

Planning & Zoning Board

Discuss the Proposed
Amendments to the Mesa
Historic Preservation Design
Guidelines



Background

Existing Historic Preservation Design Guidelines - 2001

- Only 2 locally-designated Historic Districts at the time
- 218-page document includes several topics not regulated by the MZO
- Hard copy document (scanned and on website)

New design guidelines reflect changing historic resources

- 6 of the 8 locally-designated Historic Districts and 8 of the 11 locally-designated Historic Landmarks added since 2001
- Wider Distribution; New guidelines can be printed, but will exist primarily as a digital document
- PDF format allows for key word searches and embedded links improve user-friendliness

Purpose

- Provide guidance for planning, designing, and undertaking improvements to Mesa's historic properties
 - Use by property owners/designers/contractors
- Improve the design quality of future developments and growth
- Assist City staff and the HPB in decision making
 - Establishes a basis for determining the appropriateness of construction projects
- Increase the overall public awareness of Mesa's historic resources
- Protect property values in the districts by discouraging poorly-designed and inappropriate projects

Design Guideline Organization

Chapter 1 – Introduction

Chapter 2 – Certificates of Appropriateness

Chapter 3 – Guidelines for Preservation, Restoration & Rehabilitation

Chapter 4 – Guidelines for Additions

Chapter 5 – Guidelines for New Construction

Chapter 6 – Guidelines for Historic Signage

Chapter 7 – Historic Building Types & Architectural Styles

Appendices:

A, B, C, D, E

Design Guideline Organization

Appendices

- A – City of Mesa Historic Preservation Program
- B – Certificate of Appropriateness Review Standards
- C – Character Defining Features / Definitions
- D – Locally Designated Historic Districts & Historic Landmarks
- E – Heritage Neighborhoods*

Chapter 1

Introduction

- Describes the purpose for creating the document:
 - **Assist** staff and the Historic Preservation Board in decision making
 - **Promote** appropriate changes to maintain historic character
 - **Supplement** the historic preservation regulations in MZO
- Outlines the many uses for the document including:
 - Evaluating real estate
 - Preparing for home improvements
 - Design review guidance
- How to use the document

Chapter 2

Certificates of Appropriateness

- What is subject to as COA (when is a COA needed)
- Why COAs are not needed for properties exclusively on the National Register of Historic Places
- Encourages the use of the guidelines for non-locally-designated properties
- Provides contact information for the Mesa Historic Preservation Office

Details the Secretary of the *Interior's Standards for the Treatment of Historic Properties* and the *Standards for Rehabilitation*, which is the basis of our code.

Chapter 3

Guidelines for Preservation, Restoration & Rehabilitation

Provides Guidelines for the following topics:

- Character-Defining Features
- Materials and Finishes
- Windows
- Doors and Entries
- Porches, Decks, and Balconies
- Historic Roofs
- Exposed Foundations
- Landscaping and Fences
- Painting



