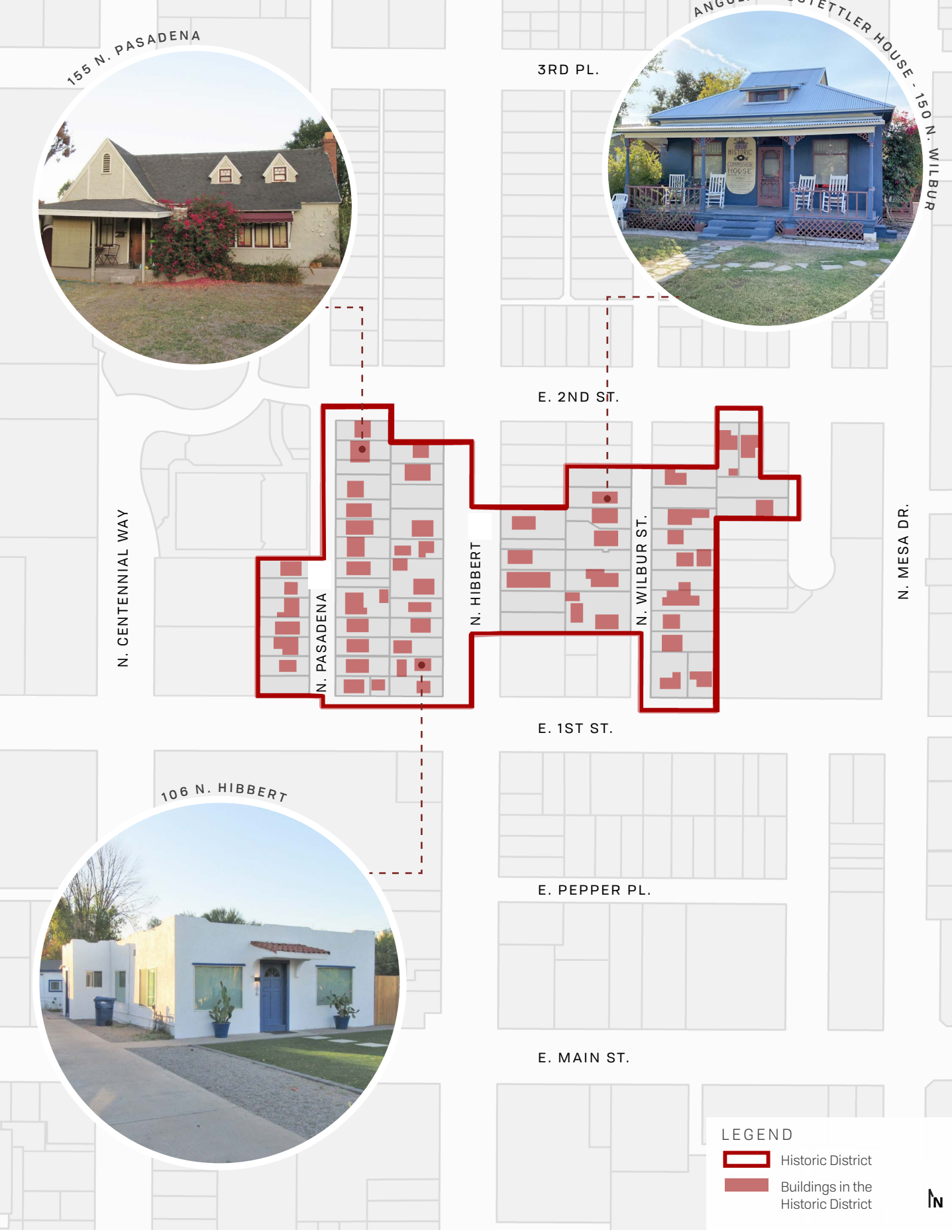
Architectural Styles

- Craftsman
- Tudor/English Cottage Revival
- Spanish Revival
- Pueblo Revival
- Minimal Traditional
- Early Ranch
- Colonial Revival

Building Types

- Bungalow
- Cottage
- Ranch

Map 2: Glenwood-Wilbur Historic District



West 2nd Street Historic District

The West 2nd Street Historic District, located within the original Mesa town site, is bounded by University Drive on the north, Center Street on the east, 1st Street on the south, and Robson on the west.

Platted in 1883, the district reflects the "City of Zion" planning concept of LDS founders. The district features large square blocks flanked by wide streets and a variety of lot sizes. Medians introduced along the center of Robson and Macdonald reduce the scale of the original town site street widths.

The district features some of the earliest homes in Mesa, including the homes of several early pioneers, and was developed as a middle-class and upper-class residential neighborhood.

Historic Designation	
Mesa Local Historic District: Designated 1996/Expanded 2001 National Register Historic: Listed 1999/Expanded 2003	
Period of Significance	1883-1959

