

**MESA DESIGN
GUIDELINES
FOR _____
HISTORIC
PROPERTIES**

**THE
LAKOTA
GROUP.**

MESA | AZ

DESIGN GUIDELINES FOR HISTORIC PROPERTIES


mesa·az

**MESA HISTORIC PRESERVATION
BOARD PRESENTATION
SEPT 7TH, 2021**

PROJECT PURPOSE

- Update 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



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
- Zoning Ordinance Outline
- Design Guidelines Outline
- Community Engagement Summary

PROJECT PROCESS

PHASE 2 Draft and Final Design Guidelines and Ordinance

FEBRUARY 2021 - SEPTEMBER 2021

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

DESIGN GUIDELINES CONTENT

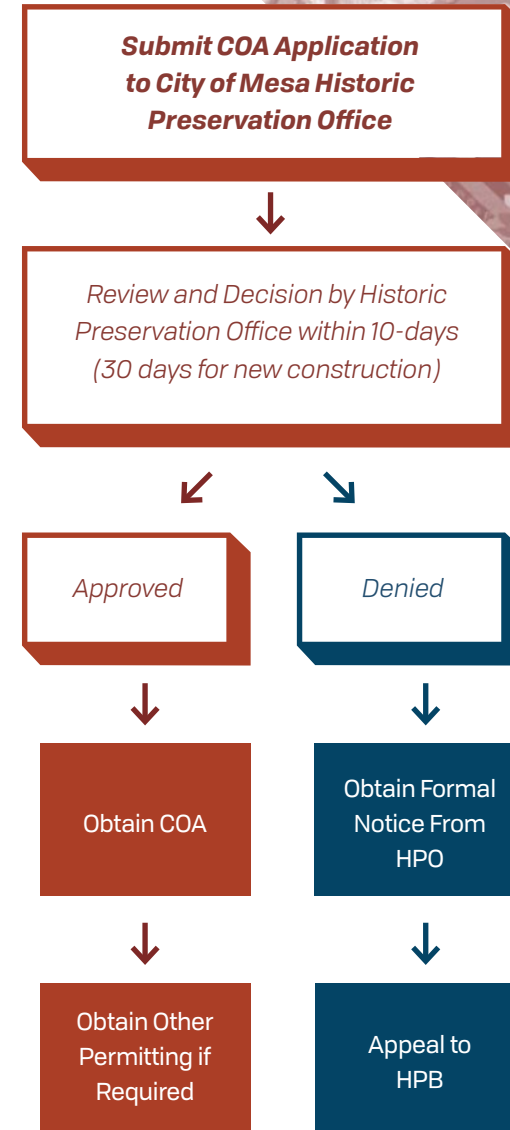
1. Introduction
2. Guidelines for Historic Districts
3. Guidelines for Downtown and other Heritage Places
4. Guidelines for Building Materials and Maintenance
5. Guidelines for Additions and New Construction
6. Guidelines for Landscape and Physical Setting
7. Guidelines for Signage



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INTRODUCTION

- Design Guidelines Introduction
- The Benefits of Historic Preservation
- Using the Design Guidelines
- Mesa Historic Preservation Program
- Policy and Regulatory Framework
- Mesa Historic Resources Survey Program
- Landmarks and Districts
- Contributing and Non-Contributing Historic Resources
- US Secretary of the Interior's Standards for the Treatment of Historic Properties
- Applicability and Historic Preservation Review Process



