

*Minutes*

Mesa City Council Chambers – Lower level, 57 E 1<sup>st</sup> Street  
Date: December 5, 2023 Time: 6:00 pm

**MEMBERS PRESENT:**

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

**MEMBERS EXCUSED:**

Ty Utton

**STAFF PRESENT:**

Mary Kopaskie-Brown  
Rachel Nettles  
Brett Hanlon  
Kellie Rorex

**CITIZEN SPEAKERS:**

Arianna Urban – State Historic Preservation  
Vic Linoff

(\*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 Utton 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 November 7, 2023 Historic Preservation Board meeting.**

It was motioned by Boardmember Parsons, seconded by Boardmember Nelson, that the minutes from the November 7, 2023 Historic Preservation meeting be approved.

**Upon tabulation of votes, it showed:**

**AYES - Babos-Skogebo-Nelson-Parsons-Sarkissian**

**NAYS - None**

**EXCUSED – Utton**

**ABSENT - None**

**3. Discuss and make a recommendation to City Council regarding the following:**

**3-a. 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. The amendments have been updated to incorporate the Historic Preservation Board's and the State Historic Preservation Office's recommended modifications.**

**Summary:**

**Rachel Nettles, Assistant Planning Director displayed a PowerPoint presentation. (see attachment 1)**

In response to a question from Chair Babos, Ms. Nettles stated the flowchart within the Design Guidelines is for decision making, where the handbook that has been previously talked about is going to be more of a list of the actual city processes. She offered to make the flowchart available as a standalone handout if the Board would like that.

Planning Director and Historic Preservation Officer, Mary Kopaskie-Brown clarified the handout has been previously referred to as the How To Guide.

In response to a question from Boardmember Parsons, Ms. Nettles mentioned the Design Guidelines/flowchart will be posted on our website and we will be doing public outreach to let property owners within Historic Districts know they are available.

Ms. Kopaskie-Brown stated we are also looking to rework our website so it's easier for people to get to all the different Historic Preservation resources in the city. We have begun working with a website designer.

In reply to a question from Boardmember Sarkissian, Ms. Nettles stated SHPO had called out a couple of buildings on the Temple District Map they said were no longer there. But those buildings had been demolished and rebuilt with townhomes, so they were replaced and are existing structures, which are indicated on the map.

In response to a question from Chair Babos, Ms. Kopaskie-Brown shared the revisions were sent to SHPO last week.

Vice-Chair Skogebo mentioned she liked having the "What is subject to COA review?" in its own box as that is really helpful and quick information. She also wondered if the additional resources listed in Chapter 3, page 18 were active links. Overall, she felt it's definitely more robust from what they saw initially.

Ms. Nettles replied we should be able to create active links to the PDFs for the additional resources shown.

Arianna Urban, CLG Planner for the State of AZ wanted to address the latest revisions. She thought it was great the Secretary of the Interior's Standards were added, the general principles for additions and new construction is really good information, and the additional descriptions of the Historic Districts' character defining features is great. She expressed SHPO's hopes to see a denotation of non-contributing and contributing properties on the district maps as it's standard for district mapping. She stated she is working on a comment matrix that will be made available. Her preliminary comments included:

- Request for changes related to the descriptions used for architectural styles and building types, and possibly separating the two.
- The information shown for the Territorial Style is not accurate for this part of the country.
- Some of the architectural styles and building types were not revised and they are curious as to why.
- Mapping discrepancies as mentioned above. It appears as though every property in the Historic District is historic, which is not true.
- She questioned why the new section titled "Mesa's Historic Context" does not include its true developmental history. It's more of an overview of the structure of Historic Preservation in Mesa and how it relates to the Federal Preservation Structure.

She summarized by encouraging a reread for errors in grammar and spelling, and some points of confusion.

In response to a question by Boardmember Sarkissian, Ms. Urban stated they were specifically looking for a two-colored map for properties within the existing boundaries of the districts. One for contributing properties, which are listed on the National Register of Historic Places and the Mesa Historic Property Register. The other for non-contributing properties and therefore not listed. She felt that distinction is essential to make.

