

Historic Preservation Board

Discuss the proposed revised
Mesa Historic Preservation
Design Guidelines

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 – Guidelines for Preservation, Restoration & Rehabilitation

Chapter 4 – Guidelines for Additions

Chapter 5 – Guidelines for New Construction

Chapter 6 – Guidelines for Historic Signage

Chapter 7 – Historic Building Types & Architectural Styles

Appendices:

A, B, C, D, *E*

Design Guideline Organization

Appendices

A – City of Mesa Historic Preservation Program

B – Certificate of Appropriateness Review Standards

C – Character Defining Features

D – Architectural Definitions

E – Locally Designated Historic Districts & Historic Landmarks

Chapter 1

Introduction

- Describes the purpose for creating the document
- Outlines the many uses for the document including:
 - Evaluating real estate
 - Preparing for home improvements
 - Design review guidance
- How to use the document

Chapter 2

Certificates of Appropriateness

- Explains which projects require a COA and which do not
- 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

Details the Secretary of the *Interior's Standards for the Treatment of Historic Properties* and the *Standards for Rehabilitation*, which is the basis of our code.

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
- Painting



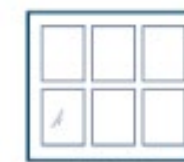
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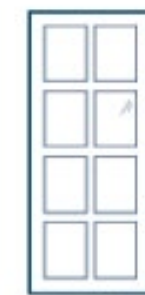
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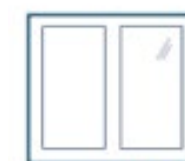
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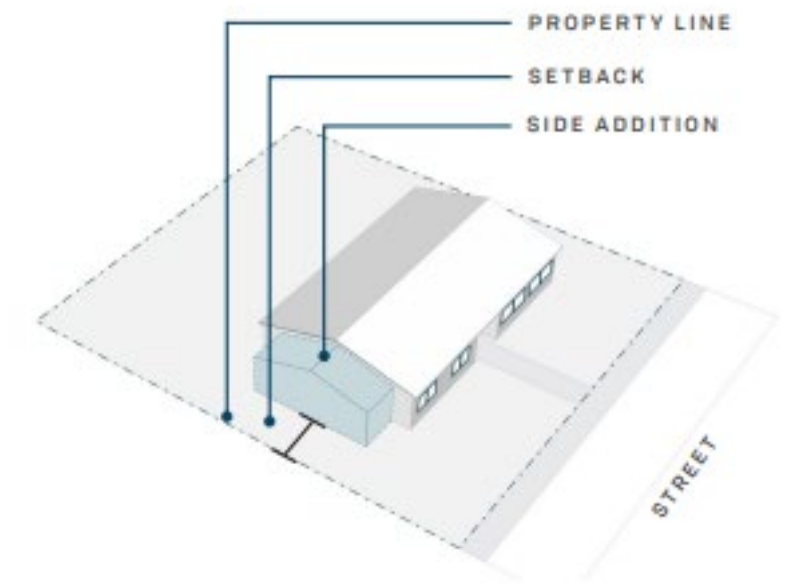
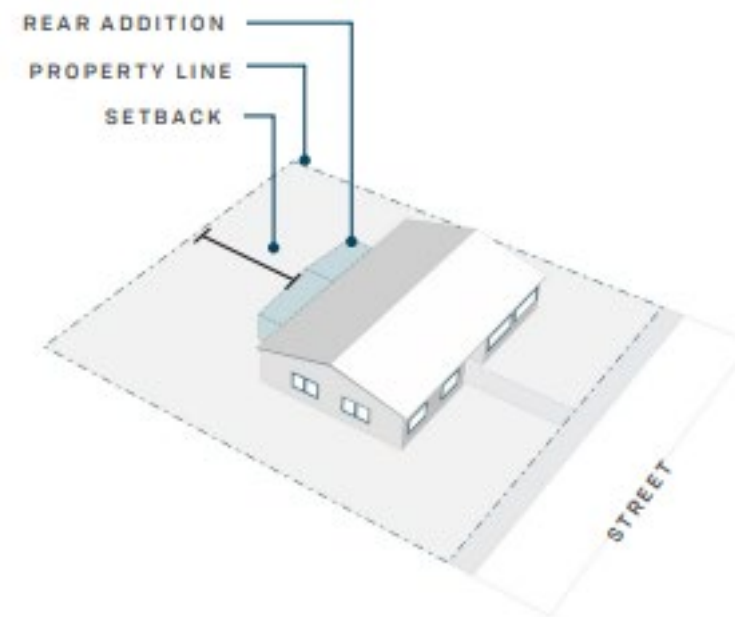
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Chapter 4

Guidelines for Additions

Provides Guidelines for the following topics:

- Addition Placement
- Addition Design
- Roofs
- Dormers
- Doors and Windows
- Porches
- Fences and Walls
- Mechanical Equipment
- Solar Panels



Chapter 5

Guidelines for New Construction

Provides Guidelines for the following topics:

- Building Height
- Building Scale
- Building Materials
- Roof Materials
- Doors and Windows – Orientation/Proportions
- Porch Design
- Accessory Dwelling Units – Location/Scale/Design
- Fences and Walls
- Mechanical Equipment
- Solar Panels



Chapter 6

Guidelines for Historic Signage

Provides Guidelines for the following topics:

- Compatible Signage and Streetscape Character
- Neon Signs
- Signage Types
- Guidelines for Preservation, Rehabilitation, and Design



Chapter 7

Historic Building Types & 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

Appendix A

City of Mesa Historic Preservation Program

- Background of the Mesa Historic Preservation program
- Brief overview of the City of Mesa Historic Districts and Historic Landmarks
- Information on the Heritage Neighborhood Recognition Program
- Explanation of the National Register of Historic Places
- Importance of Historic Preservation for the Future

Appendix B

COA Review Standards

- Standards for Alteration, Rehabilitation, and/or Additions to Existing Structures
- Standards for Detached New Construction
- Criteria for Demolition

Appendix C

Character Defining Features

Appendix D

Architectural Definitions

Appendix E

Historic Districts & Landmarks