

City of Mesa

Historic Preservation Board

Case: ADM25-00035

228 N Macdonald

West Second Street Historic District



Tuesday, March 04, 2025

Historic Preservation Board

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REQUEST:

228 N Macdonald

- Certificate of Appropriateness for Demolition of Unit E, a detached, one-story, 600 square foot building, centrally located on the property behind, the main two-story historic main house, and located within the West Second Street Historic District.

All other buildings will remain and are subject to future Certificate of Appropriateness (COA) applications, as applicable.



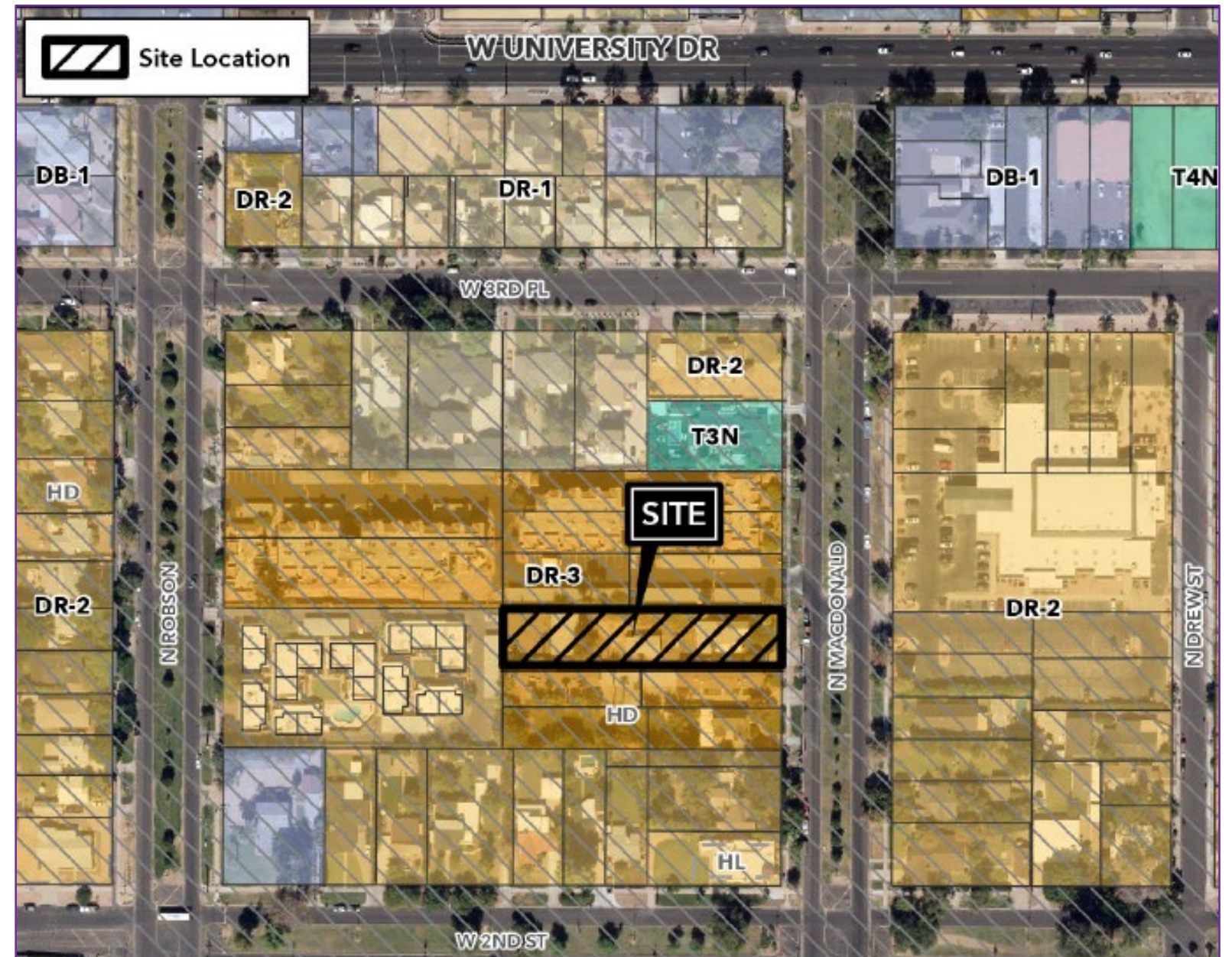
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LOCATION:

228 N Macdonald

- West Second Street Historic District
- Located approximately 1,000 feet southwest of the corner of North Center Street and East University Drive; Approximately 700 feet south along North Macdonald from the intersection with West University Drive



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SITE PHOTOS:



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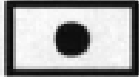
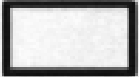


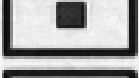

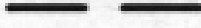



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HISTORIC DISTRICT MAP:

National Register

- 126 — Address
201 — Inventory Number
-  Property not yet evaluated for integrity
Property date is within period of significance
 -  Not Surveyed
 -  Individually Eligible Property
 -  Contributing Property to the Historic District
 -  Non-Eligible Property due to age
 -  Non-Eligible Property due to integrity
 -  Existing boundary line
 -  New boundary line



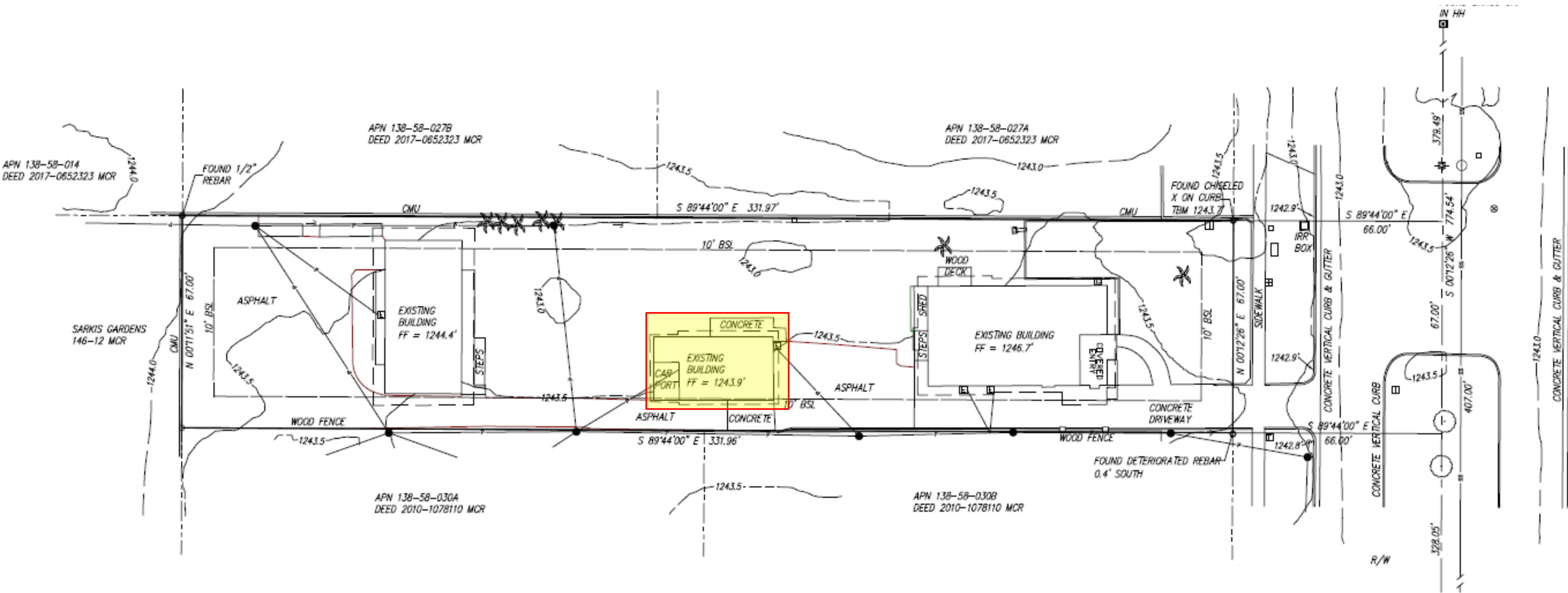
National Register Historic District
BOUNDARY MAP
Admendment to the Existing
**WEST SECOND STREET
HISTORIC DISTRICT**
Mesa, Arizona
December, 2002



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SITE PLAN:



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FINDINGS:

- Subject Property is contributing to the Historic District. Two additional detached secondary structures are also located on this property, both of which are located behind the main two-story historic Craftsman house.
- These two secondary structures (one including Unit E and the other including Units F, G, H, J) were constructed outside the property's period of significance (1883 to 1959) and do not contribute to the historic character of the property.
- Subject Building, Unit E, was constructed c. 1975. This 600 square foot one-story structure is in poor condition and is proposed to be demolished and replaced with a new structure.
- Subject Building identified as noncontributing to the National Register designation.
- Staff believes the Subject Building to be a noncontributing feature of the property on the local level designation as well.
- Subject Building is of minimal historic significance due to its age, condition, and location, and demolition of the building would be inconsequential to the preservation of historic properties in the vicinity.

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RECOMMENDATION:

Staff finds that the Proposed Project meets the Certificate of Appropriateness criteria for demolition on property with an approved historic district overlay district in the Mesa Zoning Ordinance Section 11-74-4(B).

Staff recommends approval with conditions.

1. Compliance with the final site plan as submitted
2. Compliance with all applicable City development codes and regulations

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QUESTIONS / DISCUSSION:

