

# MESA | AZ

HISTORIC DISTRICT DESIGN GUIDELINES  
HISTORIC PRESERVATION ORDINANCE —

## Design Guidelines for Historic Properties + Historic Preservation Ordinance Update

Community Presentation  
February 3, 2021

THE  
LAKOTA  
GROUP.



# **PROJECT PURPOSE**

**UPDATE HISTORIC PRESERVATION ORDINANCE AND DESIGN GUIDELINES AS KEY TOOLS IN AN EFFECTIVE LOCAL HISTORIC PRESERVATION PROGRAM.**

**REFLECT THE PRESERVATION NEEDS AND GOALS OF THE MESA COMMUNITY BY ENGAGING KEY STAKEHOLDERS.**

**ENSURE CLEAR AND PREDICTABLE PROCESSES AND PROCEDURES.**

**EDUCATE STAKEHOLDERS ON MESA'S HISTORIC ARCHITECTURE AND PROPER PRESERVATION PROCEDURES.**

# PROJECT TEAM

HISTORIC PRESERVATION BOARD

THE LAKOTA GROUP (PLANNING, URBAN  
DESIGN, LANDSCAPE ARCHITECTURE,  
HISTORIC PRESERVATION) (CHICAGO,  
ILLINOIS)

NEAL AND LEROY (ZONING, LAND USE  
LAW) (CHICAGO, ILLINOIS)

HERITAGE STRATEGIES (PRESERVATION  
ARCHITECTURE) (SUGARLOAF,  
PENNSYLVANIA)





# **PROJECT PROCESS**

## **PHASE 1: PROJECT INITIATION, REVIEW AND COMMUNITY ENGAGEMENT (AUGUST 2020 - JANUARY 2021)**

- **Background and Historic Resources Review**
- **Stakeholder Listening Sessions**
- **Field Work**
- **Ordinance and Design Guidelines Survey**
- **Draft Ordinance and Design Guidelines Outlines**
- **Community Engagement Summary**

# PROJECT PROCESS

## **PHASE 2: DRAFT AND FINAL ORDINANCE AND DESIGN GUIDELINES (JANUARY - APRIL 2021)**

- **Draft Zoning Ordinance and Design Guidelines**
- **Community Engagement Activities**
- **Final Zoning Ordinance and Design Guidelines**





# **DESIGN GUIDELINES CONTENTS**

**INTRODUCTION AND APPLICABILITY**

**USING THE DESIGN GUIDELINES**

**HISTORIC DISTRICTS AND LANDMARKS  
OVERVIEW**

**MESA ARCHITECTURE AND BUILDING  
FORMS**

**BUILDING MATERIALS AND MAINTENANCE**

**ADDITIONS AND NEW CONSTRUCTION**

**LANDSCAPE AND SETTING**

**ENERGY EFFICIENCY**

**SIGNAGE**

# DeKalb, Illinois

## Mid-Century Vernacular (1950s-1960s)

Mid-Century Vernacular commercial buildings are typically one-story buildings that feature various stylistic elements of the Mid-Century Modernism. Though mostly devoid of the rich ornamentation and historicism found in early 20th century commercial buildings, Mid-Century vernacular building types often feature stone carved relief panels with more varied exterior building materials such as Roman brick, ashlar stone, brick, tiles, concrete and sometimes wood clapboards or aluminum siding. Concrete is sometimes used to feature low-relief sculptural elements or cut-out geometric shapes. Windows often come in the form of casements with steel framing or multi-pane picture windows.



317 East Locust Street



### DEFINING CHARACTERISTICS

- A. Concrete Decorative Block
- B. Main Entry with Transom
- C. Cantilevered Roof
- D. Wood Shingle Fascia
- E. Storefront Display Window
- F. Tile Bulkhead



## IV. Signage and Awnings

### Signage

Signage is an important feature of a historic commercial building as it projects and image and identity to the business(es) occupying the first and second floors. Overall, signage that is properly designed in scale, placement and appearance, and that meets business owner needs will also enhance the overall image of the Downtown DeKalb commercial district. Signage should also be appropriate for the building's architecture and surrounding Downtown context. A variety of signage types and signage design creativity should also be encouraged.

