

Minutes

Mesa City Council Chambers – Lower level, 57 E 1st Street
Date: September 5, 2023 Time: 6:00 pm

MEMBERS PRESENT:

Jim Babos, Chair
Jocelyn Skogebo, Vice Chair
Bruce Nelson
BJ Parsons
Ty Utton
Jessica Sarkissian*

MEMBERS ABSENT:

Russ Haughey

STAFF PRESENT:

Mary Kopaskie-Brown
Charlotte McDermott
Michelle Dahlke
Brett Hanlon
Maura Jackson

CITIZEN SPEAKERS:

Vic Linoff
Greg Marek

(*Board members and staff participated in the meeting through the use of telephonic and audio conference equipment.)

1. Call Meeting to Order.

Chair Babos excused Boardmember Haughey from the entire meeting and declared a quorum present, the meeting was called to order at 6:00 pm.

2. Approval of the minutes from the August 1, 2023 Historic Preservation Board meeting. It was motioned by Boardmember Utton, seconded by Vice Chair Sarkissian, that the minutes from the August 1, 2023 Historic Preservation meeting be approved.

Upon tabulation of votes, it showed:

AYES-Babos-Skogebo-Nelson-Parsons-Utton-Sarkissian

NAYS - None

Absent – Haughey

3. Discuss the comments, information, and feedback from the public meeting held on August 24, 2023 related to the Proposed Mesa Zoning Ordinance and Historic

Preservation Design Guidelines including, but not limited to, Historic Preservation processes and procedures, historic property “How To . . .” guide, civil penalties, demolition timeframes, Heritage Neighborhood designations, and midcentury modern properties survey.

Planning Director and Historic Preservation Officer, Mary Kopaskie-Brown asked the four Board members who attended the public meeting for feedback. They agreed the number one concern of the public is the process/customer service. She explained staff has initiated a “How To . . .” guide to be available on the City’s website to educate citizens about the additional layers of owning a home in a Historic District.

In response to a question posed by Boardmember Nelson, Ms. Kopaskie-Brown suggested at the next public meeting citizens could be asked to identify what district they live in as there may be a cluster of issues in one specific district. This would be helpful information for staff.

In response to a question from Boardmember Sarkissian, Ms. Kopaskie-Brown stated a series of training/community outreach meetings could be held further down the road as part of staff setting up the “How To . . .” guide. Dedicating meetings to the topics in the guide to further explain those processes.

Chair Babos suggested including simple flow charts and contact information for each process.

In response to a question posed by Vice-Chair Skogebo, Historic Preservation Planner, Maura Jackson responded she did not believe home titles were flagged with Historic District details.

Ms. Kopaskie-Brown followed up by stating the guide, staff have begun working on, will help identify homes in Historic Districts and also mentioned that information can be obtained via our current online interactive maps as well.

Assistant City Attorney, Charlotte McDermott confirmed the city does not put Historic Preservation Overlay information on title reports and she confirmed the availability of the current online Zoning map which notes the zoning designation of properties.

Boardmember Utton, mentioned a Zoning Verification Letter may be obtained from the city for a fee and it contains updated & accurate information.

In response to a question from Chair Babos, Ms. Kopaskie-Brown requested the Board to give staff time to brainstorm and come back, possibly in December, with an update on the “How to. . .” guide.

4. Discuss and make recommendations to City Council regarding the following proposals:

- a. Amendments to Chapters 23, 44, 66, 74, and 87 of Title 11, Zoning Ordinance, of the Mesa City Code, relating to Historic Preservation. The amendments include, but are not limited to: repealing in its entirety Chapter 23 (Historic and Landmark Overlay Districts) and replacing it with a new Chapter 23 (Historic Preservation Overlay); repealing in its entirety Chapter 44 (Historic Signs) and replacing it with a new Chapter 44 (Historic Signs); modifying Section 11-66-4 (Historic Preservation Board); repealing in its entirety Chapter 74 (Historic District and Historic Landmark Procedures) and replacing it with a new Chapter 74 (Historic Preservation Procedures); and adding new definitions for Historic

District, Historic Landmark, Historic Preservation Overlay, Historic Sign, and Historic Preservation Officer.

Summary:

Mary Kopaskie-Brown, Planning Director/Historic Preservation Officer displayed a PowerPoint presentation. (see attachment 1)

In response to a question posed by Boardmember Utton, Ms. Kopaskie-Brown stated she did not believe the definition of “state of disrepair” was included in the definition section, but it may be added before presenting this to City Council if the Historic Preservation Board recommends, we move forward.

