



# Planning & Zoning Board

## Historic Preservation Design Guidelines

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# 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 user-friendliness





# 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**

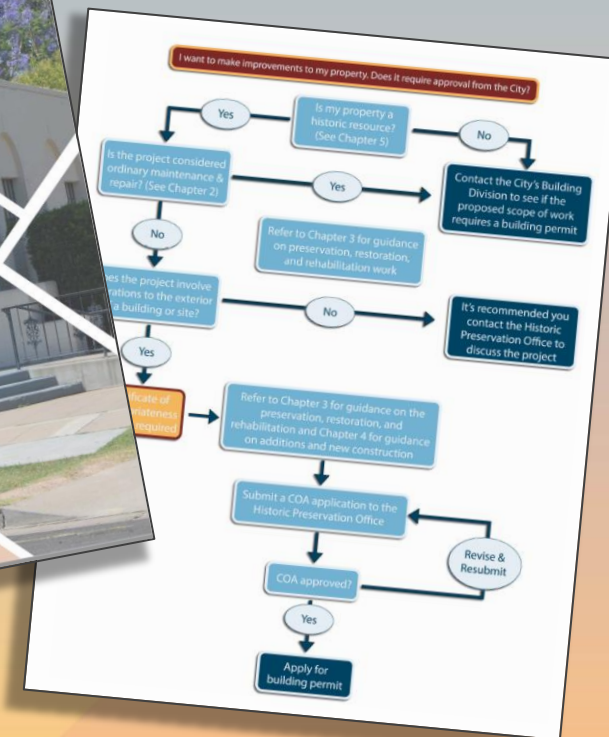
**Appendices**

**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

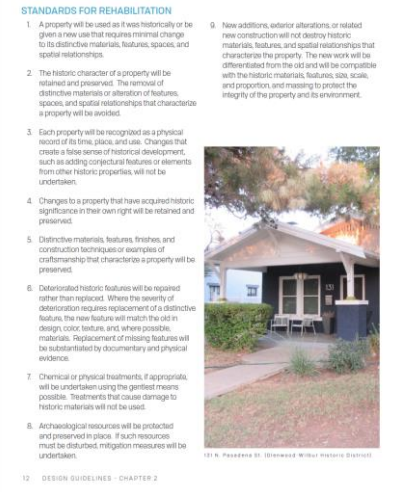
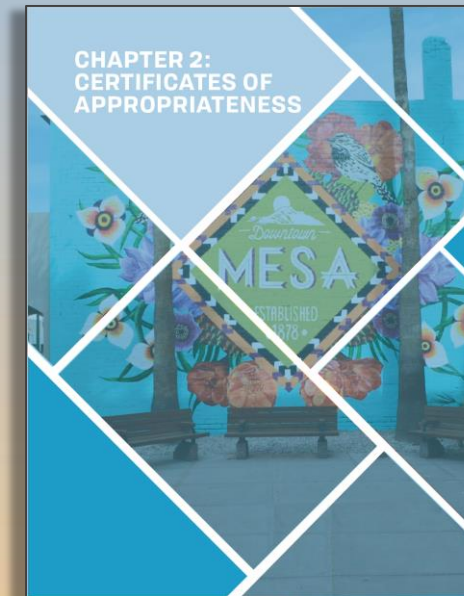






# Chapter 2 - Certificates of Appropriateness

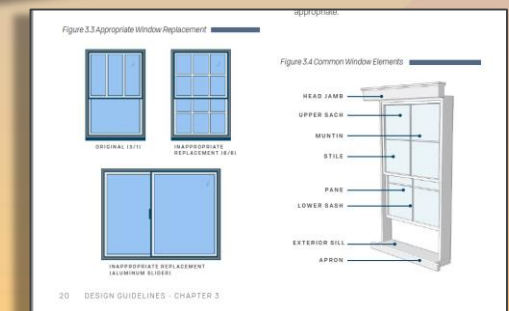
- Explains which projects require a COA and which do not
- Lists examples of project scopes that do require a Certificate of Appropriateness
- Explains COAs are not needed for properties exclusively on the National Register of Historic Places
- Encourages the use of the guidelines for non-locally-designated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





# 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





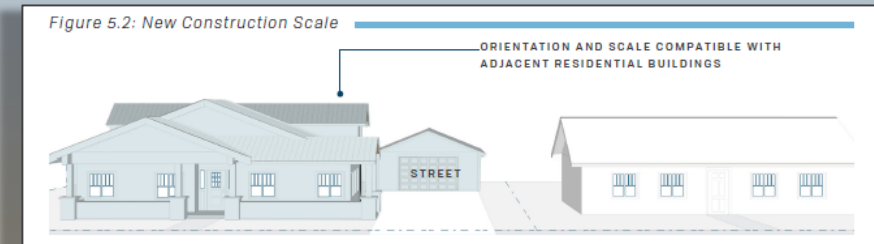


# Chapter 4 - Guidelines for Additions & New Construction

• 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



## General Principles 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:

- **Scale** - the relationship of the project to its site.
- **Style** - the relationship of the building to those around it.
- **Material** - the relationship of the building's various parts to each other.
- **Finishes** - 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.

