



Planning & Zoning Board

Historic Preservation Design Guidelines

December 13, 2023

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





Background – Design Guidelines

Historic Preservation Design Guidelines -2001

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

New historic preservation design guidelines reflect changing historic resources

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

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

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







Purpose – Design Guidelines

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







Design Guidelines Organization

Chapter 1 - Introduction

Chapter 2 - Certificates of Appropriateness

Chapter 3 - Guidelines for Preservation, Restoration & Rehabilitation

Chapter 4 - Guidelines for Additions & New Construction

Chapter 5 - Historic Building Types & Architectural Styles

Chapter 6 - Historic Districts & Historic Landmarks

Appendices

A - Architectural Definitions





Chapter 1 - Introduction

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

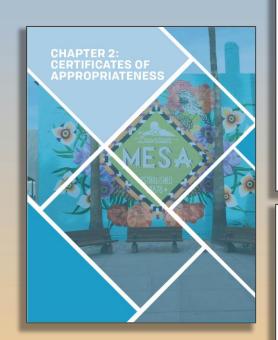






Chapter 2 - Certificates of Appropriate

- Explains which projects require a COA and which do not
- Lists examples of project scopes that do require a Certificate of Appropriateness
- Explains COAs are not needed for properties exclusively on the National Register of Historic Places
- Encourages the use of the guidelines for non-locallydesignated properties
- Explains relationship to City Code
- Contains information on US Secretary of the Interior Standards for Rehabilitation



STANDARDS FOR REHABILITATION

- A property will be used as it was historically: given a new use that requires minimal chan to its distinctive materials, features, spaces, spetial relationships.
- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of feetures, spaces, and spatial retailineships that characteriz a property will be avoided.
- Each preperty will be recognized as a physic record of its time, place, and use. Changes to create a false sense of historical developme such as adding conjectural features or elem from other historic properties; will not be undertaken.
- Changes to a property that have acquired his significance in their own right will be retained preserved.
- Listinctive materials, seatires, micross, and construction techniques or examples of craftsmanship that characterize a property of preserved.
- Detarionated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a detain feature, the new feature will match the old in design, color, telefune, and, where possible, materials. Replacement of missing features be substantisted by documentary and physic evidence.
- Chemical or physical treatments, if appropri will be undertaken using the gentlest mean possible. Treatments that cause damage to historic materials will not be used.
- Archaeological resources will be protecte and preserved in place. If such resources must be disturbed, mitigation measures in protection.
- 12 DESIGN GUIDELINES CHAPTER

9. New additions, editarior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterise the property. The not work will be differentiated from the old and will be compatible with the historic materials features say, scale, and proportion, and missing to protect the



...

Contributing and Non-Contributing Historic Resources

In instance districts — whether islated in the National Register or locally designated — inchribital properties either controlled or object of other communities to the districts either controlled or object or other communities to the districts operating the controlled or the standard or the controlled or

The City of Meas maintains an inventory of contribuand non-contributing measures, largely derived fror past survey work and the inventory lists of individual historic district norminations to the National Register of Historic Places To determine from Progressive contributing or non-contributing to a Mesa Historic Destrict, contact the City of Mesa Historic Preservatio Office.

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

Developed by the National Park Service as part of the lax Reform Act of IRIS, within throubcost the Andread Haston Service and the National Program, the U.S. Secretary of the Interior Schartests for the National Conference of Expension — in particular, the National Conference of Expension — in particular, the National Conference of Expension — in particular, the previous has indicated for the Haston Fenerous previous terms of the National Park Park Conference on the National Park Park Conference on the National Park Park



RESA DESIGN QUIDELINES FOR HISTORIC PROPERTIES





Chapter 3 - Guidelines for Preservation, Restoration & Rehabilitation

- Provides general principles for preservation & rehabilitation
- Provides Guidelines for the following topics:
 - Character-Defining Features
 - Materials and Finishes
 - Windows
 - Doors and Entries
 - Porches, Decks, and Balconies
 - Historic Roofs
 - Exposed Foundations
 - Landscaping and Fences
 - Historic Signs



