



Historic Preservation Text Amendments

Mary Kopaskie-Brown, Planning Director



Proposed Historic Preservation Text Amendments

Purpose:

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

- **Reorganization** of the MZO related to historic preservation
- **Clarity** in language and processes
- **Consistency** between historic preservation provisions



Reorganization

- 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



Reorganization

- Content of Chapter 23 (Historic Preservation Overlay) and Chapter 44 (Historic Signs) has been integrated with Chapter 74 (Historic Preservation Procedures)

- Content of Chapter 23 – Historic Preservation Overlay

- Chapter 74 – Historic Preservation Procedures

- Content of Chapter 44 – Historic Signs

- 11-74-1: Purpose
- 11-74-2: Mesa Historic Property Register
- 11-74-3: Historic Preservation Overlay
- 11-74-4: Certificate of Appropriateness
- 11-74-5: Historic Signs
- 11-74-6: Appeals



Clarity:

- Purpose of the HP Procedures
- Historic Preservation Overlays
 - Processes clarified – including application and review
 - Eligibility Criteria
 - Removal of Overlay
- Certificate of Appropriateness
 - Processes clarified – including application and review
 - Building Permit
 - Demo Permit
 - 6 month stay of demolition for proposed Overlay
 - 180-day stay for demo if denied (appeal to HPB)
- 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

August 1, 2023



Consistency

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



Historic Preservation Design Guidelines

Brett Hanlon, Principal Planner



Historic Preservation Design Guidelines - Context

Mesa last adopted historic preservation design guidelines in 2001

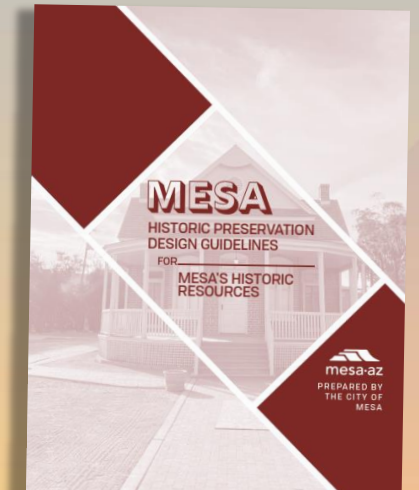
- *Excellent resource for its time*
- *Focused primarily on pre-World War II historic resources*
- *Document published as a hard copy*

New historic preservation design guidelines reflects changing historic resources

- *Mesa has added and expanded numerous Historic Districts—many of which feature post World War II resources*
- *Eight of Mesa's eleven locally-designated Historic Landmarks have been added since 2001*

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

- *Can be widely distributed and shared*
- *PDF format allows for key word searches and embedded links improve user-friendliness*





Historic Preservation Design Guidelines - Purpose

- Provides guidance for planning, designing, and undertaking improvements to Mesa's historic properties
 - *Should be utilized by property owners/designers/contractors*
- Improve the design quality of future developments and growth within Historic Districts
- Assist City staff and the HPB in decision making
 - *Establishes a basis for determining the appropriateness of construction projects proposed for locally-designated historic resources*
- Increase the overall public awareness of Mesa's historic resources
- Protect property values in the districts by discouraging poorly-designed and inappropriate projects.





Historic Preservation Design Guidelines - 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 – Architectural Definitions & 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 1: INTRODUCTION

Purpose

Mesa's historical resources are valuable as they offer a tangible connection to the past. The Mesa Historic Preservation District provides a framework for the preservation and careful treatment of the City's historically significant buildings and structures in Mesa. These guidelines accompany and supplement the City's Zoning Ordinance and establish a basis for determining proposed for locally designated historic properties.

This document provides guidance for planning, designing, and undertaking building and structures in Mesa. These guidelines accompany and supplement the City's Zoning Ordinance and establish a basis for determining proposed for locally designated historic properties.

Additionally, this document will:

- Assist City staff and the Historic Preservation Board in their efforts to:
- Result in more appropriate changes which reinforce the district's historic character.
- Help identify and resolve specific design concerns.
- Assist the local building industry, including architects, cost estimators, and public works departments in their efforts to preserve their special character.
- Increase the overall public awareness of the unique character of Mesa's historic resources.