Ms. Kopaskie-Brown replied to a question by Boardmember Sarkissian stating the previously discussed Supplemental List is separate from the Historic Districts. She continued by sharing the history of this project, which began back in 2018 and these are the maps the Lakota had prepared which just show the buildings within there. We do not have the budget to ask someone to update those maps. We are working on a list so we can make sure we can have that information, that inventory, available.

In reply to a question from Chair Babos, Ms. Urban stated when preparing any historic documentation, it's just considered good practice to have the building outlines be two colored, one contributing and one non-contributing. She mentioned the existing Design Guidelines include that distinction but at that time there were only a few Historic Districts so unfortunately, we can't just cut and paste those maps. She also stated, anytime a Historic District is going for nomination to the National Register of Historic Places those distinctions are always made with maps and also lists of properties.

In response to a question from Chair Babos, Principal Planner, Brett Hanlon confirmed there are eight Historic Districts in Mesa.

In reply to a question from Chair Babos, Ms. Kopaskie-Brown stated staff would need to look up how many properties are in those eight districts. She went on to state you would absolutely show your contributors and non-contributors when requesting a Historic Designation. The Design Guidelines map is to show where the historic boundaries are. The legend does not try to purport that all of the buildings in the boundaries are contributors. She had requested the buildings be removed but staff thought it was important to see the historic rhythm of the buildings, how the neighborhood had actually developed. If it's an issue she would prefer to take the maps out and just put the boundaries of the Historic Districts in there.

In response to a statement from Chair Babos, Ms. Kopaskie-Brown 100% agreed the maps are important, so people know where they're relevant. That's why staff wanted to keep the maps in there.

Ms. Nettles added our aspiration is that everyone in the Historic District, if they're contributing or non-contributing, would reference these guidelines and use them. So that's another reason for not calling out those properties specifically.

In reply to a question from Chair Babos, Ms. Nettles stated anyone who wants to know if their property is contributing or non-contributing, may contact the Historic Preservation Office and that is discussed in the Design Guidelines.

**Upon tabulation of votes, it showed:**

**AYES - Babos-Skogebo-Nelson-Parsons-Sarkissian**

**NAYS - None**

**EXCUSED – Utton**

**ABSENT - None**

**4. Discuss rescheduling or cancelling the January 2, 2024 Historic Preservation Board meeting.**

After some discussion it was determined that the January 2, 2024 Historic Preservation Board meeting would not change.

At a later date it was determined a quorum would not be present and the January 2, 2024 Historic Preservation Board meeting was cancelled.

**5. Discussion Items:**

**5-a. Discuss adding properties to the Supplemental List as established in the Mesa Zoning Ordinance.**

In response to Chair Babos' concern with the lack of items being added to the Supplemental List, Ms. Kopaskie-Brown stated that it would be an agenda item at the retreat and that would provide an opportunity for the Board to populate what that list looks like.

**5-b. Discuss the 2024 Historic Preservation Board retreat including confirming the topics.**

Senior Planner, Kellie Rorex presented the agenda for the 2024 Historic Preservation Board retreat.

Discussion ensued around additional items the Board would like to have added to the agenda.

**5-c. Discuss the 2024 Mesa Historical Essay and Visual Arts contest celebrating Mesa Historic Preservation Month including logistics.**

Ms. Rorex presented the art contest flyer to the Board.

**5-d. Discuss the City's process for reviewing and issuing demolition permits for properties with and without historic designations including the demolition permit issued for the Kiva Lodge Motel (668 West Main Street).**

Chair Babos express interest in finding a solution to identify historic properties before demolition can occur.

Further discussion ensued around what those options might be.

**6. List of future agenda items (schedule to be determined).\***

After some discussion it was decided to begin with the following future agenda items and to maintain a running list.