1

INTRODUCTION

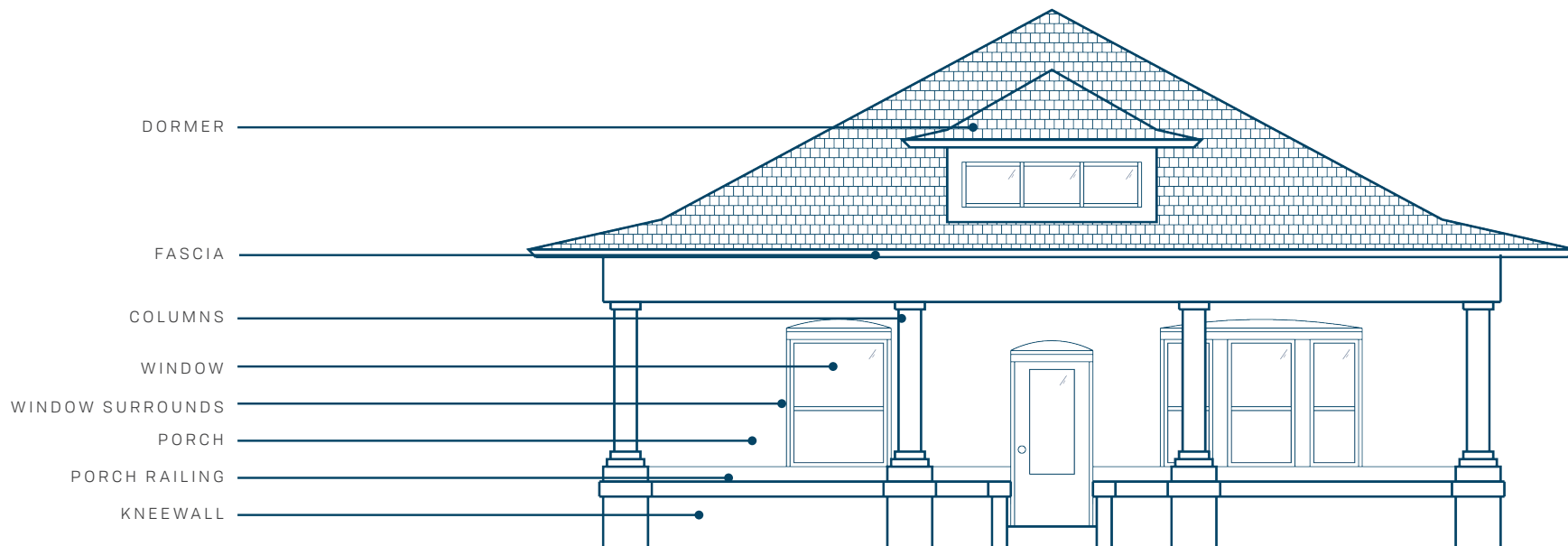
- The Design Guidelines based on the Secretary of Interior's Standards Treatment for Historic Properties- *Standards for Rehabilitation*
- Other Standards referenced in Appendix A: Standards for Preservation, Restoration, and Reconstruction



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GUIDELINES FOR HISTORIC DISTRICTS

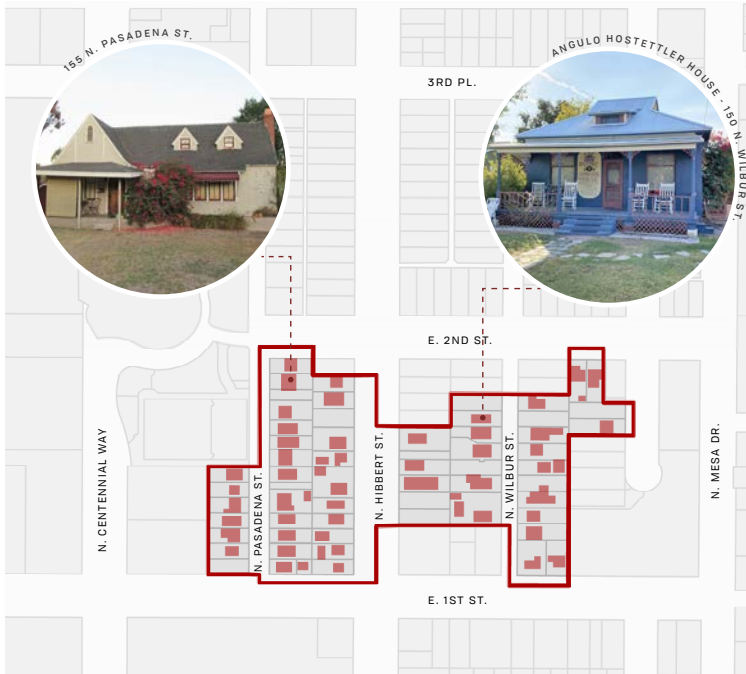
- Mesa's Historic Context
- Mesa's Residential Architectural Styles and Building Forms
- General Preservation and Rehabilitation Principles for Mesa Historic Districts
- District Specific Design Guidelines



2

GUIDELINES FOR HISTORIC DISTRICTS

- District Specific Design Guidelines:
 - *Architectural Features*
 - *Additions and Infill Development*
 - *Landscape and Setting*



149 N. Pasadena (Most homes in the district retain their historic windows)



144 N Wilbur (Maintain and preserve original porches)



131 N. Pasadena (Maintain historic driveway materials)

2

GUIDELINES FOR HISTORIC DISTRICTS

District Street Layout

The Robson Historic District includes the following district layout features significant to defining its historic character:

- **Street Layout:** The streets form a grid with four on a north-south axis and three on an east-west axis. One alley is present along the west side of North Robson Street and the east side of North Morris Street.
- **Thoroughfares:** West University Drive along the district's north boundary and North Country Club Drive along its southern edge are major thoroughfares.

