

MESA

HISTORIC PRESERVATION DESIGN GUIDELINES

FOR _____

MESA'S HISTORIC RESOURCES



mesa·az

PREPARED BY
THE CITY OF
MESA

ACKNOWLEDGMENT

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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.
- Improve the design quality of future developments and growth within historic districts.
- 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.

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, landscape features)

3) What is the architectural style of the historic home?

- What are the predominant building materials, roof forms, textures, degree or lack of ornament, and facade elements?
- What are the character-defining features?

4) Do I need City approval to make improvements to my historic property?



647 N. Robson in the Evergreen Historic District

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 Historic District and Historic Landmark procedures found in the Mesa Zoning Ordinance.

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

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



CHAPTER 2: CERTIFICATES OF APPROPRIATENESS

A Certificate of Appropriateness (COA) is required for all work (other than general maintenance and repair) that will result in material changes that may alter, diminish, eliminate or affect the historical character of a property within a locally-designated Historic District or on a Historic Landmark site.

It is important to note that some properties may be listed on both the National Register of Historic Places (NRHP) and the Mesa Historic Properties Register (MHPR), while others may only be on one register.

While only properties listed on the MHPR will require a COA, all work involving historic properties should conform with these guidelines. Anyone considering a project involving a locally-designated historic resource is encouraged to reach out to Mesa's Historic Preservation Office as early in the planning and design process as possible.

For questions regarding COAs, please contact the Mesa Historic Preservation Office:
 Email: historicpreservation@mesaaz.gov
 Phone: 480.644.2021

What is Subject to COA Review?

The general maintenance or repair of historic properties does not require a COA. Rehabilitation work and/or proposed changes or alternations to any buildings, structures, objects or sites within a Historic District or on a Historic Landmark site will require a COA. This includes, but is not limited to, work involving any of the following:

- Additions
- Awnings or canopies
- Carports and garages
- Decks
- Doors and door frames
- Driveways
- Unpainted surfaces including wood, stone, brick, terra cotta, concrete, and marble
- Fire escapes, exterior stairs and elevators, and handicapped ramps
- Parapet walls
- Pool and pool cages
- Porch and balcony railings or decorative detailing
- Roofs and skylights
- Screen windows and doors; windows and window frames
- Siding
- Signs

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				
50+ Year Old Home Without Historic Designation	Preservation/Rehabilitation		✓	✓	
	Additions/New Construction		✓		✓

CHAPTER 3: HISTORIC DISTRICTS AND HISTORIC LANDMARKS

Historic Districts are groupings of historic properties that share certain characteristics, such as a development pattern or architectural style. Properties within the a Historic District's boundaries can be considered as a contributor to the shared significance of the Historic District or as a non-contributor. Non-contributing properties typically feature younger buildings or buildings that have experienced loss of historical integrity--perhaps due to character-obscuring alterations. Regardless of a property's contributing status, modifications to all properties existing within a locally-designated Historic District must receive a Certificate of Appropriateness prior to commencing work.

Mesa features eight locally designated historic districts. While all eight of these historic districts are listed on the Mesa Historic Properties Register (MHPR), seven of the eight are also listed on the National Register of Historic Places (NRHP). Additionally, Mesa features twenty-five landmarks with a historic designation. Eleven of the twenty-five historic landmarks are listed on the MHPR, four exist on both the MHPR and NRHP, and fourteen of the historic landmarks are only listed on the NRHP.

Established by the U.S. Congress in 1966 under the National Historic Preservation Act, the National Register (NRHP) is this country's official list of buildings, sites, structures, objects, and districts worthy of preservation. Administered by the National Park Service, in partnership with the Arizona SHPO, National Register listing is honorary and does not restrict the use or disposition of a historic building or resource.

In addition, Mesa has two designated Heritage Districts. Heritage Districts are honorary recognitions that celebrate areas of historical, cultural, and social significance that do not qualify for historic designation.

Properties must be at least 50 years old and meet several criteria to be eligible for designation as a Historic Landmark or Historic District. The list of criteria can be found in Chapter 74 of the Mesa Zoning Ordinance. Further, Mesa maintains an inventory of contributing and non-contributing historic resources. To determine if your property is contributing or non-contributing, or to discuss the potential for a historic designation, contact the City of Mesa Historic Preservation Office.

HISTORIC DISTRICTS

Designated Local and National Register Historic Districts in Mesa include (see Map 1.1 on page 15):

1. Evergreen Historic District (MHPR and NRHP)
2. Flying Acres Local Historic District (MHPR)
3. Fraser Fields Historic District (MHPR and NRHP)
4. Glenwood-Wilbur Street Historic District (MHPR and NRHP)
5. Robson Historic District (MHPR and NRHP)
6. Temple Historic District (MHPR and NRHP)
7. West 2nd Street Historic District (MHPR and NRHP)
8. West Side-Clark Addition Historic District (MHPR and NRHP)



350 N. Fraser Dr. West in the Fraser Fields Historic District

Map 1.1: Mesa Local Historic Districts and National Register Historic Districts



HISTORIC LANDMARKS

Mesa's historic landmarks listed on the National Register of Historic Places and/or the Mesa Historic Properties Register include the following:

1. Alhambra Hotel (43 South Macdonald Street) (NRHP)
2. Alma Ward Meeting House (809 West Main Street) (MHPR and NRHP)
3. Angulo-Hostetter House (150 North Wilbur Street) (NRHP)
4. Buckhorn Baths Motel (5900 East Main Street) (NRHP)
5. Dr. Lucius Charles Alston House (453 North Pima Street) (NRHP)
6. Falcon Field World War II Aviation Hangars (4800 East Falcon Drive) (NRHP)
7. Federal Building (26 North Macdonald Street) (MHPR)
8. First United Methodist Church (55 East 1st Avenue) (MHPR)
9. Irving School (155 North Center Street) (MHPR and NRHP)
10. Isley (Phil) House (412 North Macdonald Street) (MHPR)
11. James Macdonald House (307 East 1st Street) (MHPR)
12. Larkin Fitch Farmhouse (945 North Center Street) (MHPR)
13. Lehi School (2345 North Horne Street) (NRHP)
14. Mesa Grande (Address Restricted) (NRHP)
15. Mesa Journal-Tribune FHA Demonstration House/Charles A. Mitten House (238 West 2nd Street) (NRHP)
16. Mesa Public Library/Information Technology Building (59 East 1st Street) (MHPR)
17. Mesa Woman's Club (200 North Macdonald Street) (NRHP)
18. Mt. Calvary Baptist Church (430 North Lewis Street) (MHPR)
19. Park of the Canals (North Horne Street from Utah Ditch to Mesa-Consolidated Canal) (NRHP)
20. Ponderosa II (602 South Edgewater Drive) (MHPR and NRHP)
21. Ramon Mendoza House (126 North Pomeroy Street) (MHPR)
22. Robert Scott House (2230 East Grandview Street) (NRHP)
23. Strauch House (148 North Macdonald Street) (NRHP)
24. Spangler-Wilbur House (128 North Macdonald Street) (NRHP)
25. Sistine House (160 North Center Street) (NRHP)

Certain properties may be listed on both the NRHP and the MHPR, while others may only be on one register. Only properties listed on the MHPR will require a Certificate of Appropriateness prior to commencing a project, although property owners making modifications to properties listed only on the NRHP are encouraged to follow best practices and work with the Mesa Historic Preservation Office. The features of the eleven locally-designated historic landmarks are highlighted in the Appendices of this document.

Map 1.2: Mesa Local Landmarks and National Register Properties



Glenwood-Wilbur Historic District (1883-1948)

Encompassing a portion of the original Mesa town site, the Glenwood/Wilbur Historic District includes three subdivisions platted between 1919 and 1922: the Wilbur Subdivision, Glenwood Tract; and the W. R. Stewart Subdivision.

The district is located along the north-south axis of the 100 blocks of Pasadena, Hibbert, Wilbur, and Pomeroy Streets between 1st and 2nd Streets and includes two original town site blocks, characterized by wide streets and parkway lawns. North Pasadena and North Wilbur Streets are narrower than others as a result of the creation of these two streets during the later subdivisions.

The majority of homes were constructed between 1920 and 1930, resulting in architectural styles and building types common during that period.

HISTORIC DESIGNATION

Mesa Local Historic District: Designated 1996
National Register Historic District: Listed 1999

Buildings	55 Single-family Homes
Contributing	45 Buildings (82%)
Non-Contributing	10 Buildings (18%)

BUILDING TYPES

- Bungalow
- Cottage
- Ranch

ROOF MATERIALS

- Wood shingle
- Asphalt shingle
- Tile

ARCHITECTURAL STYLES

- Craftsman
- Queen Anne
- Tudor/English Cottage Revival
- Spanish Revival
- Pueblo Revival
- Minimal Traditional

WALL & FENCE MATERIALS

- Wood picket
- Wrought iron
- Concrete block
- Brick
- Adobe
- Stones

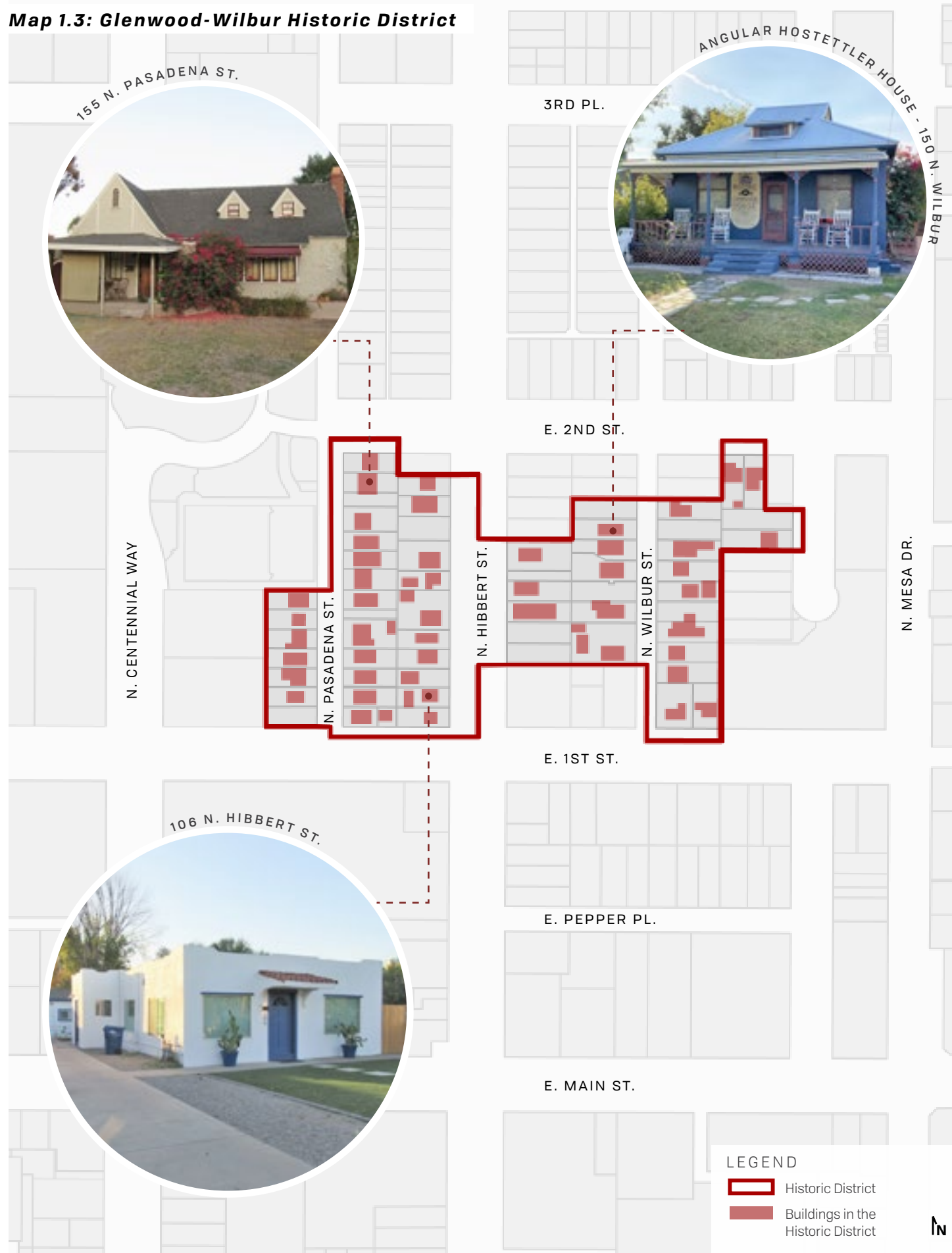
FACADE MATERIALS

- Stucco Adobe
- Wood clapboard
- Wood shingles
- Brick

ARCHITECTURAL ORNAMENTATION

- Knee bracket
- Window wood trim and crowns
- Exposed rafter tails

Map 1.3: Glenwood-Wilbur Historic District



West 2nd Street Historic District (1883-1959)

The West 2nd Street Historic District, located within the original Mesa town site, is bounded by University Drive on the north, Center Street on the east, 1st Street on the south, and Robson on the west.