In response to a question from Boardmember Nelson, Ms. Kopaskie-Brown stated the text amendments are a legal document and it’s not typical to include examples. Instead, Landmark examples could be included in the “How to . . .” guide with simple to understand process and contact information to make the information as user friendly as possible.

In response to a question from Chair Babos, Ms. Kopaskie-Brown explained penalties for not maintaining a property are in the current Zoning code. Because the penalties sit within the Zoning code, once we touch that everyone would be affected. At this point, staff is not recommending changes to any of the penalties related to historic properties.

In response to a question posed by Chair Babos, Ms. Kopaskie-Brown stated there are no overlays proposed at this point for Historic Districts.

In response to multiple questions from Chair Babos, Ms. Kopaskie-Brown stated the 22 historic properties listed on the website are the ones that have the Historic Overlay for Landmarks on them. That list does not count all of the properties that are within the Historic Districts because they also have the Historic Overlay on top of them. She clarified that the 180 Day stay of demolition applies to the 22 specific properties and 7 Historic Districts only. She also stated the Historic Preservation Board may make a recommendation for a 1 year stay of demolition by listing that as an exception to approval in the Staff Report to go to City Council.

Greg Marek, 3060 North Ridgecrest summarized his Historic Preservation background for the Board. He commended the efforts to consolidate all the different sections. He stated he was the one person at the public meeting that brought up the 1 year stay of demolition, but he felt a lot of people were nodding their heads as he was speaking. He mentioned a lot of jurisdictions have 1 year, but some have 6 months. In 1995/1996 the Historic Preservation Program and Ordinance were created, and 6 months was a compromise back then. He feels waiting a full year will incentivize people to compromise and referenced the Temple Historic District demolitions and the potential for something like that happening in other Historic Districts. He expressed the need to study the best practices of other jurisdictions regarding the Certificate of Appropriateness process. Lastly, he commented that required maintenance should be expanded from just historic properties to Historic Landmarks to avoid demolition by neglect.

In response to a question posed by Boardmember Parsons, Ms. Kopaskie-Brown stated the city does not go looking for Code Enforcement issues. If someone’s property is turning into a state of disrepair someone from a neighboring property would probably contact us and then

Code Enforcement would go out and look at that. She also stated in looking at the portion of the code, the words “if located within a Historic District” could be removed and then it would cover both because both have an overlay. That would be a fairly easy compromise, but we would not go out and look for those properties.

Vic Linoff, 628 North Center Street stated, as president, he was there on behalf of the Mesa Historic Foundation. He applauded staff for their efforts of consolidating historic preservation issues into one section. He stated he didn’t remember permits to demolish a home in a Historic District being an issue. He believes it to be an issue for commercial properties in the downtown area. That’s where the 1 year becomes important because it takes about a year to go through the approval processes and begin construction. It would allow more time to work with a property owner to find an alternative solution. He mentioned the Kiva as an example.

In response to a question from Boardmember Utton, Ms. Kopaskie-Brown confirmed the specific language states the Historic Preservation Officer and the applicant shall meet to attempt to negotiate and develop an agreement and/or plan to preserve the buildings, structures, or objects. She also mentioned a sentence could be added that says if it’s delayed the 180 days could be extended if agreed by all parties.

Boardmember Nelson commented on the importance of communicating the history of important events and the things that happened on properties. He stated Mesa is becoming popular and people want to live here but we also want to keep the charm of our city.

Chair Babos stated one of his goals for future meetings is to develop a list for supplemental properties. He would like to add wording to include those supplemental properties in the stay of demolition requirements.

It was motioned by Chair Babos, seconded by Boardmember Nelson, to recommend approval to the City Council of this item with the following changes.

1. Define State of Disrepair
2. Remove “Historic District” language from 11-74-4(F) 1.
3. Add to the code related to Stay of Demolition, on the time frame “if parties agree to extend”.
4. Stay of Demolition for 1 year based on the importance of neighborhoods and history for existing Historic Districts and 180 days for the supplemental list.