Lot Features

The Fraser Fields Historic District includes the following lot layout features:

- **Lot Size:** The lot sizes in the district vary with larger lots located along West 3rd Place.
- **Lot Shape:** The majority of the lots are rectangular with the narrow edge of the lot line located along the street. There are several square lots along West 3rd Place and West 2nd Street.
- **Setbacks:** Residential front yard setbacks are uniform throughout the district although side yards vary depending on lot size and building placement on the lot.
- **Driveway Locations:** The majority of driveways are located on the left or right side of the house, paved with concrete, asphalt or brick pavers, and lead to the side or rear of the house. The district also has several unpaved driveways and ones with paved strips and gravel.

Architectural Characteristics

The Robson Historic District includes the following district architectural characteristics:

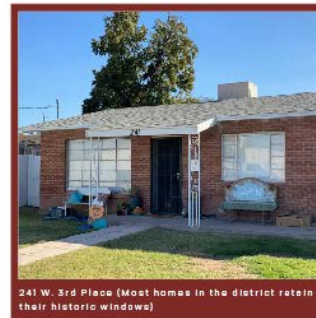
- **Architectural Styles:** The district includes several early and mid-20th century architectural styles, including National Folk, Craftsman Bungalows, Tudor and English Cottage Revivals, Spanish Revival, and Minimal Traditional.
- **Building Types:** Building types include Bungalows, period cottages and Ranch houses.
- **Materials – Wall Surfaces:** The majority of homes have

stucco or brick walls. Approximately another 20 percent of the district's dwellings feature wood clapboard along with vertical wood siding and wood shingles. Several homes include a combination of materials. Stone is present on some homes.

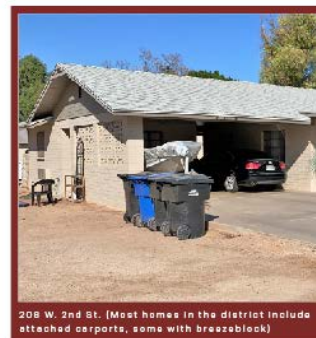
- **Materials – Roofing:** Most houses in the district have replaced their original roofing materials with asphalt shingles. Several houses retain their historic tile roofs.
- **Materials – Windows:** Most homes in the district retain their original or historic windows, including steel and wood casements and wood double-hungs. A number of these houses include large picture windows, many with divided lights. Approximately one-third of the homes have replacement windows, including vinyl double-hungs.
- **Materials – Architectural Ornamentation:** Nearly all homes exhibit sparse to little ornamentation with the exception of wood trim around windows and doors, attic vents, roof rafter tails common to most Craftsman homes, and decorative vertical siding in the gable ends of Ranches.
- **Porches and Doors:** Common porch types include entry, partial, gabled, and shed types mostly on grade, or with steps and concrete floors. Some porches feature round posts and metal colonettes, and roofs integrated with the roof slope of the house, common to many Ranches in the neighborhood. Other homes have mainly stoop entries. Doors are mostly full panel or half-light doors.
- **Height:** Most residential dwellings within the historic district are one-story in height.
- **Roof Form:** The district features several common roof shapes, including front and side-gabled, hipped, pyramidal, cross-gabled, pyramidal with cross gable, and roofs with porch overhangs. Hipped or pyramidal with cross gable is common to most of the district's Ranch homes. Jerkinheads or clipped gable ends are also present on some homes.
- **Massing/Scale:** Most buildings within the district are one-story in height and have square and rectangular building shapes. These design characteristics

contribute to a low-scale environment and horizontal orientation and massing.

- **Garages and Carports:** Several buildings have one-car frame detached garages and sheds. There is one two-story frame barn with historic wood garage doors. A majority of the houses in the district have attached carports or garages, some featuring breezeblocks and latticework.



241 W. 3rd Place (Most homes in the district retain their historic windows)

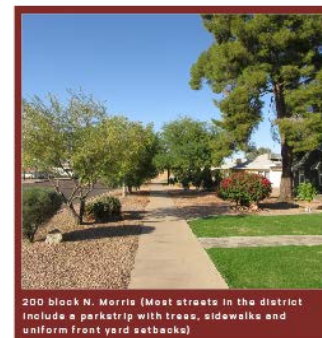


208 W. 2nd St. (Most homes in the district include attached carports, some with breezeblock)

District Landscape Features

The Robson Historic District includes the following important landscape features:

- **Yards:** Most front yards feature grass lawns with many include landscaping treatments, shrubs, and trees. Gravel is present in some yards.
- **Walls and Fences:** Walls and fences are not present on the majority of properties in the district. There is little continuity in materials or appearance of those that are present, which include wood picket, wrought iron, and chain link fences. Front and side yard walls constructed of concrete block occur in some yards. Wood privacy fences are present in most rear yards.
- **Sidewalks and Walkways:** Public sidewalks are present on all streets within the district, as well as wide parkstrips on North Robson, North Morris, and West 2nd Streets, with narrower parkstrips on North LeBaron Street and West 3rd Place. The parkstrips provide a unifying appearance with grass in most areas and few trees. Xeriscaping is present in some areas.
- **Driveways and Curb Cuts:** Driveways, including concrete aprons, are present uniformly throughout the district. Concrete curbs line the streets.



