



Historic Preservation Design Guidelines

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Background

Historic Preservation Design Guidelines -2001

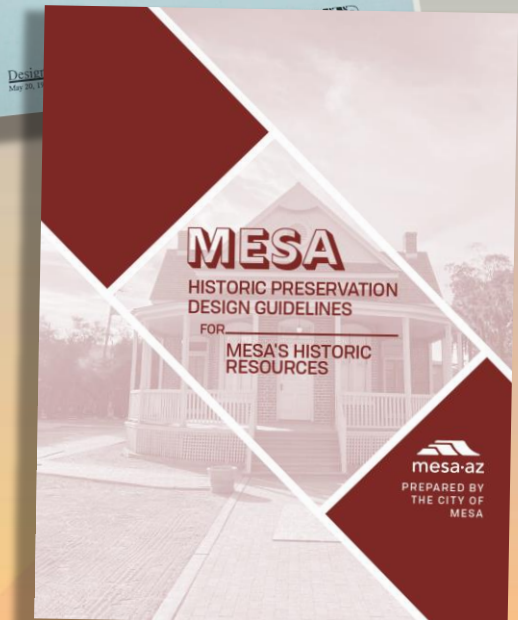
- Two locally-designated Historic Districts
- 218-page document includes several topics not regulated by the MZO
- Hard copy document

New historic preservation design guidelines reflect changing historic resources

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

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

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





Purpose

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





Design Guideline Organization

Chapter 1 – Introduction

Chapter 2 – Certificates of Appropriateness

Chapter 3 – Historic Districts and Historic Landmarks

Chapter 4 – Historic Building Types and Architectural Styles

Chapter 5 – Guidelines for Preservation, Restoration, and Rehabilitation

Chapter 6 – Guidelines for Additions and New Construction

Appendices

A - Architectural Definitions

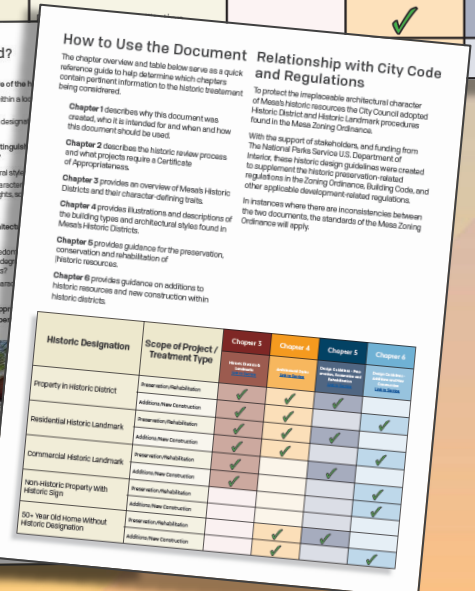
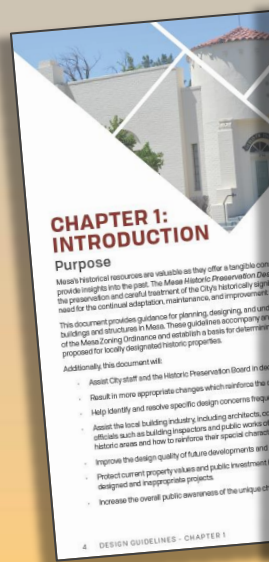
B - Locally-Designated Historic Landmarks



Chapter 1 - Introduction

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

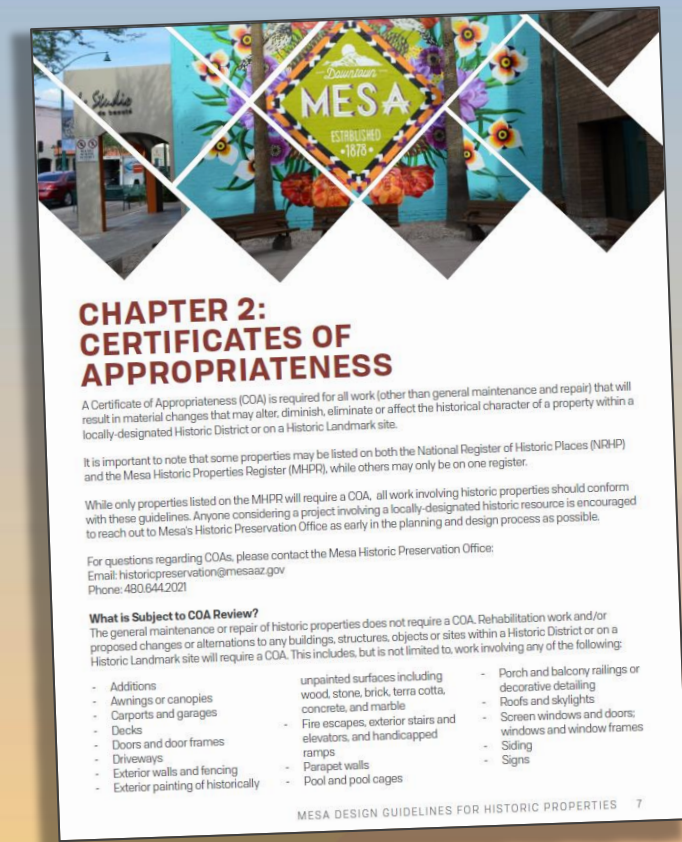
Historic Designation	Scope of Project / Treatment Type	Chapter 3	Chapter 4	Chapter 5	Chapter 6
		Historic Districts & Landmarks Link to Section	Architectural Styles Link to Section	Design Guidelines - Preservation, Restoration and Rehabilitation Link to Section	Design Guidelines - Additions and New Construction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