Platted in 1883, the district features large square blocks flanked by wide streets and a variety of lot sizes. Medians introduced along the center of Robson and Macdonald reduce the scale of the original town site street widths.

The district features some of the earliest homes in Mesa, including the homes of several early pioneers, and was developed as a middle-class and upper-class residential neighborhood.

HISTORIC DESIGNATION

Mesa Local Historic District: Designated 1996/Expanded 2001
National Register Historic: Listed 1999/Expanded 2003

Buildings	89 Single-family Homes, Multi-family, Office, and Institutional
Contributing	67 Buildings (78%)
Non-Contributing	19 Buildings (22%)

BUILDING TYPES

- Bungalow
- Cottage
- Ranch

ARCHITECTURAL STYLES

- Queen Anne
- Tudor/English Cottage Revival
- Spanish Revival
- Pueblo and Mission Revival
- Craftsman
- Streamlined Modern
- Minimal Traditional

ROOF MATERIALS

- Wood shingle
- Asphalt shingle
- Tile

FACADE MATERIALS

- Stucco
- Brick
- Wood clapboard
- Wood shingles

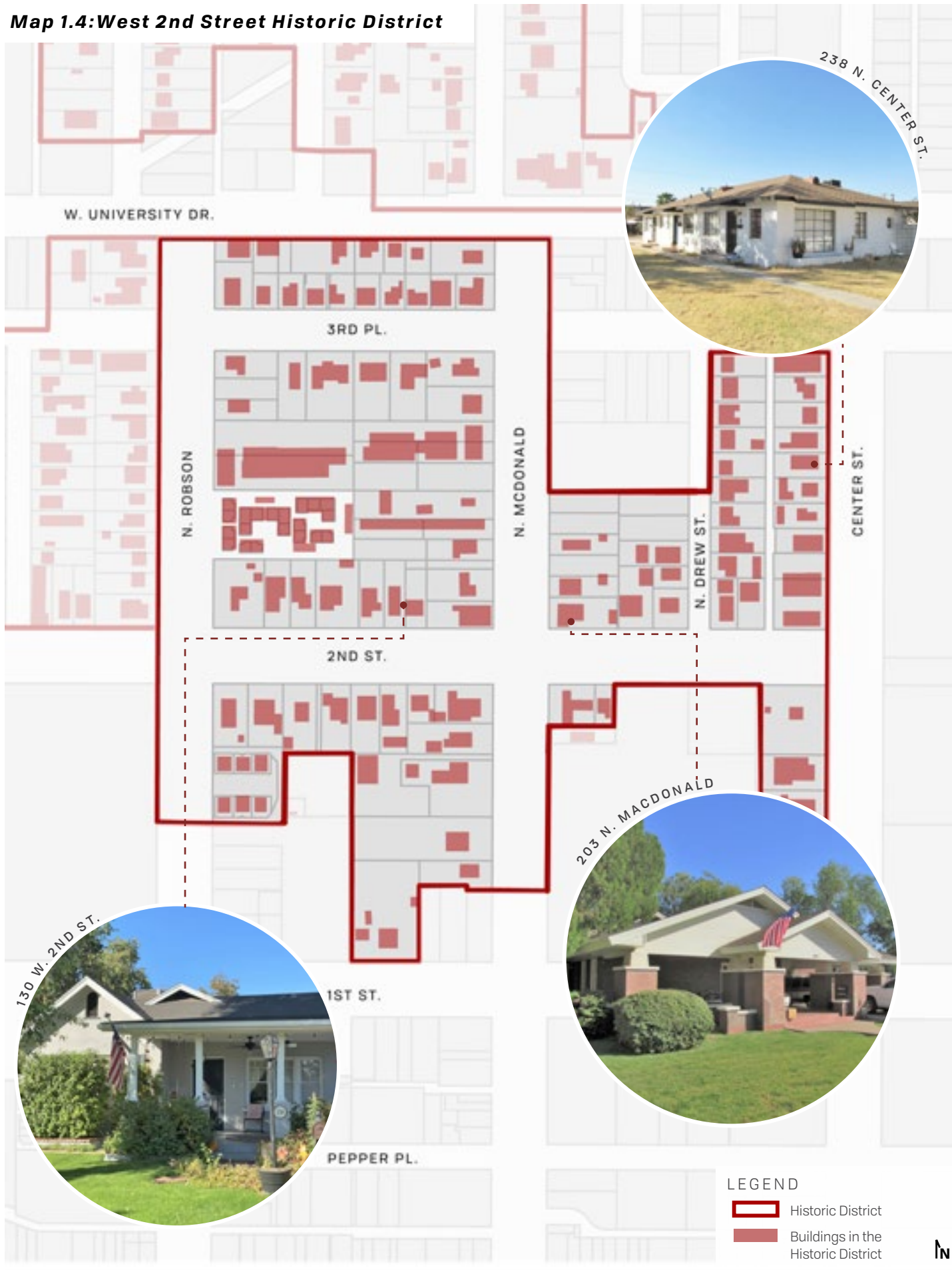
WALL & FENCE MATERIALS

- Wood picket
- Steel
- Concrete block
- Stucco finished

ARCHITECTURAL ORNAMENTATION

- Knee bracket
- Window wood trim and crowns
- Exposed rafter tails
- Vertical siding in gable ends

Map 1.4: West 2nd Street Historic District



Evergreen Historic District (1910-1948)

The Evergreen Historic District represents a departure in its layout and physical design features from the original town site layout. The rectangular subdivision with narrower streets and multiple deep lots provides a distinctly suburban character.

The district is comprised of two subdivisions – North Evergreen and Vista Gardens, and a section of lots developed separately over time. There are three streets that run along a north-south axis: Macdonald, Grand, and Robson Street, and six that run along an east-west axis: University Drive, 5th, 6th, 7th, and 8th Streets, and 7th Place.

The district's 197 houses represent several periods in Mesa's housing development from the early to the mid-20th century.

HISTORIC DESIGNATION

Mesa Local Historic District: Designated 1999
National Register Historic District: Listed 1999/Amended 2018

Buildings	197 Single-family Homes
Contributing	125 Buildings (63%)
Non-Contributing	72 Buildings (37%)

BUILDING TYPES

- Bungalow
- Cottage
- Early Ranch and Ranch

ARCHITECTURAL STYLES

- Craftsman
- Tudor/English
- Cottage Revival
- Spanish Revival
- Pueblo Revival
- Minimal Traditional

ROOF MATERIALS

- Wood shingle
- Asphalt shingle
- Tile

FACADE MATERIALS

- Brick
- Wood
- Stucco

WALL & FENCE MATERIALS

- Wood picket
- Wrought iron
- Brick
- Stucco posts
- Concrete block

ARCHITECTURAL ORNAMENTATION

- Exposed rafter tails

Map 1.5: Evergreen Historic District



Robson Historic District (1911-1959)

Located within the original town site, the Robson Historic District comprises several small subdivisions platted between 1910 and 1916. There are four streets that run along a north-south axis: Robson, LeBaron, Morris Streets, and Country Club Drive, and three that run along an east-west axis: University Drive, 3rd Place, and 2nd Street.

The historic district developed as a cohesive early 20th century middle-class neighborhood. The majority of the district's 51 buildings are residential, with several commercial properties along its north and south boundaries. While the earliest house dates to 1915, most homes have construction dates between the late 1920s and early 1930s.

HISTORIC DESIGNATION

Mesa Local Historic District: Designated 2001/Expanded 2003
 National Register Historic: District Listed 2003

Buildings	51 Single-family Homes, Multi-family, Office
Contributing	42 Buildings (82%)
Non-Contributing	9 Buildings (16%)

BUILDING TYPES

- Bungalow
- Cottage
- Ranch

ARCHITECTURAL STYLES

- National Folk
- Craftsman
- Tudor/English Cottage Revival
- Spanish Revival
- Minimal Traditional

FACADE MATERIALS

- Brick
- Stucco
- Wood clapboard
- Vertical wood siding
- Wood shingles

ROOF MATERIALS

- Wood shingle
- Asphalt shingle

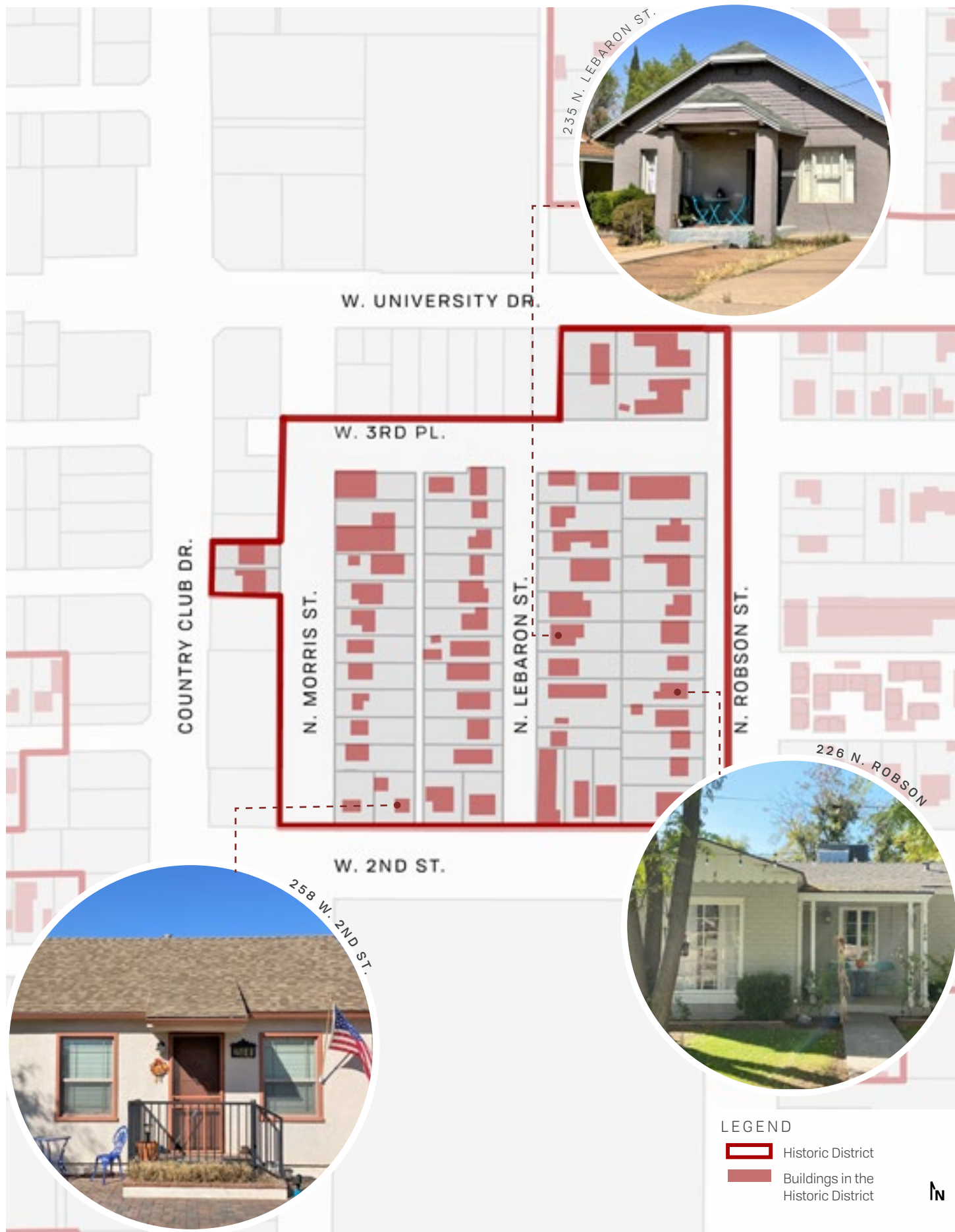
WALL & FENCE MATERIALS

- Wood picket
- Wrought iron
- Concrete block

ARCHITECTURAL ORNAMENTATION

- Wood trim around windows and doors
- Attic vents
- Roof rafter tails
- Decorative vertical siding in the gable ends

Map 1.6: Robson Historic District



Temple Historic District (1910-1949)

The Temple Historic District, noted for its narrow streets and suburban design represents an early neighborhood outside of the original town site. Beginning with the platting of the Kimball Addition in 1910, the district is largely comprised of two later residential subdivisions, Arizona Temple Addition in 1922 and Stapley Acres in 1924.