In addition to the Secretary of the Interior's Standards for Preservation and Rehabilitation regarding additions and new construction, property owners and design professionals should follow these principles in project planning.

### PRINCIPLE #1: ENSURE THE INTEGRITY OF EXISTING HISTORIC BUILDINGS WHEN CONSIDERING NEW ADDITIONS.

Any new addition must respect and be harmonious with a historic building's materials, features, size, scale, proportion, and siting to preserve and maintain the building's historic and architectural integrity.

New additions or related new construction shall not destroy original or historic building materials that characterize the historic property. In addition, any new addition must also differentiate from the historic building in some method or fashion so that one can visually understand the building's architectural change and evolution over time.

### PRINCIPLE #2: PROMOTE NEW ADDITION AND CONSTRUCTION DESIGN REFLECTIVE OF ITS TIME.

Additions and new construction should be of its time and not project a sense of false history with the exact replication of features and ornamentation of past historic architectural styles. Instead, historical styles may inspire or provide identifiable design cues for additions and new construction within Mesa historic districts.

### PRINCIPLE #3: USE CONTEMPORARY MATERIALS AND DESIGN CREATIVITY FOR NEW CONSTRUCTION.

When designing new infill construction, use contemporary building materials and architectural detailing in creative ways that convey the dwelling or building is of new construction. New construction may incorporate abstract references to the architectural styles and property types that are also compatible within its immediate setting or neighborhood.

### PRINCIPLE #4: DESIGN ADDITIONS AND NEW CONSTRUCTION WITHOUT DAMAGING HISTORIC MATERIALS.

Design and undertake any additions to historic buildings and new construction in historic districts in a manner that if removed in the future would not impact or effect historic building materials, the essential integrity of historic buildings, or the surrounding site or neighborhood.





# Chapter 5 - Historic Building Types and Architectural Styles

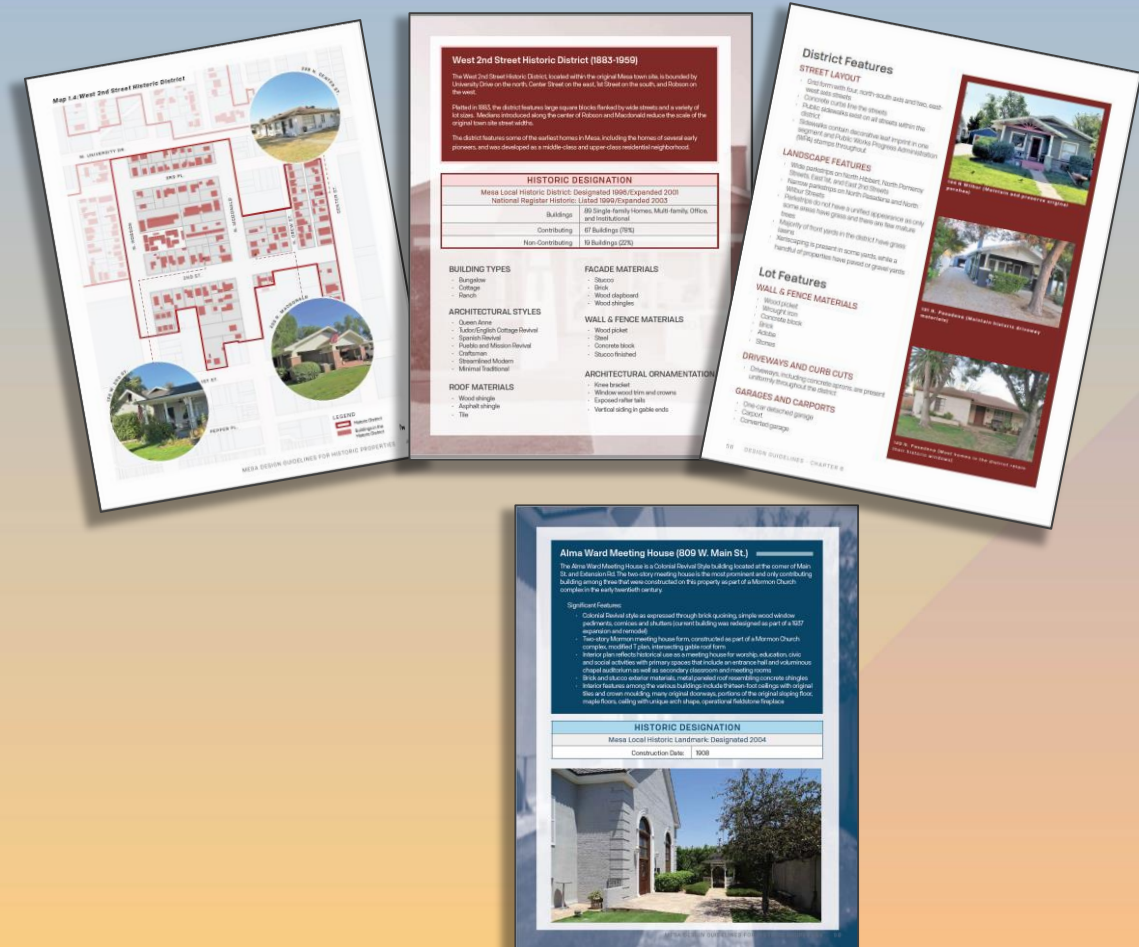
- Highlights common residential building types and architectural styles
- Each building type/style features a description and a list of typical features
- Photos of Mesa homes provided as illustrative examples of each building type/style