When Should This Document Be Used?

DESIGN REVIEW GUIDANCE

City staff and the Historic Preservation Board can use these guidelines as a tool for understanding options that are compatible with the character of the district and the particular building type when conducting historic review.

EVALUATING REAL ESTATE

Potential home buyers and real estate agents can use these guidelines to understand the value of character-defining features in homes available for purchase and to understand the best options for repair, renovation, or additions.

PREPARING FOR HOME IMPROVEMENT

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

The guidelines can help property owners evaluate what is, or is not, appropriate before bringing plans to the Historic Preservation Officer or the Historic Preservation Board for review or approval and should start planning projects with the following questions in mind:

- 1) What is the nature of the property within a historic district?
- 2) What are the distinguishing historic features?
- 3) What is the architect's intent?
- 4) Do I need City approval for my historic property?

How to Use the Document

The chapter overview and table below serve as a quick reference guide to help determine which chapters contain pertinent information to the historic treatment being considered.

Chapter 1 describes why this document was created, who it is intended for and when and how this document should be used.

Chapter 2 describes the historic review process and what projects require a Certificate of Appropriateness.

Chapter 3 provides an overview of Mesa's Historic Districts and their character-defining traits.

Chapter 4 provides illustrations and descriptions of Mesa's Historic Districts.

Chapter 5 provides guidance for the preservation, conservation and rehabilitation of historic resources.

Chapter 6 provides guidance on additions to historic resources and new construction within historic districts.

Relationship with City Code and Regulations

To protect the irreplaceable architectural character of Mesa's historic resources the City Council approved Historic District and Historic Landmark procedures found in the Mesa Zoning Ordinance.

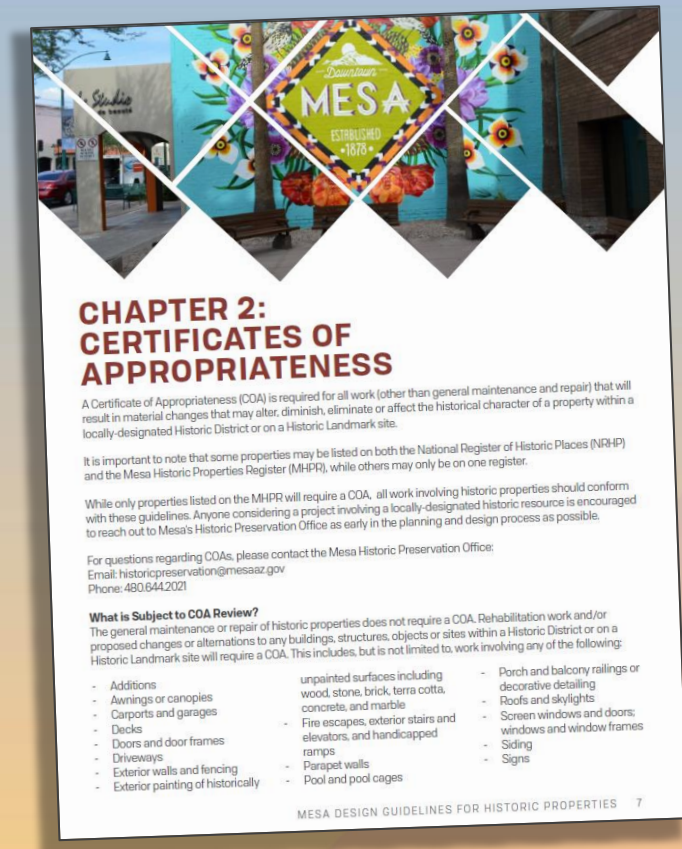
With the support of stakeholders, and funding from the National Park Service U.S. Department of the Interior, these historic design guidelines were created to supplement the historic preservation related regulations in the Zoning Ordinance, Building Code, and other applicable development-related regulations.

In instances where there are inconsistencies between the two documents, the standards of the Mesa Zoning Ordinance will apply.