Architectural Characteristics

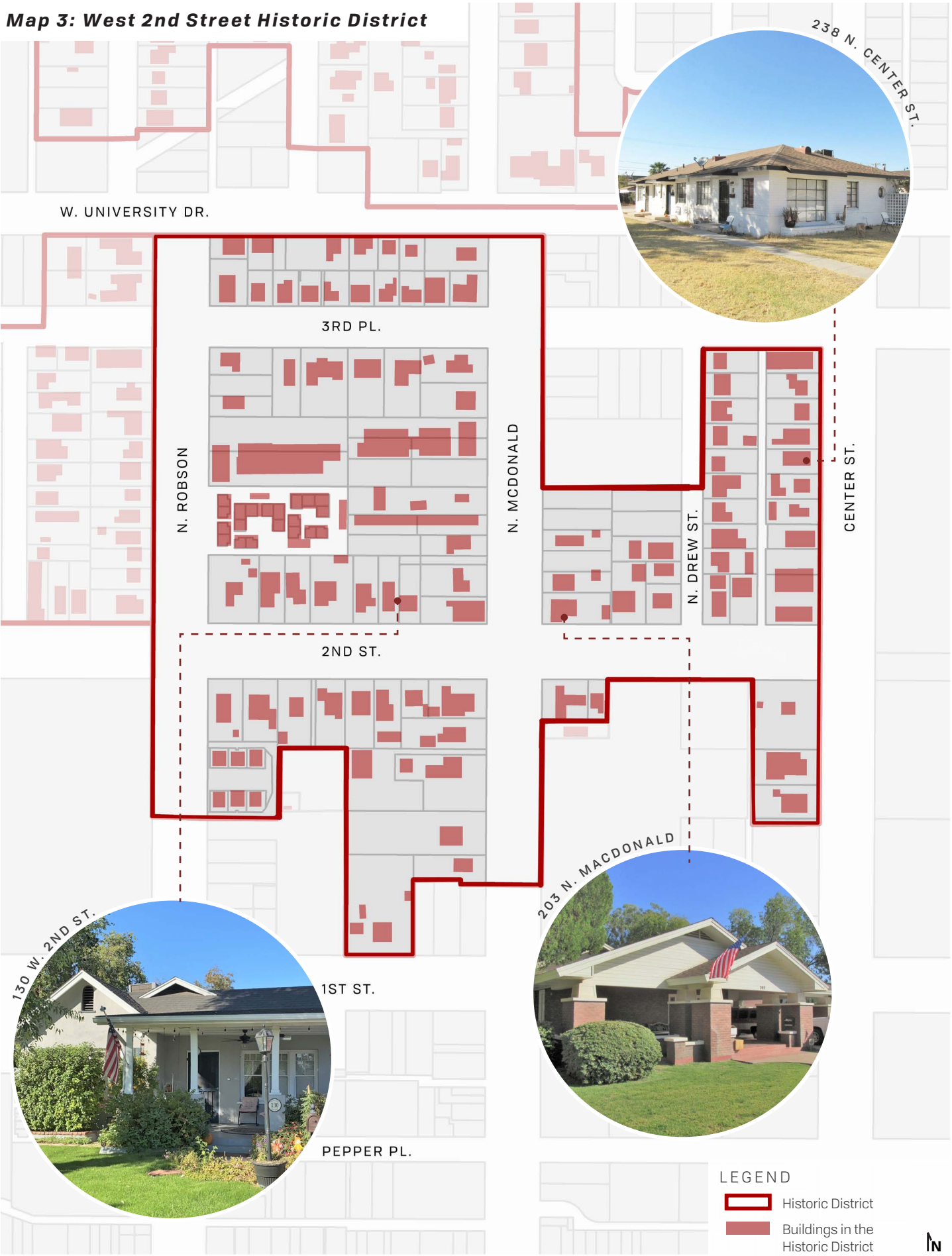
Architectural Styles

- Queen Anne
- Tudor/English Cottage Revival
- Spanish Revival
- Craftsman
- Streamline Moderne
- Minimal Traditional
- Pueblo Revival

Building Types

- Bungalow
- Cottage
- Ranch

Map 3: West 2nd Street Historic District



Evergreen Historic District

The Evergreen Historic District represents a departure in its layout and physical design features from the original town site layout. The rectangular district with narrower streets and multiple deep lots provides a distinctly suburban character.

The district is composed of two subdivisions – North Evergreen and Vista Gardens, and a section of lots developed separately over time. Homes in the original North Evergreen Subdivision are the oldest in the District. They represent the first extension of Mesa outside the original town site. The Vista Gardens Subdivision, platted at the end of WWII, represents an era of rapid construction and population expansion that occurred in Mesa after WWII.

There are three streets that run along a north-south axis: North Macdonald, North Grand, and North Robson Street, and six that run along an east-west axis: West University Drive, West 5th, 6th, 7th, and 8th Streets, and West 7th Place.

The district’s 197 houses represent several periods in Mesa’s housing development from the early to the mid-20th century.

HISTORIC DESIGNATION	
Mesa Local Historic District: Designated 1999	
National Register Historic District: Listed 1999/Amended 2018	
Period of Significance	1910-1948

Architectural Characteristics

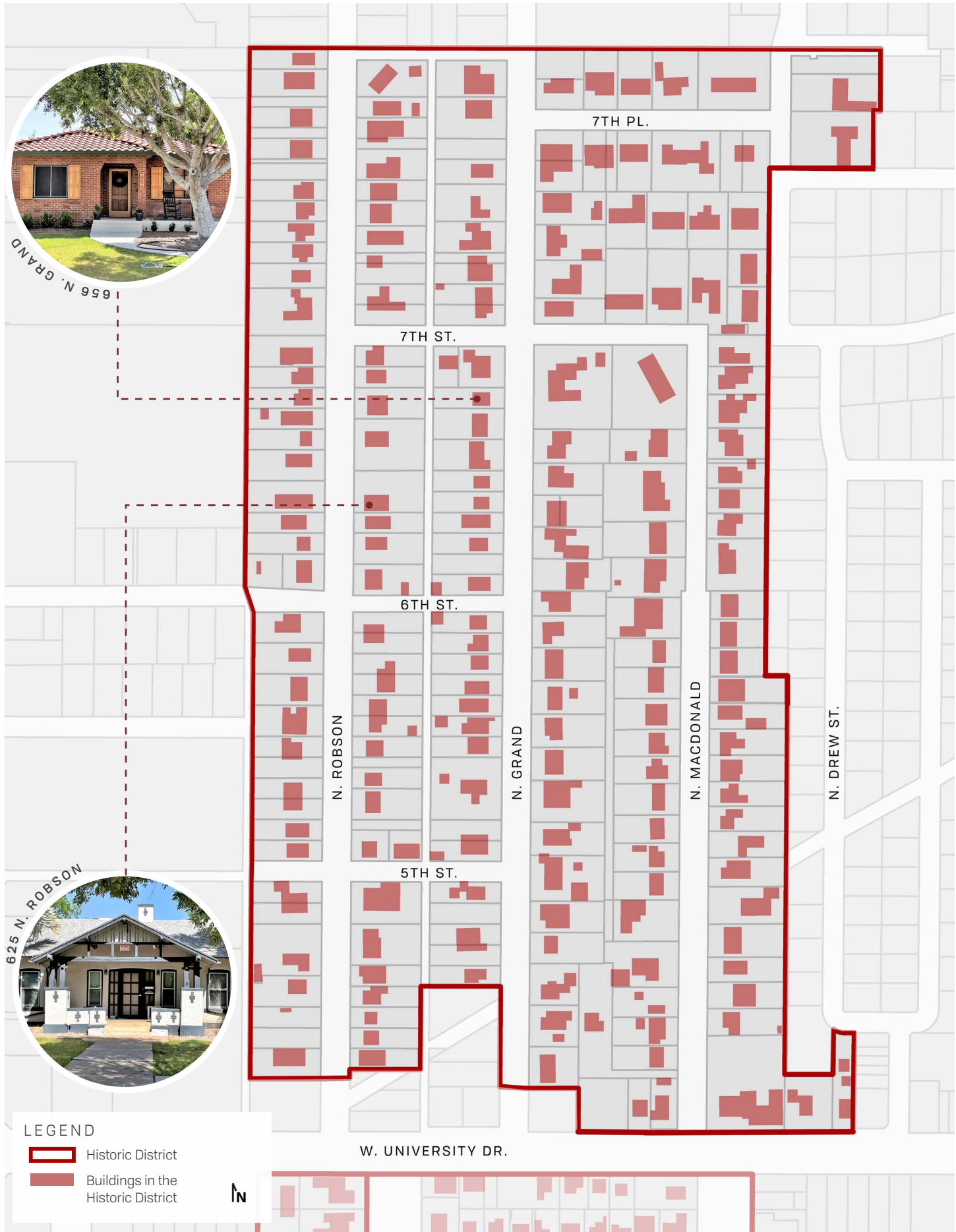
Architectural Styles

- Craftsman
- Tudor/English Cottage Revival
- Spanish Revival
- Pueblo Revival
- Minimal Traditional
- Early Ranch

Building Types

- Bungalow
- Cottage
- Ranch

Map 4: Evergreen Historic District



Temple Historic District

Known for its suburban design principles, the Temple Historic District, represents an early neighborhood outside of the original town site. Beginning with the platting of the Kimball Addition in 1910, the district is composed mainly of two later residential subdivisions, Arizona Temple Addition in 1922 and Stapley Acres in 1924.