200 block N. Morris (Most streets in the district include a parkstrip with trees, sidewalks and uniform front yard setbacks)

3

GUIDELINES FOR DOWNTOWN & OTHER HERITAGE AREAS

- Downtown Mesa
- Mesa Commercial Architecture
- Commercial Building Guidelines (Facades, Storefronts, Awnings and Canopies, and Signage)
- Guidelines for Preservation and Rehabilitation



3

GUIDELINES FOR DOWNTOWN & OTHER HERITAGE AREAS

- Ranches and Post-War Subdivisions
- Ranch Home Property Subtypes in Mesa
- Ranch and Post-War Subdivision Guidelines
- Mesa's Cultural Heritage



1132 W. 4th Place (Arched openings are a main feature of the Los Ranchos style)



610 W. McClellan (The garage addition at left is compatible to the house in scale, location and design)



336 N. Beverly (This early Ranch house retains its historic wood windows)



730 S. Edgewater Dr. (The breezeblock screen is a significant character-defining feature)



GUIDELINES FOR DOWNTOWN & OTHER HERITAGE AREAS

Ranches and Post-War Subdivisions

The Ranch is one of the most familiar mid-20th century American residential property types, constructed in communities across America beginning mostly after World War II through the 1970s. A traditional Ranch home provides a more functional open floor plan on a single level, considered at the time a more modern way of living and attractive to homeowners of the time period. The Ranch home differed from earlier housing types dating from the late 19th and early 20th centuries where multiple, compact rooms on several floors was commonplace. Other Ranch home features included spacious yards on wide lots, often with a rear detached garage or attached carport. Later designs typically included a garage incorporated into the house.

Following World War II, lower-cost mortgage financing became more widely available to returning veterans, helping to spur the rapid creation of Ranch subdivisions at a larger scale than earlier housing developments. In Mesa, post-war developers constructed Ranch subdivisions outside the original Mesa townsite, and the City of Mesa would later expand its boundaries to incorporate them. Most Ranch developments would locate near shopping centers and neighborhood schools, and unlike early residential developments in most cities, Ranch neighborhoods would integrate sidewalks into the curb and gutter system rather than separated by a parkstrip. Most Ranch subdivisions would feature curvilinear rather than gridded streets.

Many Ranch homes in Mesa have concrete masonry unit construction (CMU), which may be painted or clad in various materials including brick, stucco, and horizontal or vertical wood siding. Low-pitched gabled or hipped roofs with asphalt shingling, clay tile, and wood shingles common roof materials. Contemporary and Modern design Ranch home versions often include flat or shed roof shapes. Other Ranch homes may have certain character traits of other historical styles such as Colonial or the Spanish Revival, or feature interpretations of Polynesian Tiki dwellings, Swiss Chalets, and others.

Mesa contains thousands of Ranch homes in hundreds of subdivision developments. The 2004 study *Mesa Post War Modern Single Family Subdivision Development, 1946-1973* identified individual Post-War subdivisions, and recommended the City of Mesa prioritize future surveying efforts in these neighborhoods. Many of the remaining Ranch neighborhoods remain worthy of further study and evaluation for listing in the National Register of Historic Places or for local designation.

Additional Resources

- Mesa Postwar Modern Single Family Subdivision Development, 1946-1973, by Liz Wilson and Debbie Abele, 2004.



327 W. 9th Place South (Decorative breezeblock is a prominent architectural feature of this Ranch house)

RANCH HOME PROPERTY SUBTYPES IN MESA

Summarized below are the different Ranch house subtypes and variations found in Mesa's Post-War residential subdivisions.