Chapter 2 - Certificates of Appropriateness

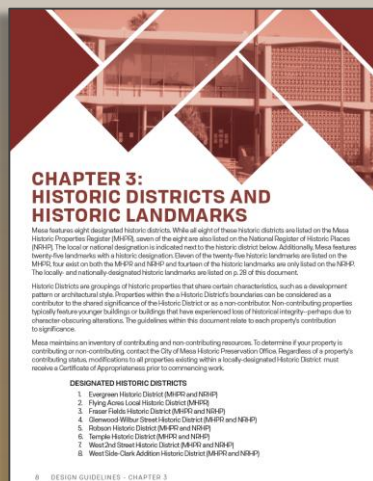
- *Explains which projects require a COA and which do not*
- *Lists examples of project scopes that do require a Certificate of Appropriateness*
- *Explains COAs are not needed for properties exclusively on the National Register of Historic Places*
 - *Encourages the use of the guidelines for non-locally-designated properties*
- *Provides contact information for the Mesa Historic Preservation Office*



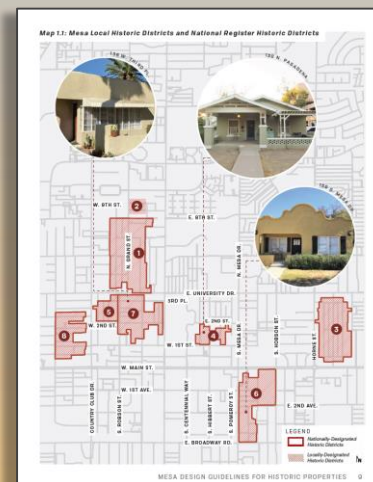


Chapter 3 - Historic Districts and Historic Landmarks

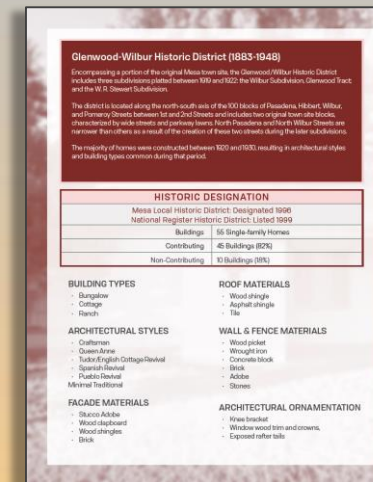
- Provides a context map showing the historic districts and their respective boundaries
- Provides a brief description of the district-its background - building types, and defining features
- Lists Mesa's locally- and nationally-designated Historic Landmarks
 - Profiles of locally-designated Historic Landmarks can be found in the appendices



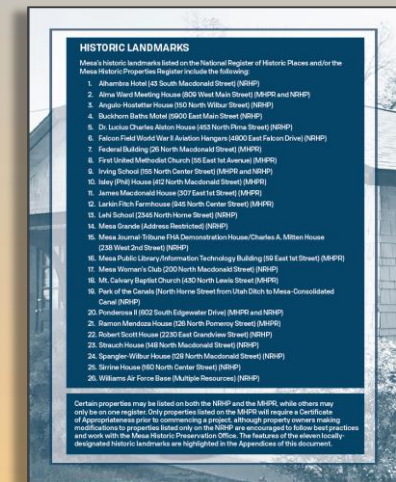
Chapter 3 is color coded maroon



Context map provided for each district



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



Individual Historic Landmarks profiled in appendix



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

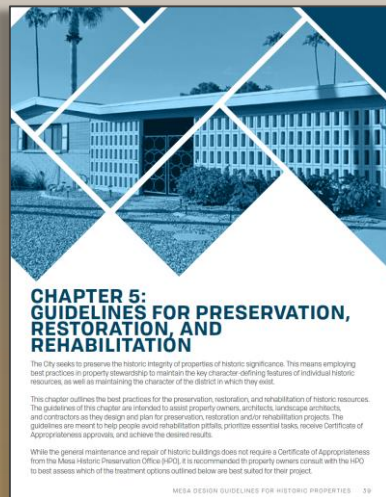
Photos of Mesa homes are provided to show examples of each building type/style

