APPENDIX B

Certificate of Appropriateness, Case ADM25-00154, issued June 11, 2025, with Attachment 1 and Attachment 2

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

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The City of Mesa Certificate of Appropriateness for 260 N. Center Street, Case ADM25-00154, signed by Matthew Kriegl, Historic Preservation Officer, and issued June 11, 2025, including Attachment 1 (Background and Project Description) and Attachment 2 (Certificate of Appropriateness Standards).

Why this document is offered

1. Attachment 2 marks every applicable Standard "Consistent." Standards 1 through 7, 9, and 10 are each marked Consistent for this project. Standard 8, archaeological resources, is marked N/A. The five Standards now cited against the appellant, Standards 1, 2, 3, 5, and 6, were all marked Consistent by the same office on June 11, 2025. The five New Addition Design Standards from the City's own architectural guide are likewise all marked Consistent.

2. Attachment 1 authorizes a durable substitute material for the gable elements. The approved project description states:

> *"The decorative dog-eared wood elements in the gables will be retained or replaced in-kind or with a similar more durable material."*

The letter of August 5, 2026 describes this same approval twice without that clause, stating that staff "previously approved replacement of these elements with in-kind materials" and that the June 11, 2025 approval "authorized replacement of specified features with in-kind materials and designs." The operative text of the approval is broader than the later description of it.

3. Attachment 1 identifies the character-defining elements of this property, and the gable trim is not among them. It states that this building is a modest example of the Ranch style and that "Character-defining elements include the shallow front porch and broad front facade." The same document approves extending that shallow front porch out to six feet in depth and further to the north across the facade.

4. Attachment 1 describes the district as eclectic. It states that the informal development process gives the West Second Street Historic District its eclectic and diverse architectural character, and that the district showcases the transformation of Mesa from a rural community to suburban estates.

5. Attachment 1 anticipates unforeseen conditions and inconsistent drawings. Its closing note states that the drawings may not always accurately reflect the outcome of discussions with staff, including details involving other decorative features, that this document takes precedence over any inconsistency, and that staff understands unforeseen issues may arise during the renovation of a historic building.

Historic Preservation Office
City of Mesa, Arizona

June 11, 2025

Applicant: Sean Rodriguez
Email: [redacted]@gmail.com
Phone: [redacted]

Subject: **CERTIFICATE OF APPROPRIATENESS** (Historic Clearance)
260 N Center St (the "Subject Property")
Case Number ADM25-00154; APN/Parcel #138-59-045
West Second Street Historic District

Dear applicant,

The City of Mesa Historic Preservation Office has reviewed your request for a Certificate of Appropriateness for the proposed exterior alterations at the Subject Property.

The City Historic Preservation Officer has determined the proposed project **does comply** with the Secretary of the Interior's Standards for the Treatment of Historic Properties. In addition, the modifications are **consistent** with City's historic standards and guidelines. The Historic Preservation Officer has therefore **APPROVED** the Certificate of Appropriateness request based on the analysis completed on Attachments 1 and 2 of this decision letter.

When applying for any required associated City of Mesa building permits, please include a copy of this letter with your submittal documents.

If you have additional questions, please feel free to contact Matthew Kriegl, Historic Preservation Officer, at matthew.kriegl@mesaaz.gov or 480-644-2214.

Sincerely,

Matthew Kriegl
Historic Preservation Officer
City of Mesa

cc: Kellie Rorex, Senior Planner

Enclosures:

1) Attachment 1 – Background and Project Description
2) Attachment 2 – Certificate of Appropriateness Standards

ATTACHMENT 1

Background:

The Subject Property is located at 260 N Center St within the West Second Street Historic District (the "District") which has a period of significance from 1883 to 1959. The zoning designation for the Subject Property is Downtown Core ("DC") with an Historic District ("HD") overlay. This house was constructed in 1945 and is classified as contributing to the District.

This building is a modest example of the Ranch style of architecture. Character-defining elements include the shallow front porch and broad front façade. The proportion of the windows is more characteristic of earlier style buildings. This building contributes to the historic character of the neighborhood.