# 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

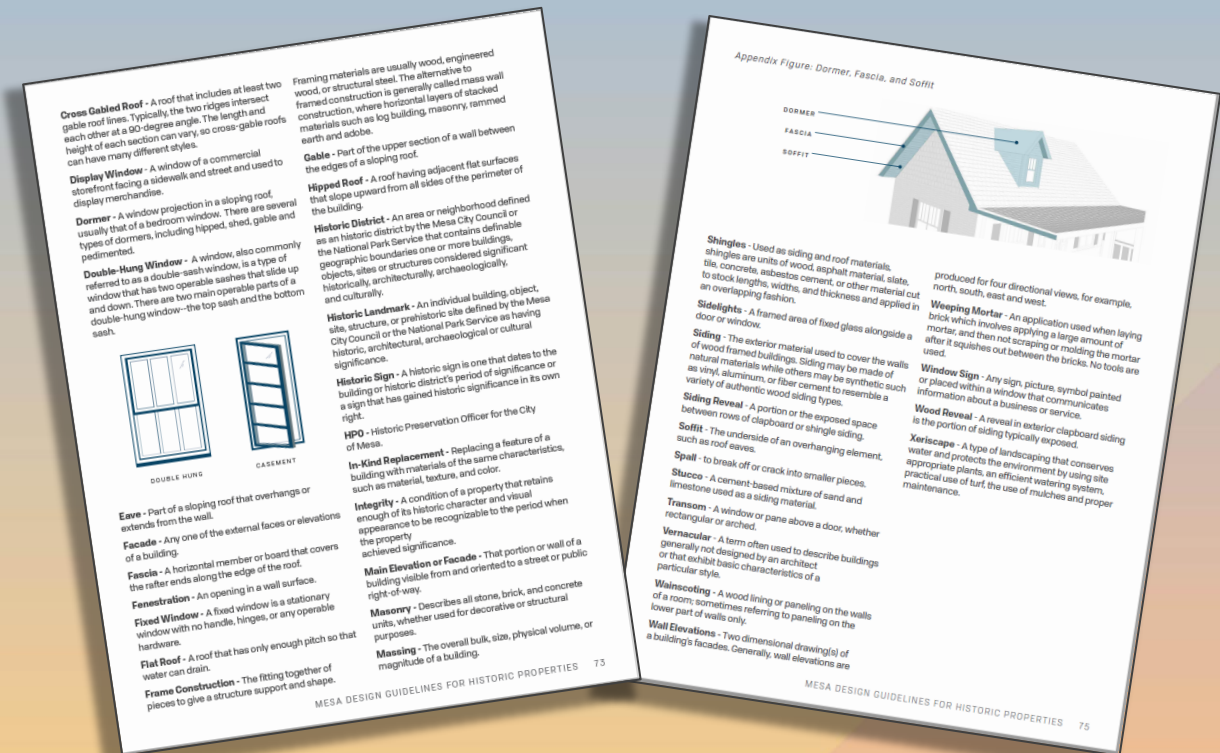






# Appendix A - Architectural Definitions

- 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 adopt the Mesa Historic Preservation Design Guidelines**



# Design Guidelines