There are four streets that run along a north-south axis, South LeSueur, South Udall, South Hobson, and South Mesa Drive, and six that run along an east-west axis, East Main Street, East 1st, 2nd, and 3rd Avenues, East Kimball Avenue and East Broadway Road. East 1st Avenue was designed as a formal, tree-lined boulevard to terminate with a view of the LDS Temple. Houses constructed along this stretch of 1st Avenue were marketed as being prestigious for their visual association with the LDS Temple. The other streets in the district are narrower extensions of the original town site and reflect a more efficient and profitable pattern of land subdivision.

Historic Designation	
Mesa Local Historic District: Designated 2001 National Register Historic: Listed 2000	
Period of Significance	1910-1949

Architectural Characteristics

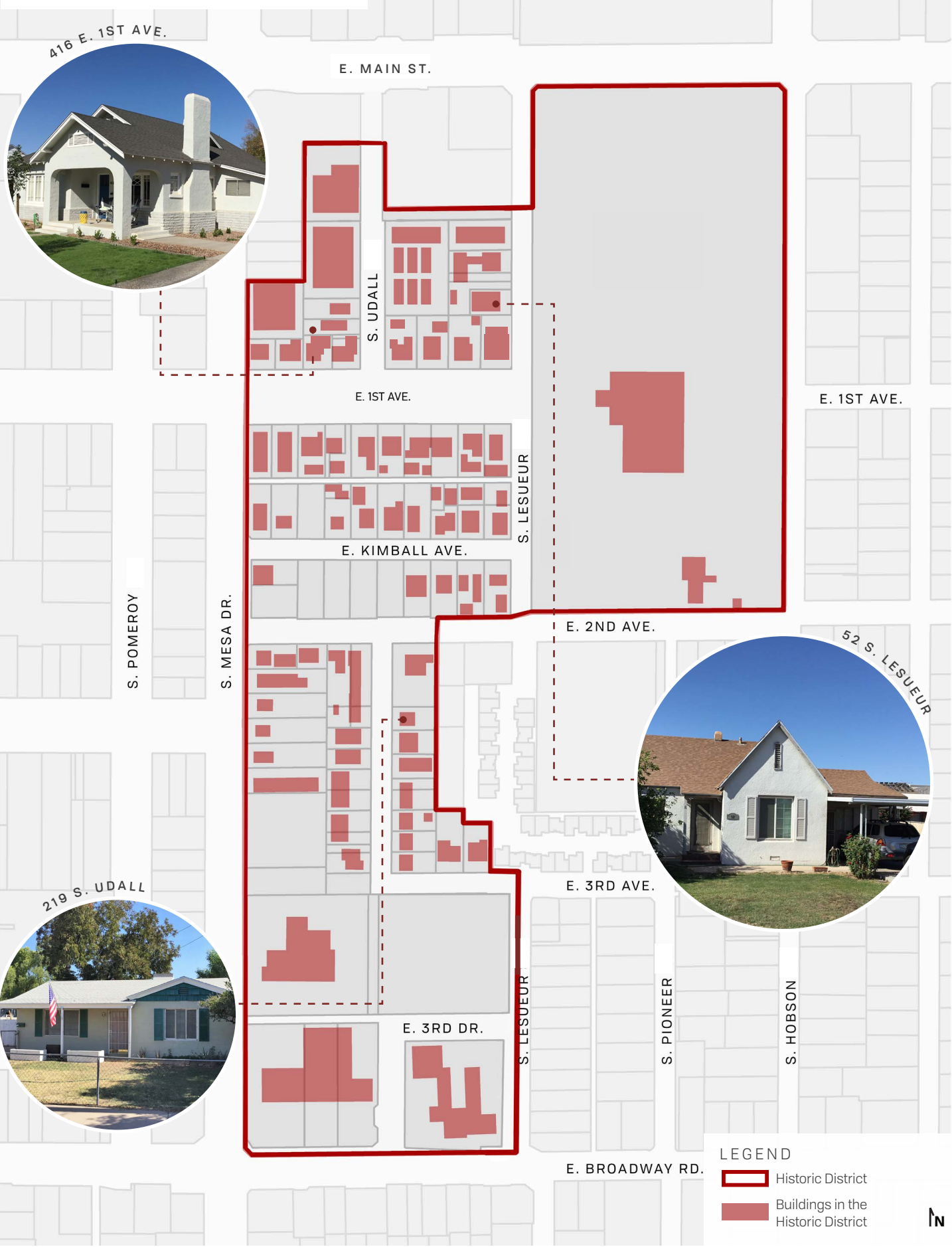
Architectural Styles

- National Folk
- Craftsman
- Pueblo Revival
- Tudor/English Cottage Revival

Building Types

- Cottage
- Ranch

Map 5: Temple Historic District



Robson Historic District

The Robson Historic District consists of portions of the original town site that were later subdivided into smaller parcels between 1910 and 1916. This process of subdivision was an important development trend as Mesa evolved from a large lot rural community to a modern residential community with small lots.

There are four streets that run along a north-south axis: North Robson, North LeBaron and North Morris Streets, and North Country Club Drive, and three that run along an east-west axis: West University Drive, West 3rd Place, and West 2nd Street.

The historic district developed as a cohesive early 20th century middle-class neighborhood. The majority of the district's 51 buildings are residential, with several commercial properties along its north and south boundaries. While the earliest house dates to 1915, most homes have construction dates between the late 1920s and early 1930s.

HISTORIC DESIGNATION	
Mesa Local Historic District: Designated 2001/Expanded 2003 National Register Historic: District Listed 2003	
Period of Significance	1911-1959