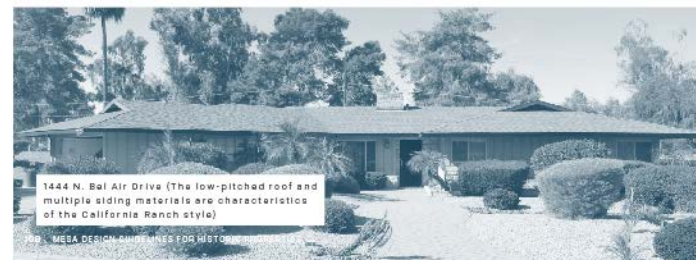
TRANSITIONAL RANCH - 1938-1950

- Single story
- Small, square boxlike form
- Low or very low-pitch gable or hip roof
- Small, wood columned porch over the entry or at the juncture of the two front wings
- Brick, wood, stucco, or CMU block walls
- Square or rectangular window and door openings
- Wood or metal-framed windows with small panes; casement, fixed, or double-hung types
- Decorative shutters occasionally flank windows
- Often horizontal siding in gable ends
- Asphalt shingle roofing
- Often with a single car detached garage at the back of the lot



EARLY RANCH - 1938-1953

- Single story
- Rectilinear or "L" plan with a horizontal emphasis; some irregular plans
- Low-pitched gable or hip roof, often truncated
- Prominent entry porch
- Brick walls, painted CMU block or stucco
- Square or rectangular window and door openings
- Metal-framed windows with small panes; of either casement or fixed types
- May have corner or bay windows or shutters for extra ornamentation
- Often horizontal siding in gable ends
- Asphalt or asbestos shingle roofing
- Often with a single car detached garage at the back of the lot

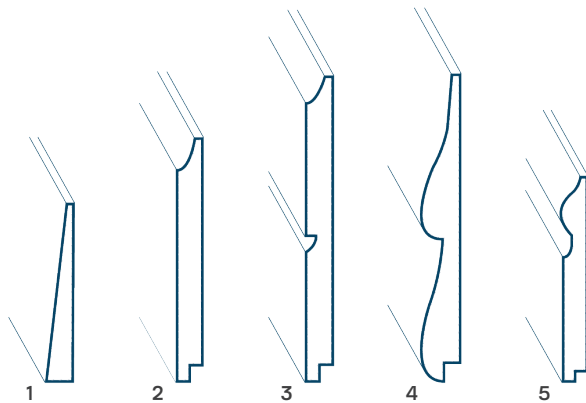


1444 N. Bel Air Drive (The low-pitched roof and multiple siding materials are characteristic of the California Ranch style)

4

GUIDELINES FOR BUILDING MATERIALS AND MAINTENANCE

- Maintenance and Preservation Guidelines (Woodwork, Stucco, Masonry, Adobe, and Metal)
- Architectural Features (Roofs and Chimneys, Dormers, Fascia, Soffits, Doors, Windows and Window Openings, Porches, and Foundations)
- Energy Efficiency (Weatherization and Solar Panels)