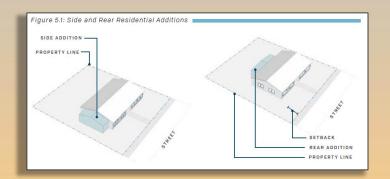




Chapter 4 - Guidelines for Additions & New

- Provides general principles for additions & new construction
 - Provides Guidelines for the following topics:
 - Addition Placement
 - Addition Design
 - New Construction Building Design
 - Accessory Buildings and Accessory Dwelling Units
 - Fences and Walls
 - Roofs
 - Dormers
 - Doors and Windows
 - Porches
 - Mechanical Equipment
 - Solar Panels
 - New Signs on Historic Buildings









Chapter 5 - Historic Building Types and

Architectural Styles

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







Chapter 6 - Historic Districts and Historic

Landmarks

- Introduction describes Mesa's Historic Resources
 - Difference between properties on the local register versus national register
 - How to find information on designating a property
- Brief description of the districts and landmarks - historical development, building types, and defining features

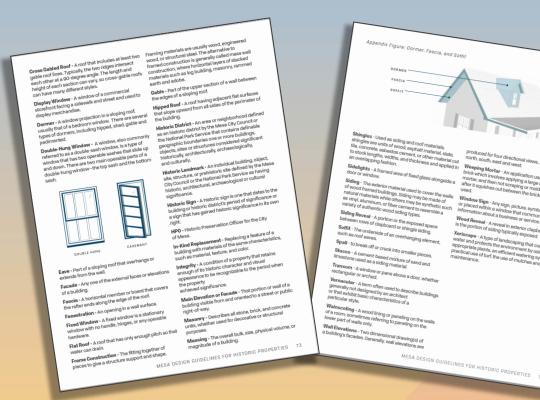






Appendix A - Architectural Definitions

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







Summary of SHPO Comments

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





Summary of SHPO Comments

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





Design Guideline Meetings to Date

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







Recommendation

Staff recommends that the Planning & Zoning Board:

Provide a recommendation that City Council <u>adopt</u> the Mesa Historic Preservation Design Guidelines





Design Guidelines



3.1 CHARACTER DEFINING FEATURES

Character-defining features help convey the historic and architectural significance of historic properties and should be preserved. The method of preservation that requires the least intervention is expected.

3.1.1 Maintain character defining features

- Distinctive materials of character-defining features should not be removed.
- Changes to spaces and spatial relationships that characterize a property will be avoided.
- Meintain character-defining landscaping including, but not limited to materials, location and size. If significant vegetation is removed, replacement may be required.
- Do not add features that were not part of the historic structure.

3.1.2 Repair, rather than replace character-defining features

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

misrepresentation of the building's history. Figure 3.1 Examples of Character Defining Features

10 DESIGN GUIDELINES - CHAPTER 3

Figure 3.2 Example of False Sense of History



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

Mission (18 Similar to many Spar buildings feature sha as their main identis.

similar to many Spanish Revival homes Mission buildings feature shaped dormers and root parapets as their main identifying feature. The Mission shife was popular in the early 20th century and spread shown one of the control of

TYPICAL FEATURE

- One or two stories in height
 Square or rectage.
- Mission-shaped dormer or porch roof parapet One-story full or partial width porch arched opening
- Symmetrical or asymmetrical facade

 Double-hung windows Smooth as
- Hip roof with tile roof covering or flat with the parapet walls

Craftsman (1905-1970)

architectural pattern books during the early decades architectural pattern books during the early decades of the 20th century, the craftsman style house amphasized hand craftsmanship, natural materials and simplicity in design and ornamentation. Development or smaller houses, the style of the properties of the p

TYPICAL FEATURE

- Rectangular, square or L-Shapert in Frame, brick or st.
- Frame, brick, or stucco of combination
- Roof rafter talls or kneep
- Gabled roof forms
 Square or tapered pomb
- Double-hung windows with divided light upper ash