There are four streets that run along a north-south axis: LeSueur, Udall, Hobson, and Mesa Drive, and six that run along an east-west axis, Main Street, 1st, 2nd, and 3rd Avenues, Kimball Avenue, and Broadway Road. East 1st Avenue is aligned to create a view of the LDS Temple at the terminus of the street at South LeSueur, creating a significant viewshed important to the character of the district.

HISTORIC DESIGNATION	
Mesa Local Historic District: Designated 2001/Amended 2018 National Register Historic: Listed 2000	
Buildings	84 Single-family Homes, Commercial, Institutional
Contributing	55 Buildings (65%)
Non-Contributing	29 Buildings (35%)

BUILDING TYPES

- Bungalow
- Cottage
- Early Ranch

ARCHITECTURAL STYLES

- Craftsman
- Tudor/English Cottage Revival
- Minimal Traditional
- Ranch

FACADE MATERIALS

- Brick
- Stone
- Wood clapboard
- Wood shingles

ROOF MATERIALS

- Wood shingle
- Asphalt shingle
- Tile

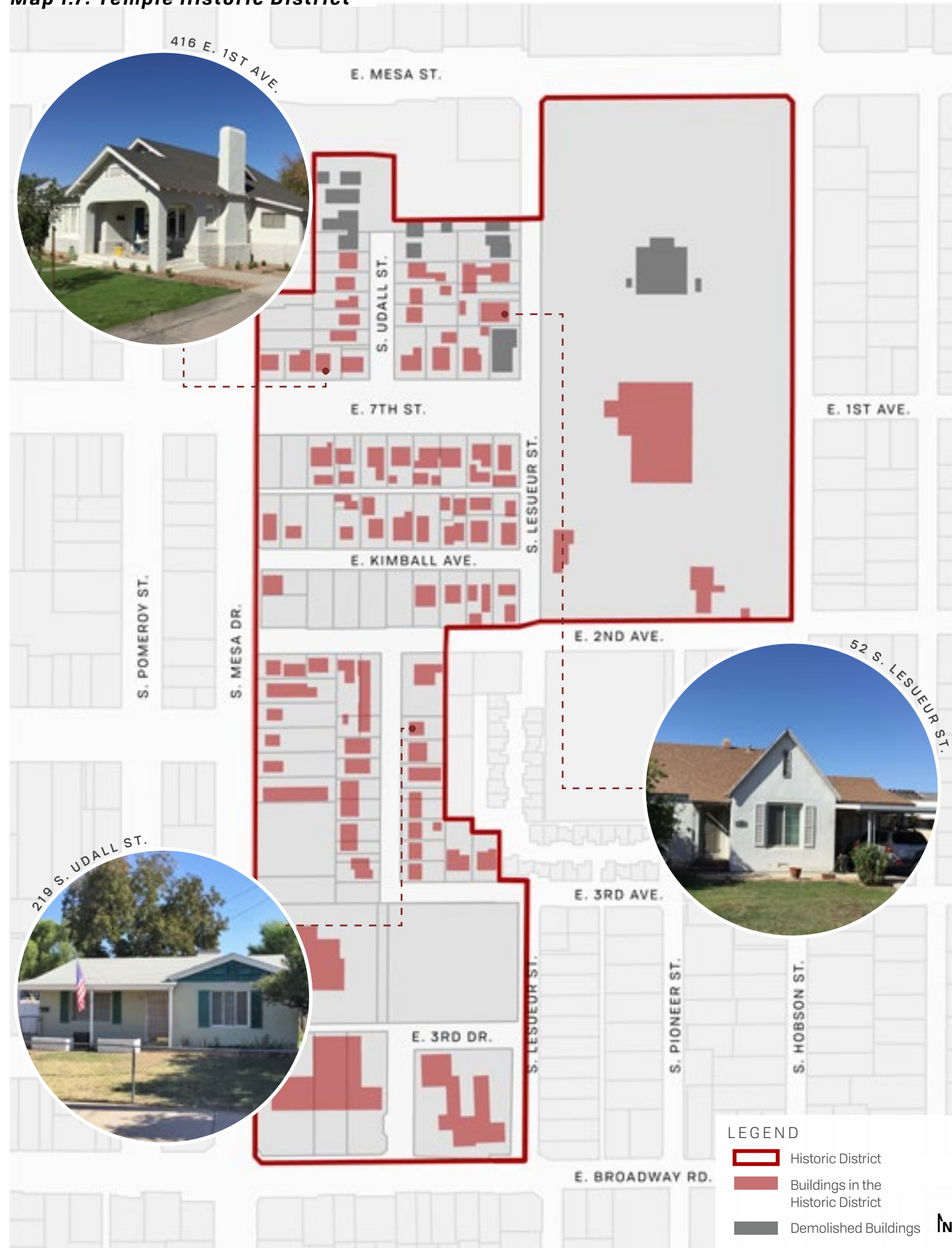
WALL & FENCE MATERIALS

- Wrought iron
- Metal with concrete posts
- Concrete block

ARCHITECTURAL ORNAMENTATION

- Wood trim around windows and doors
- Attic vents
- Roof rafter tails
- Decorative vertical siding in the gable ends
- Gable half-timbering
- Stone banded over arched entryways

Map 1.7: Temple Historic District



Fraser Fields Historic District (1945-1962)

The Fraser Fields Historic District is a representative post-World War II subdivision developed outside of the original town site. Originally part of an 80-acre farm, the historic district is named for the early Mesa farmer and rancher who owned the land, John J. "Jack" Fraser.

The rectangular subdivision with broad streets and large, deep lots conveys an upper-middle class suburban character. The original subdivision plat included large lots that proved difficult to sell, resulting in a re-subdivision in 1950 to provide smaller, more affordable lots. The neighborhood was substantially built out by 1960.

HISTORIC DESIGNATION

Mesa Local Historic District: Designated 2003
National Register Historic: District Listed 2010

Buildings	128 Single-family Homes
Contributing	107 Buildings (84%)
Non-Contributing	21 Buildings (16%)

BUILDING TYPES

- Early Ranch
- Ranch

ARCHITECTURAL STYLES

- Contemporary
- Minimal, Simple Ranch
- French Provincial
- Ranch
- Prairie Ranch

FACADE MATERIALS

- Concrete masonry
- Brick
- Wood frame with shiplap or board-and-batten siding

ROOF MATERIALS

- Asphalt shingle
- Composition shingle
- Wood shingle
- Tile

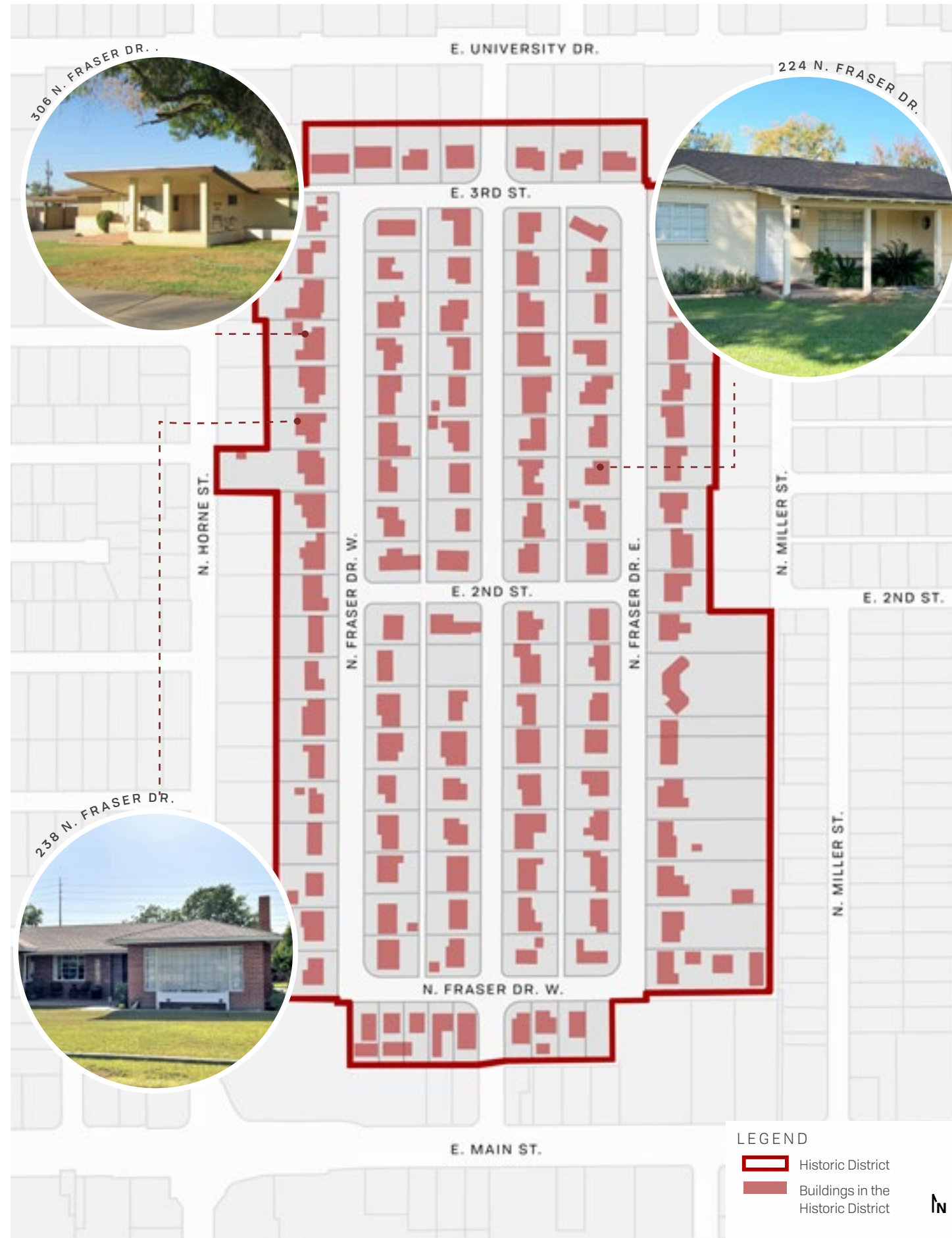
WALL & FENCE MATERIALS

- Wood picket
- Wrought iron
- Brick
- Concrete block
- Adobe

ARCHITECTURAL ORNAMENTATION

- Roof gable vents
- Roof rafter tails
- Breeze block

Map 1.8: Fraser Fields Historic District



LEGEND
 Historic District
 Buildings in the Historic District



West Side-Clark Addition Historic District (1930-1958)

The West Side-Clark Addition Historic District represents the early generation of residential development in Mesa directly west of the original town site. Although the district has narrow lots – more common in urban neighborhoods – the West Side-Clark Historic District is distinctly suburban in character.

The district is comprised of four subdivisions: West Side Addition, Monte Vista Addition, and Clark Additions Nos. 1 and 2. There are two streets that run along a north-south axis: Date Street and Meadow Lane, and four that run along an east-west axis: 2nd Place, Clark Street, 1st Street, and Pepper Place.