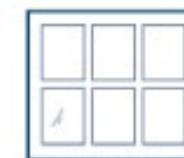
DOUBLE HUNG



CASEMENT



3 LIGHT



6 LIGHT



8 LIGHT



2 LIGHT (V)



2 LIGHT (H)



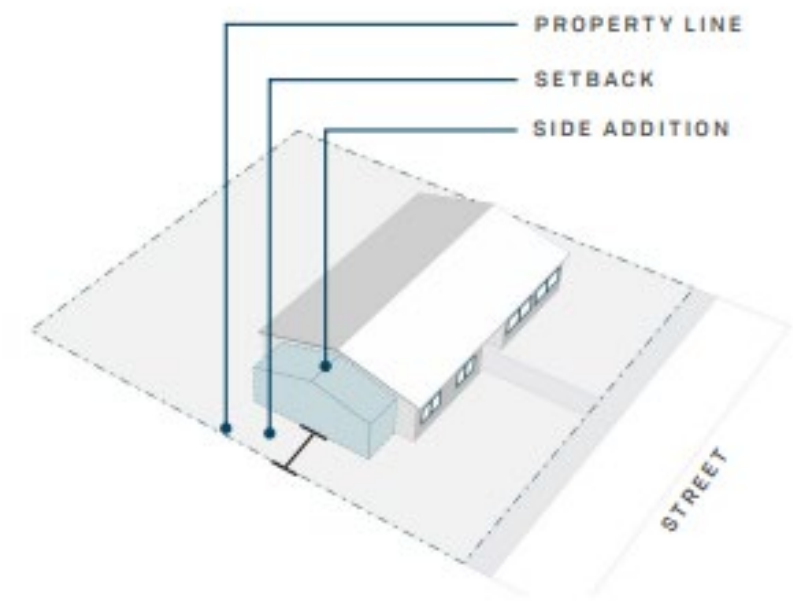
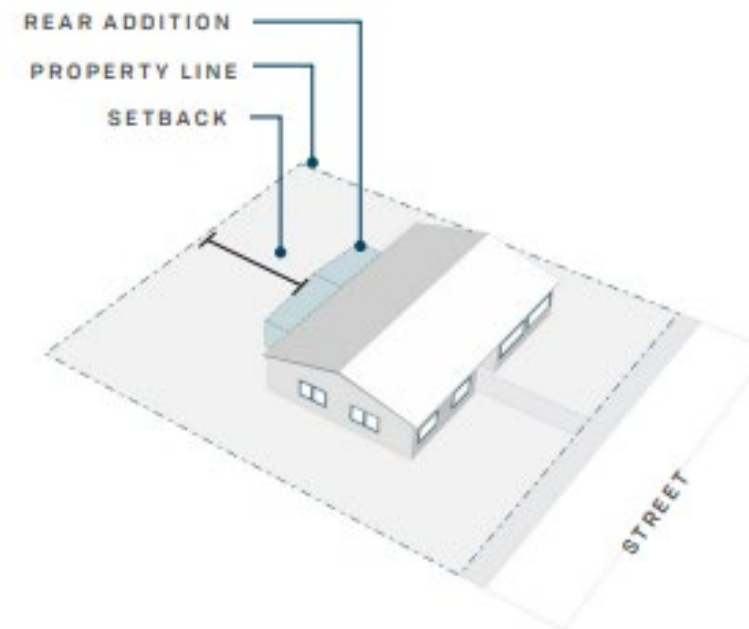
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Chapter 4

Guidelines for Additions

Provides Guidelines for the following topics:

- Addition Placement
- Addition Design
- Roofs
- Dormers
- Doors and Windows
- Porches
- Fences and Walls
- Mechanical Equipment and Solar Panels



Chapter 5

Guidelines for New Construction

Provides Guidelines for the following topics:

- Building Height, Scale, Materials
- Building Setbacks
- Roof Shape and Materials
- Doors and Windows: Orientation/Proportions
- Porch Design