Chapter 2 - Certificates of Appropriateness

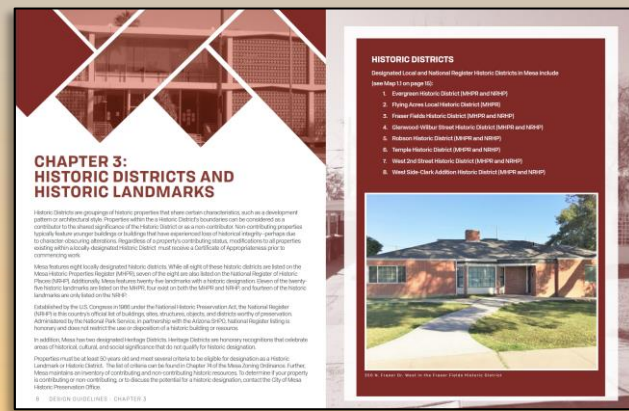
- Explains which projects require a COA and which do not
- Lists examples of project scopes that do require a Certificate of Appropriateness
- Explains COAs are not needed for properties exclusively on the National Register of Historic Places
- Encourages the use of the guidelines for non-locally-designated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



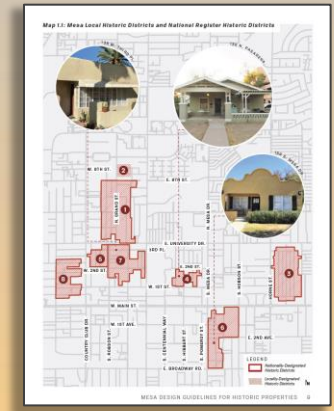


Chapter 3 - Historic Districts and Historic Landmarks

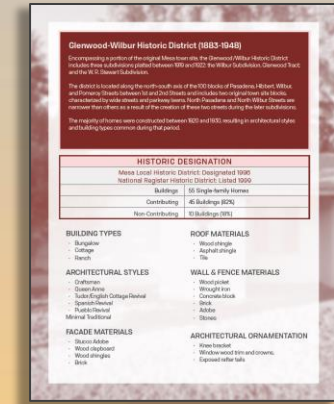
- **Introduction describes Mesa’s Historic Resources**
 - Difference between properties on the local register versus national register
 - How to find information on designating a property
- **Brief description of the districts - historical development- building types, and defining features**
- **Lists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



First two pages in Chapter 3 have been updated



Context map provided to show locations of Historic Districts



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



Chapter 4 - Historic Building Types and Architectural Styles

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

**CHAPTER 4:
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 the form, the shape, dimensional marks, the massing, wall elevations, ground-floor plan, and configuration of massing, to connect buildings, or architectural styles to the specific materials, roof shapes, exterior ornamentation, window characteristics, and other features associated with the style during its period of popularity. 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, reflecting merely its local identity. However, it provides a sense of time-related architectural expression, whether historic building may not have an architectural style at all. It is important to note that some buildings may represent a combination of styles.

Many of Mesa's historic districts contain multiple building types and styles that show the evolution of Mesa's growth. While most buildings in the districts are houses, some districts also include commercial or institutional properties. Some districts feature a combined building type such as duplex houses, while others feature multiple distinct building types. It is important to assess the specific details of proposed modifications for both the building type and as well as the characteristics 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 structure with a covered front porch. In the early 1900s, the bungalow represented an enormous following among the middle class because of its simple style and practical features.

The house was modest in height and often featured a covered porch to provide shade from the sun. A bungalow typically features gently sloping gables or hip roofs with wide overhanging eaves with gutter ends. Facing the street, front porches and walls are adorned with recessed, flat-topped and tapered square columns on brick piers.

TYPICAL FEATURES

- One to one and one-half stories, open floor plans
- Emphasis on horizontal lines
- Rectangular, square, or L-shaped in form
- Wood, brick, or stucco wall finishes
- Historic gabled roof, other wide eaves
- Dark, overhanging eaves
- Recessed, tapered porch

Cottage (1880-1930)

Cottages are typically symmetrical one to one and one-half story homes with low-pitched gable roofs, gabled dormers, and small chimneys. The cottage building type became popular in the United States during the 18th and early 20th centuries. Cottage type homes were particularly popular in more rural areas and small towns where they provided affordable architectural housing for working class families.

