

*Minutes*

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Hybrid Platform  
57 E 1<sup>st</sup> St

Date: August 1, 2023 Time: 6:00 p.m.

**MEMBERS PRESENT:**

Jim Babos, newly elected Chair  
Jocelyn Skogebo, newly elected 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  
Kevin Christopher

**CITIZEN SPEAKERS:**

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 called the meeting to order at 6:01 pm.

**2. Approval of the minutes from the June 6, 2023 and July 11, 2023 Historic Preservation Board meetings.**

Vice Chair Skogebo motioned to approve the minutes. The motion was seconded by Boardmember Utton.

**AYES:** Babos-Skogebo-Parsons-Utton-Sarkissian

**NAYES:** None

**ABSENT:** Haughey

**ABSTAINED:** Nelson

**3. Election of Chair and Vice Chair for Historic Preservation Board.**

Boardmember Sarkissian motioned James Babos for Chair and Jocelyn Skogebo for Vice Chair. The motion was seconded by Boardmember Nelson.

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

**NAYES: none**

**ABSENT: Haughey**

**4. Discussion Items.**

- a. Hear a presentation, discuss, and provide comments on proposed text amendments to the Mesa Zoning Ordinance related to Historic Preservation standards including the reorganization of the Historic Preservation Chapter(s) of the code, clarify language related to processes and review and ensuring consistency in terminology and reference.
- b. Hear a presentation, discuss, and provide comments on the proposed Mesa Historic Preservation Design Guidelines.

**Summary:**

**Mary Kopaskie-Brown, Planning Director/Historic Preservation Officer and Brett Hanlon, Principal Planner, displayed a PowerPoint presentation. (see attachment 1)**

**Discussion ensued and a list of comments/questions from the Board was compiled. (see attachment 2)**

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

**Chair Babos**

I think last month, I had put forth the suggestion to have the contest in the third semester of school year. Because first semester they're teaching, second semester they're testing, fourth semester they're wanting to get out of there. So, the third semester ends March 15<sup>th</sup>. If you wanted a six-week contest, February 5<sup>th</sup> it should begin. If you want an eight-week contest, January 22<sup>nd</sup>. When I mentioned this last time, I believe staff was going to talk about your workload and timeframe and when you might be able to do it.

**Mary Kopaskie-Brown**

Thank you, Chair Babos. We recognize that we probably didn't give enough time for the students and the teachers to really embrace this opportunity. We're looking at our internal schedule thinking we can still hit May as part of Historic Preservation Month to award for those programs. If we were to start say in January, when they come back from break, we've got four and a half months to really put that program together. We currently have a program that we're working on with the General Plan. It's like an art contest with the schools. We're going to see

how that works with the General Plan to see what kind of response we get from the teachers and the students. This prize money is not only for the students, but for the teachers so that they want to become involved in it. It's something that we're working on right now. Submissions are due September 30<sup>th</sup>, so it is ongoing right now. First place is \$150 for the student, and they get a Tomorrow's Mesa swag bag, \$1000 prize for the school club, \$100 for the winning student's teacher. So, it encourages the teachers to have it as part of their program. We're really trying to target the history and the art teachers, the geography teachers. I don't even know what they teach in school anymore. But as it relates to the General Plan, we're trying to hit a lot of civic teachers to really have it be part of their curriculum. Second place is \$100 for the student, and \$100 for the winning student's teacher. Then third places \$100 for the student and \$100 for the student's teacher. So again, we're trying this with the General Plan. Submissions are due September 30<sup>th</sup>. We'll have an idea how successful this type of incentive and the outreach that we've done is. We're working with various Principals. We actually have a Principal who sits on our Planning and Zoning Board. So, we're trying to work through some of her networks to get that word out. Maybe there's a way we can get that word out in early January. So, that say the submissions are due right before or after that winter break.

**Chair Babos**

March 15th is spring break.

**Mary Kopaskie-Brown**

So maybe right before spring break. That gives you as a Board time to look at the submissions for March and April. We get the event planned in May so that we have the venue. The walking tour, maybe we do early May. So, it's not as hot for the people who will want to go on a little bit of a walking tour. I think that was kind of what we had talked about internally. If that makes sense.

**Chair Babos**

What age group is that?

**Mary Kopaskie-Brown**

I think it's open to all students.

**Chair Babos**

Elementary, middle school and high school?

**Boardmember Sarkissian**

Send that PDF around.

**Mary Kopaskie-Brown**

There's a QR code. Maura, if you have something here, please.

**Maura Jackson**

I have copies of that contest with those details if you want to look at them.

**(see attachment 3 & 4)**

**Vice Chair Skogebo**

Just to clarify, you're saying we'll just combine these.

**Mary Kopaskie-Brown**

No. What we're doing is we're using that as the model for how we will do the Historic Preservation Contest.

**Boardmember Sarkissian**

So, we'll basically have answers on how it would work for us by the end of October.

**Mary Kopaskie-Brown**

Chair, Board members, we'll see how many submissions come in based on the process and what we need to tweak. So, it's kind of the pilot program that we would want to follow for the Historic Preservation Program.

**Chair Babos**

I seem to remember, the Historic Preservation Program is \$20, \$30, and \$50 prizes. Is it possible, those can be increased and/or the teacher get . . .

**Mary Kopaskie-Brown**

That's the goal. If this is successful, we would mirror it to try to incentivize your art teachers, history teachers, geography teachers, the various civics type of teachers to really participate in the Historic Preservation contest. That would be the goal of it.

**Chair Babos**

Okay. I think that's a great idea.

**Mary Kopaskie-Brown**

We'll know by the end of September by how many submissions we get if it's a great idea or not.

**Boardmember Nelson**

We lost the one teacher that really pushed it. She was promoted or something.

**Mary Kopaskie-Brown**

We've made a lot of connections through the General Plan update process. So, if we can work within the whole district, and not just one school, we'll see what kind of success we can get. That's the goal.

**Chair Babos**

Should we establish dates for our contest?

**Boardmember Sarkissian**

How long has this one been out? What's the timeframe?

**Mary Kopaskie-Brown**

I think it went out within the last week or so. So, it's probably about two months. And again, you're through the summer, so we wanted to make sure we gave them some time after Labor Day, although school starts early.

**Chair Babos**

School doesn't start till Thursday.

**Boardmember Sarkissian**

I know! I have kids who are very much aware of this. I know!

You said this one is going through summer a little bit. I would just be hesitant to make it too long for historic because then, just like everything else, they feel like they've got time and they don't work on it. There's no urgency.

**Chair Babos**

Well, if we can get a teacher to make it a class project, I think we need to make the contest long enough that they have time to incorporate it into their agenda. Thank you.

**Boardmember Sarkissian**

Yes.

**Vice Chair Skogebo**

Maybe we can select our dates. We're prepared. We have our topics already chosen and we have our connections with our teachers, but then maybe the contest applications are due in a smaller timeframe.

**Boardmember Sarkissian**

Kind of like an RFP.

**Chair Babos**

I don't remember what we had in the past years. Eight weeks, ten weeks?

**Boardmember Nelson**

I thought it was six.

**Chair Babos**

Was it six?

**Mary Kopaskie-Brown**

So, if we get it out early January, and have it go until March 15<sup>th</sup>, then that's eight weeks. So that's probably about the same timeframe.

**Chair Babos**

If you think six weeks is better, we can do that, obviously. Eight weeks?

**Boardmember Nelson**

Eight weeks.

**Chair Babos**

So, starting February 5th, eight weeks later is March 15th, which is the start of spring break, or last day before spring break. Is that agreeable to everyone?

**Chair Babos**

Do we need to vote on it? We'll do again an essay and visual arts entry. Any suggestions for topics?

**Boardmember Nelson**

Sports would be good. Athletes from Mesa.

**Chair Babos**

Historical figures.

**Vice Chair Skogebo**

One thing that came to mind was the old library and how the new one was built. The reuse of the old library and how that's been reimaged. I think it'd be interesting in some ways to look at the history of the library and the impact that it had on Mesa's masons.

**Chair Babos**

Since we're kind of stretching here, maybe homework for next meeting? Everyone comes up with three or four topics that we talk about.

If I can jump back, I know May is Historic Preservation Month in the world. Arizona is a little different. I suggested this last time, I really believe if we could hold it before the snowbirds leave, we would have a much better turnout. Probably half the people will be snowbirds. I think the old library building is such an awesome building, that if we could make that the focus of the walking tour this year. We can still do the presentation of the awards in May at the City Council and all that. But we'll get more people out if it's not 90 degrees. 80 degrees is more comfortable. Thoughts?

**Vice Chair Skogebo**

I absolutely agree with that.

**Boardmember Nelson**

Yes, I think you're right.

**Mary Kopaskie-Brown**

Chair Babos, I think that's why we're looking at May 4th. Which is the first Saturday in May. So, we're set before it gets to 90 degrees. We're right at the end of April.

**Chair Babos**

I was thinking the end of March, early April.

**Mary Kopaskie-Brown**

Chair Babos, if we go till March 15th for the submissions to come in, that won't give us time to be able to evaluate, get the Board to make a recommendation. Because remember, we still have a process after the applications come in, in March.

**Chair Babos**

Okay. So early May, thoughts?

**Vice Chair Skogebo**

I think it will still be hot but . . .

**Boardmember Nelson**

Early May works for me.

**Mary Kopaskie-Brown**

Chair Babos, one of the things we had talked about was maybe seeing if, I know our Parks and Recreation department have some vans. So maybe there's an opportunity to find a van. I don't

know what liability or anything like that looks like. But that's something we could look at. We do a van tour, and then there's a lot less walking if it's 100 and some degrees. We can look into that. I can't promise that. Planning doesn't have that type of equipment. But we can talk to some of our partners and see if there's anything that's available for something like that. Michelle looks like she already knows the answer to that.

**Michelle Dahlke**

I just think that's a wonderful idea, Mary.

**Chair Babos**

Can staff check with other staff, the first weekend is May 4th and see if that is a good date? So, we're not interfering with Cinco de Mayo. Then I don't know how everyone else feels, I would suggest to the library become the meeting point.

**Boardmember Nelson**

Which library?

**Chair Babos**

The old library. I think we would get a lot of people that would be interested just because as kids, that's where they went. It's terrifically remodeled and redone. Can staff also check to see if it's available?

**Boardmember Nelson**

They call it The Studios.

**Mary Kopaskie-Brown**

We can and we can also look at maybe The Post if it's open. That's another historic building, the old Post Office. I'm not sure what the opening date is, but there is an event space in there also. So that's another space we can look at.

**Chair Babos**

Okay.

**Vice Chair Skogebo**

Especially if we get so many submissions that we need a gallery setting.

**Chair Babos**

Anything else on that?



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

**Chair Babos**

Anyone? No.

**7. 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.)**

**Michelle Dahlke**

Mr. Chairman, Board members, Maura does have a few updates for you tonight.

**Maura Jackson**

Chair and Board members, we want to let you know the Arizona Historic Preservation Conference is coming up in October. It'll be in Tucson this year and it's going to be October 25th through 27th. I believe you can find the link for all of that information on the Arizona Preservation Foundation's website. If you need help finding that just let me know, or I'm sure Vic can give you more details on that. If you could individually let us know if you're interested in attending, we can look into sponsorship. Sometimes SHPO has funding available to send you there. We'd love to help you out if you're interested in going. Then Michelle's got some other updates for you.

**Michelle Dahlke**

We did want to mention that we'll have an update for you next month when the Nile Historic Landmark Designation, and the Lehi Heritage Neighborhood Designation will be going to the City Council, so that you'll have those dates.

**Mary Kopaskie-Brown**

So, I have those dates. The Nile is being introduced to City Council on August 21st, with a final recommendation on the 28<sup>th</sup>. The Lehi Heritage Neighborhood is going as a Resolution on August 21st to the City Council. So, both of those by the end of August. Hopefully, we'll have gone, and City Council will have approved.

**Michelle Dahlke**

That's all, Mr. Chairman.

**8. Items from citizens present.\*\*\***

**Vic Linoff**

I know it's been a long meeting, and I'm an old man but I have a few things to mention. I'd be remiss if I didn't acknowledge Kevin Christopher, who is the PIO at the city for enduring this entire meeting, for what reasons I have no idea, but is wanting to learn about preservation.

Congratulations to the new Chair and Vice Chair, or the incoming Chair. I really want to acknowledge how thorough you were, in reviewing the changes to the Ordinance. I really appreciate all of the comments you've made. Maybe just by way of background, I'm not trying to brag, but I've been involved with preservation here in the city since the very beginning. So, it's about 30 years now. I was a young man at the time. I worked on creating the Ordinance for the program. Worked on the Guidelines. All of the things that that you're considering, but started that process about 30 years ago. It was a very difficult time that we had. It wasn't easy to get the city to adopt a Preservation Ordinance. There were issues with some of the leadership at the time, that didn't see any value to it. So, a lot of compromises were made in order to create the program. Little by little we were able to bring changes that met the standard practice around the country. One of the things that never got changed, but we've been talking about it for years, so I appreciate all the comments regarding the one year stay of demolition. If you look, and I think Chair did look at some cities, but most cities that have expansive programs will have one year as a stay of demolition. That provides that additional time to really try to work out solutions. That's what the stay is there for. It's not to penalize a property owner or a developer. It's to see if there's some compromise. It's only six months and if it's a developer, it's easy for them to say, well, fine, we won't even have our permits in six months. We've still got to go through all the process. So, we'll just wait and tear it down. But a year puts a little more of a cushion. So, I really appreciate that comment and the idea of looking at penalties. I know that's a separate part, but once a building is gone, and to a developer \$1,500 is a pocket change, to lose a building.

The idea too of incorporating the GIS is extremely important. I don't believe that it's a terribly difficult thing to do. But I got a call from a reporter a few weeks ago regarding Mesa General Hospital, which has a lot of history in west Mesa. It was well over 50 years old. But nobody had nominated it and it wasn't landmark. It wasn't under anybody's radar, and so it got approval and was torn down. The question is, was that really the right thing to do? Had it been flagged on the GIS, then there'll be some time maybe to consider its history and contribution to the city. I think including some of those things, within the Ordinance is a good idea.

Then at some point there, I forgot which part of it, under criteria it looks like it's kind of paralleling the National Register criteria. I would suggest ordering it in that way. The reason we have an Ordinance and Design Guidelines generally is to parallel that of the National Register. The ultimate approval is the National Register validates the historic importance of a building. It doesn't offer any protection, but it does validate.

Then on to the Guidelines, again, your thorough look at it is important. These are some decisions that may be the most important during the time that you're on this Board. I've been doing some research, National Park Service, and this was addressed, reminds people that ordinance is law and design review criteria are part of the law. Underneath the whole program

is the Design Guidelines. Which is part of what a CLG is responsible for, creating Design Guidelines for Historic Districts. Generally, public input come first, not afterward, to see what is important in a particular neighborhood. Our neighborhoods are all pretty similar, so individual Guidelines aren't really necessary when the homes have pretty much a standard character. With regard to the Design Guidelines that are being proposed, I think the document is a great primer on what historic preservation in the city is all about. However, I would give it failing grades in terms of the information that it conveys to a property owner on the appropriate things to do. I don't know if you've seen it, it's still in effect. This is the Design Guidelines that were first adopted in 1996. Then revised in 2001. I was blown away by it because it really conveyed information in very practical terms that anybody could understand. There wasn't any bureaucratic language in it. We had a lot of debate when we were putting this together about whether we should photograph homes or use drawings. We decided that we could better convey the information without bias by putting drawings into the document. Homes, people start looking at them, and they recognize what they are, and I think it loses the impact. Don Ryden did this. And I know you're not responsible, this was started way back before you got involved, but frankly, I'm amazed that the city was willing to spend the money on the document that it got. I think that Don Ryden could have been approached and revised this. With regard to how you handle restoration rehabilitation issues, things haven't changed much. Some of the materials have changed. There are more options for people today. But nonetheless, the substance of this document is still very strong. I think this could have been revised for a much less investment than we have today. If you haven't seen it, I believe it is still up on the city's website, because this is the document that's still in use. I would suggest looking through it before you have a further discussion on how to approach the new Design Guidelines that have been put before you.

Then one other thing, I really appreciate the fact that after a long drought, we're beginning to play catch up with the some of the things that need to be done. For example, the Design Guidelines, the Ordinance update. The idea of consolidating it all under one chapter is very valuable. Again, it makes it easier for people that have to look at it. But the thing that's lacking right now, is the Historic Preservation Plan. The requirement for a CLG is to have a Historic Preservation Plan. We created the first one, the only one, back in the late 90s. It was a significant piece of work. Sufficient that the State Historic Preservation Office used this as a model for other CLGs around the state. I'm proud of what we were able to put together at that time. However, it's been over two decades, and it needs to be revised. Many of the things that we talked about in this document we accomplished and are doing now. But there are many things that have changed over the years. This is the guideline that's supposed to be used for everyone that is involved in preservation. It really was a model document. Again, I'm not sure that it has to be completely rewritten, but it needs to be reviewed. Take out the things that have been done, and then move forward. Also, before this document was put together, the consultant actually did a survey in the city of stakeholders and just people in general. To get some sort of baseline of people's attitudes towards preservation. How they felt about all of the

issues that we face in preservation. The early part of this document addresses the public response. That helped guide how you put the Plan together, so it reflects what people were thinking and the best way to move forward. I would really suggest, and I know it's a strain on staff, very limited time, and resources, but this is something that you should see. You should review it. Because right now, this is the Preservation Plan for the city. Take a look at it and see what you think and how it can be revised and updated for the 21st century.

The other thing that I saw that's lacking, we're supposed to do it every year, the only one I could find online was the 2016/2017 Annual Report that goes to SHPO. Part of being a CLG is providing an Annual Report of what has been done or accomplished by the preservation program in the city.

Those are my general observations. But again, I was a bit surprised how well you researched and commented on both aspects. I think when this is all said and done, we will have something that's much better for the preservation program and the citizens of Mesa. Because the role is, you're the advocates for preservation, it's not high on everybody's radar. I think it's critical, if we're going to have a successful city that people in the future know where the city came from. I may have mentioned before, I don't have the figure here, but in Tempe, something like 14/1000s of a percent of structures built before 1945 still exist. That's how small that inventory is. I would guess it's probably much the same in Mesa. That's why it is so important that every building/structure gets a chance for review, like, Mesa General Hospital. Those are my comments. Thank you. Sorry to take so much time.

**Chair Babos**

Thank you very much.

**Mary Kopaskie-Brown**

Chair, Board members, if I can, we went pretty far off base on what we were talking about. We got into CLGs and what the requirements are for CLG. We just want to be careful of that because the Historic Preservation Plan is not on the agenda. CLGs are not on the agenda. Really, the text amendments and the Design Guidelines are, and we need to stay in that lane if we can. I think there was some information that was given to the Board that likely is not, at least in my understanding, how CLGs work. I'm happy to have that discussion at a future date. But I don't think that some of the stuff that was presented is necessarily related to the text amendments and the Design Guidelines.

**Vic Linoff**

I'll accept that. That's something I wouldn't mind debating. Also just take a look at Phoenix's. These are the Design Guidelines for the City of Phoenix. You'll see that it's very much like the Design Guidelines that Don Ryden created for the city of Mesa.

**Chair Babos**

Is it possible staff could send us a copy of those?

**Mary Kopaskie-Brown**

We can send a link to those documents. I believe they're still on our website. Michelle, Maura is that correct? We can send links to that. We can also send you links to the Conference that Maura mentioned earlier. So, Dawn will get you guys an email out with the links to the old Design Guidelines and to the Historic Preservation Conference in October.

## 9. Future agenda items.

**Chair Babos**

Can we put that on the agenda to discuss the Historic Preservation Plan for the city.

**Mary Kopaskie-Brown**

We can put that on the agenda.

**Chair Babos**

Then if the meeting goes long, because of other things, we can always continue it to the next one. Anything else?

I had a couple things I'd like to get on the agenda. But again, we might be spending a lot of time on other things so we can continue them if we need to. It's been suggested that we somehow create a packet of all of this information for new Board members. When I came on the Board, I had no idea what I'm doing. I still don't think I do. But at least if I have all those documents, I know what the rules are. So, if we could discuss that at the next meeting. Then I'd also like an agenda item to discuss potential sites for supplemental list. I think there's a lot of buildings in Mesa that are interesting and potentially historic. Perhaps that supplemental list down the road could be incorporated into the amendments or something but we could talk about those next time. I'm sure staff has buildings that are keeping an eye on, Kiva and Buckhorn and all that.

**Mary Kopaskie-Brown**

Chair if I could, that's three items, in addition to the text amendments and the Design Guidelines. So maybe what we'll do is space those out over the next several months. Otherwise, we'll have to all bring sleeping bags and dinner.

**Chair Babos**

Understood.

**Mary Kopaskie-Brown**

We'll look at spreading those out over the next few months.

**Chair Babos**

Two other items I would like, they're kind of related, is an update on if it's possible for your IT Department to incorporate the GIS dating of buildings and incorporate that into the text amendments.

**Mary Kopaskie-Brown**

It wouldn't be part of the text amendments. What it would be is a GIS layer that our staff would look at as it related to applications when they came in. It doesn't really have anything to do with the text amendments. That's really a process thing that we would do as we get permit applications. Again, I've already agreed that I'll look into that. I'm just not sure that can be in place by the time the text amendments would come through.

**Chair Babos**

But if you could just give us an update on what and what staff says.

**Mary Kopaskie-Brown**

It's not really IT. It's within our division to see what that looks like. Because that's not data that the city of Mesa maintains. So, we've got to see what sources we can pull that data from.

**Chair Babos**

It might be as simple as putting it on the application because you can go on the county website, and they have dates for buildings. And then if you could also . . .

**Mary Kopaskie-Brown**

Chair Babos, that wouldn't be a GIS layer, though. Everything I'm hearing is talking about a GIS layer.

**Chair Babos**

I'm just looking for a trigger for a building that's 50 years old, so that it gets reviewed.

Then if you could, an update on the penalties for demolishing historic buildings. I don't know if it's going to be a discussion, but I'd just be curious to see what they say.

**Mary Kopaskie-Brown**

I'm going to have to get back to you on that. Because that really is, I think way out of the purview, and I don't know how those civil penalties were established. I think we're going to have to talk to the City Attorney's Office about how we would possibly change those as it relates to the Zoning Code because it wouldn't just affect historic preservation.

So, there's a lot of items that you just gave us. Again, I don't think we can bring all of those back to you next month. I think that's probably about six- or eight-months' worth of Historic Preservation Board items to look at.

**Chair Babos**

Okay. The two other ones that I understand we can are the Kiva Hotel and the Buckhorn. If there's an update, and I guess there's not because I had asked about that last month. Okay, thank you.

**Maura Jackson**

Chair and Board members, I do have a suggestion for a future agenda item as well. It doesn't necessarily have to be at your next one. The HP Fall Retreat was held in September last year, and I believe the year before as well, so that's just something to keep in mind. If you want to do that again.

**Boardmember Nelson**

We can take some of these items and put them as retreat agenda items. Okay?

**Chair Babos**

Okay.

**10. Adjournment.**

Boardmember Nelson motioned to adjourn the meeting. The motion was seconded by Boardmember Parsons.

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

**NAYES: None**

**ABSENT: Haughey**

**Chair Babos adjourned the meeting at 8:24 pm.**

\*\*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





# 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

August 1, 2023



## 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**
    - 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
- **Content of Chapter 44 – Historic Signs**

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## 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

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## Consistency

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

August 1, 2023



# Historic Preservation Design Guidelines

Brett Hanlon, Principal Planner



## Historic Preservation Design Guidelines - Context

### Mesa last adopted historic preservation design guidelines in 2001

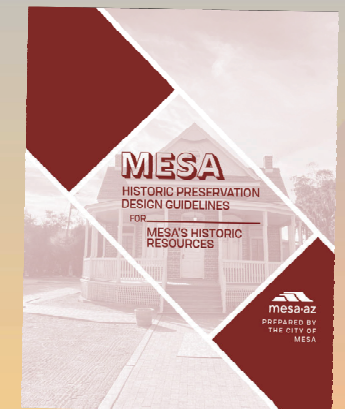
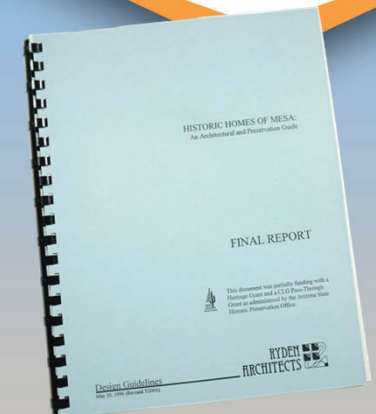
- *Excellent resource for its time*
- *Focused primarily on pre-World War II historic resources*
- *Document published as a hard copy*

### 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**

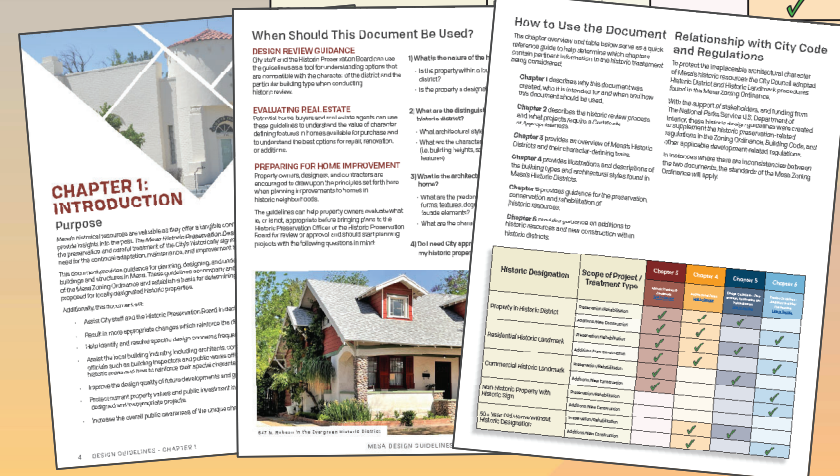
**Appendices – Architectural Definitions & Locally-Designated Historic Landmarks**



# 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	Architectural Styles Link to Section	Design Guidelines - Preservation, Restoration and Rehabilitation	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		✓	✓	✓

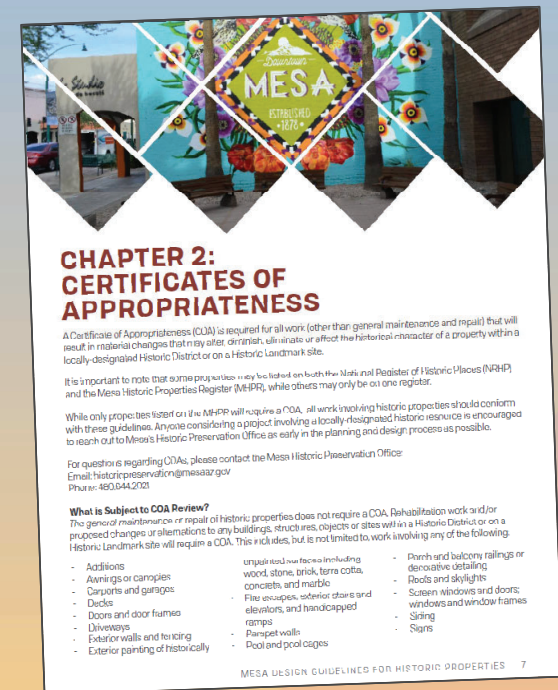


Historic Designation	Scope of Project / Treatment Type	Chapter 1	Chapter 2	Chapter 3	Chapter 4	Chapter 5	Chapter 6
Property in Historic District	Preservation/Rehabilitation	✓	✓	✓	✓	✓	
Residential Historic Landmark	Preservation/Rehabilitation	✓	✓	✓	✓	✓	
Commercial Historic Landmark	Preservation/Rehabilitation	✓				✓	
Non-Historic Property With Historic Sign	Preservation/Rehabilitation						✓
Non-Historic Property With Historic Sign	Additions/New Construction		✓		✓	✓	✓



## Chapter 2 - Certificates of Appropriateness

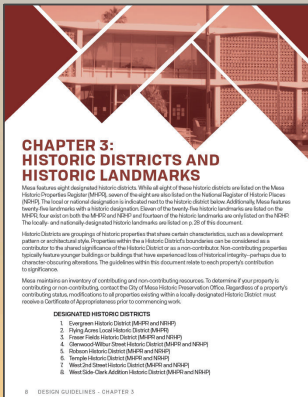
- **Explains which projects require a COA and which do not**
- **Lists examples of project scopes that do require a Certificate of Appropriateness**
- **Explains COAs are not needed for properties exclusively on the National Register of Historic Places**
  - **Encourages the use of the guidelines for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



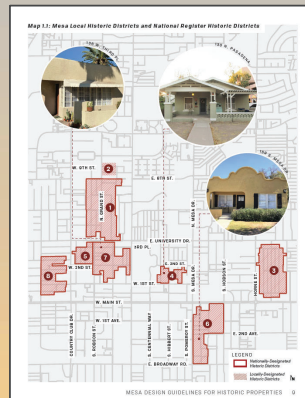


# Chapter 3 - Historic Districts and Historic Landmarks

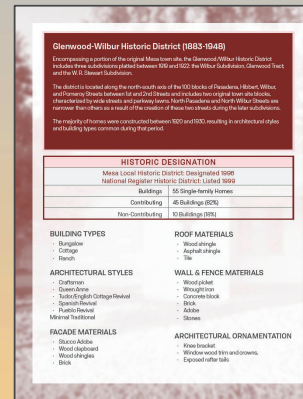
- Provides a context map showing the historic districts and their respective boundaries
- Provides a brief description of the district-its background - building types, and defining features
- Lists Mesa’s locally- and nationally-designated Historic Landmarks
  - Profiles of locally-designated Historic 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:  
 HISTORIC BUILDING TYPES &  
 ARCHITECTURAL STYLES**

The following section highlights the common residential building types and architectural styles found in Mesa's historic districts and places. A building type refers to its form, overall shape, determined mostly by its masonry wall elevations, ground floor plan, and configuration of interior spaces. In contrast to building type, an architectural style refers to the specific materials, roof shapes, exterior ornamentation, window characteristics, and other features associated with the style during a period of time. Architectural styles typically have associated building forms—some simple and symmetrical in shape while others are more complex and asymmetrical.

In some instances, a historic building may feature only some aspects of a style, adapted mostly to local property types where they provide a more or less modest architectural expression while other historic buildings may not have an architectural style at all. It is important to note that some buildings may express a combination of styles.

Many of Mesa's historic districts exhibit multiple building types and styles that show the work of Mesa's growth. Within most building types in the districts are houses, some districts also include commercial or institutional properties. Some districts feature a cohesive building type, such as Dutch houses, while others feature multiple distinct building types. It is important to assess the appropriateness of proposed modifications for both the building type as well as for the character of the district.