#### Encouraged

- Each building in Downtown DeKalb should be limited to one primary and one secondary sign. More than two may clutter the appearance of the storefront or façade. The primary sign should be placed on the building façade (wall sign) above the storefront flat to the surface but below the first set of upper story or suspended perpendicular to the façade (perpendicular sign). It could also be applied to a storefront awning (awning sign). Secondary signs, may include window lettering in the storefront or a perpendicular/hanging sign from the top of the storefront.
- With DeKalb's unique architectural styles, careful consideration should be given to how the sign design will complement the building. For instance, an Art Deco building should have signage appropriate to the architectural style. A preferred form of Art Deco-styled signs may include streamlined channel letters in red, purple or black and lighted with neon. For more vernacular, less ornamented commercial buildings, variation and creativity in signage design is encouraged.
- For one-part commercial buildings, signage placement should be at the top of the storefront; in some cases, signage could be placed between the top of the storefront and the cornice line.
- Signage information should be kept simple, especially for the primary sign. Secondary signs can include additional information such as store hours, products sold, and other business branding content.
- Signage colors should be harmonious and complimentary to the colors found in the building's façade and storefront materials.
- Icon signs – signage depicting symbols of the buildings – are encouraged if designed within the scale of the façade and storefront.
- Historic signage – signage that demonstrates distinction in its materials and design, and it is integral to the overall building design and style – should be retained, preserved and rehabilitated wherever possible. Additional signage may detract from the appearance and appreciation of the historic sign. Painted wall or "ghost" signs should also be preserved and repainted in accurate colors.
- Signs can be constructed with quality materials, including wood, metal, neon, and gold leaf and etched or stained glass.
- Install a signage lighting system that is indirect and unobtrusive and does not distract attention from the sign itself. Appropriate lighting systems include gooseneck lamps, halo illumination, and channel lit lettering.

#### Encouraged



Primary signage should be placed on the building facade above the storefront but below the first set of upper-story windows.

#### Encouraged



Example of an appropriate projecting sign.



Secondary signs may include window lettering in the storefront.



Signage colors should be harmonious and complimentary to the colors found in the building's façade and storefront materials.



Example of an appropriate awning sign.



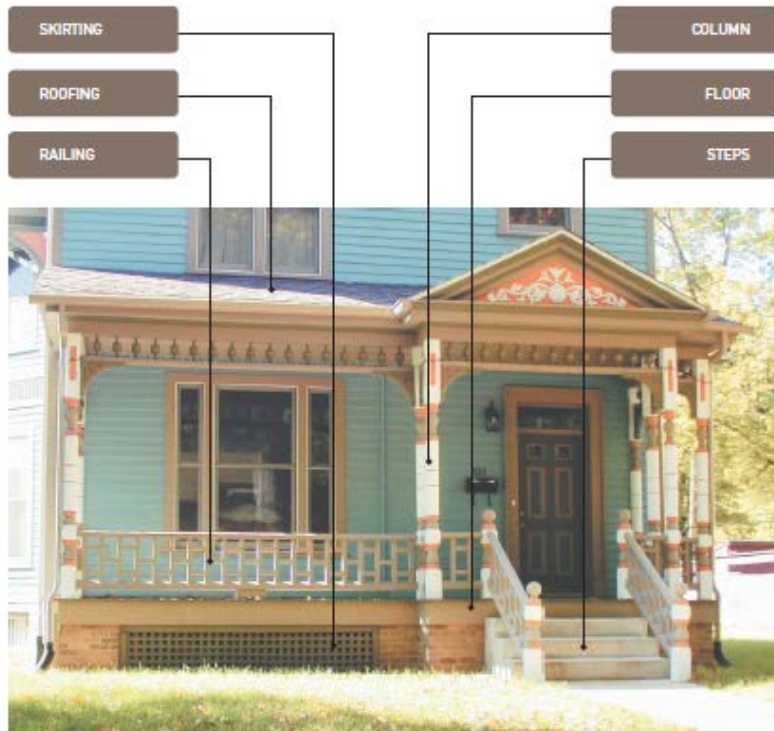
Example of an appropriate canopy sign.

