

# Design Guidelines for Historic Properties - **DRAFT**

The following general design guidelines apply to all lots or building types located within the Historic District (HD) or Historic Landmark (HL) Overlays. Buildings that are also eligible for Historic Landmark designation or are located within eligible Historic Districts are encouraged to reference these guidelines.

These guidelines should be consulted for projects that involve a change to the exterior of a building, including the rehabilitation of or addition to an existing building, or the construction of a new building within these historic districts. In addition to these guidelines, the **Secretary of the Interior's Standards for the Treatment of Historic Properties and accompanying Guidelines** along with all other resources deemed applicable by the City's Historic Preservation Officer shall be used in the evaluation of all required applications for construction, alteration, or demolition within these historic overlays.

## Rehabilitation

- Identify, maintain, and retain historic building components, materials, and features. Utilize cleaning methods that will not damage or remove contributing design elements.
- Repair and stabilize deteriorated historic building components before replacing. When repairing, use materials of the same type, including dimensions, mass, scale, orientation, color, detailing, texture, etc.
- Replace deteriorated components that are beyond repair or are missing with "in kind" or compatible materials that replicate or are similar to the contributing design element. Utilize historic photographs, physical evidence, or historic precedence to assist in identifying historic building components. When replacing, use materials of the same type, including dimensions, mass, scale, orientation, color, detailing, texture, etc.
- Contemporary approaches to repair and replacement efforts should only be used if they are in context with the district and/or are compatible with the existing buildings features in size, scale, material, and color.

## Additions & New Construction

- Additions to existing buildings or construction of new buildings should be compatible with the character of the existing building (for an addition) as well as existing historic buildings in the surrounding district (for both an addition and a new building). Compatibility can be achieved by relating to the scale, massing, setbacks, materials, form, and details discussed within the following guidelines. Further, compatibility does not require additions or new construction to imitate details of historic buildings exactly. When an addition or new building is constructed, its design should relate to historic buildings in the district through the application of the elements described below, but a new addition/building should be "of its own time."
- Additions should reflect the height, scale, mass and architectural style of the existing building. New construction should take into account the scale, mass and architectural style of contributing district buildings on the same street or block.
- Building setbacks should be consistent with the setbacks of adjacent contributing district buildings or district buildings on the same street.

- Maintain or design the proportion (the ratio of the height to the width) of the building's front elevation to be compatible with the proportion of front elevations of contributing district buildings on the same street or block.
- Use materials that are of the same type as to those commonly found in the historic district such as brick, stone, stucco, wood, and metal. Keep the dominant material consistent with other buildings within the district. Substitute materials should be used on a limited basis and must replicate the quality, durability and physical properties of the materials they mimic.
- The ratio and pattern of openings to solids (i.e. window-to-wall) for additions and new construction should be compatible with the existing building or the contributing district buildings on the same street or block.
- Application of new windows and doors should be compatible in proportion, shape, position, location, pattern, and size with windows and doors of the existing building or contributing buildings in the district.
- Roofs of additions should carefully relate to the shape and pitch of the existing building. The roof shape and pitch of new construction should be carefully compared to adjacent buildings and other contributing buildings in the district for compatibility.
- Front porches and stoops are significant elements of the historic architectural eras and styles found within Mesa and should be retained during the building of additions or incorporated in the design of new construction
- The architectural details and ornamental trim of additions and new construction should complement the details and trim of the existing building and contributing district buildings. Simplified details of similar proportions are sufficient to distinguish the building as a contemporary design of its own time.

## Adaptive Reuse

- In support of historic preservation efforts, the conversion of a building for a use other than that for which it was originally intended is encouraged. Such conversions should retain the architectural integrity of the building's exterior through the application of the guidelines stated above, while making compatible adaptations to the interior which accommodate the needs of the building's adaptive use.