APPENDIX A

Email from the City of Mesa Historic Preservation Officer, June 10, 2025, with the 2002 National Register nomination photograph

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Property	260 N. Center Street, Mesa, Arizona 85201 (APN 138-59-045)
Appellant	Alicia Rodriguez, owner
Appeal of	Denial of Certificate of Appropriateness, Case ADM26-00657, dated August 10, 2026
Related permit	PMT26-01976
Prior approval	Certificate of Appropriateness, Case ADM25-00154, issued June 11, 2025
Hearing	Historic Preservation Board, Tuesday, September 1, 2026, 5:00 p.m., Mesa City Hall, 20 E. Main Street

Document reproduced

Email from Matthew Kriegl, Historic Preservation Officer, City of Mesa, to the property owner's representative, sent Tuesday, June 10, 2025 at 5:15 p.m., copying Kellie Rorex, subject line "RE: 260 N Center St (Project Description)." The message was sent one day before the Certificate of Appropriateness in Case ADM25-00154 was issued on June 11, 2025, and it includes the photograph of the property that the Historic Preservation Officer identifies as coming from the 2002 National Register nomination.

Why this document is offered

1. The City's own reading of in-kind replacement permits a more durable substitute material. The Historic Preservation Officer states:

> *"Based on staff's interpretation of in-kind, other (sometimes more durable) materials are allowed to be used if the look is essentially the same as what is being replaced. This will ensure that, at a minimum, the historical look/feel of the building is retained, despite any loss of historic material."*

The Certificate of Appropriateness issued the following day carried that reading into its own project description, which authorizes the gable elements to be "retained or replaced in-kind or with a similar more durable material" (Appendix B, Attachment 1).

2. Staff accepted in this same message that the material was damaged beyond repair. The Historic Preservation Officer writes:

> *"You have asserted that the material is damaged beyond repair and needs to be replaced, and after our site visit, staff agrees."*

The condition of the wood is therefore not in dispute. Staff confirmed it on site in June 2025 and confirmed it again in the letter of August 5, 2026, which states that certain elements, including the dog-ear gable trim, were determined to require replacement.

3. The photograph the City relies on is a 2002 image, not evidence of 1945 construction. The Historic Preservation Officer introduces the photograph in his own words:

> *"Below is a photo of the home from the National Register nomination (2002); the decorative gable feature is present and even with the other previous alterations, the building was still determined to contribute to the overall historic district."*

This establishes that the gable treatment was present in 2002. It does not establish that the treatment was original to the 1945 construction. The same sentence also confirms that the property was determined to contribute to the district notwithstanding earlier alterations.

4. The approval contemplated that unforeseen conditions would arise during construction. The message closes:

> *"Staff understands that during the renovation/remodel of a historic building, unforeseen issues may arise. If there are questions about the details of the COA and/or the materials, please let me know and I would be happy to help you find a solution that is both historically appropriate and compatible as we work through this project."*

The same language appears in the Certificate of Appropriateness itself (Appendix B, Attachment 1, closing note).

Note on scope: this Appendix reproduces the June 10, 2025 message and the photograph attached to it. That message is part of a longer email thread held in the City's own records and available to the Board on request.

Gmail Alicia <alicia.c.romero@gmail.com>

Fwd: 260 N Center St (Project Description)

1 message

Sean Derek [redacted]@gmail.com> Wed, Aug 12, 2026 at 3:01 PM
To: Alicia [redacted]@gmail.com>

---------- Forwarded message ---------
From: **Matthew Kriegl** <matthew.kriegl@mesaaz.gov>
Date: Tue, Jun 10, 2025 at 5:15 PM
Subject: RE: 260 N Center St (Project Description)
To: DJ Sean Derek <[redacted]@gmail.com>
Cc: Kellie Rorex <Kellie.Rorex@mesaaz.gov>

Thank you Sean,

There will always be a need to strike a balance with buildings located within historic districts. No two buildings are the same and each is therefore treated based on its own specific merits (design, integrity, location, etc.) and specific situation. The balance here is to weigh the continued use of the building with retention of historic character defining features and material with overall impacts to the historic district as a whole.

In this case, the extension of the porch will ensure that the building will have continued use and functionality. However, since so much of the other decorative features on this building have deteriorated beyond repair, the intact historic features/material of the home (such as decorative features in the gables) have achieved greater importance and should not be removed or altered. In any case, when historic features are damaged beyond repair, they should be replaced in-kind, as these features help identify the structure with a particular architectural style in history.