Upon tabulation of votes, it showed:

AYES-Babos-Skogebo-Nelson-Parsons-Utton-Sarkissian

NAYS - None

Absent – Haughey

- b. Amendments to the Mesa Historic Preservation Design Guidelines that include, but are not limited to, Certificates of Appropriateness, Historic Districts and Landmarks, Historic Building Types and Architectural Styles, Guidelines for Preservation, Restoration and Rehabilitation and Guidelines for Additions and New Construction.

Summary:

Brett Hanlon, Principal Planner, displayed a PowerPoint presentation. (see attachment 2)

In response to a question from Boardmember Nelson, Mr. Hanlon explained the photos in Chapter 4 of the guidelines display the common architectural styles and building types found in the Historic Districts currently. Planning Director and Historic Preservation Officer Ms. Kopaskie-Brown further explained these guidelines are specifically for buildings and not for historic events. The history and historic events are considered at time of designation, so those events are captured, and the Historic Overlay is placed on those buildings. She went on to state it's important to share that history and it is missed a little bit in the processes that we have to date. Mr. Hanlon went on to state appendix B does have the stories of the Landmarks.

In response to a question posed by Boardmember Utton, Ms. Kopaskie-Brown explained one of the things to understand about the Design Guidelines is that we focus on Historic Districts and Landmarks. The Kiva and the Buckhorn are not designated at this point which is why they're not part of this. She went on to state the post-modern homes still need to be surveyed and we have it in our work plan. Additional guidelines may be added by addendum. Design Guidelines are not an ordinance, so they are adopted by the City Council by resolution.

In response to a question from Boardmember Nelson, Ms. Kopaskie-Brown stated if a property is only on the national register, they are encouraged to use these Design Guidelines. But if they are not on the local register, they are not required to use them. These are for the locally designated Districts and Landmarks.

In response to a question posed by Boardmember Nelson, Mr. Hanlon stated the Mount Calvary Baptist Church is included.

In response to a question from Chair Babos, Ms. Kopaskie-Brown explained a local action by the City Council has to occur to put a national and/or state designated property on the local list. Also, the property owner has to request to be locally designated before the Historic Overlay is placed on the property.

In response to a question posed by Chair Babos, Mr. Hanlon stated artificial turf is discouraged in the front yard.

In response to a question from Chair Babos, Ms. Kopaskie-Brown explained the city understands the importance of mid-century modern buildings but including them in the guidelines now would significantly delay the project. We would need to complete a survey of those buildings to include them and it's not a district. We do not have the funding for it and there are a lot of steps that would have to happen. But it is in our work plan moving forward. They may still be added by addendum even after the guidelines are approved.

Greg Marek, 3060 North Ridgecrest stated there have only been two Historic Districts created since 2001, Flying Acres and the West Side-Clark addition. He questioned why the Design Guidelines are going before the Design Review Board since they do not understand historic

preservation and it's not an ordinance. Mr. Marek disagreed with staff that the 2001 Design Guidelines are obsolete as architectural styles don't change. He also disagreed with the statement that the city is focusing on locally designated Districts as we have two Districts that are mid-century, Flying Acres and Fraser Fields. He felt an official survey was not needed but rather a Historic Architect could do just a windshield survey. He suggested staff consider having a contact in each district that staff could work with directly.

Vic Linoff, 628 North Center Street questioned if 180 days would be enough days to save a building like The Nile if someone came in wanting to demolish it or if a year would be better. He stated there is not a State Register. There is the National Register of Historic Places and each municipality in the state can create its own process for historic process and if it's done in compliance with federal standards, it can become a Certified Local Government which opens more opportunities. Mr. Linoff encouraged the inclusion of mid-century buildings. He stated he does not like Design Guidelines chapters 5 and 6 as they are not easy to read. He prefers drawings to photographs and suggested keeping the elements of the existing Design Guidelines as they are, as he feels they are more user friendly. Lastly, he asked at what point were the residents of the Historic Districts, the property owners, consulted in the formulation of this document.

In response to a suggestion from Boardmember Nelson, Ms. Kopaskie-Brown stated it was a good suggestion to have a contact in each district because it would help consolidate all those comments that are coming through. Staff will look into this as a potential solution to customer service concerns.

It was moved by Chair Babos, seconded by Boardmember Utton, that the Amendments to the Mesa Historic Preservation Design Guidelines that include, but are not limited to, Certificates of Appropriateness, Historic Districts and Landmarks, Historic Building Types and Architectural Styles, Guidelines for Preservation, Restoration and Rehabilitation and Guidelines for Additions and New Construction be approved.