**a. GIS Mapping of historic properties in Mesa.**

**b. Monitoring Archaeological Sites.**

- c. **Historic Preservation Plan.**
- d. **Possible properties for the Supplemental List.**

**7. Items from citizens present.\*\***

**Vic Linoff, 628 N Center St:** The Mesa Preservation Foundation has been meeting with a representative of the Buckhorn Baths Motel ownership although we're still trying to meet with the owners themselves and several boardmembers had the opportunity to be interviewed by Meredith Smith from Smith Interior Design Firm, she was the one that was contracted to, I don't know how to define it, maybe complete a sort of community survey. The Preservation Foundation was put on a list that was provided to her by the city. We posted the Scott Shumaker article on the Buckhorn after the meeting in the Mesa Tribune and the Arizona Preservation Foundation also picked it up. And I began sharing the outcome of that so far, and it continues to grow. There have been over 2,000 impressions from the Arizona Preservation Foundation Facebook page, which means over 2,000 people have read that article. And there are over 700 positive comments about the Buckhorn Baths as a result of posting the article. And literally less than a handful of people say, you know, it's too far gone, tear it down, that sort of thing. And hopefully that had an impression, I think it did on that consultant. Many of those comments would have been very useful for the owner to be aware of. The Board met last night, and we did have a representative there. And we've been talking about some alternatives that might be in the best interest of the developer. Nothing is concrete, we're talking ideas, but we're keeping in front of him the real importance of the Buckhorn and what it means to the community. And also, these comments that came off of Facebook demonstrated that there is a much broader interest in that property than just in Mesa. A lot of people think it's just a Mesa property, but it's much bigger than that, those comments came literally from all over the state. So, everybody's well aware of that. So that's where the Buckhorn stands. You do know that the Kiva regrettably was demolished when we believed there were some real viable alternatives. The good news is we do have the sign. It was taken down, it's been crated, and it's in storage. We will get it operational and back on public display as soon as we can. One of the things though, that we kind of all overlooked. There was a character defining feature in front of the Kiva for its entire life. And that was a huge boulder. It's been painted white for a number of years. But beneath that paint, it was filled with petroglyphs. Archaeologists that have looked at it have determined it's not authentic, but it has been part of the of the Kiva from the very beginning. The owner of the Kiva thought petroglyphs were important enough to put them on a boulder. And I mean, this thing, I don't know how they moved it. This thing has to weigh 10 or 20 tons. It's a big, heavy rock. But nobody knows where it went. So, it's probably in a landfill somewhere. And I take some of the blame for just not paying attention. Because we might have been able to save that and put it somewhere else, because it does tell an interesting story. Also, when we were discussing preservation, I was very disappointed to learn when taking a brief walking tour downtown to see what has happened to the Barnett building. The Barnett building was one of the properties along with the Majestic Theatre, and Dickson's Jewelers where we experimentally removed the colonnade, way back around 2000 or so. The Barnett building, I believe, is the second oldest building still on Main Street. It had an incredible basement with an arched brick ceiling, divided down the middle. And if you're not familiar now, it's called Level One. And apparently to do some of the things they wanted to do in the building, they

needed to reinforce the foundation. So they were given a permit to do that, which meant tearing out this wonderful brick ceiling that doesn't exist anywhere else in the city, and then raising the first floor, which meant they had to put steps out front. And so, the original facade of the building has been destroyed. And I believe it could have been a listed property, but it shouldn't be anymore. And this is why it's so important in preservation that we pay attention to what's happening, because right before your eyes, something might disappear. And the loss of such a significant property like that is really tough to take. And now it would be impossible to put it back. So that's one example and we're working very hard. In fact, we were talking about it last night. As more pieces of the colonnade come down, we are planning on creating a commercial Historic District for the downtown, which would protect the properties as best you can do through local designation and on the National Register. But now, that is one less historic property that we have. Also, I just wanted to mention, so you can put it on your calendar, the Arizona Historic Preservation Conference has been moved from October of this year to June of 2024, and it'll be in Prescott from June 25th through the 28th. Hopefully, depending on how money comes down from the Feds, there will be scholarships available. And usually, SHPO will underwrite the cost for admission so board members will be able to attend. I highly recommend, if you haven't been to the conference, attending. I can't tell you what the programs and workshops are going to be yet, but they're very valuable. Plus, there's a pre-conference day where there's Certified Local Government (CLG) training, and Mesa is a CLG. And this training can be helpful to staff members and board members, so they understand the CLG process. Finally, it's the end of the year. And, you know, when you sit up there, and you just deal with this stuff, month after month, I'm not sure exactly how you sometimes take it all in or get a chance to reflect. But from someone sitting on the outside, who has been where you are in the past, I want to thank you for all the hard work that you do. Preservation is tough in any community, it's generally not a high priority item. And yet, the value of preservation has never been more important than it is now. So, I think you should feel proud of the work that you're doing and the time that you're investing in service to the city by sitting on this board. And so, on behalf of the community, I just want to take this moment to thank you and sometimes you don't feel like you're making much progress. And it can be very slow. But nonetheless, preservation is moving forward in this community. And Mesa will be better for the work that you're doing. So, thank you much. And happy holidays.