HISTORIC DESIGNATION

Mesa Local Historic District: Designated 2017
 National Register Historic District: Listed 2010

Buildings	126 Single-family Homes, Commercial
Contributing	87 Buildings (69%)
Non-Contributing	39 Buildings (31%)

BUILDING TYPES

- Bungalows
- Cottages
- Ranch

ROOF MATERIALS

- Asphalt shingle
- Wood shingle
- Tile

ARCHITECTURAL STYLES

- National Folk
- Tudor/English Cottage Revival
- Spanish Revival
- Pueblo Revival
- Minimal Traditional
- Contemporary

WALL & FENCE MATERIALS

- Wood slats
- Metal with concrete or stucco posts
- Wrought iron
- Concrete block

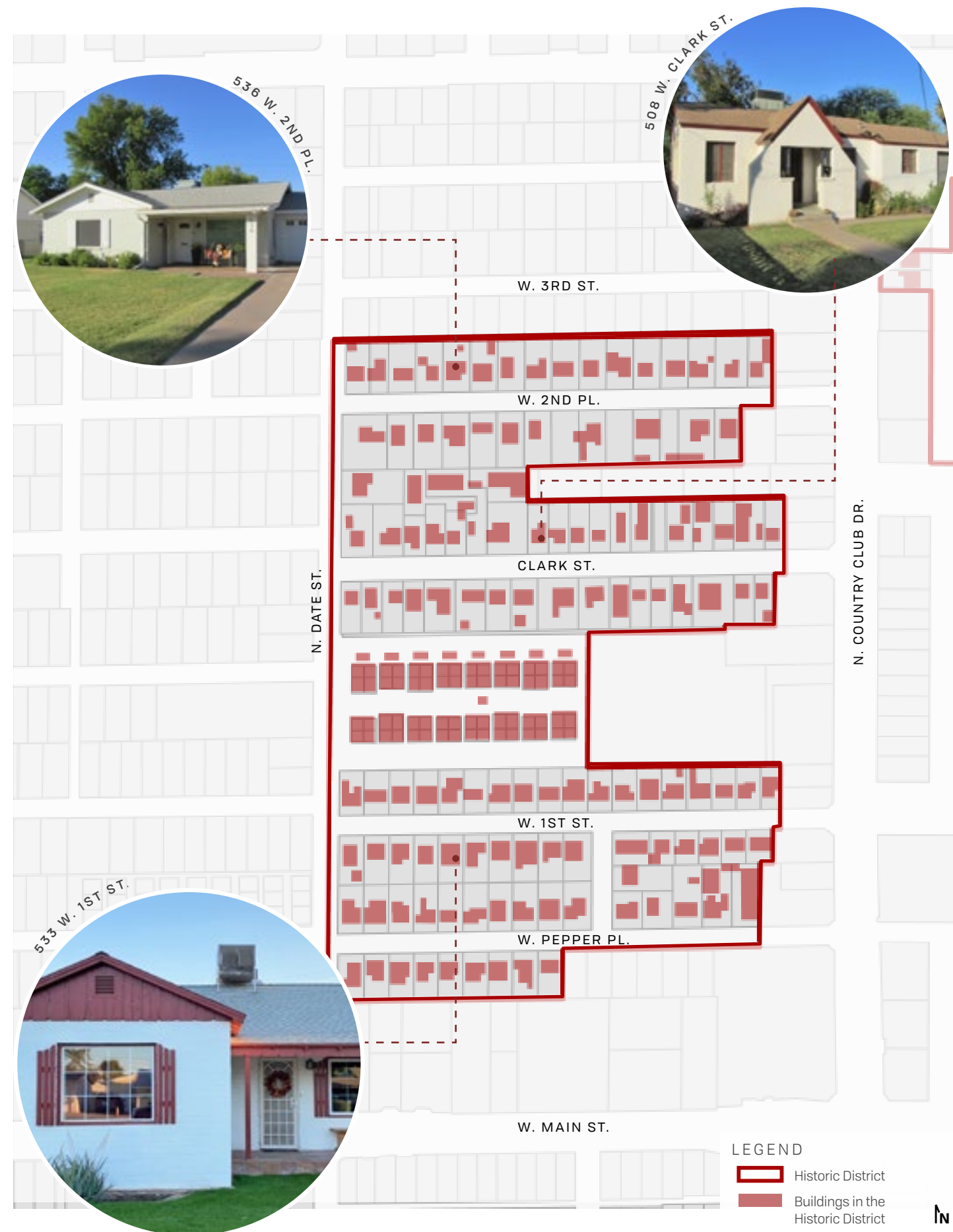
FACADE MATERIALS

- Stucco
- Brick
- Wood clapboard
- Vertical wood siding
- Wood shingles
- Stone

ARCHITECTURAL ORNAMENTATION

- Exposed roof rafter tails
- Decorative fascia boards at the roof line and in porches
- Roof vents
- Wood window and door trim

Map 1.9: West Side-Clark Addition Historic District Map



LEGEND
 Historic District
 Buildings in the Historic District



Flying Acres Historic District (1940-1957)

The Flying Acres Historic District is an example of a post-World War II residential subdivision located north of the Evergreen Historic District and Mesa's original town site. The historic district is Mesa's smallest, comprised only of two city blocks along the 100 block of West 8th Place and West 9th Street between North Grand and North Macdonald.

Originally comprised of 36 lots, the district now includes 34 lots following the merging of four lots into two shortly after the creation of the subdivision. The neighborhood's uniform lots and broad streets convey a middle-class suburban character.

HISTORIC DESIGNATION

Mesa Local Historic District: Designated 2018

Buildings	34 Single-family Homes
Contributing	24 Buildings (71%)
Non-Contributing	10 buildings (29%)

BUILDING TYPES

- Early Ranch
- Transitional Ranch
- Ranch

ROOF MATERIALS

- Asphalt shingle
- Wood shingle
- Tile

ARCHITECTURAL STYLES

- Minimal Traditional
- French Provincial
- Ranch
- International Style

WALL & FENCE MATERIALS

- Wood picket
- Metal
- Concrete masonry block (CMU)

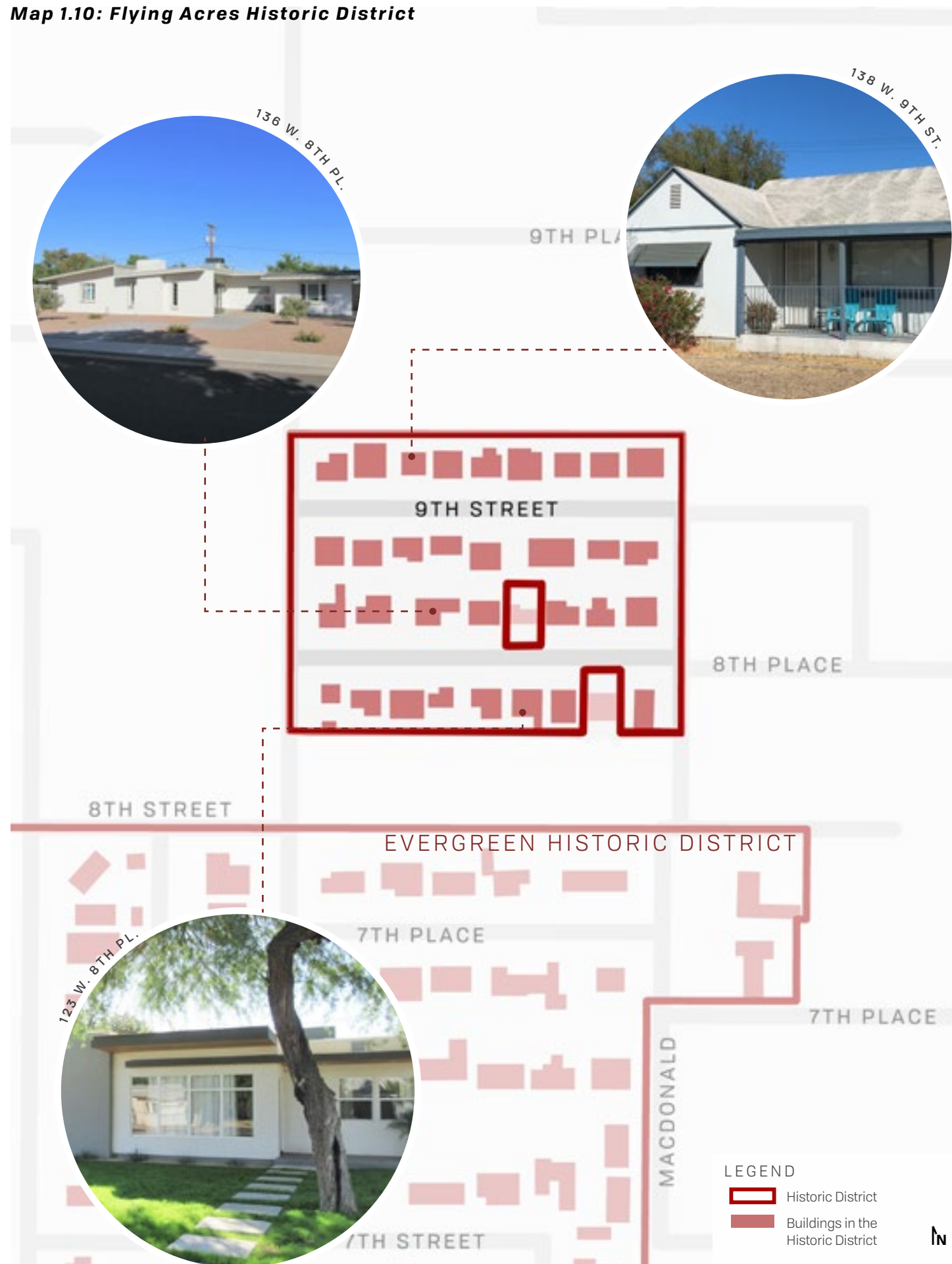
FACADE MATERIALS

- Stucco
- Brick
- Concrete masonry unit (CMU)
- Brick
- Stucco
- Vertical wood siding
- Board and batten siding

ARCHITECTURAL ORNAMENTATION

- Exposed roof rafter tails
- Decorative vertical siding in the gable ends
- Paired posts on porches and carports
- Intricate wrought-iron posts

Map 1.10: Flying Acres Historic District



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: the overall shape, determined mainly by its massing, 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 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, adapted mostly to local property types in ways that 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 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 cohesive building type, such as Ranch houses, while others feature multiple distinct building types. It is important to assess the appropriateness of proposed modifications for both the building type/style as well as for 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.



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. Roof beams and rafters are almost always exposed. Porches typically have tapered wood columns on brick piers.

TYPICAL FEATURES

- One to one- and one-half stories, open floor plans
- Emphasizes horizontal lines
- Rectangular, square, or L-shaped in form
- Wood, brick, or stucco wall surfaces
- Hipped or gabled roof, often with dormers
- Deep overhanging eaves
- Prominent, open front porch



Ranch (1935-1975)

The Ranch building type, also known as the Ranch-style home, is single-story house with a low-pitched roof and rectilinear or elongated form. The Ranch homes' open layouts, functional design, and affordability made them an attractive choice for middle-class families looking to settle in the expanding suburbs. Over time, the Ranch became a symbol of American suburban living, embodying a blend of practicality, simplicity and a connection to the surrounding landscape.

TYPICAL FEATURES

- Single-story with a horizontal orientation
- Rectangular or L-shaped
- Wood frame, brick, or stucco wall surfaces
- Long, low rooflines
- Low-pitched roof, sometimes cross-gabled
- Off-center front door entry, often recessed
- Steel casement windows and picture windows, often with multiple lights
- Attached garage or carport
- Minimal embellishments and symmetrical designs



Cottage (1880-1930)

Cottages are typically asymmetrical, one-to-one-and-a-half-story homes with low-pitched gable roofs, prominent chimneys, and small covered porches. The Cottage building type became popular in the United States during the 19th 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 or 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-pitched gabled roof
- Small covered entryway or porch
- Asymmetrical building form
- Large bay windows



Early Ranch (1935 -1953)

The Early Ranch evolved from the earlier Bungalow and Cottage House forms common during the Great Depression and embraced influences from Spanish Colonial and Native American architecture. Early Ranch homes provided an affordable housing option for many people both before and after World War II and set the stage for the subsequent evolution and popularity of the Ranch-style home in the United States.

TYPICAL FEATURES

- Low-pitched gable or hip roof
- Prominent porch, often featuring a front-facing gabled entry wing
- Square or rectangular windows/doors
- Metal-framed windows with small panes of either casement or fixed types
- Corner or bay windows
- Single-car detached garage at the back of the lot





Prairie Ranch (1935-1975)

Prairie Ranches are meant to blend in with the flat, open landscape, spreading out horizontally across large lots, rather than building upwards. Prairie-style houses often have flat or minimally pitched rooflines with overhanging eaves, and low profile exteriors composed of flat lines and planes. They are built with materials with roots in the natural world, with wood, stucco, stone, and rustic brick commonly used for siding.

TYPICAL FEATURES

- Single-story with a horizontal orientation
- Rectangular or L-shaped
- Low-pitched hip or modified hip roof broadside to the street
- Broad overhanging eaves
- Decorative elements to create door surrounds, planters, and low walls
- Decorative door and window treatments including sidelights, craft-style front doors, and corner windows
- Often lacks a defined front porch



Rambling Ranch (1950-1970)

Rambling Ranch homes, also known as sprawling Ranch homes, represent a unique architectural style that gained popularity in the mid-20th century. The term "rambling" aptly describes the sprawling nature of these homes. They typically feature a single-story design with a long, horizontal footprint that stretches across the property. Rambling Ranch homes are often nestled on large lots, allowing for expansive outdoor spaces and landscaping opportunities.