Architectural Characteristics

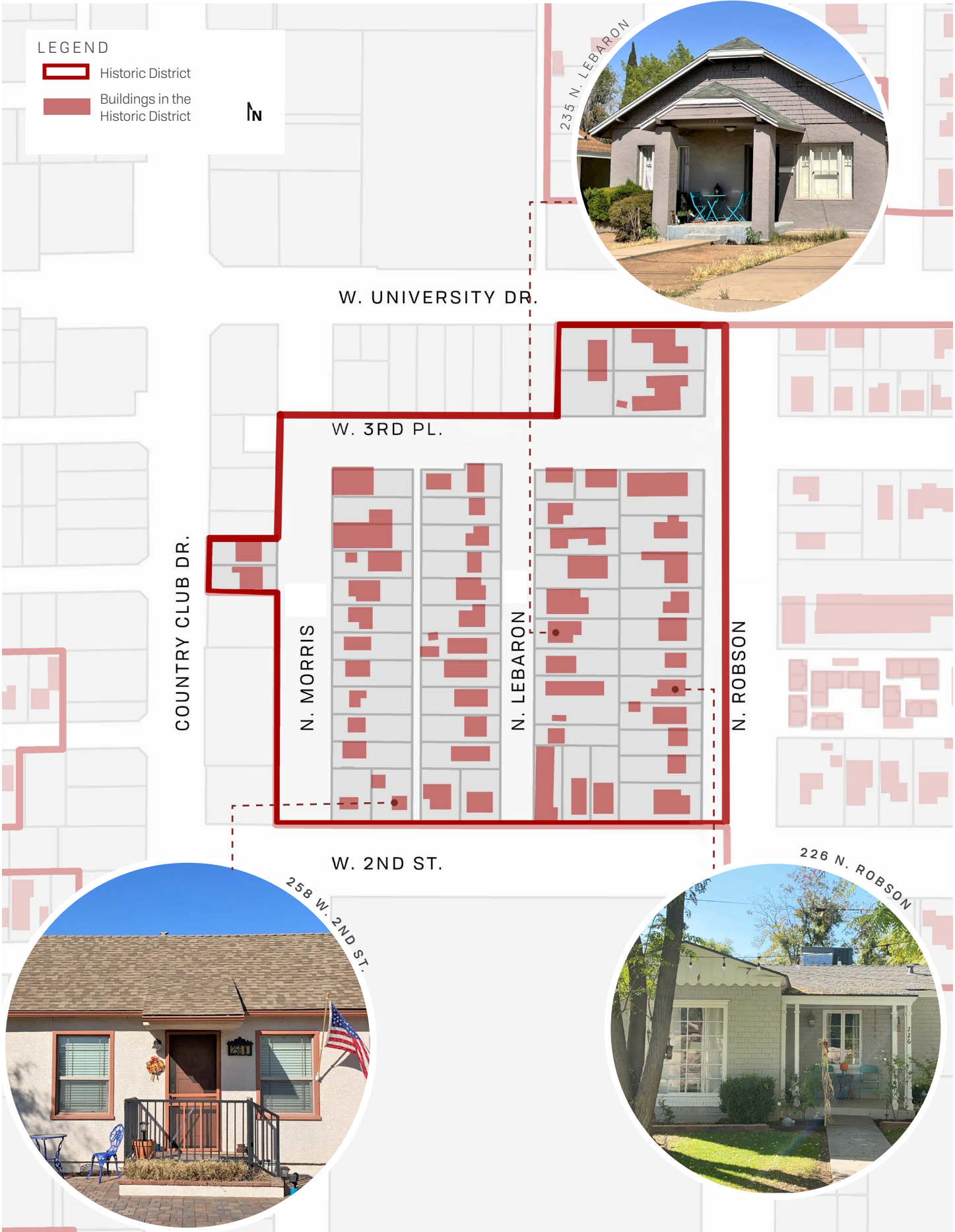
Architectural Styles

- National Folk
- Tudor/English Cottage Revival
- Colonial Revival
- Minimal Traditional
- Early Ranch

Building Types

- Bungalow
- Cottage
- Ranch

Map 6: Robson Historic District



West Side-Clark Addition Historic District

The West Side-Clark Addition Historic District was the first residential area to be developed west of the original town site. There are two streets that run along a north-south axis: North Date and North Meadow Lane, and four that run along an east-west axis: West 2nd Place, West Clark Street, West 1st Street and West Pepper Place.

The district is comprised of four subdivisions: West Side Addition, Monte Vista Addition, and Clark Additions Nos. 1 and 2. The district takes its name from the West Side Addition, the earliest platted subdivision in the district, and from the Clark family that was associated with the establishment of three of the four subdivisions.

The West Side-Clark Addition Historic District's 126 houses represent several periods in Mesa's neighborhood development from the early to the mid-20th century. It is an example of community development during the middle of the 20th century to create middle-income residential neighborhoods from agricultural land beyond the boundary of the original townsite.

Historic Designation	
Mesa Local Historic District: Designated 2017	
National Register Historic: District Listed 2010	
Period of Significance	1930-1958

Architectural Characteristics

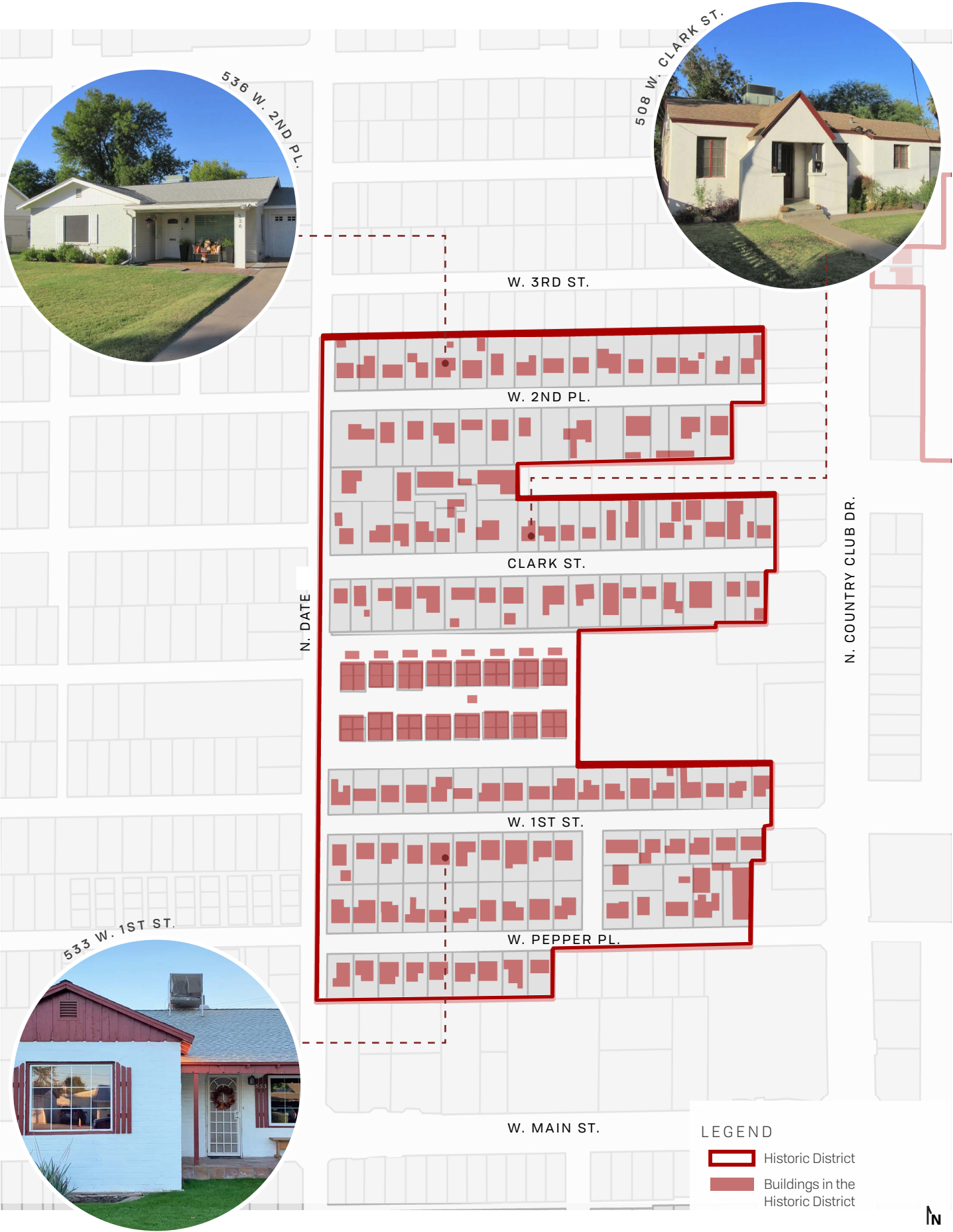
Architectural Styles

- National Folk
- Tudor/English Cottage Revival
- Spanish Revival
- Pueblo Revival
- Minimal Traditional
- Early Ranch

Building Types

- Bungalow
- Cottage
- Ranch

Map 7: West Side-Clark Addition Historic District Map



Flying Acres Historic District

The Flying Acres Historic District is an example of a post-World War II residential subdivision located north of the Evergreen Historic District and Mesa’s original town site. The historic district is Mesa’s smallest, comprised only of two city blocks along the 100 block of West 8th Place and West 9th Street between North Grand and North Macdonald.