Upon tabulation of votes, it showed:

AYES-Utton-Sarkissian

NAYS – Babos-Skogebo-Nelson-Parsons

Absent – Haughey

In response to the vote, Ms. Kopaskie-Brown asked for clarification of the Board members' concerns so staff could make modifications and bring it back to the Board.

Chair Babos offered to continue this item to a future meeting for further discussion.

Assistant City Attorney, Charlotte McDermott confirmed since the first motion failed by a vote of four to two, a new motion could be made.

After additional discussion, Chair Babos requested the Board communicate with staff between now and the next meeting or come to the next meeting with ideas and specifics on what they would like to see changed.

Chair Babos made a new motion to continue item 4b. the amendments to the Mesa Historic Preservation Design Guidelines to the October 3, 2023 Historic Preservation Meeting, seconded by Boardmember Skogebo.

Upon tabulation of votes, it showed:

AYES-Babos-Skogebo-Nelson-Parsons-Utton-Sarkissian

NAYS - None

Absent - Haughey

5. Discuss the 2024 Mesa Historical Essay and Visual Arts contest including potential contest topics, venues, and ideas/events to celebrate Mesa Historic Preservation Month (May 2024).

Discussion ensued and the final list of essay and visual arts contest topics were compiled by the Board.

Final Essay Topics

- Historical Athletes
- Places I would like to see 50 years from now
- Contents for a Time Capsule that would represent Mesa

Final Visual Arts Topics

- What makes Mesa important to you
- Historic Building or Sign in Mesa
- Historic Person/People from Mesa

Chair Babos stated the discussion of venues and ideas/events to celebrate could be continued to the next meeting.

6. Hear reports from Board Members of current events related to historic preservation.**

Vice-Chair Skogebo shared the Mesa Historical Museum is doing a Cemetery Tour October 21st from 8 – 10 am. They have also planned a Holiday Historic Home Tour for December 9th from 4 – 8 pm which includes some houses that have not been seen before.

7. Scheduling of future agenda items including, but not limited to: Supplemental List of Historic Properties, Historic Preservation Plan, Monitoring Archaeological Sites and GIS Mapping of historic properties.**

Chair Babos suggested future agendas include a discussion about the fall retreat as well as creating a Welcome Packet for new Board members.

8. Items from citizens present.*

Greg Marek, 3060 North Ridgecrest wanted to make the Board aware of comments about the deterioration of the Buckhorn property, stating some people are calling for its demolition

while others want it preserved. He is aware city staff is working with the developer. The Mesa Historical Preservation Foundation is also trying to get involved to help resolve issues. Mr. Marek invited Board members to stop by the Mesa Historical Museum where they have a new exhibit on the Buckhorn. Finally, he stated his three concerns regarding the Design Guidelines. 1.) They should be designed for homeowners. 2.) There are at least two local historic architects that could provide design guidelines on mid-century homes easily within six months. 3.) He felt the Design Guidelines weren't discussed at the public meeting because nobody saw the guidelines before the meeting.

Vic Linoff, 628 North Center Street stated that today the Mesa Preservation Foundation sent a powerful letter to the Mayor, City Council, and to the City Manager regarding the state of the Buckhorn which is now falling into the category of demolition by neglect. He suggested an agenda item for next month to talk about it. Mr. Linoff also shared the Mesa Museum does have the Buckhorn exhibit and they'll have a brand-new book called "Mesa Then and Now" which he feels is relative to the discussions had here today.

9. Historic Preservation Officer's Updates. (The items in the Historic Preservation Officer's updates are not for Board discussion and no Board action will be taken on the updated items.)

Principal Planner, Michelle Dahlke stated she had no updates this evening.

Chair Babos inquired if he could go back to item 7 to specifically add a discussion about the Buckhorn Baths as an agenda item.

Planning Director and Historic Preservation Officer, Mary Kopaskie-Brown reminded the Board we have a list of probably 8 or 9 items already. She stated if they would like the Buckhorn Baths discussed at the next meeting, she could lay out the other items so the Board could prioritize them and help set a schedule to discuss those items over the next year. She suggested they choose one other item to be discussed at next month's meeting along with the Buckhorn Baths.

Chair Babos responded he would like the Buckhorn Baths and the supplemental list discussed at the next meeting.

In response to a question posed by Chair Babos, Ms. Kopaskie-Brown stated the current city art contest ends this month.