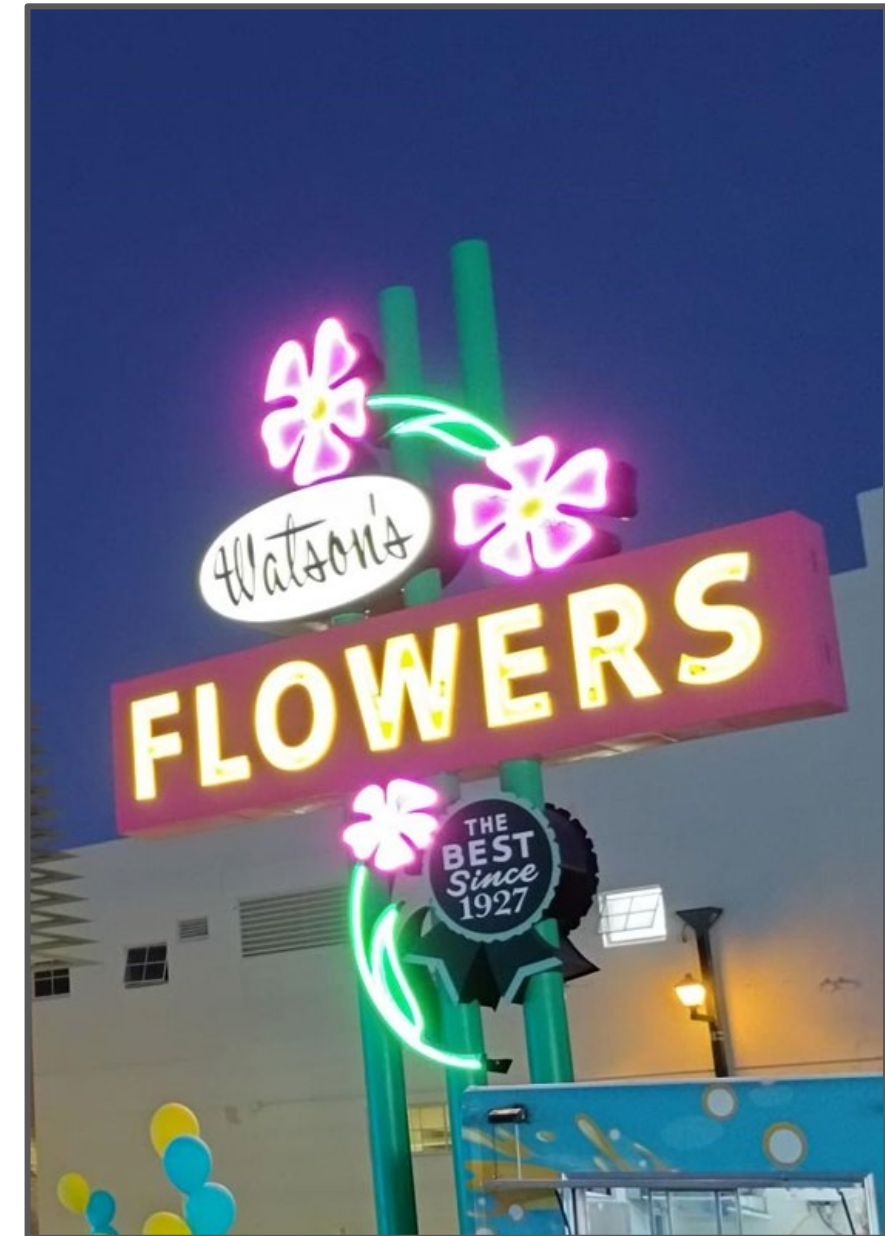
- Accessory Dwelling Units: Location/Scale/Design
- Fences and Walls
- Mechanical Equipment and Solar Panels

Chapter 6

Guidelines for Historic Signage

Provides Guidelines for the following topics:

- Compatible Signage and Streetscape Character
- Neon Signs
- Signage Types
- Guidelines for Preservation, Rehabilitation, and Design



Chapter 7

Historic Building Types & Architectural Styles

- Highlights common residential building types and architectural styles found in Mesa
- Each building type/style features a description and a list of typical features
- Photos of Mesa homes provided as illustrative examples of each building type/style

Appendix A

City of Mesa Historic Preservation Program

Background of the Mesa Historic Preservation program

- Brief overview of:
 - City of Mesa Historic Districts and Historic Landmarks
 - Heritage Neighborhood Recognition Program
 - Historic and Cultural Resource Surveys
 - Regulatory Compliance
- Importance of Historic Preservation for the Future



Appendix B

COA Review Standards

- Standards for Alteration, Rehabilitation, and/or Additions to Existing Structures
- Standards for Detached New Construction
- Criteria for Demolition