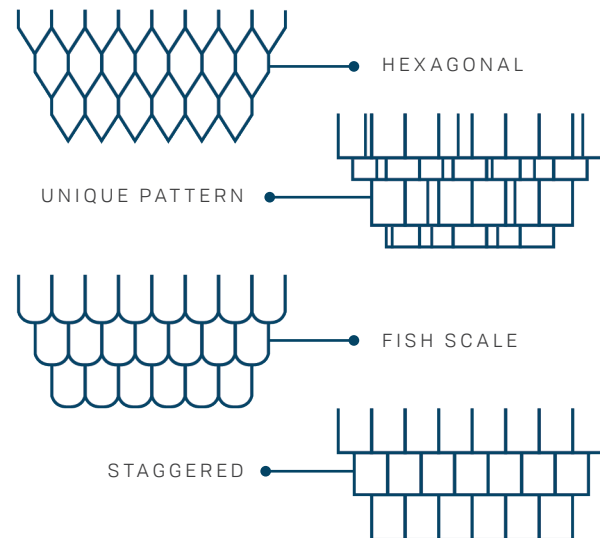
1- BEVELED

2- V-RUSTIC

3- FALSE JOINT

4- DOUBLE OGEE NOVELTY

5- FIGURED NOVELTY



HEXAGONAL

UNIQUE PATTERN

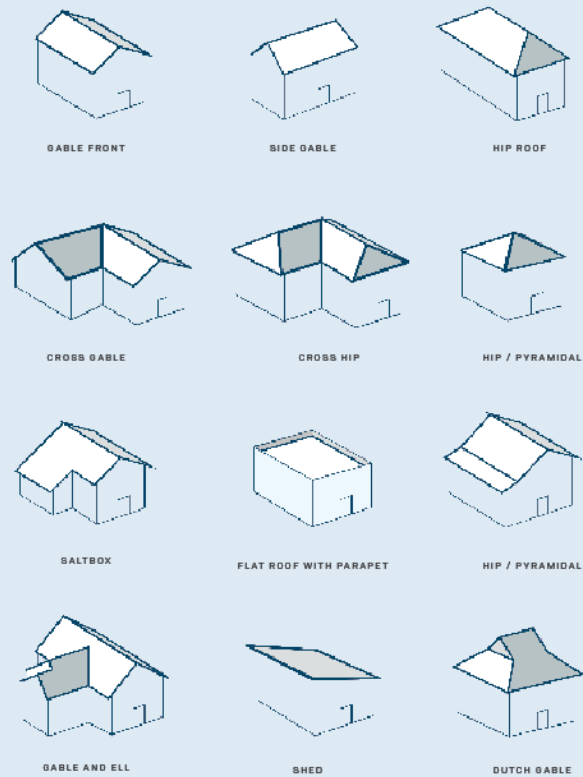
FISH SCALE

STAGGERED

4

GUIDELINES FOR BUILDING MATERIALS AND MAINTENANCE

Figure 4.2: Roof Forms



PORCHES

Porches are key architectural elements providing a formal connection between the house and the adjoining sidewalk and street. For some architectural styles, such as the Craftsman home and bungalow, the porch may be an architectural focal point. Ranch homes often have a less conspicuous porch or veranda consisting of just a roof overhang. Porches may be of wood, concrete, stone, or brick construction and may be located on a building's front or side elevation. Different porch types include full or partial-width porches, entry porches, projecting gable porches, and screened porches.

Residential homes in Mesa have more simply designed and ornamented porches given the nature of its mostly 20th century architecture. Common porch elements include:

- **Ceilings and Flooring** – Depending on the style of the house, ceilings and flooring on most porches have wood or concrete construction. Beadboard – narrow wood boards with routed details to create the look of narrow strips – may be used on porch ceilings for homes constructed before World War II.
- **Columns** - Historic porch columns in Mesa are of wood or brick construction with examples columns clad with stucco. Decorative concrete breezeblock is often used for porch screening and in other porch elements.
- **Porch Railings** - Railings usually consist of wood or metal materials. In cases where there are no railings, there may be solid porch walls of wood, brick, or concrete

construction. Historic railings are typically 30 inches in height. Current building codes often require porch railings to be taller on decks 30 inches above the ground, which may alter the appearance of historic porches.

- **Porch Screens** – Porches may include screens in the porch openings to hinder insects, debris, and other undesirable objects from entering the interior porch space.
- **Roofs** – Historic porch roofs most commonly employ materials and forms similar to the principal building. Porch roof pitch varies based on the style of home.

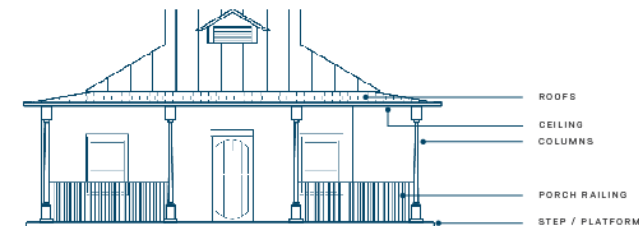
GUIDELINES FOR PRESERVATION AND REHABILITATION

4.49: Porch Inspections – Annually inspect the condition of all porch elements, including roofs, columns, porch walls, rails, skirting, and screens.

4.50: Porch Preservation – Maintain and preserve historic porches, their design and materials, and all porch elements, including roofs, flooring, stairs, railings, walls, skirting, and breezeblock. Do not remove historic porch materials and elements unless they display significant deterioration. Be mindful that the current porch may not be the historic one as porches were often modified and altered over time. However, do not add new porches where not historically present.

4.50.1: Refrain from enclosing original front and side porches.

Figure 4.6: Common Porch Elements



5

GUIDELINES FOR ADDITIONS AND NEW CONSTRUCTION

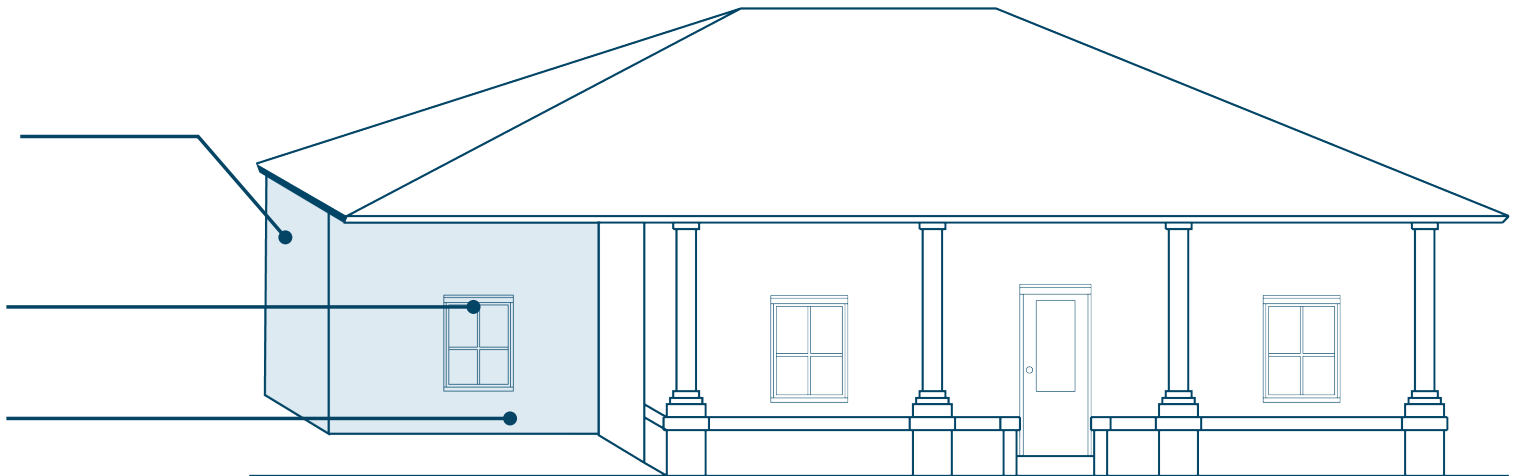
- Guidelines for Residential Additions
- Guidelines for Commercial and Institutional Buildings Additions
- Guidelines for New Construction



SIDE ADDITION

COMPATIBLE WINDOW
ALIGNMENT

COMPATIBLE SIDING



5

GUIDELINES FOR ADDITIONS AND NEW CONSTRUCTION



FAÇADE ARTICULATION

HEIGHT AND SCALE COMPATIBLE
WITH ADJACENT BUILDING



6

GUIDELINES FOR LANDSCAPE & PHYSICAL SETTING

- Landscape and Setting Guidelines
- American with Disabilities Act (ADA)

Landscape and Setting Guidelines

The following section focuses on the common elements of maintaining and preserving historic landscape features for buildings sites and public rights-of-way in Mesa's historic districts and other significant areas and neighborhoods.

TOPOGRAPHIC FEATURES

The City of Mesa lies at the eastern end of the Salt River Valley with the western half of the city, including the original townsite and existing historic districts, at an elevation of 1,100 feet above sea level. The topography rises gradually several hundred feet towards the east end of the city. The street grid and lot layout within the historic districts appear flat, with little to no variance in gradation.



N. Fraser Dr. West in the Fraser Fields Historic District (The street grid in the historic districts is flat with little to no variance in gradation)

FENCES AND WALLS

Early fences included wood horizontal and vertical pickets as well as wrought iron. Walls within the period of historic significance of early 20th century historic districts included low-rise stucco or brick. Concrete block walls and "breezeblocks" were also common in Post-World War II neighborhoods. Breezeblocks are the decorative patterned concrete blocks stacked upon each other to form a wall. In other instances, they covered a side of a building — a common architectural feature Mid-Century Modern design.

In addition, rear-yard privacy fences of wood and concrete block appeared on many properties. With the exception of chain-link and solid material walls, which the Mesa Zoning Ordinance prohibits in most areas, these non-historic fences and walls are typically acceptable along the interior side and rear lot lines of the property in compliance with Zoning Ordinance setback and height requirements.



150 N. Macdonald (Early fences included horizontal and vertical wood pickets, as shown in this replica)



PATHS, SIDEWALKS AND DRIVEWAYS

While many houses in Mesa's historic districts do not have front sidewalks or paths, concrete is the most common material of those that do. Other materials found on sidewalks and paths include brick and stone. When practical, retain and preserve sidewalks and pathways that are part of the original design of the property and add to its historic character. If replacement is necessary, aim to maintain the original location and dimensions while using matching materials. Most homes in Mesa's historic districts include driveways that lead to a carport or garage, while some access the property from a rear alley. Most driveway paving materials are concrete or asphalt, concrete strips, brick pavers and gravel. Article 2, Chapter 5, Section 11-5-3 of the Mesa Zoning Ordinance, Development Standards for the RS and RSL Districts, outlines the number of driveways and their widths permitted per house.