Encompassing portions of five blocks from the original townsite, the District showcases the early transformation of Mesa from a rural community to suburban estates. Unlike the formal replatting of entire blocks into residential subdivisions, the original "City of Zion" garden blocks were divided into individual lots through gradual lot splits. This process allowed for a more organic, incremental development of the area.

A defining feature of the district is its wide public rights-of-way, which were improved and narrowed through the introduction of tree-lined, grassy medians. These landscaped medians are significant character-defining elements that contribute to the district's unique charm.

While the slow, informal development process gives the West Second Street Historic District its eclectic and diverse architectural character. The majority of homes in the district are Bungalows, which were popular in the 1920s. During this period, Period Revival styles--drawing on European architectural traditions--began to emerge in Mesa. Notable among these are the Mission Revival and Colonial Revival styles, which can be found in several homes within the district. The few Ranch-style homes on the edges of the district reflect the resurgence of residential construction in Mesa following the Great Depression.

Project Description:

Proposed work for this Certificate of Appropriateness request includes abatement of the entire home (interior – asbestos and lead paint). The existing concrete flooring where rear addition will be built is to be removed; a new one-story addition will be constructed in roughly the same location. This addition will include a second bathroom and third bedroom/office at the back of the home. This rear addition will have rolled roofing with a very slight pitch. The existing roof shingles will be replaced with similar materials and structural elements of the roof will also be repaired, as needed. The decorative dog-eared wood elements in the gables will be retained or replaced in-kind or with a similar more durable material. Gable vents may be installed in the gable ends to help with air circulation. The other existing wood trim has not been properly maintained, is damaged, and will be replaced in-kind. The existing stucco is damaged and will be removed and replaced with new smooth/sand finish stucco. The existing windows are not original and/or are damaged beyond repair. This has allowed water infiltration and termite damage and caused damage to the structure. These existing window openings will be retained, repaired, and reframed. New 1-over-

1 sash windows will then be installed in the original openings. New awning windows will be installed in locations when the use of sash windows is not feasible, mainly in the addition and at the rear. The front porch will be retained, but extended out to 6 feet in depth and extended to the north among the façade. New wood porch columns, to match the existing (square posts), will be installed to support the revised porch design. A sliding glass door will be installed on the north side elevation of the original portion of the building. The front door will also be replaced with a new wood door with the same size and a similar look as existing. See drawings for additional detail.

Note: In working with staff, the owner has agreed to the proposed scope of work outlined above. The drawings may not always accurately reflect the outcome of these discussions (such as details involving, but not limited to, window material, door material/design, other decorative features, etc.), but this document will take precedent over any inconsistency. 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 reach out to the Historic Preservation Office for clarification and guidance.

ATTACHMENT 2

US Secretary of the Interior's Standards for Historic Preservation

Standard	Consistent	Inconsistent	N/A
A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.	☒	☐	☐
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.	☒	☐	☐
Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.	☒	☐	☐
Changes to a property that have acquired historic significance in their own right will be retained and preserved.	☒	☐	☐
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.	☒	☐	☐
Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.	☒	☐	☐
Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	☐	☐	☒
New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.	☒	☐	☐
New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	☒	☐	☐

City of Mesa Historic Homes of Mesa:
An Architectural and Preservation Guide

Standard	Consistent	Inconsistent	N/A
Construct new exterior additions to the side or the rear of a historic building to retain the streetscape façade and the setback to the street.	☒	☐	☐
Remove non-significant additions or nearby outbuildings to make room for a new exterior addition if removal does not affect the architectural integrity of the building.	☒	☐	☐
Design the new addition to complement and enhance the historic building in size, scale, materials, and details.	☒	☐	☐
Verify zoning restrictions for heights, setbacks, and building separation to define the buildable area within the property. Take into consideration overhang dimensions when determining the allowable building envelope. Setback and lot coverage variances may be difficult to obtain if zoning problems are self-imposed by the applicant's own design.	☒	☐	☐
Design non-historic site features and landscaping as distinctive but compatible with the building's historic style.	☒	☐	☐