The name Flying Acres is attributed to Major Jake L. Wilk, Jr. who, along with his wife Vivian Mae Wilk, would subdivide a 5.5-acre plot of land on November 16, 1946, with assistance from civil engineer W. T. Keplinger. Major Wilk was the training and operations officer with the Army Air Corps at Williams Field during World War II. The City of Mesa annexed the subdivision on December 6, 1948.

Originally comprised of 36 lots, the district now includes 34 lots following the merging of four lots into two shortly after the creation of the subdivision. The neighborhood’s uniform lots and broad streets convey a middle-class suburban character.

HISTORIC DESIGNATION	
Mesa Local Historic District: Designated 2018	
Period of Significance	1940-1957

Architectural Characteristics

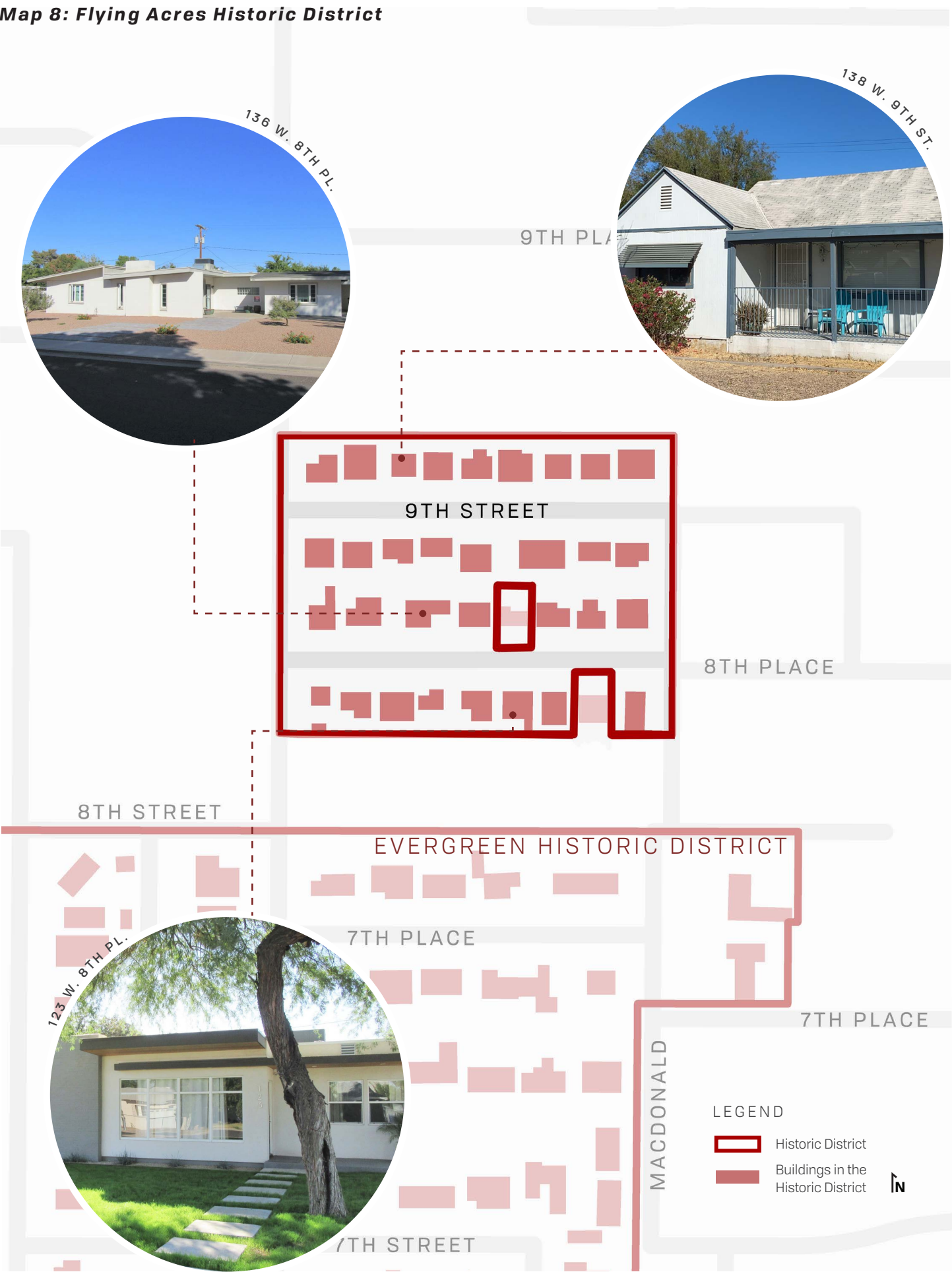
Architectural Styles

- Minimal Traditional
- International Style
- Early Ranch

Building Types

- Ranch

Map 8: Flying Acres Historic District



Fraser Fields Historic District

The Fraser Fields Historic District is a representative post-World War II subdivision developed outside of the original town site. Originally part of an 80-acre farm, the historic district is named for the early Mesa farmer and rancher who owned the land, John J. "Jack" Fraser.

There are three streets that run along a north-south axis: North Fraser Drive, North Fraser Drive East, and North Fraser Drive West, with East 2nd Street bisecting the subdivision at its center. North Fraser Drive East and West form an internal loop with North Fraser Drive, providing only two access points into the subdivision from East Main Street and East University Drive. The original subdivision plat, completed in 1946 and developed by the Passey Investment Company comprised of William H. Passey, Samuel R. Maxcy and Ernest D. Macdonald, included large lots that proved difficult to sell, resulting in a re-subdivision in 1950 to provide smaller, more affordable lots, and the neighborhood was substantially built out by 1960.

The rectangular subdivision with broad streets and large, deep lots conveys an upper-middle class suburban character. The original subdivision plat included large lots that proved difficult to sell, resulting in a re-subdivision in 1950 to provide smaller, more affordable lots. The neighborhood was substantially built out by 1960.