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

MESA DESIGN GUIDELINES FOR HISTORIC PROPERTIES 27

**Bungalow (1905-1935)**

A bungalow is a small, typically one-story house with a covered front porch. In the early 1900s, the bungalow garnered an enormous following among the middle class because of its simple style and practical features. The houses were modest in height and often featured covered porches to provide shade from the sun. A bungalow typically features gently sloping gable or hip roofs with wide overhanging eaves with gable ends facing the street. Shutters and columns are almost always present. Porches typically have tapered wood columns on brick piers.

**TYPICAL FEATURES**

- One to one-and-one-half stories in height
- Emphasis on horizontal lines
- Rectangular, square, or L-shaped in form
- Wood block or stone wall surfaces
- Hipped or gabled roof, often with dormers
- Deep overhanging eaves
- Dormered open front porch

**Cottage (1880-1930)**

Cottages are typically asymmetrical, one to one-and-one-half stories in height, with gabled roofs, prominent chimneys, and small covered porches. The cottage building type became popular in the United States during the 18th and early 20th centuries. Cottage type homes were particularly popular in rural areas and small towns, where they provided affordable and practical housing for working class families.

**TYPICAL FEATURES**

- One to one-and-one-half stories in height
- Small to medium sized, emphasizing a cozy and intimate atmosphere
- Frame or masonry construction
- Often feature a combination of natural materials
- Low overhanging eaves
- Gabled rooflines
- Small covered porches or patios
- Asymmetrical building form
- Large bay windows

28 DESIGN GUIDELINES - CHAPTER 4

**Mission (1895-1940)**

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

**TYPICAL FEATURES**

- One to two stories in height
- Square or rectangular floor plan
- Mission-shaped dormer or porch roof parapet
- One-story full or partial width porches, some with arched openings
- Symmetrical or asymmetrical facade
- Double hung windows
- Smooth stucco wall surface
- Hip roof with the roof overhanging or flat with Mission parapet walls

**Craftsman (1905-1930)**

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

**TYPICAL FEATURES**

- One to one-and-one-half stories
- Rectangular, square or L-shaped in form
- Frame, brick, or stucco construction, often in combination
- Deep overhanging eaves
- Wide horizontal trim elements
- Gabled roof forms
- Square or tapered porch columns or posts
- Double hung windows with divided light upper sash

34 DESIGN GUIDELINES - CHAPTER 4

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

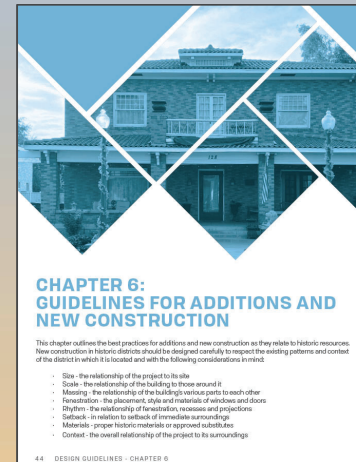


Each section includes subsections with detailed guidance

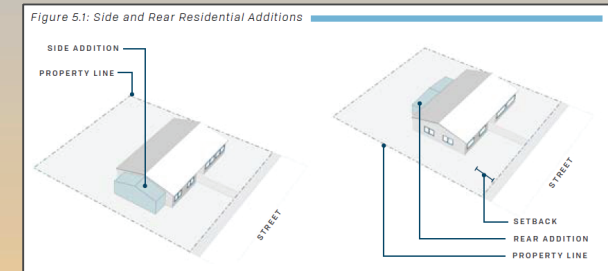
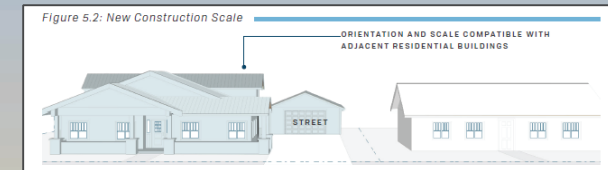


## Chapter 6 - Guidelines for Additions and New Construction

- **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







<b>HPB - Text Amendment Comments</b>	
We may need to add a provision for emergency fixes	Sarkissian
Add a specific penalty for demolishing historic building without COA	Sarkissian
Add a maximum time frame for making necessary repairs to damaged historic resources	Sarkissian
Put benefits/incentives to having a designated Historic Sign up front	
Reference the Design Guidelines (more specifically?) for ease; clarity-purpose is implemented	Babos
Look at business days and consider changing it to 8 days so it's 2 work weeks	
Reference Heritage Neighborhoods	
For the supplemental list, flag 50+ year old properties in GIS layer (have in place by Sept. meeting?) -As an example, Tucson flags properties 49+ years old -As an example, Flagstaff has known eligible properties in GIS layer	Babos
MZO 11-74-3(C)(2)(C) - does address underrepresented communities	Nelson
Revise 6-month stay to 1 year for demolition of historic property in proposed HD	Babos/Nelson
Expand the eligibility criteria (specifically what counts as a significant event) and/or make it clear that HLs do not need to be actual buildings	Nelson
<b>HPB - Design Guideline Comments</b>	
	<b>Comment From</b>
HPB would like to compare proposed DGs with older Lakota version they reviewed in 2021	Babos
Update the numbering in Chapter 5 and 6	Sarkissian
Include a section on Heritage Neighborhoods...or direct them to where they can find more info	Babos/Nelson
Duplicative language about Additions	Sarkissian
Capitalization issues in Chapter 4	Utton
Profile Mid-Century Modern Architectural Style	Babos
Consider allowing/encouraging artificial turf in Historic Districts (due to water concerns)	Babos
Update the Board Members on the cover pages	Mary
Typo in the Phil Isley House profile	Utton
Add a callout or info about the requirements to establish a HL	Nelson
Add info about properties eligible for HP designations	
Consider defining or explaining what "landscape patterns"	Sarkissian
Address replacement materials. Original materials (i.e. windows and doors) may be hard to find. Would we accept a replica or visually similar? Allow for options? Funding resources?	Sarkissian
HPB may be interested in reviewing the DGs adopted in 2001 to compare to the proposed DGs	
The terms "Single-family Homes" or "SFR" is not used consistently in Chapter 2	Utton