TYPICAL FEATURES

- One to one and one-half stories in height
- Shed to gambrel roof, often featuring wide and white eave overhang
- One or two chimney construction
- One to two construction of natural materials (wood, brick, stucco)
- One to two construction of brick
- Asymmetrical building form
- Large bay windows

Mission (1895-1940)

Similar to many Spanish Revival homes, Mission buildings feature thick masonry and roof profiles that have masonry-tile roofs. The Mission style was popular in the early 20th century and spread westward 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 gabled roof parapet
- One story full or partial width porches, some with arched openings
- Symmetrical or asymmetrical facade
- Double hung windows (small double hung for smaller houses, the style adapted readily to the neighborhood type)
- Stucco
- Flat roof with tile covering or flat with Mission parapet walls

Craftsman (1905-1930)

Progressive Craftsmen will make possible through architecture pattern books during the early decades of the 20th century the Craftsman style house. Emphasis on hand craftsmanship, natural materials, and simplicity in design and construction. House for smaller houses, the style adapted readily to the neighborhood type.

TYPICAL FEATURES

- One to one and one-half stories
- Rectangular, square or L-shaped floor plan
- Form, brick, or stucco construction often in combination
- Deep overhanging eaves
- Double hung windows (small double hung for smaller houses, the style adapted readily to the neighborhood type)
- Shed roof forms
- Double hung windows with shaded light upper pane

Chapter 4 is color coded gold

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

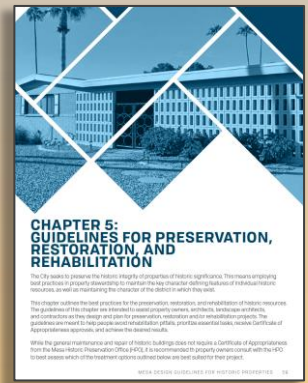
Key features profiled



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

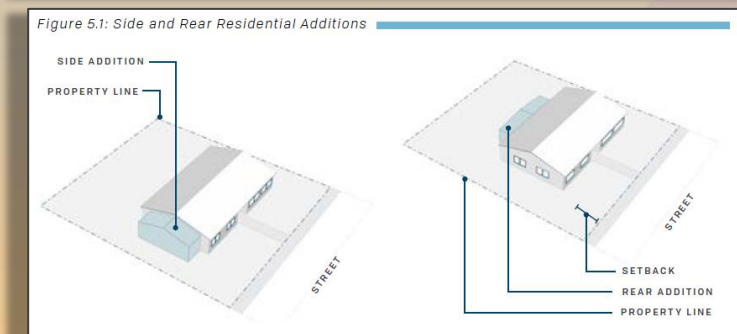
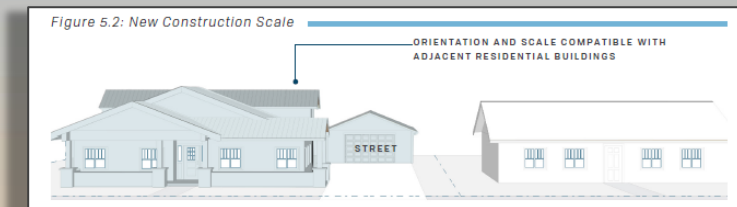


Chapter 6 - Guidelines for Additions and New Construction

- 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



Design Guideline Outreach

- **Outreach to Date**

- HPB study Session - August 1, 2023
- Public Meeting - August 24, 2023

- **Will require review by:**

- DRB – Design Guidelines (September 5, 2023)
- P&Z – Design Guidelines & Text Amendments (September 20, 2023)





Historic Preservation Board Comments - How Addressed

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



Questions & Discussion

MESA HISTORIC PRESERVATION DESIGN GUIDELINES FOR MESA'S HISTORIC RESOURCES

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, as well as 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 on historic properties.

The intent will be to:

- Identify and protect historic resources.
- Provide guidance for planning, designing, and undertaking improvements to the historic homes, as well as in Mesa.
- Provide a basis for determining the appropriateness of construction projects on historic properties.
- Provide guidance for the Historic Preservation Board in decision making.
- Provide guidance for the City in reviewing and approving changes which reinforce the distinctive character of the historic resources.
- Provide guidance for the City in reviewing and approving specific design concerns frequently raised in historic districts.
- Provide guidance for the City in reviewing and approving building industry, including architects, contractors, and suppliers, as well as City building inspectors and public works officials, in understanding the nature of these resources and how to reinforce their special character.
- Provide guidance for the City in reviewing and approving the quality of future developments and growth within historic districts.
- Provide guidance for the City in reviewing and approving property values and public investment in the districts by discouraging poorly planned projects.
- Provide guidance for the City in reviewing and approving 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 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

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 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 15-001 in the Mesa Zoning Ordinance.

With the support of stakeholders, and funding from the National Park 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 Addition/New Construction	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Residential Historic Landmark	Preservation/Rehabilitation Addition/New Construction	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Commercial Historic Landmark	Preservation/Rehabilitation Addition/New Construction	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Non-Historic Property With Historic Sign	Preservation/Rehabilitation Addition/New Construction	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Six-Year Old Home Without Historic Designation	Preservation/Rehabilitation Addition/New Construction	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>