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

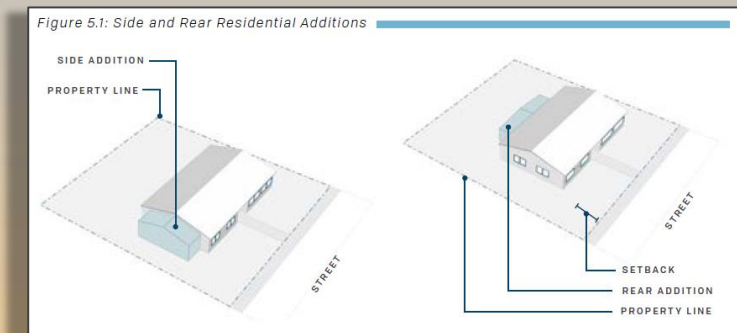
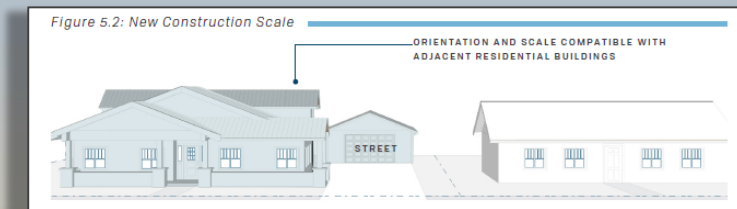


Chapter 6 - Guidelines for Additions and New Construction

- *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



Historic Preservation Design Guidelines - Appendices

Appendices

- *Appendix A – Architectural Definitions*
- *Appendix B – Locally-Designated Historic Districts*

Appendix A - Architectural Definitions

The following definitions describe common terminology used in this document. The meaning of any and all words, terms or phrases in the Architectural Definitions are in accordance with the definitions provided within the Mesa Zoning Ordinance, Chapters 18B and 18C.

Abut - To be contiguous and adjacent.

ADA - Americans with Disabilities Act of 1990.

Adjustment - To be made to knock open, or share a common property line.

Adhesive - A building material made from earth and organic materials usually used to join fixed into place.

Architectural Style - A set of physical characteristics and features, such as form, method of construction and building materials that make a building notable or identifiable.

Articulation - The manner in which the surfaces of a form come together to define its shape and volume. An articulation clearly reveals the peculiar nature of its parts and their relationship to each other and to the whole.

Awning - A projecting roof-like structure sheltering a door or window.

Awning or Canopy Sign - A sign printed or attached to an awning or canopy, typically to the exterior portion.

Balcony - A projecting platform above a building's ground level with walls.

Bay - Part of a building projected off its vertical elements, such as columns, which may extend outward from the plane of a facade.

Bay Window - A generic term for protruding window constructions, regardless of whether they are square or angular, or cover one or multiple story.

Block - Properties abutting both sides of a street including between the two nearest intersecting or intersecting streets.

Board and Batten Siding - A type of siding where thin strips of wood (siding or "boards") are placed at an end-to-end overlap. The result is an aesthetic that is both rustic and chic, with the strong vertical lines providing a structure and texture to the home's exterior.

Bracket - A wooden or other decorative support beneath a projecting floor, window, or cornice.

Brick - A heavy and made fired clay, usually of different sizes but rectangular in shape.

Building Form - Used to describe the elements of a building that define its overall shape, size, proportion and profile.

Casement Window - A window sash that opens along its length on hinges fixed to the sides of the opening.

Character - The design qualities and features that distinguish a building, neighborhood or historic district development project.

Chimney - A ventilation structure made of masonry, clay or cast-iron that exhausts gases or smoke produced by a boiler, stove, furnace, fireplace or fireplace from human habitation.

Column - A supporting pillar consisting of a base, a shaft, and a capital. Most commonly, the shaft is cylindrical, but some columns display a square, rather than circular cross-section.

Concrete Masonry Unit (CMU) - A standard-sized, precast, rectangular concrete block used in construction.

Contributing - A building, site, structure, or object within a historic district representing the district's period of significance and retains a high level of historic and architectural integrity.