HISTORIC DESIGNATION	
Mesa Local Historic District: Designated 2003	
National Register Historic: District Listed 2010	
Period of Significance	1945-1962

Architectural Characteristics

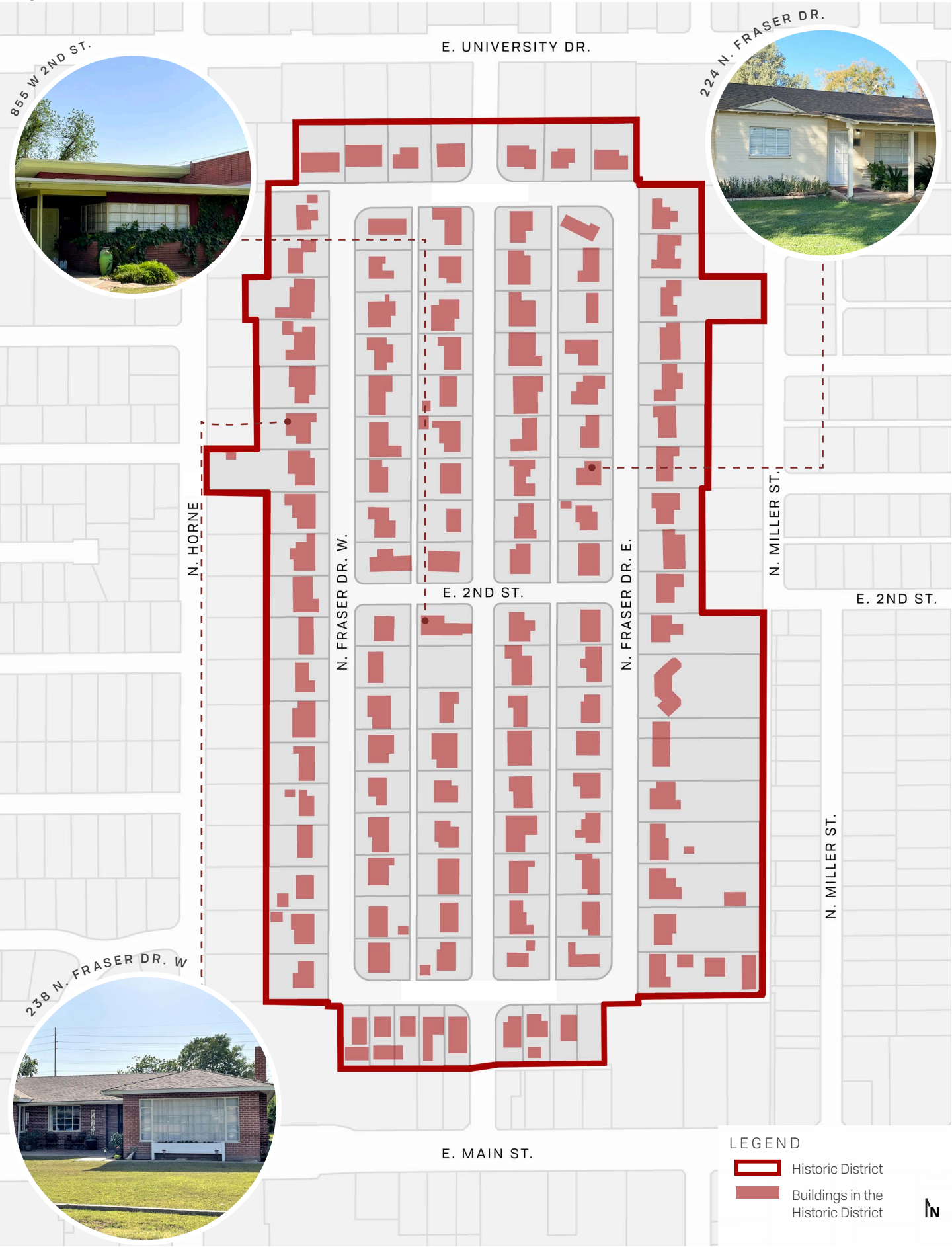
Architectural Styles

- Prairie Ranch
- Early Ranch
- Rambling Ranch
- Mid Century Modern

Building Types

- Ranch

Map 9: Fraser Fields Historic District



HISTORIC LANDMARKS

Mesa's historic landmarks listed on the National Register of Historic Places and/or the Mesa Historic Properties Register include the following:

1. Alhambra Hotel (43 South Macdonald) (NRHP)
2. Alma Ward Meeting House (809 West Main Street) (MHPR and NRHP)
3. Angulo-Hostetter House (150 North Wilbur) (NRHP)
4. Buckhorn Baths Motel (5900 East Main Street (NRHP)
5. Dr. Lucius Charles Alston House (453 North Pima) (NRHP)
6. Falcon Field World War II Aviation Hangars (4800 East Falcon Drive) (NRHP)
7. Federal Building (26 North Macdonald) (MHPR)
8. First United Methodist Church (15 East 1st Avenue) (MHPR)
9. Irving School (155 North Center Street) (MHPR and NRHP)
10. Isley (Phil) House (412 North Macdonald) (MHPR)
11. James Macdonald House (307 East 1st Street) (MHPR)
12. Larkin Fitch Farmhouse (945 North Center Street) (MHPR)
13. Lehi School (2345 North Horne) (MHPR and NRHP)
14. Mesa Grande (Address Restricted) (NRHP)
15. Mesa Journal-Tribune FHA Demonstration House/Charles A. Mitten House (238 West 2nd) (MHPR and NRHP)
16. Mesa Public Library/Information Technology Building (59 East 1st Street) (MHPR)
17. Mesa Woman’s Club (200 North Macdonald) (MHPR and NRHP)
18. Mt. Calvary Baptist Church (430 North Lewis (MHPR)
19. Nile Theater (105 W. Main St.) (MHPR)
20. Park of the Canals (North Horne from Utah Ditch to Mesa-Consolidated Canal (MHPR and NRHP)
21. Ponderosa II (602 South Edgewater Drive) (MHPR and NRHP)
22. Ramon Mendoza House (126 North Pomeroy) (MHPR)
23. Robert Scott House (2230 East Grandview Street) (NRHP)
24. Strauch Fuller House (148 North Macdonald) (MHPR and NRHP)
25. Spangler-Wilbur House (128 North Macdonald) (MHPR and NRHP)
26. Sirrine House (160 North Center Street) (MHPR and NRHP)
27. Williams Air Force Base (Multiple Resources) (NRHP)

Certain properties may be listed on both the NRHP and the MHPR, while others may only be on one register. Only properties listed on the MHPR will require a Certificate of Appropriateness prior to commencing a project, although property owners making modifications to properties listed only on the NRHP are encouraged to follow best practices and work with the Mesa Historic Preservation Office.

Map 10: Mesa Local Landmarks and National Register Properties



Map 11: Mesa Local Landmarks and National Register Properties



Isley (Phil) House (412 N. Macdonald)

The "Phil Isley" house was constructed in 1922 and was originally located at 643 E. Main St. It is a classic example of a brick, craftsman bungalow. A motel was built on the site in the 1940s, with the house serving as the office. In 2005, the house was purchased and moved to the current site (412 N. Macdonald) within the Evergreen Historic District. The house sits on a flag lot and is not visible from Macdonald.