TYPICAL FEATURES

- Long, horizontal building footprint
- Expansive windows, picture windows common
- Low-pitched roof line
- Multiple outdoor spaces
- Privacy - the layout of Rambling Ranch homes typically separates public and private areas
- Combination of materials



Transitional Ranch (1938-1953)

The Transitional Ranch is one-story, with a square or box-like form. The roof is medium to low-pitched with shallow or no overhanging eaves. The Transitional Ranch can be clad in a variety of materials, including brick, stone, clapboard siding, or asbestos-cement shingles. Transitional Ranches express a dependence on the automobile with the presence of a detached garage and site elements such as driveways and a lack of sidewalks.

TYPICAL FEATURES

- One story, square box-like form
- Medium or very low-pitch roof that is side gabled, cross-gabled, hipped, or hipped with a cross gable
- No or minimal entry porch
- Square or rectangular windows and doors
- Wood or metal framed windows with small panes, casement, fixed, or double-hung windows
- Decorative, non-functioning shutters
- Single car detached garage at back of lot



Classic Ranch/California Ranch (1955-1965)

The California Ranch is characterized by an L- or U-shaped structure built low to the ground. This sprawling, single-story style is designed to blend with nature. A patio and front lawn are key features of the California Ranch style.

TYPICAL FEATURES

- One story, elongated rectangular or L-shaped
- Variety of low-pitched roof types including gable, hip, or intersecting gables and/or hips
- Minimal porch, usually in the form of an extended eave, with or without posts over the junction of the two wings
- Attached carport or garage
- Steel casement windows with no trim





National Folk (1870-1940)

National Folk refers to a modest housing style found in communities across the US, especially those located along railroad lines. These housing styles, mostly built with inexpensive, mass-produced materials, feature little to no ornamentation and relatively simple forms and shapes with gable fronts.

TYPICAL FEATURES

- One or two stories in height
- Box-like massing with horizontal emphasis, one or two rooms deep
- Rectangular, square, or L-Plan in form
- Wood frame or adobe construction with stucco or wood siding finish
- Hip or gable roof, or gable-on-hip (Dutch gable) roof forms
- Flat/segmentally arched window/door openings
- Wood double-hung windows
- Large front verandas supported by wood posts



Territorial (1880-1912)

The Territorial architectural style found in Mesa is a distinct regional style that emerged during the Territorial Period of Arizona's history, which spanned from the late 19th century until Arizona became a state in 1912. This style reflects the unique blend of influences from various cultures and the availability of local building materials. This style may also be referred to regionally as Colonial Revival.

TYPICAL FEATURES

- Steeply pitched pyramidal roofs
- May have intersecting hipped portions such as front room with offset integrated front porch
- Segmentally arched window and door openings
- Front entry and one side of front facade may be recessed one-room depth with covered porch meeting the projected front facade



Queen Anne (1880-1910)

Popular during the Victorian era, the Queen Anne style was among the most popular in the country and is characterized by irregular shapes and complex arrangement of parts. The exterior of the house is often quite elaborate in its use of surface materials and detailing, and a complex color scheme further enhances the variety of materials used.

TYPICAL FEATURES

- One or one- and one-half stories in height
- Symmetrical and asymmetrical facades
- Full-width/wrap-around porches with spindle work
- Bay windows
- Stained glass windows
- Square or rounded towers and bays
- Decorative shingling patterns on wall surfaces



Colonial Revival (1880-1940)

The turn of the century brought a revival of interest in many building styles of Europe and colonial America. Typically two stories in height, Colonial Revivals are distinguished by a general symmetry in the arrangement of their parts and restraint in ornamentation. Although popular throughout the country starting in the 1880s, Colonial Revival housing types began appearing in Mesa after 1915.

TYPICAL FEATURES

- One to two stories in height
- Symmetrical front facade with center door entry
- Hipped dormers
- Front portico with porch columns and pediment
- Entryway fan or sidelights
- Double-hung windows with multiple panes
- Paired windows common





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
- 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 tile roof covering or flat with Mission parapet walls



Tudor/English Cottage Revival (1915-1940)

Noted for its steeply pitched gables and roof forms, the Tudor Revival became popular in the United States during the 1920s and is loosely based on late medieval English prototypes. A variant of the Tudor Revival is the English Cottage, which typically features an asymmetrical floor plan with plain wall surfaces and cross-gabled roof forms.

TYPICAL FEATURES

- One story in height
- Rectangular or L-Shape in form
- Steeply pitched and cross-gabled roof forms
- Multiple front-facing gables or one dominant gable
- Multi-pane windows, sometimes tall and narrow and arranged in groups
- Large chimney stacks



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



Pueblo Revival (1915-1940)

The Pueblo Revival, also referred to as the Southwest or Santa Fe Style, is a regional architectural style for both residential and commercial buildings reflective of traditional Pueblo architecture and the Spanish Mission of New Mexico. The style was popular during the early decades of the 20th century.

TYPICAL FEATURES

- One story
- Rectangular with asymmetrical facade, some with recessed entry
- Flat roof with parapet walls, front entry porches with tile roofs
- Adobe or stucco construction or wall finish
- Squared window openings with casement or double-hung windows
- Visible log beams (vigas)
- Little to no wall surface ornamentation





Spanish Revival (1915-1940)

Popular during the 1920s and 30s and common in California and the American Southwest, Spanish Revival homes feature sculpted stucco or terra cotta exterior surfaces; arched window, door, and porch openings; and low-pitched tile roofs. Rounded towers are also common. Spanish Revival homes incorporate a number of architectural elements and ornamentation from different Spanish architectural traditions emanating from the 8th century Moorish period.

TYPICAL FEATURES

- One to two stories in height
- Rectangular and asymmetrical floor plans
- Stucco wall surfaces
- Low-pitched, red tiled roofs
- Round towers in some examples
- Arched door or window openings



International Style (1930's-1960's)

The International Style evolved in the 1930s in Europe as a rejection of ornament and previous architectural styles. Principally used for office buildings, residential dwellings designed in the International Style feature smooth concrete or stucco wall surfaces devoid of ornamentation, narrow bands of steel casement windows, flat roofs with parapets, and, in some cases, projecting canopies, especially over entries.

TYPICAL FEATURES

- One to two stories in height
- Rectangular or asymmetrical in form
- Smooth wall surfaces of concrete or stucco
- Narrow window bands, floor-ceiling windows in some cases
- Flat roofs and canopies, sometimes overhanging or projecting



Streamlined Moderne (1920-1940)

Popular during the 1920s and 1930s, Streamlined Moderne architecture features smooth and rounded wall surfaces, mostly in stucco but also in brick and terra cotta, flat roof surfaces, and glass block windows. While less common in residential dwellings, Streamlined Moderne was a popular style used for transportation facilities such as bus and airport terminals, and car garages and dealerships. Streamlined Moderne was a departure from the more decorative Art Deco style of the same time period.

TYPICAL FEATURES

- One to two stories in height
- Stucco, brick, or terra cotta wall surfaces
- Flat roofs
- Smooth asymmetrical facades often curved walls
- Steel casement and glass block windows



Minimal Traditional (1935-1960)

The Minimal Traditional style emerged in the U.S. during the late 1930s and became popular in the 1940s and 1950s. It was a response to the economic and social conditions of the time, particularly the shortage of materials and labor during World War II and the subsequent housing demand for returning veterans and their families. The Minimal Traditional style is characterized by its simplicity, efficiency and compactness.

TYPICAL FEATURES

- Small size
- Symmetrical facades
- Minimal ornamentation
- Basic materials
- Functional floor plans





French Provincial (1920-1940)

The most character-defining feature of a French Provincial home is the prominent multi-hipped roof. Another easy-to-spot feature would be shutters. These mimic architectural elements associated with typical French architecture, although significantly scaled down.

TYPICAL FEATURES

- One story in height
- Rectangular in form
- Frame, brick, or stucco wall surfaces
- Low- or intermediate-pitched roof often with a front gabled entrance
- No dormers
- Minimal to no architectural detail
- Detached garages



CHAPTER 5: GUIDELINES FOR PRESERVATION, RESTORATION, AND REHABILITATION

The City seeks to preserve the historic integrity of properties of historic significance. This means employing best practices in property stewardship to maintain the key character-defining features of individual historic resources, as well as maintaining the character of the district in which they exist.

This chapter outlines the best practices for the preservation, restoration, and rehabilitation of historic resources. The guidelines of this chapter are intended to assist property owners, architects, landscape architects, and contractors as they design and plan for preservation, restoration and/or rehabilitation projects. The guidelines are meant to help people avoid rehabilitation pitfalls, prioritize essential tasks, receive Certificate of Appropriateness approvals, and achieve the desired results.

While the general maintenance and repair of historic buildings does not require a Certificate of Appropriateness from the Mesa Historic Preservation Office (HPO), it is recommended that property owners consult with the HPO to best assess which of the treatment options outlined below are best suited for their project.

5.1 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.

5.1.1 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.

5.1.2 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.
- Use the same kind of material as the historic feature. However, an alternative material may be considered if it:
 - › Has proven durability.
 - › Has a size, shape, texture and finish that conveys the visual appearance of the historic feature.
 - › Is located in a place that is hidden from view or isolated from direct physical contact.



The Dutchman repair method allows for the installation of new wood while preserving the historic wood.

Character Defining Features:

- Eaves
- Windows and doors and surrounds
- Surface ornamentation
- Columns
- Porches

5.2 MATERIALS AND FINISHES

Historic materials should be preserved in place. If the material is damaged, repair should first be considered. If repair is not feasible, the limited replacement of a material that matches the historic material should be considered. Historic building materials should never be covered or subjected to harsh cleaning treatments.

5.2.1 Building Material Maintenance

- Protect historic building materials from deterioration.
- Do not remove historic materials that are in good condition.
- Use a low pressure water wash if cleaning is necessary.
- Do not use harsh cleaning methods, which can inhibit the function and/or appearance of the historic material.

5.2.2 Material Repair and Replacement

- Repair rather than replace original materials when possible.
- Repair deteriorated building materials by patching, piecing-in, consolidating, or otherwise reinforcing the material.
- Replace only those materials that are deteriorated, and beyond reasonable repair.
- Replace only the amount of material that is beyond repair.
- Use only replacement materials that are similar in scale, finish and character to the historic material.
- Do not replace building materials, such as masonry and wood siding, with alternative or imitation materials, unless no other option is available.

5.3 WINDOWS

Like doors, windows and window openings are primary architectural features and dominant visual elements of historic buildings. Historic windows are also representative of a building's craftsmanship and design, making them worthy of preservation.

Historic windows are made primarily of wood or metal and come in various configurations such as double-hung sashes with multi-lights and also fixed, casement, awning and picture windows. Windows located on a historic building's front facade typically have formal regular window pattern arrangements. In addition, historic windows are generally constructed of more durable, long-lasting materials, and are of much higher quality than modern window replacements.

5.3.1 Window Preservation – Retain and preserve all historic wood and steel windows, including their size, glazing and configurations, location, and materials.

5.3.2 Window Maintenance and Repair

- The number, size, and location of windows should be preserved. Filling in or covering existing windows should be avoided.
- Preserve all historic window features including the frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, shutters, and window pane configurations.
- Restore altered window openings to their historic configuration.
- Do not alter a window frame to accommodate an air conditioner unit.
- If necessary, install interior storm windows to preserve exterior appearance.

5.3.3 Window Replacement

- If window replacement is necessary, new windows should match the originals in materials, style, configuration, and dimensions.
- Maintain the historic size, shape and number of panes.
- Match the profile of the sash, muntin and its components to the historic window, including the depth of the sash, which may step back to the plane of the glass in several increments.
- Use clear window glazing that conveys the visual appearance of historic glazing (transparent low-e glass is preferred).
- The use of vinyl and unfinished metals as window replacement materials is inappropriate.



207 N. Westwood (Historic diamond pane band of windows)

- The use of metallic or reflective window glazing is inappropriate.
- Reducing or increasing a historic opening to accommodate a different sized window is not appropriate.

5.4 DOORS AND ENTRIES

The design, materials, and location of historic doors and entries help establish the significance of a historic structure and should be preserved.

5.4.1 Entrance Maintenance and Repair

- Maintain and repair original door rather than replace when possible.
- Use materials that are similar to that of the historic door.
- Preserve historic and decorative features, including door frames, sills, heads, jambs, moldings, detailing, etc.
- Do not alter the historic size and shape of a door opening.

5.4.2 Entrance Replacement

- When a door is damaged beyond repair, replacements doors should match the original in dimension, materials, and design.
- Do not change the historic location of or add new door openings on primary facades.
- Do not fill in or cover historic door openings.



146 N. Fraser Dr. West (Original and historic doors help to convey the character of the style of the house)

5.5 PORCHES, DECKS, AND BALCONIES

A porch is one of the most important character-defining features of a facade. A porch provides visual interest to a building and shelter from the elements. It also defines building scale and establishes a social hierarchy of space from the street to the house interior.