Chair Babos stated they should discuss the Historic Preservation Essay/Art contest again in relation to how the other contest went and the potential awards for the teachers.

Historic Preservation Planner, Maura Jackson reminded Board members about the upcoming Arizona Historic Preservation Conference in Tucson at the end of October. So far, only two Board members have expressed interest. Other Board members may let her know if they are interested.

10. Adjournment.

It was motioned by Boardmember Utton, seconded by Boardmember Skogebo, to adjourn. The meeting was adjourned at 8:30 pm.

Upon tabulation of votes, it showed:

AYES-Babos-Skogebo-Nelson-Parsons-Utton-Sarkissian

NAYS - None

Absent – Haughey

****A recording of the meeting is available upon request. Please contact the Planning Department with questions, 480-644-2385.**



Historic Preservation Text Amendments

Mary Kopaskie-Brown, Planning Director



Background and Purpose

To improve clarity and understanding of historic preservation requirements and processes that include:

- **Reorganization** - related to historic preservation
- **Clarity** - language and processes
- **Consistency** - among historic preservation provisions

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Reorganization

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- Related historic preservation zoning provisions have been combined and organized
 - Chapter 23 (Historic Preservation Overlay) and Chapter 44 (Historic Signs) moved into Chapter 74 (Historic Preservation Procedures).
- All Historic Preservation regulations and procedures located in one place within the zoning ordinance

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Clarity:

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- Expand on the Purpose of HP Procedures
- Historic Preservation Overlays
 - Processes clarified – including application and review
 - Integrated Eligibility Criteria
 - Modification of Current Overlay Process

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Clarity:

- Certificate of Appropriateness - Process clarified
 - Building Permit – Relationship with COA
 - Demo Permits
 - Within Approved Overlay
 - May be appealed if Demo Request denied by HPB
 - 180-day delay on any demo permit from date of HPB denial
 - Work on plan/agreement
 - No plan or agreement – clearance for demo permit at applicant's request
 - Within Proposed Overlay
 - For a period of 180- days from the date of application for a proposed Historic Preservation Overlay
 - If the Overlay is not approved by City Council within 180 days – demo permit approved

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Clarity (Continued):

- Historic Signs
 - Processes clarified – including application and review
 - Eligibility Criteria
 - Maintenance and Repair
 - Revocation Process
- Appeals Process
- Terms Defined
 - Historic District
 - Historic Landmark
 - Historic Preservation Overlay
 - Historic Sign
 - Historic Preservation Officer

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Consistency

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- Redundant and unnecessary provisions eliminated
- Consistent terminology throughout
- References to MZO updated
- Public notice requirements to conform to MZO processes



Additional Text Amendments

- HPB recommended staff consider adding a maintenance of historic resources provision
- Required Maintenance and Repairs provision added as Section 11-74-4(F)

F. Required Maintenance and Repairs – Duty to Maintain.

1. The owner of a designated property shall not permit the property to fall into a state of disrepair so as to result in the deterioration of any significant exterior feature which would have a detrimental effect on the distinctive character of the property itself or, that of the overall district, if located within a Historic District.
2. The condition of the property at the time of its designation shall be the standard of reference for the evaluation of future deterioration.



Additional Text Amendments

- **HPB recommended staff consider adding a COA review process for necessary emergency repairs**
- **Provision added stating that COAs are to be issued concurrently with a building permit in emergency situations**

3. If a building, structure, object, or site is damaged and requires emergency repairs a Certificate of Appropriateness shall be issued concurrently with the issuance of the required building permit pursuant to Section 4-1-4 of the Mesa Building Regulations.



Text Amendments Outreach

- Outreach to Date
 - HPB study Session - August 1, 2023
 - Public Meeting - August 24, 2023
- Will require review by:
 - P&Z – Text Amendments
 - DRB – Design Guidelines





Text Amendments – How Addressed

- **Exhibit 2 – Summary of Historic Preservation Board Comments**
 - **Compilation of all HPB comments received and how they have been addressed**
 - **Changes to the proposed text amendments since the last HPB meeting include:**
 - Public notice requirement language now clarifies that the 500' mailing requirement is measured from the property or properties which are the subject of the application
 - Effect of Designation provision for Historic Signs was moved closer to the beginning of Section 11-74-5 to increase visibility
 - A purpose statement was added to Section 11-74-4 (Certificate of Appropriateness) which references the Mesa Historic Preservation Design Guidelines
 - Maintenance of historic resources provision added
 - COA review process for necessary emergency repairs has been added