108 N. Fraser Dr. East (For houses with sidewalks, concrete is the most common element)

LANDSCAPE DESIGN

Most of the properties in Mesa's historic districts include lawns of grass, mature trees, plantings, and gardens in varying quantities and condition. In recent years, some homeowners have installed xeriscape landscaping, comprised of native desert plants, for a more ecological approach. Xeriscaping is a dry landscape used in areas of drought to promote water conservation. While a xeriscape landscape was not typical during the historic periods of significance for most historic districts, the approach is



38 N. Fraser Dr. (Xeriscaping, comprised of native desert plants, is an ecological approach to landscaping)

RESIDENTIAL STREETSCAPES

Several Mesa neighborhoods and historic districts feature wide streets dating to the original townsite, incorporating median planting strips lined with curbs, grass, and trees. The streetscape elements help to shape and define each neighborhood's historic and visual character. Mesa's historic residential streetscapes also include public sidewalks, curb cuts, and parkstrips, running between the curb and the sidewalk, that feature grass, low shrubs, and mature trees. Some parkstrip sections include xeriscaping treatments that reduce the need for irrigation. In Post-World War II residential developments, developers often eliminated parkstrips to allow for larger residential lots. Traditional streetlights line the streets in some historic districts. These streetscape elements are important parts of a neighborhood's historic character and provide continuity in a walkable environment.



7

GUIDELINES FOR SIGNAGE

- General Signage Preservation and Design Principles
- Signage Guidelines

GHOST SIGNS

Ghost signs are remnants of signage from past building tenants that were painted directly onto a building's exterior or interior. Ghost signs often feature images of products, figures, or scenes. In addition to lettering, and were often a prominent feature of the building. This type of signage can provide a visual connection to Mesa's past and serve as iconic landmarks in the community due to their high visibility. A ghost sign adds character to a building and surrounding neighborhood and may also be significant apart from the building. Ghost signs that are uncovered during a building rehabilitation project should be retained and preserved.

AWNING AND CANOPY SIGNS

Awnings and canopies are common features of historic commercial buildings used to provide shade over storefront windows and door openings. They also contribute to a building's overall visual interest and design. Awnings come in either fixed or retractable formats, slope away from the storefront, and made of fabric materials. Canopies are typically one-story, fixed roofs constructed in metal and projecting over the storefront. In some cases, posts may support the canopy. The awning valance and canopy edge are common locations for signage.



WALL-MOUNTED AND PROJECTING SIGNS

Wall mounted and projecting signs are ideal for retail and other businesses in high-traffic traditional commercial areas — signage that is easily visible for both pedestrians and those traveling by car or transit. Wall-mounted signs attach to a building facade facing the street, often in a sign band just above the storefront. Projecting signs — sometimes called blade signs — are perpendicular to the building facade attached by poles and mounted just above the storefront. Such signs feature wood, metal, and neon materials. Retain and preserve existing historic wall or projecting signs wherever feasible. Encourage the design and installation of such sign types to help enhance the streetscape environment, as well as the image and brands of local businesses.



FREE-STANDING SIGNS

While most historic commercial buildings found in traditional pedestrian-oriented downtown districts feature building-mounted signage, free-standing signs are common for commercial buildings and districts developed in the advent of the automobile. Such signage is meant to attract automobile travelers rather than pedestrians. Free-standing signs may include signs projecting from poles or other structures as well as those attached between two posts. Both examples require signage secured to masonry or metal bases. Historic free-standing signs, including neon and other Mid-20th Century signage types, play an important role in conveying Mesa's historic character. Preserving these signage types, often found outside of Downtown Mesa on properties such as motels, adds variety and allows the past to speak to the present.



307 E. 1st St. (This free-standing pole sign includes decorative elements reflecting the character of the James Macdonald House)

WINDOW SIGNS

Window signs, attached to commercial storefront windows or doors, typically identify the business at the ground floor storefront level and were common on historic commercial storefronts. Window signs often incorporate business logos and symbols, text, or some combination thereof to communicate information about a business and its services

visible from the exterior. Traditional window signs applied individual lettering to the interior or exterior glazing. New window signs should be simple in design and cover a limited area to avoid visual clutter and to allow pedestrian views into the storefront.



124 W. Main St. (Traditional window signs apply individual letters to the interior or exterior of the glazing)

PROHIBITED SIGNS

Section 11-45-1 of the Mesa Sign Ordinance provides an abbreviated list of prohibited signs within historic districts and commercial areas. Consult Section 11-45-1 for additional information.

- Animated signs
- Billboards or advertising for hire signs
- Flashing and rotating signs
- Off-site signs
- Non-conforming signs
- Pennants, streamers, and whirligigs
- Portable message center signs
- Reflective signs
- Signs preventing adequate building ingress and egress as required by the Mesa Building or Fire Code

QUESTIONS?

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DESIGN GUIDELINES FOR HISTORIC PROPERTIES
HISTORIC PRESERVATION ORDINANCE

**THE
LAKOTA
GROUP.**