5.5.1 Preserve Original Porches or Stoops

- Porches and stoops should be preserved in their original character and form.
- Preserve the existing height, location, shape, details, and posts
- Do not remove an original porch from a building.
- Avoid enclosing a historic porch, particularly on a highly-visible facade.

5.5.2 Porch and Stoop Maintenance

- Replace missing features and repair damaged features to match existing historic features.
- Maintain the overall composition when replacing porch features.
- Do not add ornamentation or decoration to a porch or stoop if it was not historically part of the porch or stoop or is not consistent with the style of the building.

5.5.3 Porch and Stoop Replacement

- When porch replacement is necessary, it should be similar in character, design, scale, and materials to those seen traditionally in the building's architectural style.
- Design a replacement porch or stoop to be appropriate to relate to the overall scale of the primary structure.
- Porches should not be added to a primary facade if the building did not historically have one.

5.6 HISTORIC ROOFS

The roof is among the most visually prominent features of a house and helps to define its architectural character. The great variety of roof shapes and forms found in Mesa, along with such features as chimneys, turrets, crestings, and dormers, gives the City's historic districts and areas great visual interest.

5.6.1 Roof Repair and Replacement

- Preserve the form, materials, and features of an original historic roof.
- Maintain the perceived line and orientation of the roof as seen from the street.
- Maintain roof overhangs because they contribute to the perception of the building's historic scale.
- Preserve functional and decorative roof features, including original dormers, chimneys and eaves, especially when they are character-defining features of the structure.
- Avoid altering the angle of a historic roof.
- Do not cut back exposed roof rafters and soffits.



234 N. Fraser Dr. (The breezeblock elements on this porch contribute to the character of the house)

5.7 EXPOSED FOUNDATIONS

A historic building foundation contributes to the character of a historic structure and should be preserved. Altering or replacing historic foundation walls is discouraged. However, it may be necessary to replace historic foundation walls with compatible materials where a historic foundation is deteriorated beyond repair.

5.7.1 Foundation Repair and Replacement

- Repair and rehabilitate exposed foundations in order to maintain a building's structural integrity.
- Re-point historic masonry foundations to match the historic design.
- Design landscaping and other site features to keep water from collecting near the foundation.
- Do not cover a historic foundation with newer siding material.
- Do not install windows, window wells or an access door on the front facade of a historic foundation.
- Replace a foundation wall using new material that is similar in character to the historic foundation.



541 N. Grand (The foundation wall shown here uses different materials to visually distinguish it from the main wall)

5.8 LANDSCAPING AND FENCES

5.8.1 Landscape Maintenance and Replacement

- Maintain and preserve existing character-defining landscape elements, including mature trees whenever possible.
- New landscaping should be installed to complement the existing character of the house.
- Do not install artificial turf in areas visible from the street.
- Do not replace front lawns with impervious hardscape materials.

5.8.2 Fence and Wall Maintenance and Repair

- Maintain and original or historic walls, specifically those constructed of decorative concrete masonry units, also known as breeze block.

5.9 HISTORIC SIGNS

A sign that is at least 50 years old with an appearance that has remained substantially the same as its historically significant time period is eligible to become designated as a Historic Sign. Upon designation, a Historic Sign needs to be maintained, modified and/or repaired consistent with the Historic Preservation Board's findings, conditions of approval, and the following guidelines,

5.9.1 Historic Sign Preservation and Repair

- Maintain and preserve historic signs, including ghost signs, wall-mounted, projecting signs, neon signs, and others that contribute to the historic and architectural character of Downtown Mesa and other districts and neighborhoods.
- Replace sign parts and structures using like or in-kind materials.
- Illuminate wall-mounted and projecting signs historic signs using gooseneck or other lighting appropriate to the sign, storefront, and building.
- Retain and carefully store historic signs which cannot remain in place for future use.



The Milano Music Center at 38 W. Main Street is the oldest music store in Arizona. The store has operated at this location since 1974 and features a locally-designated Historic Sign.



CHAPTER 6: GUIDELINES FOR ADDITIONS AND NEW CONSTRUCTION

This 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:

- Size - the relationship of the project to its site.
- Scale - 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.

Residential Additions

6.1 ADDITION PLACEMENT

For many properties, an addition to the rear or side of the historic building is the best approach to gain additional living area. A compatible addition that maintains the general appearance of a historic building, especially from key public vantage points, will best preserve character-defining features while also allowing for new construction.

6.1.1 Addition Location

- Locate an addition to be subordinate to the original structure.
- Design additions to have minimal visual impact to the existing structure.
- An addition should be the same height or lower than the existing structure whenever possible.
- Place an addition to the rear or below grade of the original structure whenever possible.
- Consider a compatible side addition if a rear addition is not possible.

6.1.2 Building Footprint and Lot Consistency

- An addition's footprint should be compatible with the size of the lot, yard, and setback characteristics of the neighborhood.
- Retain original open space at the sides and rear of the structure.
- Avoid the excessive loss of existing open space with a large addition.

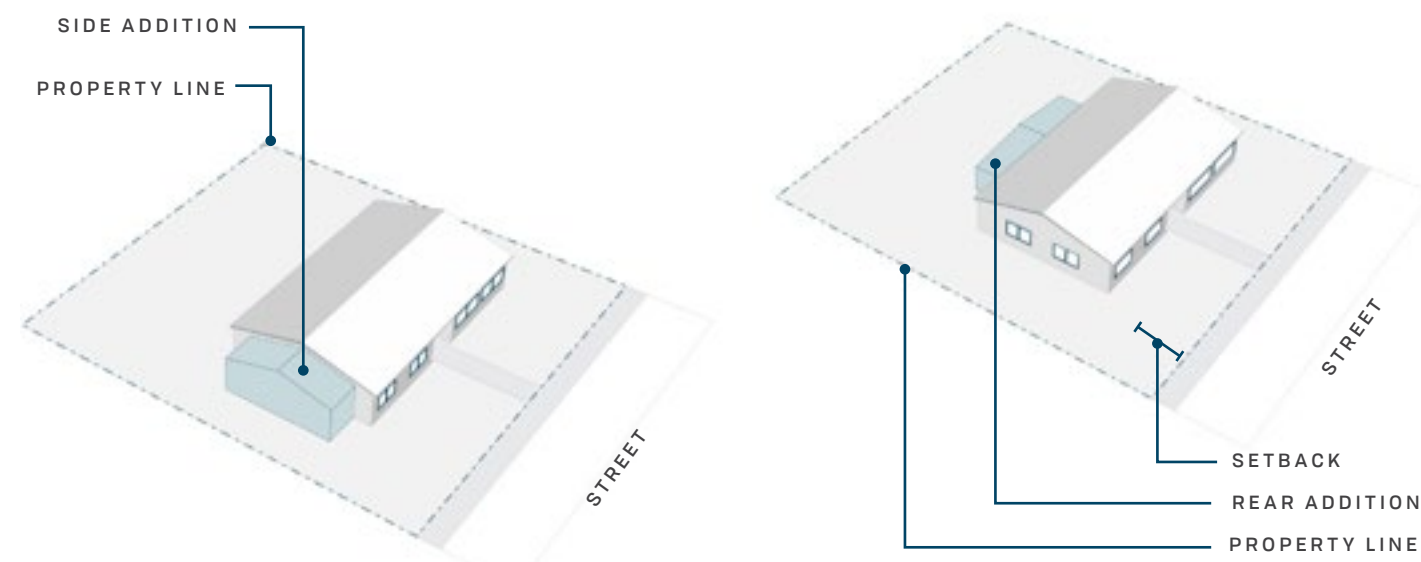
6.1.3 Rooftop Additions

- Second-story additions should only be considered in districts where homes were originally constructed with two-stories.
- Full-floor roof top additions are not appropriate for most historic homes as they adversely impact a home's architectural integrity and sense of scale.

6.2 ADDITION DESIGN

Additions should be compatible with the context of the historic neighborhood. Consider how the building will convey similar design attributes than that of a historic building. The new addition must differentiate in some way from the historic building in order to understand the building's change over time and visually communicate the addition as separate from the historic volume and appear in scale, while expressing its true age.

Figure 6.1: Side and Rear Residential Additions





159 N. Macdonald (Additions should match the house's roof shape and slope)

6.2.1 Respect Historic Setting

- Design additions to be recognized as current construction, while respecting key features of the historic context and architecture of the block and neighborhood.
- An addition should not project a sense of false history with ornamentation and detailing not reflective of its features and style characteristics.
- Include features that relate to the surrounding block, such as front porches.
- At a minimum, an acceptable design should be neutral and not detract from the historic context.

6.2.2 Addition Differentiation

- Differentiate the new addition from the historic house by setting back the addition from the historic building's wall plane.
- Providing a subtle change in building materials so the addition is visually distinct from the historic home.
- Place trim or other detailing to mark a clear distinction between the historic building and addition.
- Use a simplified interpretation of historic designs found in the neighborhood, or use a contemporary design that is compatible with historic siting, massing, and building forms found in the neighborhood.

6.2.3 Addition's Architectural Style

- Design new additions to respect the historic house's architectural style and character-defining features.
- Design additions to be compatible with the scale, massing, and rhythm of the historic building.
- Use contemporary details, such as window

moldings and door surrounds, to create interest and convey the period in which the structure was built.

- Design windows and doors to be compatible with the primary structure and surrounding historic context, particularly when visible from public vantage points.

6.2.4 Addition Roofing

- Matching the historic house's roof shape, ridgelines, and slopes.
- Match an addition's roof eave line with the existing house.
- Roof materials must be the same or compatible with that of the historic house.

6.2.5 Addition Materials

- New additions should avoid removing or destroying historic building materials or architectural features on the historic house.
- Salvage and reuse historic materials where possible to be covered or removed as a result of an addition.
- Use materials that complement the color and scale of the historic materials along the street.

New Construction

These guidelines for new construction are not aimed at preventing change or dictating a particular architectural style or an exact historical duplication. Rather, the guidelines aim to ensure that new buildings achieve compatibility with existing historic buildings that define the character of the historic district in which it is located.

6.3 BUILDING DESIGN

6.3.1 Building Height

- New residential buildings should be designed with heights and massing compatible with historic buildings in the district.
- Design a new building to be within the height range of the lowest and tallest heights of the buildings in the surrounding historic district.
- When a new building exceeds the height of adjacent homes by one story or less, use wall articulation or setbacks to provide an appropriate transition.

6.3.2 Building Scale

- Locate and proportion building features to reference

similar features on historic buildings. For example, match window heights, door height, porch height, etc. to those on nearby historic buildings.

6.3.3 Materials

- New residential dwellings should utilize construction materials consistent with adjacent homes and those found in the historic district..
- Variation in material type, color and texture is encouraged for new construction as long as the materials are complementary or compatible with those of adjacent homes.
- Contemporary materials such as fiber cement board or simulated stone veneer may be appropriate in some locations if they are visually similar to materials found in adjacent homes.

6.3.4 Doors and Entries

- New main entrances should be placed according to the orientation of other historic buildings within the historic district.
- In traditional residential neighborhoods, main entrances are oriented to the primary street.
- Use simplified configurations of historic doors rather than replicating a historic door exactly.

6.4 ROOFS

6.4.1 Roof Materials

- A new residential building should utilize roofing materials consistent in design and appearance with adjacent homes.

6.5 DORMERS

6.5.1 Dormer Design

- New dormers should reflect the design and proportions of dormers found on the historic house in terms of size, proportion, placement, detailing and window configuration.
- Refrain from installing new dormers if they were not original to the house's front elevation, not a common feature of the house's architectural style, or not historically found in the historic district.

