MATERIALS AND COLOR SCHEDULE

Three appealed items, 260 N. Center Street, Mesa, Arizona 85201. Submitted in response to the submission requirements identified in the City's letter of August 5, 2026 under Mesa Zoning Ordinance Section 11-74-3(B), item 3.

	ITEM 1 Gable field	ITEM 2 Low pony wall	ITEM 3 Rounded porch edges
Location	East (front) gable field, above the porch roofline	Along the front porch, beneath the north window opening	Top corners of the porch openings, beneath the porch beam
Dimension	4 feet high by 16 feet wide	34 inches tall by 13 feet 6 inches long	Radius approximately 6 inches high by 10 inches wide at each opening
Substrate	Existing framing, re-sheathed; no historic wood elements remain in place	Concrete masonry unit	New porch framing
Finish material	Smooth / sand finish stucco, matching the stucco approved for the wall surfaces in Case ADM25-00154	Stucco over concrete masonry unit, smooth / sand finish to match the house	Stucco over new framing, smooth / sand finish to match the house
Color	Same as the house body. Final color not yet selected; anticipated to be a white or off-white tone. See the note below.	Same as the house body. Final color not yet selected; anticipated to be a white or off-white tone. See the note below.	Same as the house body. Final color not yet selected; anticipated to be a white or off-white tone. See the note below.
Attachment	Applied to the wall plane; no attachment to historic fabric	Fixed to the new porch posts; not attached to the 1945 structure	Formed on new porch framing; no attachment to historic fabric
Reversibility	Removable without loss of historic material	Removable without loss of historic material or damage to historic fabric	Removable without loss of historic material or damage to historic fabric

Note on color

The three appealed items are not separately colored elements. Each is a stucco surface finished in the same color as the body of the house, so that the front elevation reads as one continuous plane. The house has not yet been painted and the final color has not been selected. It is anticipated to be a white or off-white tone, consistent with the stucco exterior this house has had and with the appellant's adjacent home at 250 N. Center Street.

The appellant notes that color was not a condition of the City's prior approval for this property. The project description in Case ADM25-00154 approves "new smooth/sand finish stucco" across the building without specifying or restricting a color. The three appealed items will carry whatever color is applied to the surfaces the City already approved, and the appellant is not asking the Board to approve a color different from the rest of the house.

The appellant will provide the specific manufacturer and color name to the Historic Preservation Office in writing once it is selected, and before the exterior is painted, so that the record is complete. If the Board wishes to state a color expectation in its motion, the appellant asks that it be stated as a range rather than a single product, so that compliance can be met with an available material.

Alternative relief offered on Item 1

The appellant's primary request is that the Board approve the gable field as finished, in the durable stucco that the approved Certificate of Appropriateness authorizes as "a similar more durable material." If the Board prefers that a dog-eared profile be re-established, the appellant asks in the alternative that the Board approve replacement of that profile in a durable, non-wood material resistant to termites and to ultraviolet degradation, such as fiber cement or cellular PVC trim, finished and painted to match, rather than in dimensional wood. The Certificate of Appropriateness expressly contemplates a similar more durable material for these elements, and the property has documented termite damage. The appellant asks that any such direction be stated in the Board's motion with the material and profile identified, so that compliance can be verified without further dispute.

Drawings on file

The complete approved construction drawing set prepared by Right Angle Drafting, including the site plan, floor plans, and all elevations, is on file with the City under PMT26-01976 and Case ADM25-00154 and is incorporated here by reference. The three appealed items are identified with their materials and dimensions on the marked front elevation submitted with this appeal, which is marked on Sheet 8 of that set. The appellant requests that Sheet 8 and the site plan be included in the Board packet, and will resubmit the full set on request.