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Questions & Discussion



Historic Preservation Design Guidelines

Brett Hanlon, Principal Planner



Background

Historic Preservation Design Guidelines -2001

- Two locally-designated Historic Districts
- 218-page document includes several topics not regulated by the MZO
- Hard copy document

New historic preservation design guidelines reflect changing historic resources

- Six of Mesa's eight locally-designated Historic Districts added since 2001
- Eight of Mesa's eleven locally-designated Historic Landmarks added since 2001

New guidelines can be printed, but will exist primarily as a digital document

- Wider Distribution
- PDF format allows for key word searches and embedded links improve user-friendliness





Purpose

- **Provides guidance for planning, designing, and undertaking improvements to Mesa's historic properties**
 - Used 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 – Historic Districts and Historic Landmarks

Chapter 4 – Historic Building Types and Architectural Styles

Chapter 5 – Guidelines for Preservation, Restoration, and Rehabilitation

Chapter 6 – Guidelines for Additions and New Construction

Appendices

A - Architectural Definitions

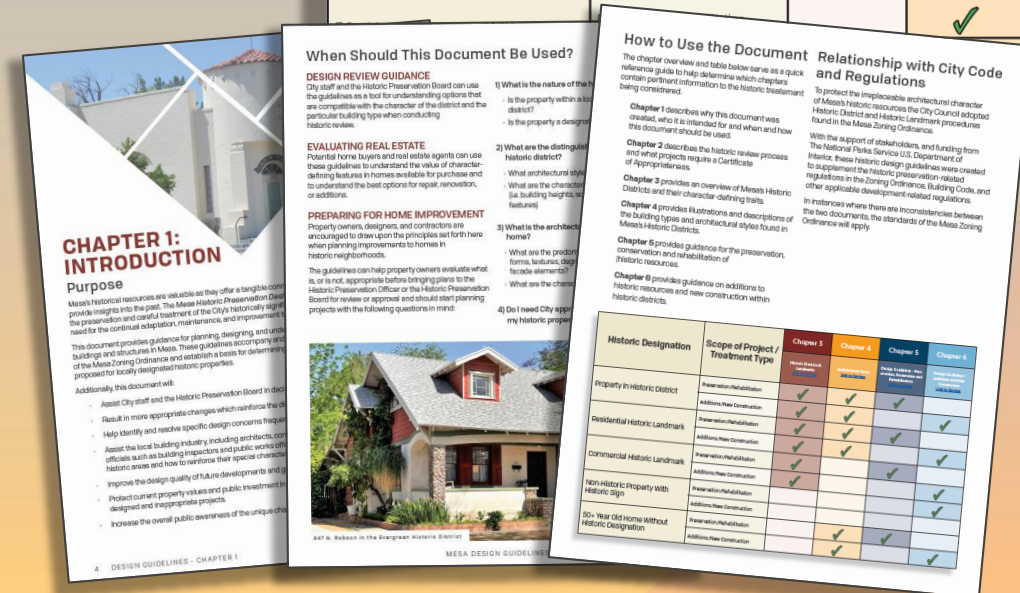
B - Locally-Designated Historic Landmarks



Chapter 1 - Introduction

- Describes the purpose for creating the document
- Outlines the many uses for the document including:
 - Who should use it?...When?...and How should it be used?
- Color-coded Quick Reference Guide
 - Chapters 2-6 are color coded for user friendliness
 - Project examples with varying historic designations and scopes