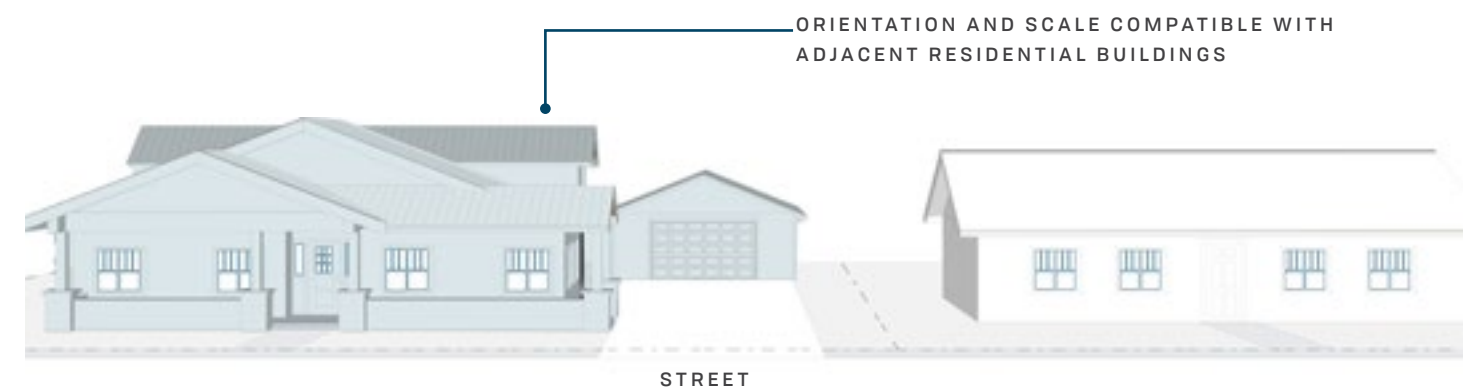
6.5.2 Dormer Location

- Locate a new dormer to the rear and/or the side (set back from the front facade) to help preserve the existing roof form and historic building materials.
- Minimize the height of dormer additions to ensure the historic structure remains visually prominent.
- Dormer should be located below the ridge line.

Figure 6.3: New Dormer



Figure 6.2: New Construction Scale



6.6 DOORS AND WINDOWS

Windows and doors are important character defining features of historic buildings. They provide a sense of scale and visual interest to the composition of a facade. They should be designed to be compatible with the surrounding context and their materials should be durable.



430 W. Clark (Garage enclosures, as shown here, should maintain the original door opening and use materials compatible to the house)

6.6.1 Door Orientation

- New main entrances should be placed according to the orientation of other historic buildings within the historic district.
- In traditional residential neighborhoods, main entrances are oriented to the primary street.

6.6.2 Door and Window Proportions

- Design doors, trim, windows, and any architectural detailing to the same proportion as those on the existing building with in adjacent homes.

6.6.3 Door and Window Design

- Design windows, doors, and other features to be compatible with the historic context.
- Use simplified configurations of historic doors rather than replicating a historic door exactly.

6.7 PORCHES

6.7.1 Porch Design

- Porch additions should be secondary and subordinate to a historic house's main and side elevations in terms of scale and proportions.
- A new porch must be appropriate to the architectural style and building type of the

historic home.

- A missing porch should be reconstructed based on documentation if available, and be in keeping with the house's architectural style.

6.8 ACCESSORY BUILDING AND ACCESSORY DWELLING UNITS

6.8.1 Accessory Building Location

- Accessory buildings and ADUs should be located near the rear of the property, out of view from the right-of-way.
- If attaching an ADU to the main house, do not remove nor destroy original or historic architectural features and materials.

6.8.2 Accessory Building Scale

- Accessory buildings and accessory dwelling units (ADUs) should be subordinate to the primary historic building in terms of scale and character.
- Design the mass, form and roof shape of a new accessory building and/or ADUs to be compatible with the primary building and surrounding historic context.

6.8.3 Accessory Building Design

- New accessory buildings and ADUs should use materials that are of a similar color, texture and scale to materials of the primary building and in the surrounding historic context.
- Use simplified versions of the primary building's features or other complementary details found in the surrounding historic context rather than duplicating exactly.

6.9 FENCES AND WALLS

6.9.1 Fence and Wall Design

- New fences and walls to complement the historic building's architectural style and the neighborhood's overall historic character.
- Use materials such as wood, brick, wrought iron or, in some cases, concrete block, that are compatible with the materials and scale of the property and surrounding block.
- Use high-quality and long-lasting materials and avoid vinyl or plastic fencing.

6.10 MECHANICAL EQUIPMENT

6.10.1 Mechanical Equipment Location

- Place mechanical equipment where it is not visible

from the street or public right-of-way.

- Place rooftop mechanical equipment on the rear roof sloped away from the street and public right-of-way.
- Mechanical equipment, whether on a roof, the side of a building or on the ground, should be screened from public view.
- If mechanical equipment cannot be placed in a suitable location, use appropriate screening techniques like privacy fencing, walls, or vegetation, ensuring materials are compatible with the primary house.
- Paint any equipment enclosures using the same color as the predominate color found on the house.

6.11 SOLAR PANELS

6.11.1 Solar Panel Location

- Avoid placing solar panels in locations that obscure architecture features and details or change the overall character of the dwelling or building
- Install solar panels on additions or detached buildings when possible.
- Minimize visual impacts by locating collectors back from the front facade on the primary building.
- Locate collectors where it will not damage significant features or materials, and install solar collectors in such a way that they can be removed in the future.

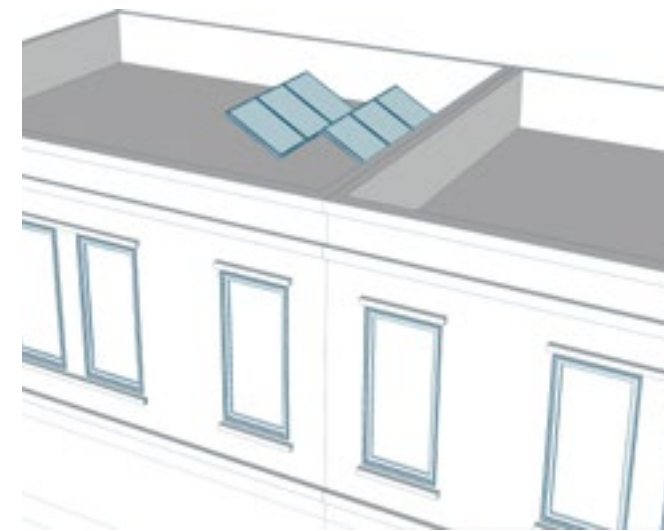


Figure 6.4 In this commercial rendering, solar panels are hidden below the buildings roof line.

6.12 NEW SIGNS ON HISTORIC BUILDINGS

6.12.1 Signage Plan

- Create a signage plan for a historic commercial building based on documentation and photographs of past signage types.
- The design of the new signage must respect the building's architectural character, scale, proportions, storefront arrangement and openings, and the overall streetscape visual environment.
- New signage should not damage or obstruct important facade and **storefront architectural features**.

6.12.2 Awning Signs

- Limit the use of awning and canopy signs to traditional commercial, mixed-use, and residential building forms that historically used awnings.
- The shape of the awning should reflect the shape of the window or door opening it is covering.
- Place signage lettering on the awning or canopy valance.

6.12.3 Window Signs

- Limit window signs to storefront windows or doors where they are visible from the public right-of-way.
- Use colors and fonts suitable to the architectural style of the building.
- Do not use opaque materials that obscure views into and out of windows.
- Mechanical equipment, whether on a roof, the side of a building or on the ground, should be screened from public view.
- If mechanical equipment cannot be placed in a suitable location, use appropriate screening techniques like privacy fencing, walls, or vegetation, ensuring materials are compatible with the primary house.
- Paint any equipment enclosures using the same color as the predominate color found on the house.



APPENDIX

APPENDIX A: ARCHITECTURAL DEFINITIONS

APPENDIX B: LOCALLY-DESIGNATED HISTORIC LANDMARKS

Appendix A - Architectural Definitions

The following definitions describe common terminology used in this document. The meaning of any and all words, terms or phrases in the Architectural Definitions are in accordance with the definitions provided within the Mesa Zoning Ordinance, Chapters 86 and 87.

Abut - To be contiguous and adjacent.

ADA - Americans with Disabilities Act of 1990.

Adjacent - To be next to, touch upon, or share a common property line.

Adobe - a building material made from earth and organic materials usually sun or kiln-fired into bricks.

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

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

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

Awning or Canopy Sign - A sign painted on or attached to an awning or canopy, typically to the valance portion.

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

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

Bay Window - a generic term for all protruding window constructions, regardless of whether they are curved or angular, or run over one or multiple story.

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

Board and Batten Siding - A type of siding where thin strips of wood molding--or "battens"--are placed over the seams of panel boards. The result is an aesthetic that is both rustic and chic, with the strong vertical lines providing shadows and textures to the home exterior.

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

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

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

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

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

Chimney - A ventilation structure made of masonry, clay or metal that exhausts gases or smoke produced by a boiler, stove, furnace, incinerator, or fireplace from human living areas.

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

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

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

Coping - The protective uppermost course of a wall or parapet.

Cornice - Any crowning projection found at the roof line of a commercial or residential building.

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

Display Window - A window of a commercial storefront facing a sidewalk and street and used to display merchandise.

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

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



DOUBLE HUNG



CASEMENT

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

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

Fascia - A horizontal member or board that covers the rafter ends along the edge of the roof.

Fenestration - An opening in a wall surface.

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

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

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

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

Gable - Part of the upper section of a wall between the edges of a sloping roof.

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

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

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

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

HPO - Historic Preservation Officer for the City of Mesa.

In-Kind Replacement - Replacing a feature of a building with materials of the same characteristics, such as material, texture, and color.

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

Main Elevation or Facade - That portion or wall of a building visible from and oriented to a street or public right-of-way.

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

Massing - The overall bulk, size, physical volume, or magnitude of a building.

Mesa Historic Property Register – The official record of all designated historic landmarks, historic properties, and historic districts, as designated under the provisions of the Mesa Zoning Ordinance. The Historic Preservation Officer (HPO) maintains the official record of all such designations.

Metal - Malleable materials such as iron, cast iron, copper, stainless steel, and aluminum.

Monument Sign - A ground mounted sign attached to a base of concrete, stone, brick or other material.

Mortar - A mixture of cement, lime, sand, or other aggregates with water and used in plastering and bricklaying.

Muntin – One of several thin wood strips used to separate panes of glass within a window.

Non-Contributing - A building, site, structure, or object within an historic district that may be less than 50 years of age, constructed outside a historic district's period of significance, or has significant alterations compromising its architectural integrity.

Orientation – A building set in relation to its surroundings and environment, often placed with the main building elevation facing the street or public right-of-way.

Ornamentation - Refers to materials or features used for decoration. In addition to referring to materials for decoration, ornamentation can also mean the act of decorating or the state of being decorated.

Parapet - A low wall or protective railing that defines the edge of a roof or balcony.

Park Strips - A landscaped area between the street and the sidewalk.

Pediment - A triangular gable usually found above an entrance portico or in a porch directly above a building's main entrance.

Parkway Lawn - A landscaped area between the street and the sidewalk.

Picture Window- An exceptionally large, typically single-paned, window designed to frame an exterior view.

Porch - A covered platform, usually having a separate roof, at an entrance to a building.

Porte-Cochere - A covered entrance large enough for vehicles to pass through, typically opening into a driveway.

Portico - A covered entrance porch supported on at least one side by columns.

Primary or principal building – A building that accommodates or houses the primary permitted use.

Public Right-of-Way - An area or strip of land owned publicly that may include a street, walkway, railroad, utility line, drainage channel, or other similar uses.

Pyramidal Roof - A pyramid-shaped roof with four sides of equal slope and shape.

Rafter - One of a series of small, parallel beams for supporting the sheathing and covering of a pitched roof. Exposed rafters supporting roofs or porches are rafter tails.

Repointing - The act of repairing the masonry joints with mortar or cement.

Ridgeline - The top horizontal member of a roof where the sloping surfaces meet.

Rusticated - Roughened stonework or concrete blocks typically at the foundation level to give greater articulation to each block.

Sash - A portion of a window that may hold a single or multiple panes of glass separated by narrow muntins.

Scale - A proportioning of a building's major components and materials to one another and to neighboring buildings.

Screening - Open spaces, landscaped areas, fences, and walls used to physically separate or screen one property from another to reduce noise, lights, nuisances, or to shield land uses of a higher intensity to a lower one.

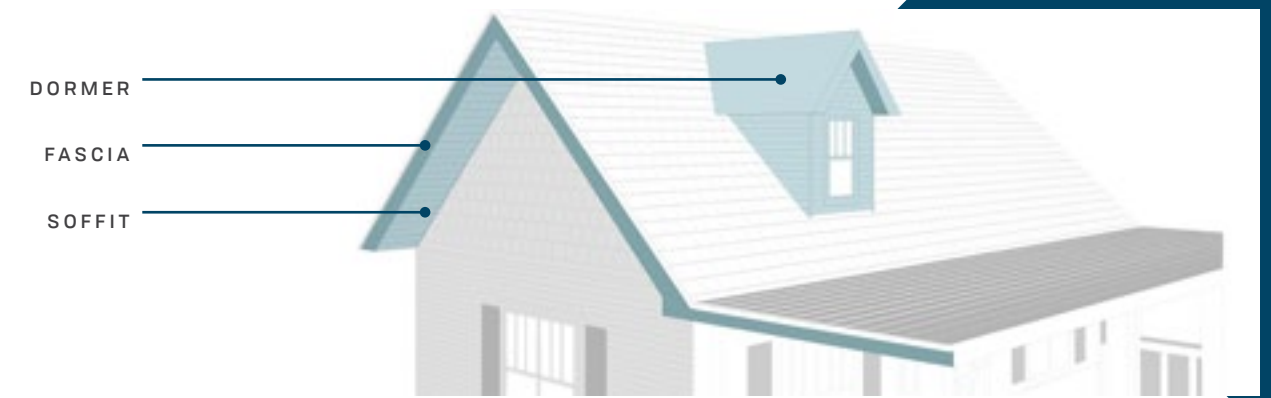
Secondary Elevation - Portion of a building not considered a primary facade.