**8. Hear reports from Board Members on current events related to historic preservation.\***

There were no updates on this item from Board members.

**9. Historic Preservation Officer's Updates.\***

**9-a. Provide a status update on the installation of the Lehi Heritage Neighborhood street signs.**

Ms. Rorex provided an update to the Boardmembers that installation of the Lehi Heritage Neighborhood street signage should be completed by end of year.

**10. Adjournment.**

It was motioned by Boardmember Sarkissian, seconded by Boardmember Nelson, to adjourn. The meeting was adjourned at 7:25 pm.

**Upon tabulation of votes, it showed:**

**AYES - Babos-Skogebo-Nelson-Parsons-Sarkissian**

**NAYS - None**

**EXCUSED – Utton**

**ABSENT - None**

\*These items are for Board discussion only - no Board action will be taken on the items.

\*\*The public may address the Board on any item. The Arizona Open Meeting Law (ARS § 38-431 et seq.) limits the Historic Preservation Board to discussing only those matters specifically listed on the agenda.

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





# Historic Preservation Board

## Historic Preservation Design Guidelines

December 5, 2023

**Mary Kopaskie-Brown, Planning Director**  
**Rachel Nettles, Assistant Planning Director**



# Background – Design Guidelines

## 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 – Design Guidelines

- 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 Guidelines Organization

**Chapter 1 - Introduction**

**Chapter 2 - Certificates of Appropriateness**

**Chapter 3 - Guidelines for Preservation, Restoration & Rehabilitation**

**Chapter 4 - Guidelines for Additions & New Construction**

**Chapter 5 - Historic Building Types & Architectural Styles**

**Chapter 6 - Historic Districts & Historic Landmarks**

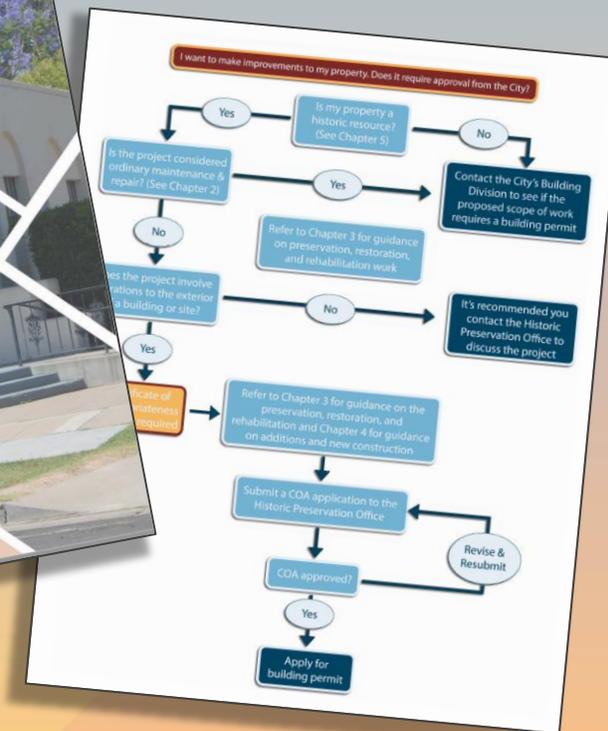
**Appendices**

**A - Architectural Definitions**



# Chapter 1 - Introduction

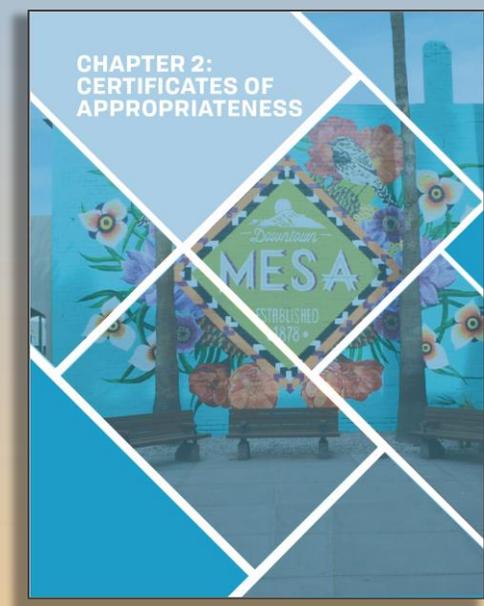
- Describes the purpose for creating the document
- Outlines the many uses for the document including:
  - Who should use it?...When?...and How should it be used?
- **Process Flow Chart**
  - Help residents understand the process for different improvements





# 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
- Explains relationship to City Code