*Please join the City of Mesa Planning Division for the...*

# 2023 Mesa General Plan Visual Arts Contest!

*Submissions Due: September 30, 2023*

The 2050 General Plan update is underway! The General Plan is a community-initiated policy document that is used to guide Mesa's vision for the future. The plan helps direct decisions on development, land use, transportation, open space and recreation, cultural amenities, the environment, city services and more!

The City of Mesa Planning Division wants to know; how do the students of today envision the future of Mesa? Students are encouraged to express their innovative ideas through their preferred form of visual art, showcasing their take on Mesa in the year 2050.



## **The vision for the 2050 General Plan is:**

*Mesa is a safe, desirable, family-oriented community that celebrates our heritage and innovative spirit, seeks economic prosperity for all, prioritizes quality places, and offers choices where we live work, play and learn.*

## **Visual Arts Themes:**

Contest entries may consist of any artistic medium and must be inspired by the Tomorrow's Mesa vision, as well as one of the following themes:

1. Development/Land Use (how the city uses/develops land) 🏠
2. Transportation (how people get around the city) 🚲
3. Open Space and Recreation (how people play and recreate in the city) 🧑🏠
4. Culture and arts (how people are celebrated in the City) 🎨
5. Environment (how do we protect our natural environment and resources) 🌳

## Contest Regulations:

All entries must comply with the following contest rules:

1. Entries must be in the form of visual arts (such as video, sketch, painting, scale model, etc.).
2. Each entry must be the student's original design.
3. Only one (1) entry may be submitted by each contestant.
4. Each entry shall be no more than three minutes long (video) or no larger than 24" by 36" (visual arts project such as painting, sketch, or base size for 3D model (no taller than 3 feet)).
5. The title of the visual arts project as well as the artist's name, school, and contact information **MUST** accompany the art piece. City staff will only show the artist's name and school on winning pieces.
6. All entries will become property of the City of Mesa. The city may reuse the submissions in publications, online, or use them at workshops. Appropriate citations will be given to the artist.

## Eligibility Requirements:

All Mesa students in middle school through high school (6th-12th grade) are eligible for the Mesa Arts Contest

## How to Enter:

- \* **Send digital entries to:** [Kellie.Rorex@mesaaz.gov](mailto:Kellie.Rorex@mesaaz.gov).
- \* **Deliver hard copy entries to:** the Planning Division (55 N Center St, Mesa, AZ 85201) to the attention of Kellie Rorex. Please note business hours are Monday-Thursday, 7 AM-6 PM.
- \* **Those who would like to submit via US Mail, send visual arts project to:**  
City of Mesa Planning Division  
Attn: Kellie Rorex  
P.O. Box 1466  
Mesa, AZ 85211
- \* Entries **MUST** be postmarked on or before the contest due date of September 30, 2023.



## Awards

### Theme winners:

One winner will be chosen for each theme below and will receive a Tomorrow's Mesa Swag bag.



Development



Culture and Arts



Transportation



Environment



Open Space and Recreation

### Contest winners:

The first, second, and third place contest winners, will receive a cash prize and a Tomorrow's Mesa swag bag. The first-place winners' school will also receive \$1,000 dollars for their school's fine arts club, student council or equivalent.



**First place:** \$150 for student, Tomorrow's Mesa Swag Bag, \$1,000 prize for school club, \$100 for winning student's teacher.



**Second place:** \$100 for student, a Tomorrow's Mesa Swag Bag, and \$100 for winning student's teacher.



**Third place:** \$100 for student, a Tomorrow's Mesa Swag Bag, and \$100 for the winning student's teacher.

### Judging



All submissions will be displayed on the [Tomorrow's Mesa Website](#).



Visitors to the website will have the opportunity to judge the submissions for a two-week period following the submission deadline. Visitors will vote for their favorite submission in each category and their overall favorite visual art piece.



Winners will be notified on October 16, 2023 by Planning staff.



Participants will be able to retrieve their art after the contest has concluded.

Please contact Kellie Rorex at [Kellie.Rorex@mesaaz.gov](mailto:Kellie.Rorex@mesaaz.gov) with any questions!

# Good Luck!!

*Please join the City of Mesa Planning Division for the...*

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## Scan Here for:

- Themes
- Contest Regulations
- Eligibility Requirements
- How to Enter
- Judging