Phil Isley (1886-1962) played an important role in Mesa's history. He served as president of the Lions Club, the Hiram Club, and the Mesa Chamber of Commerce. He was the Maricopa County Treasurer, he served on the Maricopa County Board of Supervisors and he was a member of Arizona's State Legislature.

Significant Features:

- Craftsman style home
- Symmetrical facade
- Medium-pitched gable roof
- Large front veranda supported with posts
- Large double-hung windows

HISTORIC DESIGNATION

Mesa Local Historic Landmark: Designated 2016

Construction Date: 1922



Alma Ward Meeting House (809 W. Main St.)

The Alma Ward Meeting House is a Colonial Revival style building located at the corner of Main St. and Extension Rd. The Alma Ward is the namesake for Alma School Road. The two-story meeting house is the most prominent and only contributing building among three that were constructed on this property as part of a LDS Church complex in the early twentieth century.

The Meeting House sits near the front of a flat .60 acre rectangular lot, within a suburban setting with grass lawns, low shrubs, and trees between the buildings and the adjacent arterial roads. A low decorative metal fence encloses the yard in front of the buildings and patio. The southern and western property boundaries are marked with a high block wall. Signage is a recent structure located on the northeastern corner of the property at the street intersection.

Significant Features:

- Asymmetrical “T” floor plan with the long axis in the north-south direction
- Exterior materials are brick and stucco
- Intersecting gable roof is finished with metal panels to resemble concrete shingles
- Simple wood window pediments, cornices, and shutters
- Upper level windows have vertical, rectilinear openings
- Smaller basement windows are at street level with square openings
- Stylistic ornamentation is achieved with large circular ventilators at the apex of the gable ends

HISTORIC DESIGNATION

Mesa Local Historic Landmark: Designated 2004
National Register of Historic Places: Designated 2006

Construction Date: 1908



Federal Building (26 N. Macdonald)

The Federal Building was built, as part of the Works Progress Administration program, in 1936 becoming Mesa’s first 1st-class post office and one of the finest buildings in the City upon its completion. The building was expanded in 1960 to include a two-story extension and loading dock. Despite this expansion, it became necessary to move the post office’s operations in 1980. At that point, the historic former post office became a federal building and housed offices for various federal agencies until the building was granted to the City of Mesa in 2002.

In 2018, Mesa voters approved a \$7.4 million bond issue to convert the building into a dynamic community event space called The Post.

Significant Features:

- Unique, well-articulated example of small, single-purpose post office building type: 1-3 stories in height with first floor set on a raised platform
- Federal Moderne (can be referred to as “Starved Classicism”) architectural style: flat facades with nominal articulation, cast paneling positioned to create fluting on the central section of the front facade with recessed entry, symmetrical and proportioned facades
- Strong Classical forms incorporated in the Great Seal medallions
- Symmetrically arranged windows
- Roof is either flat or hipped and typically terminates behind a low parapet
- 1960 addition (south side) upgraded to small, combined Post office and federal building

HISTORIC DESIGNATION

Mesa Local Historic Landmark: Designated 2004

Construction Date: Constructed (as present form) ca. 1936



Irving School (155 N. Center)

The Irving School is a surviving example of the Federal Moderne style of architecture. The school building was constructed in 1936-1937 as a Public Works Administration (PWA) project. It is historically significant as an example of federal depression-era public works and for its role in educating Mesa residents prior to World War II.

The property was purchased by the City of Mesa in 1976 and converted into a performing arts center, although the building retains its historic appearance and setting from its period of significance, 1936-1949.

Significant Features:

- Symmetrical front facade, architectural ornamentation (Federal Moderne)
- Rambling E-shaped floor plan, gabled roofs
- Interior details - Concrete floors with integral coved baseboards
- Mature trees, shrubs, and lawns of the broad frontage of the Irving School serve to unify it with densely landscaped West 2nd Street

HISTORIC DESIGNATION	
Mesa Local Historic Landmark: Designated 1998 National Register of Historic Places: Designated 2000	
Construction Date:	1936-1937



Larkin Fitch Farmhouse (945 N. Center)

The Fitch Farmhouse was built in 1933 on farmland owned by Larkin Fitch. Larkin Fitch played a prominent role in Mesa's farming industry in the first half of the 20th century. Fitch was the president of the Mesa Farm Bureau and served as a member of the Council and Board of Directors of the Salt Lake Project.

The Fitch Farm House is an example of a Tudor Revival style house which includes a second story sleeping porch constructed with adobe bricks.

Significant Features:

- Wood casement window with screens on the inside open to the outside
- Agricultural setting, rare remaining example of Mesa's rich agricultural heritage

HISTORIC DESIGNATION	
Mesa Local Historic Landmark: Designated 2010	
Construction Date:	1933



James MacDonald House (307 E. 1st St.)

The James MacDonald house is a two-story building that was the home of James MacDonald. MacDonald was an early Mesa pioneer as well as a police officer, farmer and builder. James MacDonald assisted in the construction of the Arizona LDS Temple in 1919.

Significant Features:

- Constructed between 1916 and 1918 (ca. 1925 two-story addition to the north)
- Wood framed construction with stucco sheathing
- Wood shingle, gable woof with a gable hip at the south side
- Exposed rafters and clapboard siding at gable heads

HISTORIC DESIGNATION	
Mesa Local Historic Landmark: Designated 1998	
Construction Date:	1916-1918



Mesa Public Library / Information Technology Building (59 E. 1st St.)

Constructed in 1959, the building maintains most of its original features including a floating terrazzo stairway in its lobby and original light fixtures. The north and south glass facades were set back from the exterior wall of decorative masonry. Breeze block solar screens provide protection from the harsh Arizona sun.

Significant Features:

- Early example of Post-War modern formalism style of steel and pre-cast concrete exposed structural systems
- “M”-shaped Mesa breeze block
- Two-story glass entryway with the unique floating terrazzo stairway and hanging lights

HISTORIC DESIGNATION	
Mesa Local Historic Landmark: Designated 2013	
Construction Date:	1959



Mt. Calvary Baptist Church (430 N. Lewis)

The Mount Calvary Baptist Church was built in 1961 and is the oldest predominantly Black Church in Mesa. The church was initially established as a mission, and it was led by missionaries who commuted several miles each week. Prior to the church's construction, the congregation met under a tree in the front yard of the late Clara McPherson.

Significant Features:

- Concrete masonry unit construction featuring a stepped parapet on the east and west facades, covering the gable ends, entry is on east facade with a gabled porch covering
- Tower located at southeast corner of building topped with a pyramidal spire and cross
- Asphalt shingle roof

HISTORIC DESIGNATION	
Mesa Local Historic Landmark: Designated 2002	
Construction Date:	1961



Ponderosa II (602 S. Edgewater Dr.)