- Added information on US Secretary of the Interior Standards for Rehabilitation



**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 historical 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 meaning to protect the integrity of the property and its environment.

10. DESIGN GUIDELINES - CHAPTER 2

11. H. Pessenden St. (Downtown Wilbur Historic District)

**Contributing and Non-Contributing Historic Resources**

In historic districts – whether listed in the National Register or locally designated – individual properties either contribute or do not contribute to the district's historical and architectural significance. Locally contributing resources to a historic district are buildings, sites, and structures of 50 years of age and older and maintain a good to high level of architectural integrity. Non-contributing resources are those that are less than 50 years old or may have significant exterior alterations compromising their original appearance.

The City of Mesa maintains an inventory of contributing and non-contributing resources, largely derived from past survey work and the inventory lists of individual historic district nominations to the National Register of Historic Places. To determine if your property is contributing or non-contributing to a Mesa Historic District, contact the City of Mesa Historic Preservation Office.

**U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties**

Developed by the National Park Service as part of the Tax Reform Act of 1976, which introduced the Federal Historic Preservation Tax Credit Program, the U.S. 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 historic preservation community. The Design Guidelines for the Standards for Rehabilitation locally adds additional information, guidance, and illustrations.

1005, 1001 St. (Downtown Wilbur Historic District, Mesa, Arizona)

MESA DESIGN GUIDELINES FOR HISTORIC PROPERTIES 11



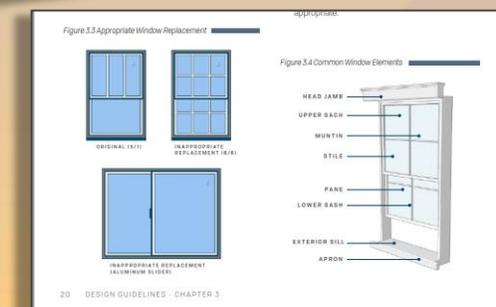
# Chapter 3 - Guidelines for Preservation, Restoration & Rehabilitation

• 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
- Historic Signs

• Added additional line drawings

• Added General Principles for Preservation & Rehabilitation





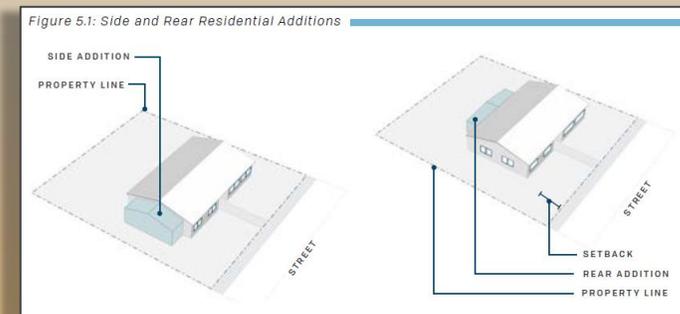
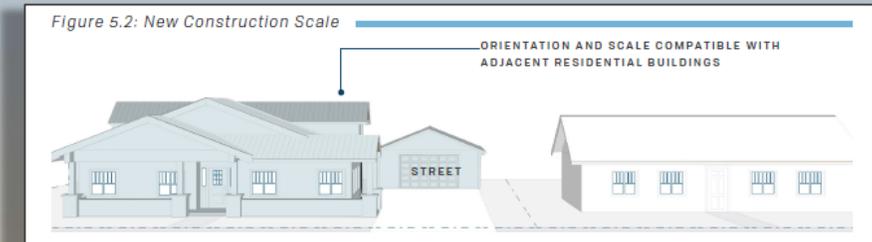
# Chapter 4 - Guidelines for Additions & New Construction