Coping - The protective uppermost course of a wall.

Cornice - An overhanging projection found at the roof line of a commercial or residential building.

Cross Gabled Roof - A roof that includes at least two gable roof lines. Typically, the two ridges intersect each other at a 90-degree angle. The length and height of each section can vary, so cross-gabled roofs can have many different styles.

Display Window - A window of a commercial structure facing a sidewalk and street adjacent to a retail merchant.

Dormer - A window projection in a gabled roof usually that of a bedroom addition. There are several types of dormers, including hipped, shed, gable and pedimented.

Double-Hung Window - A window also commonly referred to as a double-hung window, is a type of window that has two operable sections that slide up and down. There are two main operable parts of a double-hung window: the top sash and the bottom sash.

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Eave - Part of a gabled roof that overhangs or extends from the wall.

Facade - Any one of the external faces or elevations of a building.

Facade - A horizontal member or board that covers the other ends along the edge of a roof.

Finestration - An opening in a wall surface.

Fixed Window - A fixed window is a stationary window with no hinges, or no operable parts.

Flat Roof - A roof that has only enough pitch to drain water can drain.

Frame Construction - The fitting together of pieces to give a structure support and shape.

Finishing materials are usually wood, engineered wood, or structural steel. The alternative to framed construction is generally called mass wall construction, where horizontal layers of stacked materials such as brick, masonry, rammed earth and adobe.

Gable - Part of the upper section of a wall between the ridges of a gabled roof.

Gabled Roof - A roof having adjacent flat surfaces that slope upward from all sides of the perimeter of the building.

Historic District - An area or neighborhood defined as a historic district by the Mesa City Council or the National Park Service that contains definable geographic boundaries over or more buildings, objects, sites or structures considered significant historically, architecturally, archeologically, and culturally.

Historic Landmark - An individual building, object, site, structure, or prehistoric site defined by the Mesa City Council or the National Park Service as having historic, architectural, archeological or cultural significance.

Historic Sign - A historic sign is one that dates to the building or historic district period of significance or a sign that has gained historic significance in its own right.

IPED - Historic Preservation Officer for the City of Mesa.

In-Depth Engagement - Conducting a review of a building with materials of the same characteristics, such as historic, historic, and color.

Integrity - A condition of a property that retains enough of its historic character and visual appearance to be recognizable to the period when the property achieved its significance.

Main Elevation or Facade - That portion or wall of a building from which it is most likely to be viewed or public right-of-way.

Masonry - Description of all stone, brick, and concrete units, whether used for decorative or structural purposes.

Masonry - The overall bulk, site, physical volume, or magnitude of a building.

Irving School (158 N. Central St.)

The Irving School was built in 1908 as a Public Works Administration (PWA) project. It is historically significant as an example of Federal Government-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 1958 and converted into a performing arts center, along with the building's historic appearance and setting from its period of significance (1908-1958).

Significant Features:

- Large parcel of the institutional Federal Moderne Style with the verticalist Ranch style
- Decorative floor tiles, intricate construction (PWA Masonry)
- Hardwood (striped floor plan, gabled roof) (Ranch)
- Mesa tile roof
- Concrete floor with large round basements
- Mature trees, shrubs, and lawn of the broad forego of the Irving School serve to unify with nature to create a historic feel.

HISTORIC DESIGNATION

Mesa Local Historic Landmark, Designated 1998

Construction Date: 1908-1909

Larkin Fitch farmhouse (148 N. Central St.)

The Fitch farmhouse was built in 1850 on the north corner of Larkin and Central streets, a prominent site in Mesa's history during the first half of the 19th century. The farm house was one of a later Renaissance house.