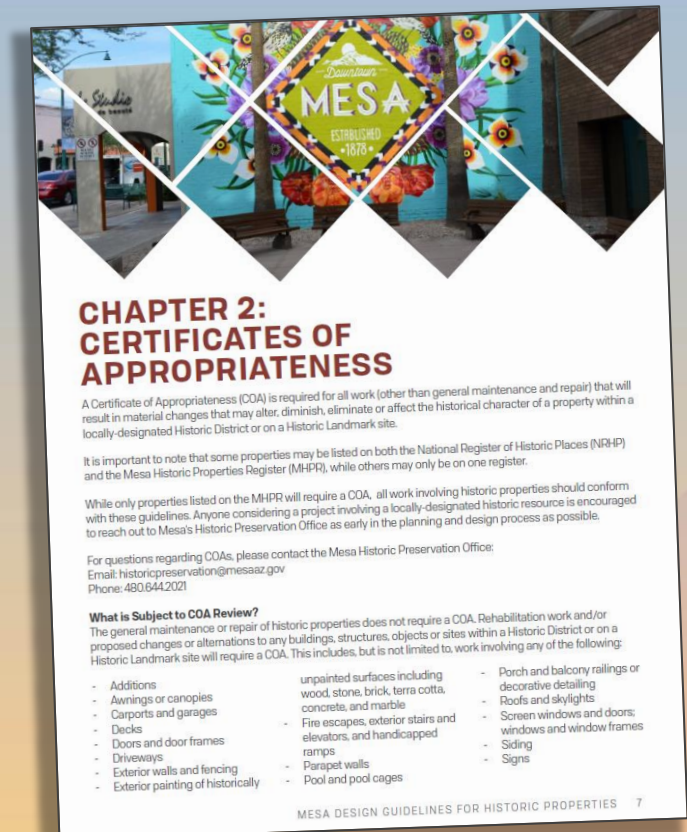
Historic Designation	Scope of Project / Treatment Type	Chapter 3	Chapter 4	Chapter 5	Chapter 6
		Historic Districts & Landmarks Link to Section	Architectural Styles Link to Section	Design Guidelines - Preservation, Restoration and Rehabilitation Link to Section	Design Guidelines - Additions and New Construction Link to Section
Property in Historic District	Preservation/Rehabilitation	✓	✓	✓	
	Additions/New Construction	✓	✓		✓
Residential Historic Landmark	Preservation/Rehabilitation	✓	✓	✓	
	Additions/New Construction	✓	✓		✓
Commercial Historic Landmark	Preservation/Rehabilitation	✓		✓	
	Additions/New Construction	✓			✓
Non-Historic Property With Historic Sign	Preservation/Rehabilitation				✓
	Additions/New Construction				✓
			✓	✓	✓





Chapter 2 - Certificates of Appropriateness

- Explains which projects require a COA and which do not
- Lists examples of project scopes that do require a Certificate of Appropriateness
- Explains 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





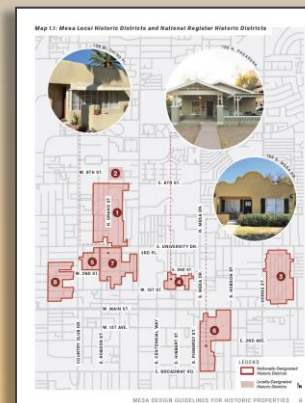
Chapter 3 - Historic Districts and Historic Landmarks

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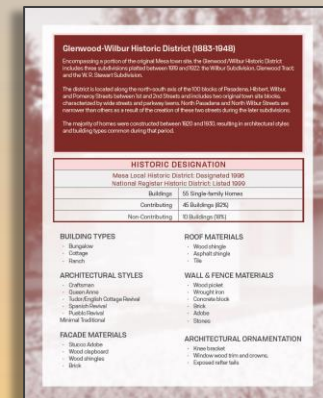
- **Introduction describes Mesa's Historic Resources**
 - Difference between properties on the local register versus national register
 - How to find information on designating a property
- **Brief description of the districts - historical development- building types, and defining features**
- **Lists Mesa's locally- and nationally-designated Historic Landmarks**



First two pages in Chapter 3 have been updated



Context map provided to show locations of Historic Districts



District profiles include common building types, architectural styles, etc.



Chapter 4 - Historic Building Types and 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



Chapter 4 is color coded gold



Photos of Mesa homes are provided to show examples of each building type/style



Key features profiled



Chapter 5 - Guidelines for Preservation, Restoration, and 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
- Historic Signs



Chapter 4 is color coded navy blue



Navy blue callout provides additional info



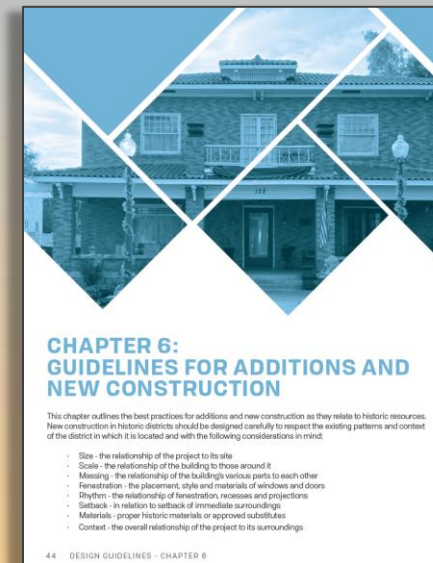
Each section includes subsections with detailed guidance