Setback or Build-To Line - The open space between the property line of the lot, sidewalk or street to a building's main elevation.

Shed Roof - A roof containing only one sloping plane.

Side-Gabled Roof - A gable whose face is on one side of a house, perpendicular to the facade

Appendix Figure: Dormer, Fascia, and Soffit



Shingles - Used as siding and roof materials, shingles are units of wood, asphalt material, slate, tile, concrete, asbestos cement, or other material cut to stock lengths, widths, and thickness and applied in an overlapping fashion.

Sidelights - A framed area of fixed glass alongside a door or window.

Siding - The exterior material used to cover the walls of wood framed buildings. Siding may be made of natural materials while others may be synthetic such as vinyl, aluminum, or fiber cement to resemble a variety of authentic wood siding types.

Siding Reveal - A portion or the exposed space between rows of clapboard or shingle siding.

Soffit - The underside of an overhanging element, such as roof eaves.

Spall - to break off or crack into smaller pieces.

Stucco - A cement-based mixture of sand and limestone used as a siding material.

Transom - A window or pane above a door, whether rectangular or arched.

Vernacular - A term often used to describe buildings generally not designed by an architect or that exhibit basic characteristics of a particular style.

Wainscoting - A wood lining or paneling on the walls of a room; sometimes referring to paneling on the lower part of walls only.

Wall Elevations - Two dimensional drawing(s) of a building's facades. Generally, wall elevations are

produced for four directional views, for example, north, south, east and west.

Weeping Mortar - An application used when laying brick which involves applying a large amount of mortar, and then not scraping or molding the mortar after it squishes out between the bricks. No tools are used.

Window Sign - Any sign, picture, symbol painted or placed within a window that communicates information about a business or service.

Wood Reveal - A reveal in exterior clapboard siding is the portion of siding typically exposed.

Xeriscape - A type of landscaping that conserves water and protects the environment by using site appropriate plants, an efficient watering system, practical use of turf, the use of mulches and proper maintenance.



Appendix B - Locally-Designated Historic Landmarks

Isley (Phil) House (412 N. MacDonald St.)

The "Phil Isley" house was constructed in 1922, and was originally located at 643 E. Main St. It is a classic example of a brick, craftsman bungalow. A motel was built on the site in the 1940s, with the house serving as the office. In 2005, the house was purchased and moved to the current site.

Phil Isley (1886-1962) played an important role in Mesa's history. He served as president of the Lions Club, the Hiram Club, and the Mesa Chamber of Commerce. He was the Maricopa County Treasurer, he served on the Maricopa County Board of Supervisors and he was a member of Arizona's State Legislature building burned down in 1921 and was reconstructed in 1922.

Significant Features:

- Exhibits Bungalow-style features
- Symmetrical facade
- Medium-pitched gable roof
- Large front veranda supported with posts
- Segmental-arched windows and door openings
- Large double-hung windows

HISTORIC DESIGNATION	
Mesa Local Historic Landmark: Designated 2016	
Construction Date:	1922



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

The Alma Ward Meeting House is a Colonial Revival Style building located at the corner of Main St. and Extension Rd. The two-story meeting house is the most prominent and only contributing building among three that were constructed on this property as part of a Mormon Church complex in the early twentieth century.

Significant Features:

- Colonial Revival style as expressed through brick quoining, simple wood window pediments, cornices and shutters (current building was redesigned as part of a 1937 expansion and remodel)
- Two-story Mormon meeting house form, constructed as part of a Mormon Church complex, modified T plan, intersecting gable roof form
- Interior plan reflects historical use as a meeting house for worship, education, civic and social activities with primary spaces that include an entrance hall and voluminous chapel auditorium as well as secondary classroom and meeting rooms
- Brick and stucco exterior materials, metal paneled roof resembling concrete shingles
- Interior features among the various buildings include thirteen-foot ceilings with original tiles and crown moulding, many original doorways, portions of the original sloping floor, maple floors, ceiling with unique arch shape, operational fieldstone fireplace

HISTORIC DESIGNATION

Mesa Local Historic Landmark: Designated 2004

Construction Date:	1908
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Federal Building (26 N. Macdonald St.)

The Federal Building was built in 1936 becoming Mesa's first 1st-class post office and one of the finest buildings in the City upon its completion. The building was expanded in 1960 to include a two-story extension and loading dock. Despite this expansion, it became necessary to move the post office in 1980. At that point, the historic post office became a federal building and housed offices for various federal agencies until the building was granted to the City of Mesa in 2002.

In 2018, Mesa voters approved a \$7.4 million bond issue to convert the building into a dynamic community event space called The Post.

Significant Features:

- Unique, well-articulated example of small, single-purpose post office building type: 1-3 stories in height with first floor set on a raised platform
- Federal Moderne (can be referred to as "Starved Classicism") architectural style: flat facades with nominal articulation, cast paneling positioned to create fluting on the central section of the front facade with recessed entry, symmetrical and proportioned facades
- Strong Classical forms incorporated in the Great Seal medallions
- Free-standing lamps flanking entry
- Symmetrically arranged windows
- Roof is either flat or hipped and typically terminates behind a low parapet
- 1960 addition (south side) upgraded to small, combined Post office and federal building
- Free-standing lamps flanking entry
- Symmetrically arranged windows
- Roof is either flat or hipped and typically terminates behind a low parapet

HISTORIC DESIGNATION

Mesa Local Historic Landmark: Designated 2004

Construction Date:	Constructed (as present form) ca. 1936
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Irving School (155 N. Central St.)

The Irving School is a surviving example of the Federal Moderne style of architecture. The school building was constructed in 1936-1937 as a Public Works Administration (PWA) project. It is historically significant as an example of federal depression-era public works and for its role in educating Mesa residents prior to World War II.

The property was purchased by the City of Mesa in 1976 and converted into a performing arts center, although the building retains its historic appearance and setting from its period of significance, 1936-1949.

Significant Features:

- Unique blend of the institutional Federal Moderne Style with the residential Ranch style
- Symmetrical front facade, architectural ornamentation (Federal Moderne)
- Rambling E-shaped floor plan, gabled roofs (Ranch)
- Interior details - Concrete floors with integral covered baseboards
- Mature trees, shrubs, and lawns of the broad frontage of the Irving School serve to unify it with densely landscaped West 2nd Street

HISTORIC DESIGNATION

Mesa Local Historic Landmark: Designated 1998

Construction Date: 1936-1937



Larkin Fitch Farmhouse (945 N. Center St.)

The Fitch Farmhouse was built in 1933 on farmland owned by Larkin Fitch. Larkin Fitch played a prominent role in Mesa's farming industry in the first half of the 20th century. The Fitch Farm House is an example of a Tudor Revival style house.

Significant Features:

- Tudor Revival style
- Adobe brick construction
- Second story sleeping porch
- Agricultural setting, rare remaining example of Mesa's rich agricultural heritage

HISTORIC DESIGNATION

Mesa Local Historic Landmark: Designated 2010

Construction Date: 1933



James Macdonald House (307 E. 1st St.)

This was the home of James Macdonald who was an early Mesa pioneer as well as a police officer, farmer and builder. James Macdonald assisted in the construction of the Arizona LDS Temple in 1919.

Significant Features:

- Constructed between 1916 and 1918 (ca. 1925 two-story addition to the north)
- Vernacular bungalow

HISTORIC DESIGNATION

Mesa Local Historic Landmark: Designated 1998

Construction Date:	1916-1918
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Mesa Public Library / Information Technology Building (59 E. 1st St.)

Constructed in 1959, the building maintains all of its original features including a floating terrazzo stairway in its lobby, original light fixtures, and the “wave” formed-concrete covered walkways to the rear entrances. The north and south glass facades were set back from the exterior wall of decorative masonry and clay tile solar screens to provide protection from the harsh Arizona sun.

Significant Features:

- Early example of Post-War modern formalism style of steel and pre-cast concrete exposed structural systems
- “M” Mesa breeze block, made possible by the structural system
- Two-story glass entryway with the unique floating terrazzo stairway and hanging lights
- “Wave” concrete covered walkways (modified in 2020)

HISTORIC DESIGNATION

Mesa Local Historic Landmark: Designated 2013

Construction Date:	1959
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Mt. Calvary Baptist Church (430 N. Lewis St.)

The Mount Calvary Baptist Church was built in 1918 and is the oldest predominantly Black Church in Mesa. The church was initially established as a mission, and it was led by missionaries who commuted several miles each week. Prior to the church's construction, the congregation met under a tree in the front yard of the late Clara McPherson (wife and mother of the first Black family to reside in Mesa).

Significant Features:

- Significant for its association with the early settlement of Mesa by African Americans and is the first African American church in Mesa
- Significance for its longstanding influence in the Escobedo neighborhood and City of Mesa
- Concrete block construction featuring a stepped parapet on the east and west facades, covering the gable ends, entry is on east facade with a gabled porch covering
- Tower located at southeast corner of building topped with a pyramidal spire and cross
- Asphalt shingle roof

HISTORIC DESIGNATION

Mesa Local Historic Landmark: Designated 2002

Construction Date: 1918



Ponderosa II (602 S. Edgewater Dr.)

The Ponderosa II House (Lorne Greene's house) was built in 1960 by actor Lorne Greene, who played Ben Cartwright, the patriarch of the Cartwright family in the popular 1960s TV series "Bonanza". The house is a replica of Bonanza's Ponderosa Ranch House.

Significant Features:

- Exact replica of the ranch home "Ponderosa" from NBC-TV's western show Bonanza (aired 1959-1973), built as a weekend retreat by Lorne Greene, the show's star playing Ben Cartwright
- First home and flagship home used in promoting land sales and new home construction in Apache Country Club Estates (now Golden Hills and Arizona Golf Resort)

HISTORIC DESIGNATION

Mesa Local Historic Landmark: Designated 2014

Construction Date: 1960



Ramon Mendoza House (126 N. Pomeroy St.)

The Ramon Mendoza House was built in 1944 and was the home of Ramon Mendoza, Mesa's first Hispanic Chief of Police for Mesa. Mendoza was born in Mesa in 1914, the son of pioneer settler Ramon S. Mendoza (for which the Mendoza School is named) and graduated from Mesa High School in 1932. In a time when segregation was still commonplace, Mendoza became a police officer in 1942 and was appointed Police Chief in 1969 and served in this capacity until his retirement in 1978. Mendoza purchased his home in 1946 and lived there until his death in 1999.

Significant Features:

- Ranch home with covered porch
- Attached carport
- Low-pitched roofline

HISTORIC DESIGNATION

Mesa Local Historic Landmark: Designated 2001

Construction Date:	1944
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First United Methodist Church (55 E. 1st Ave.)

In existence since the late 1800s, the First United Methodist Church holds the distinction as being Mesa's longest continuously operating church. The church's steeple has been a part of downtown Mesa's skyline since the early 1950s. The Historic Landmark site includes the sanctuary and steeple, Stewart chapel, and the bell tower atop the columbarium. The bell tower was relocated from the former church to the current columbarium.

Significant Features:

- Mid century architectural trend of monolithic form accentuated by a lesser ratio of solids to voids, geometric shapes juxtaposed with the warm brick and curved walls, simple decoration
- Minimal steeple tower expresses mid century details such as decorative brick grills, reminiscent of breeze block walls, tower's verticality emphasized by the stacked bond brick within the inset portions leading up to the vent
- Main church building complemented by classrooms, designed similar to the finger-plan used by many mid century schools – this plan was used to achieve a balance between the classroom and natural environment in the form of a courtyard
- Mission style columbarium and bell structure, a style that was popular much earlier than the 1950s campus, serving as evidence it was taken from an earlier church building

HISTORIC DESIGNATION

Mesa Local Historic Landmark: Designated 2014

Construction Date:	1894
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DESIGN GUIDELINES FOR HISTORIC PROPERTIES
HISTORIC PRESERVATION ORDINANCE