Significant Features:

- Local Banded style
- Adobe construction
- Secondary sleeping porch
- Agriculture setting, well remaining remnants of Mesa's rich agricultural heritage

HISTORIC DESIGNATION

Mesa Local Historic Landmark, Designated 2010

Construction Date: 1933

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

Appendix B profiles Mesa's locally-designated Historic Landmarks



Questions & Discussion

MESA
HISTORIC PRESERVATION
DESIGN GUIDELINES
FOR
MESA'S HISTORIC
RESOURCES

mesa·az
PREPARED BY
THE CITY OF
MESA

CHAPTER 1: INTRODUCTION

Historic resources are valuable as they offer a tangible connection to the City's rich cultural heritage and the past. The Mesa Historic Preservation Design Guidelines were created to encourage careful treatment of the City's historically significant resources while also recognizing the need for adaptation, maintenance, and improvement to these resources.

These guidelines provide guidance for planning, designing, and undertaking improvements to the historic homes, streets, and public spaces in Mesa. These guidelines accompany and supplement the historic preservation section of the City's Zoning Ordinance and establish a basis for determining the appropriateness of construction projects in historic neighborhoods.

The purpose of these guidelines is to provide guidance for planning, designing, and undertaking improvements to the historic homes, streets, and public spaces in Mesa. These guidelines accompany and supplement the historic preservation section of the City's Zoning Ordinance and establish a basis for determining the appropriateness of construction projects in historic neighborhoods.

When Should This Document Be Used?

DESIGN REVIEW GUIDANCE
City staff and the Historic Preservation Board can use the guidelines as a tool for understanding options that are compatible with the character of the district and the particular building type when conducting historic review.

EVALUATING REAL ESTATE
Potential home buyers and real estate agents can use these guidelines to understand the value of character-defining features in homes available for purchase and to understand the best options for repair, renovation, or additions.

PREPARING FOR HOME IMPROVEMENT
Property owners, designers, and contractors are encouraged to draw upon the principles set forth here when planning improvements to homes in historic neighborhoods.

The guidelines can help property owners evaluate what is or is not appropriate before bringing plans to the Historic Preservation Officer or the Historic Preservation Board for review or approval and should start planning projects with the following questions in mind:

- 1) What is the nature of the historic resource?
 - Is the property within a locally designated historic district?
 - Is the property a designated historic landmark?
- 2) What are the distinguishing traits of the relevant historic district?
 - What architectural styles are present in the district?
 - What are the characteristics of the neighborhood (i.e. building heights, scale, setbacks, landscaping features)?
- 3) What is the architectural style of the historic home?
 - What are the predominant building materials, forms, features, degree of ornament, and historic elements?
 - What are the character-defining features?
- 4) Do I need City approval to make improvements to my historic property?

How to Use the Document

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Chapter 1 describes why this document was created, who it is intended for, and when and how this document should be used.

Chapter 2 describes the historic review process and what projects require a Certificate of Appropriateness.

Chapter 3 provides an overview of Mesa's Historic Districts and their character-defining traits.

Chapter 4 provides illustrations and descriptions of the building types and architectural styles found in Mesa's Historic Districts.

Chapter 5 provides guidance for the preservation, conservation and rehabilitation of historic resources.

Chapter 6 provides guidance on additions to historic resources and new construction within historic districts.

Relationship with City Code and Regulations

To protect the irreplaceable architectural character of Mesa's historic resources the City Council adopted Ordinance 15-0010, the Historic Landmark Ordinance. With the support of stakeholders, and funding from the National Historic Service U.S. Department of Interior, Mesa's Historic Design 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 the two documents, the standards of the Mesa Zoning Ordinance will apply.

Historic Designation	Scope of Project / Treatment Type	Chapter			
		Chapter 1	Chapter 2	Chapter 3	Chapter 4
Property in Historic District	Preservation/Rehabilitation	✓	✓	✓	✓
Residential Historic Landmark	Addition/New Construction	✓	✓	✓	✓
	Preservation/Rehabilitation	✓	✓	✓	✓
Commercial Historic Landmark	Addition/New Construction	✓	✓	✓	✓
	Preservation/Rehabilitation	✓	✓	✓	✓
Non-Historic Property With Historic Sign	Addition/New Construction	✓	✓	✓	✓
	Preservation/Rehabilitation	✓	✓	✓	✓
Six-Year Old Home Without Historic Designation	Addition/New Construction	✓	✓	✓	✓
	Preservation/Rehabilitation	✓	✓	✓	✓