The Ponderosa II House was built in 1960 by actor Lorne Greene, who played Ben Cartwright, the patriarch of the Cartwright family in the popular 1960s TV series "Bonanza". The house is a replica of Bonanza's Ponderosa Ranch House. The Lorne Green house was the first home built in the community and was the flagship home used in promoting land sales and new home construction in Apache Country Club Estates (now Golden Hills and Arizona Golf Resort)

Significant Features:

- Log construction
- Stone wishing well and horse trough

HISTORIC DESIGNATION	
Mesa Local Historic Landmark: Designated 2014	
Construction Date:	1960



Ramon Mendoza House (126 N. Pomeroy)

The Ramon Mendoza House was built in 1944 and was the home of Ramon Mendoza, Mesa's first Hispanic Chief of Police. Mendoza was born in Mesa in 1914, the son of pioneer settler Ramon S. Mendoza (for which the Mendoza School is named) and graduated from Mesa High School in 1932. In a time when segregation was still commonplace, Mendoza became a police officer in 1942 and was appointed Police Chief in 1969 and served in this capacity until his retirement in 1978. Mendoza purchased his home in 1946 and lived there until his death in 1999.

- Significant Features:
- Ranch home with covered porch
 - Attached carport
 - Low-pitched roof line

First United Methodist Church (55 E. 1st Ave.)

The First United Methodist Church holds the distinction as being Mesa's longest continuously operating church, with the congregation in existence since the late 1800s. The church's steeple has been a part of downtown Mesa's skyline since the early 1950s. The Historic Landmark site includes the sanctuary and steeple, Stewart chapel, and the bell tower atop the columbarium. The bell tower was relocated from the former church to the current columbarium.

- Significant Features:
- Mid century architectural trend of monolithic form accentuated by a lesser ratio of solids to voids, geometric shapes juxtaposed with the warm brick and curved walls, simple decoration
 - Minimal steeple tower expresses mid century details such as decorative brick grills, reminiscent of breeze block walls, tower's verticality emphasized by the stacked bond brick within the inset portions leading up to the vent
 - Main church building complemented by classrooms, designed similar to the finger-plan used by many mid century schools – this plan was used to achieve a balance between the classroom and natural environment in the form of a courtyard
 - Mission style columbarium and bell structure, a style that was popular much earlier than the 1950s campus, serving as evidence it was taken from an earlier church building

HISTORIC DESIGNATION	
Mesa Local Historic Landmark: Designated 2001	
Construction Date:	1944



HISTORIC DESIGNATION	
Mesa Local Historic Landmark: Designated 2014	
Construction Date:	1951



The Nile Theater (105 W. Main St.)

The Nile Theater was built in 1924 with locally kilned Lehi brick. It served as Mesa's first movie house and was a pioneer in the state as the first "air-cooled" building. The theater played a crucial role in inspiring the construction of other theaters in the Valley, including the Orpheum Theater in Phoenix, which was constructed four years after The Nile. The Nile's architectural features, including its brick construction, glazed storefront and historic windows make it a well-preserved example of 1920s design. While it now operates as a music venue with a coffee shop, the building's rehabilitation in 2018 maintained much of its original appearance, preserving a piece of Mesa's architectural history.

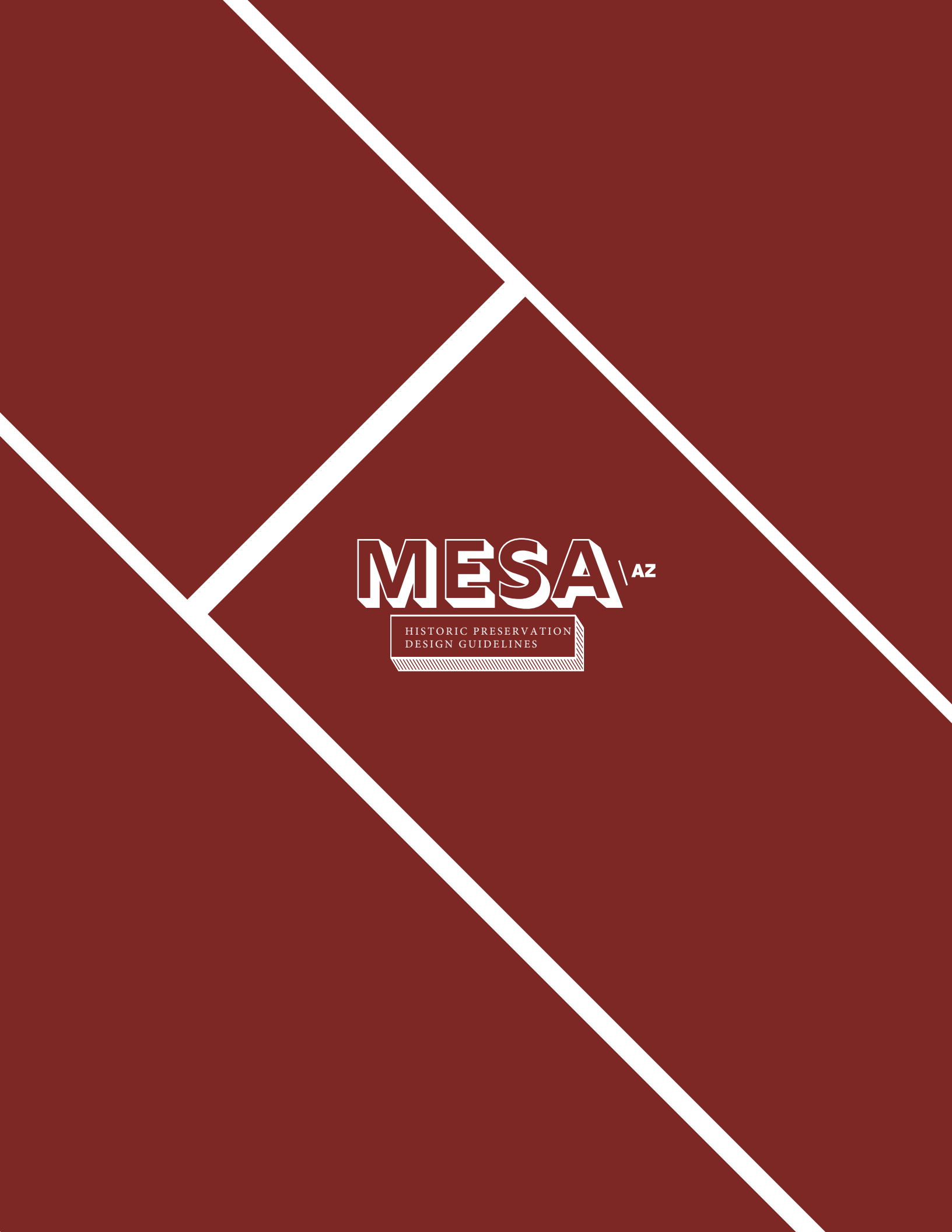
Significant Features:

- Brick (Lehi brick) construction with three bays which are accentuated by the varied parapet
- The lower level features a glazed storefront
- The upper level features nine windows with three windows per bay
- All but the center window are 10-light casement windows
- Although the windows are not original, they are historic in age
- An awning has been added where the original marquee sign once hung
- The painted signage on the building has replaced previous electric, neon and marquee signs

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HISTORIC DESIGNATION	
Mesa Local Historic Landmark: Designated 2023	
Construction Date:	1924





MESA ^{AZ}

HISTORIC PRESERVATION
DESIGN GUIDELINES