Signs not to exceed 15% of each building facade

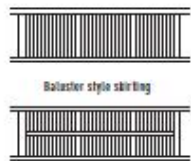


# Springfield, Illinois

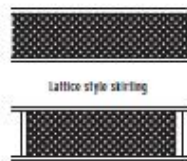
## PORCH ELEMENTS



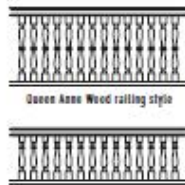
## PORCH SKIRTING AND RAILING STYLES



Baluster style skirting



Lattice style skirting



Queen Anne Wood railing style



Gable 'U' Wood railing style

## SECTION 4. BUILDING MATERIALS AND ALTERNATION

### COMMON ENOS PARK PORCHES



Full-length porch, Queen Anne Cottage



Double-deck, partial width porch, gable front Queen Anne



Recessed porch typical of Craftsman bungalows



Craftsman porch at entry



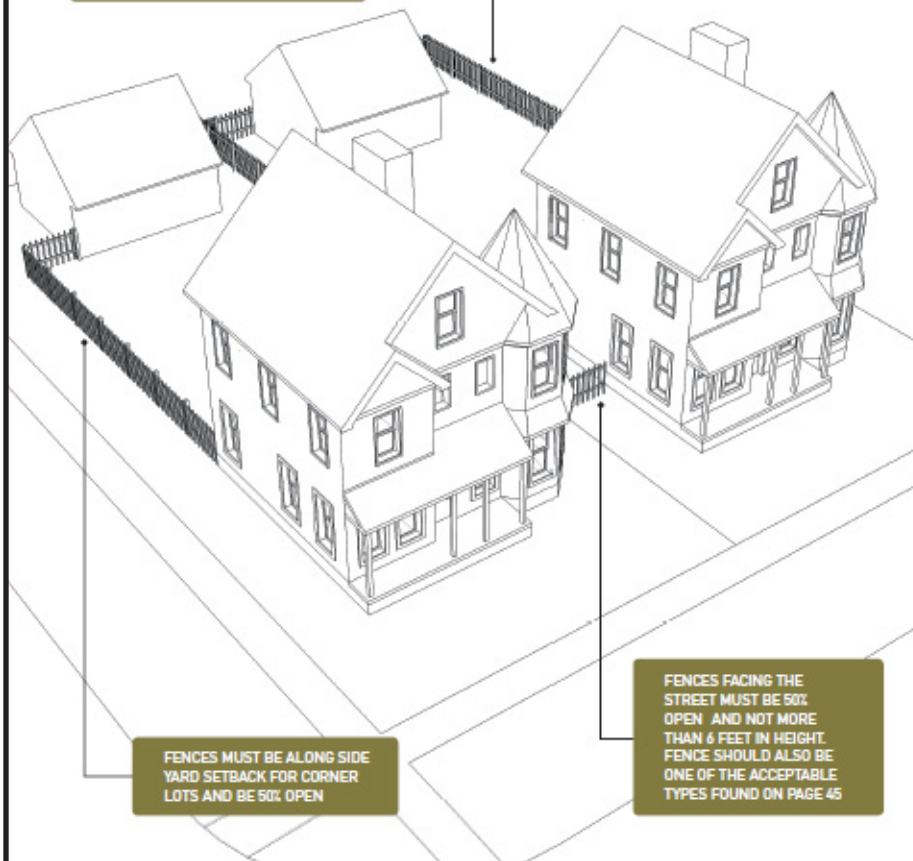
Porch railing and skirting pattern



Porch with pediment

## FENCING FOR SIDE AND REAR YARDS

PRIVACY FENCES IN THE INTERIOR SIDE YARDS SHALL BE NO MORE THAN 6 FEET IN HEIGHT

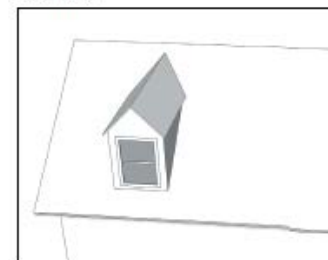


## DISCOURAGED

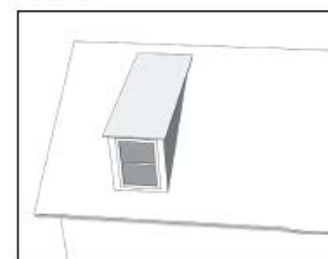
- Constructing new dormers on primary facades where none existed before.
- Adding new dormers that conflict with the design and style of the home's architectural style.
- New dormers that take up more than 50 percent of the roof slope.
- Installing roof railings or balustrades if there is no physical or other documentary evidence that one existed.
- Removing or "boxing" existing chimneys.
- Installing inappropriate chimney flashing.
- New metal stovepipes that remove important architectural features or are visible from the street.

## DORMER EXAMPLES

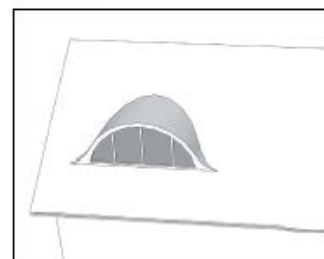
Gabled Dormer



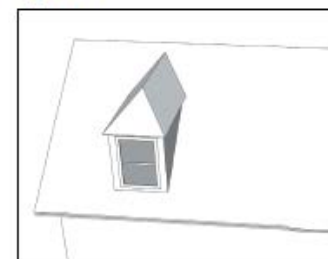
Shed Dormer



Eyebrow Dormer



Hipped Dormer





# **ORDINANCE UPDATE**

**CLARIFIED PROCEDURES AND PROCESSES**

**MESA-SPECIFIC DESIGNATION CRITERIA**

**HERITAGE/CONSERVATION DISTRICT**

**DEFINITIONS SECTION**

# MESA | AZ

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## Questions + Answers

THE  
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