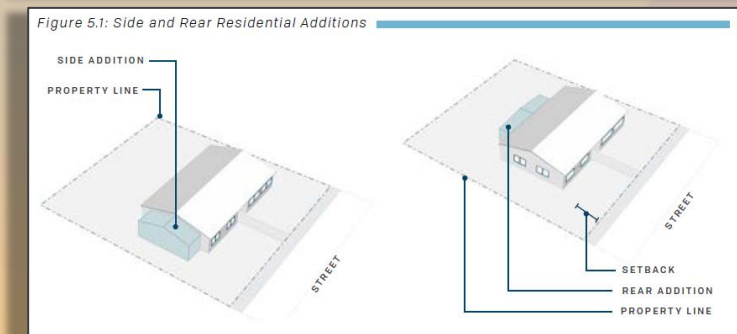
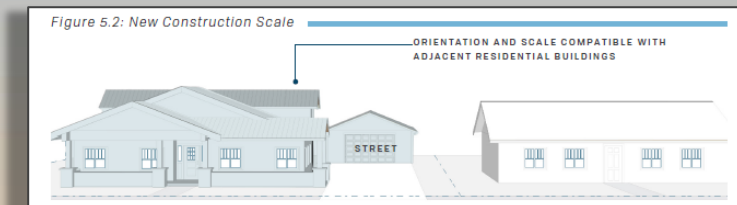
Chapter 6 - Guidelines for Additions and New Construction

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- **Provides Guidelines for the following topics:**
 - Addition Placement
 - Addition Design
 - New Construction Building Design
 - Roofs
 - Dormers
 - Doors and Windows
 - Porches
 - Accessory Buildings and Accessory Dwelling Units
 - Fences and Walls
 - Mechanical Equipment
 - Solar Panels
 - New Signs on Historic Buildings



Chapter 6 is color
coded sky blue



Figures illustrate concepts described
in the chapter



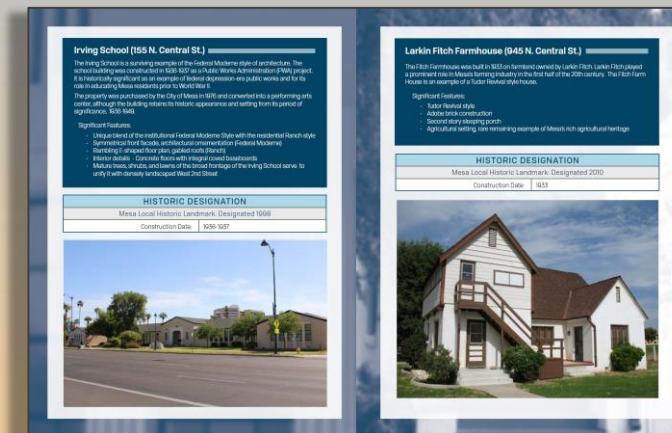
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Appendices

- Appendix A – Architectural Definitions
- Appendix B – Locally-Designated Historic Landmarks



Appendix A features illustrations to help users understand terms within the document



Appendix B profiles Mesa's locally-designated Historic Landmarks



Design Guideline Outreach

- **Outreach to Date**
 - HPB study Session - August 1, 2023
 - Public Meeting - August 24, 2023
- **Will require review by:**
 - DRB – Design Guidelines (September 5, 2023)
 - P&Z – Design Guidelines & Text Amendments (September 20, 2023)





Historic Preservation Board Comments - How Addressed

- **Exhibit 2 of agenda packet – Summary of Historic Preservation Board Comments**
 - Compilation of all HPB comments received and how they have been addressed
- **Changes to the Design Guidelines document since the last HPB meeting include:**
 - Previous HPB members involved in development of DGs have been added to cover page
 - Heritage Neighborhood Recognition Program is now described in Chapter 3
 - Information on where to find Historic Overlay eligibility criteria described in Chapter 3
 - Context provided to clarify the term “landscape patterns”
 - Typos, duplicative sections, and inconsistencies related to capitalization have been fixed



Questions & Discussion