It is also important to ensure that the criteria, by which projects in historic districts are evaluated, are equally applied and observed. See the selected relevant criteria below:

- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

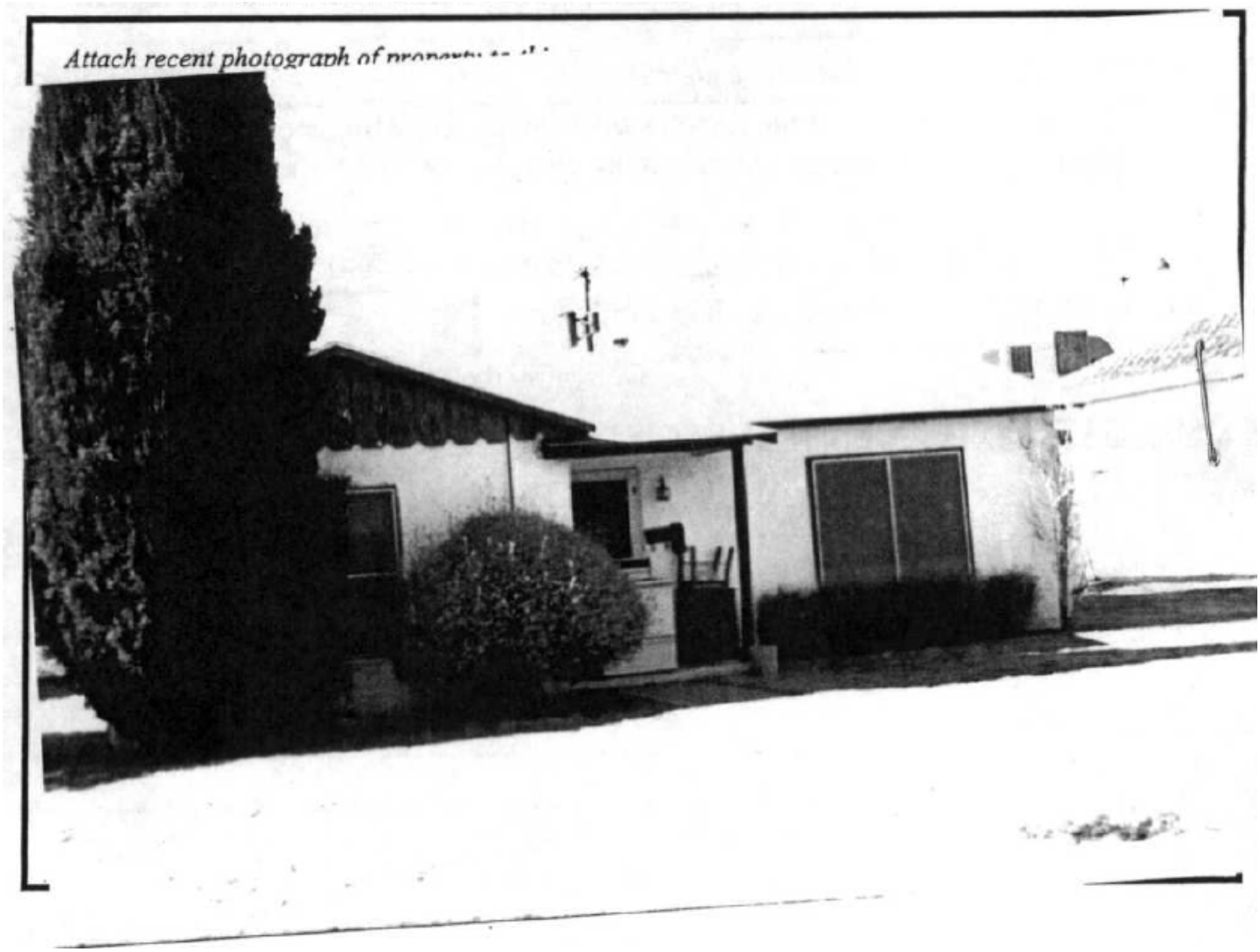
You have asserted that the material is damaged beyond repair and needs to be replaced, and after our site visit, staff agrees. Based on staff's interpretation of in-kind, other (sometimes more durable) materials are allowed to be used if the look is essentially the same as what is being replaced. This will ensure that, at a minimum, the historical look/feel of the building is retained, despite any loss of historic material. Below is a photo of the home from the National Register nomination (2002); the decorative gable feature is present and even with the other previous alterations, the building was still determined to contribute to the overall historic district.

Your project will be administratively approved on the stipulations outlined within the Certificate of Appropriateness (COA). Staff understands that during the renovation/remodel of a historic building, unforeseen issues may arise. If there are questions about the details of the COA and/or the materials, please let me know and I would be happy to help you find a solution that is both historically appropriate and compatible as we work through this project.

Please let me know if you have any questions.

Thanks,

Matt



Matthew Kriegl

Historic Preservation Officer

City of Mesa | 480-644-2214