• Provides Guidelines for the following topics:

- Addition Placement
- Addition Design
- New Construction Building Design
- Accessory Buildings and Accessory Dwelling Units
- Fences and Walls
- Roofs
- Dormers
- Doors and Windows
- Porches
- Mechanical Equipment
- Solar Panels
- New Signs on Historic Buildings

• Added additional line drawings

• Added General Principles for Additions & New Construction



**General Principles for Additions and New Construction**

The chapter outlines the best practices for additions and new construction as they relate to historic resources. 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:

- **Scale** - the relationship of the project to its site.
- **Orientation** - the relationship of the building to those around it.
- **Massing** - the relationship of the building's various parts to each other.
- **fenestration** - the placement, style, and materials of windows and doors.
- **Rhythm** - the relationship of fenestration, recesses and projections.
- **Setback** - in relation to setback of immediate surroundings.
- **Materials** - proper historic materials or approved substitutes.
- **Context** - the overall relationship of the project to its surroundings.

In addition to the Secretary of the Interior's Standards for Preservation and Rehabilitation regarding additions and new construction, property owners and design professionals should follow these 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 style 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. In addition, 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 AND CONSTRUCTION DESIGN REFLECTIVE OF ITS TIME.**  
Additions and 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, historical styles may inspire or provide identifiable design cues for additions and new construction within Mesa historic districts.

**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 types that are also compatible within its immediate setting or neighborhood.

**PRINCIPLE #4: DESIGN ADDITIONS AND NEW CONSTRUCTION WITHOUT DAMAGING HISTORIC MATERIALS.**  
Design and undertake any additions to historic buildings and new construction 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.

28 DESIGN GUIDELINES - CHAPTER 4





# Chapter 5 - Historic Building Types and Architectural Styles

- Highlights common residential building types and architectural styles
- 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
- Added Mid-Century Modern description





# Chapter 6 - Historic Districts and Historic Landmarks

- 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 and landmarks - historical development, building types, and defining features
- Add description of the historic district's defining features

**Map 1.4 West 2nd Street Historic District**

**West 2nd Street Historic District (1883-1959)**

**District Features**

**STREET LAYOUT**

**LANDSCAPE FEATURES**

**Lot Features**

**WALL & FENCE MATERIALS**

**DRIVEWAYS AND CURB CUTS**

**GARAGES AND CARPORTS**

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

The Alma Ward Meeting House is a Colonial Revival style building located on the corner of Main St. and Eastman St. The two-story meeting house is the most prominent and only contributing building among three that was constructed on the property at the corner of Main St. and Eastman St. in the early twentieth century.

**Historic Designation**

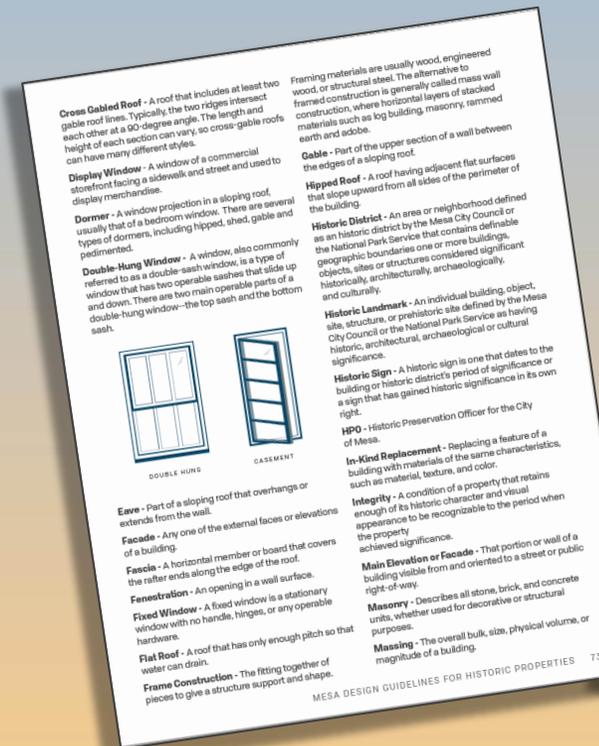
Mesa Local Historic Landmark, Designated 2004

Construction Date: 1908



# Appendix A - Architectural Definitions

- Defines terms used in the guidelines
- Includes illustrations to help users understand terms within the document





# Summary of SHPO Comments

- Grammatical errors
  - Corrected
- Errors in district descriptions, photos, maps
  - Recommended revisions to descriptions made. Maps were verified to be correct. Photos to better reflect building form and architectural style were included.
- District maps are incorrect should show contributing versus noncontributing properties
  - Maps verified to be correct
- Lacks a description of Historic Preservation Program in Mesa
  - Separate Historic Preservation Handbook in the process of being developed which speaks to the programs policies and procedures
- Historic districts do not include information about character defining features
  - Additional descriptions added



# Summary of SHPO Comments

- Definitions of Historic Landmarks don't explain that they have a legal zoning overlay
  - Explanation contained in Chapter 6 introduction
- Comment in reference to a separate document made in relation to mid-century modern
  - Description per HPB was included within the guidelines
- Focus entirely on residential building types
  - City has few commercial designated building. Plans to address these resources in the future
- Excess of information on fences and wall but no info on height
  - Height regulations governed by zoning ordinance
- Nowhere does the document recommend a professional experienced in historic preservation to work on projects
  - Document contains recommendation in multiple places to obtain professional assistance and see consult the Historic Preservation Office with questions



# Design Guideline Meetings to Date

- HPB Study Session - August 1, 2023
- Public Meeting - August 24, 2023
- HPB discussion - September 5, 2023
- HPB recommendation - October 3, 2023
- DRB recommendation - October 17, 2023





# Recommendation

**Staff recommends that the Historic Preservation Board**

**Provide a recommendation that City Council adopt the Mesa  
Historic Preservation Design Guidelines**



# Design Guidelines

**MESA**  
HISTORIC PRESERVATION  
DESIGN GUIDELINES  
FOR  
MESA'S HISTORIC  
RESOURCES

**mesa·az**  
PREPARED BY  
THE CITY OF  
MESA

## CHAPTER 1: INTRODUCTION

**Purpose**

Mesa's historical resources are valuable as they offer a tangible connection to the City's rich cultural heritage and provide insights into the past. 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.

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 section of 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 public works officials, in understanding the nature of these historic areas and how to reinforce their special character.
- Protect current property values and public investment in the districts by discouraging poorly designed and inappropriate projects.
- Increase the overall public awareness of the unique character of Mesa's historic resources.

DESIGN GUIDELINES - CHAPTER 1

### 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 of 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.

#### 3.1.2 Repair, rather than replace character-defining features

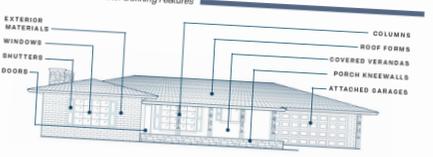
- Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, and texture.
- Use a design that is substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building's history.

Figure 3.2 Example of False Sense of History




Do not add features that were not part of the historic structure

Figure 3.3 Examples of Character Defining Features



DESIGN GUIDELINES - CHAPTER 3

### Mission (1895-1940)

Similar to many Spanish Revival homes Mission buildings feature shaped dormers and roof parapets as their main identifying feature. The Mission style was popular in the early 20th century and spread eastward from California under the influence of well-known architects and national builder magazines.

#### TYPICAL FEATURES

- One or two stories in height
- Square or rectangular floor plan
- Mission-shaped dormer or porch roof parapet arched openings
- Symmetrical or asymmetrical facade surface
- Double-hung windows Smooth stucco wall
- Hip roof with tile roof covering or flat with Mission parapet walls




DESIGN GUIDELINES - CHAPTER 4

### Craftsman (1905-1930)

Originating in California and made popular through architectural pattern books during the early decades of the 20th century, the Craftsman style house 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

DESIGN GUIDELINES - CHAPTER 4