Appendix C

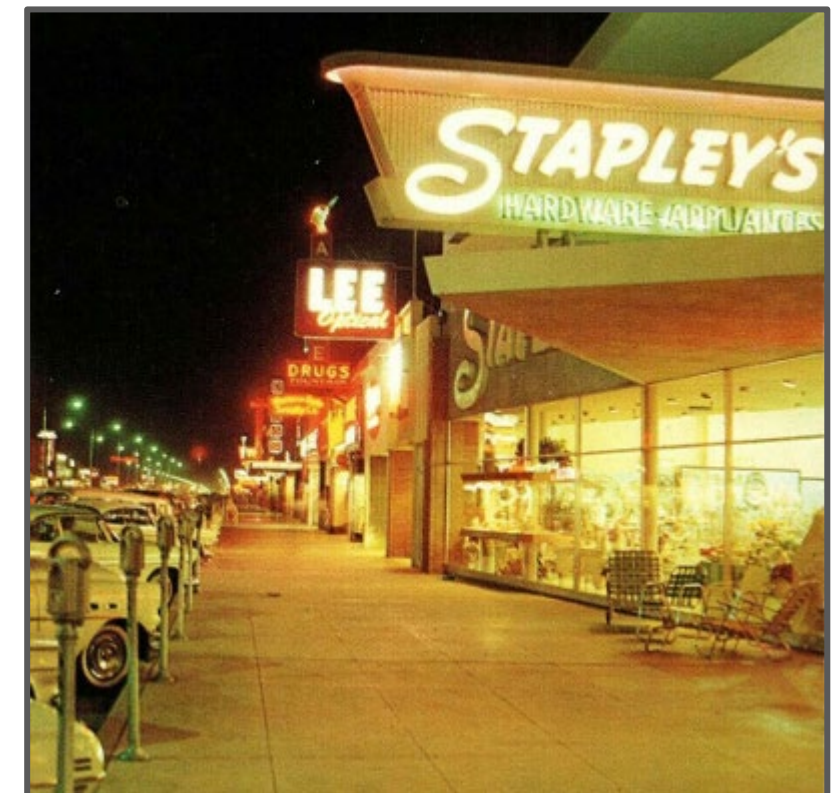
Character Defining Features / *Definitions*

- Physical elements that convey a property's historic identity and significance
- Express the history, architecture, and cultural significance that make a building unique
- Importance of Retaining original materials, design, and craftsmanship to preserve a property's integrity and sense of place
- Help guide thoughtful changes to ensure that repairs, alterations, and additions are compatible with the historic resource

Appendix D

Historic Districts & Historic Landmarks

- Discussion of Mesa's historic context
 - Early origin
 - Euromerican Settlement
 - Growth and Expansion
 - Suburban Mesa in the 1970s
- Brief overview of:
 - Local Historic Districts
 - Local Historic Landmarks



Appendix E

Heritage Neighborhoods

- *Created to help recognize and give status to neighborhoods in Mesa that have a unique history that do not have historic district designation*
- *Honorary recognition does not explicitly impose additional regulations*
- *The Washington Escobedo Neighborhood and the Lehi Neighborhood are currently Mesa's only Heritage Neighborhoods*

Historic Preservation Board Comments

Comments from the Historic Preservation Board have been **overwhelmingly positive**. All substantive comments and issues have been addressed previously. Many of the recent comments have been editorial. Additional comments from the last HPB meeting include:

- Adding captions to all photos and images
- Reference to current building code
- Refer to existing HP guidelines
- Fencing/wall/mechanical equipment requirements
- Adding information on Heritage Neighborhoods in Appendix
- Minimum application/drawing requirements for projects
- Outreach with stakeholder organizations

Staff continues to edit the document based on all feedback.

Design Guidelines Outreach

- Outreach Dates:
 - HPB Study Session – Aug. 01, 2023
 - Public Meeting – Aug. 24, 2023
 - HPB Meeting – May 05, 2026
 - HPB Meeting – Jul. 07, 2026
 - Public Meeting – Jul. 21, 2026
 - Consultation:
 - State Historic Preservation Office
 - Tribal Historic Preservation Offices
 - Additional Review:
 - Mesa Preservation Foundation
 - Mesa City Website (mesaaz.gov/hp)
- Required Review:
 - Historic Preservation Board
 - May 05 (discussion)
 - Jul. 07 (discussion)
 - Aug. 04 (action)
 - **Planning & Zoning Board**
 - **Jul. 22** (study session)
 - **Aug. 26** (action)
 - Mesa City Council
 - Sep. (introduction)
 - Oct. (action)

For additional information, please visit:

[**mesaaz.gov/hp**](http://mesaaz.gov/hp)

Questions & Discussion

