Agenda Item: 2-a

Historic Preservation Board

Consider an appeal of the Historic Preservation Officer's denial of a Certificate of Appropriateness at 260 N Center St. (ADM26-00657)

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Appeal of ADM26-00657
260 N Center St

Property & Project Background

260 N Center St. is located within the West Second Street Historic District

- Constructed in 1945, this Early Ranch house is a contributing resource to the District
- The applicant received a Certificate of Appropriateness (COA) for a substantial rehabilitation in June 2025

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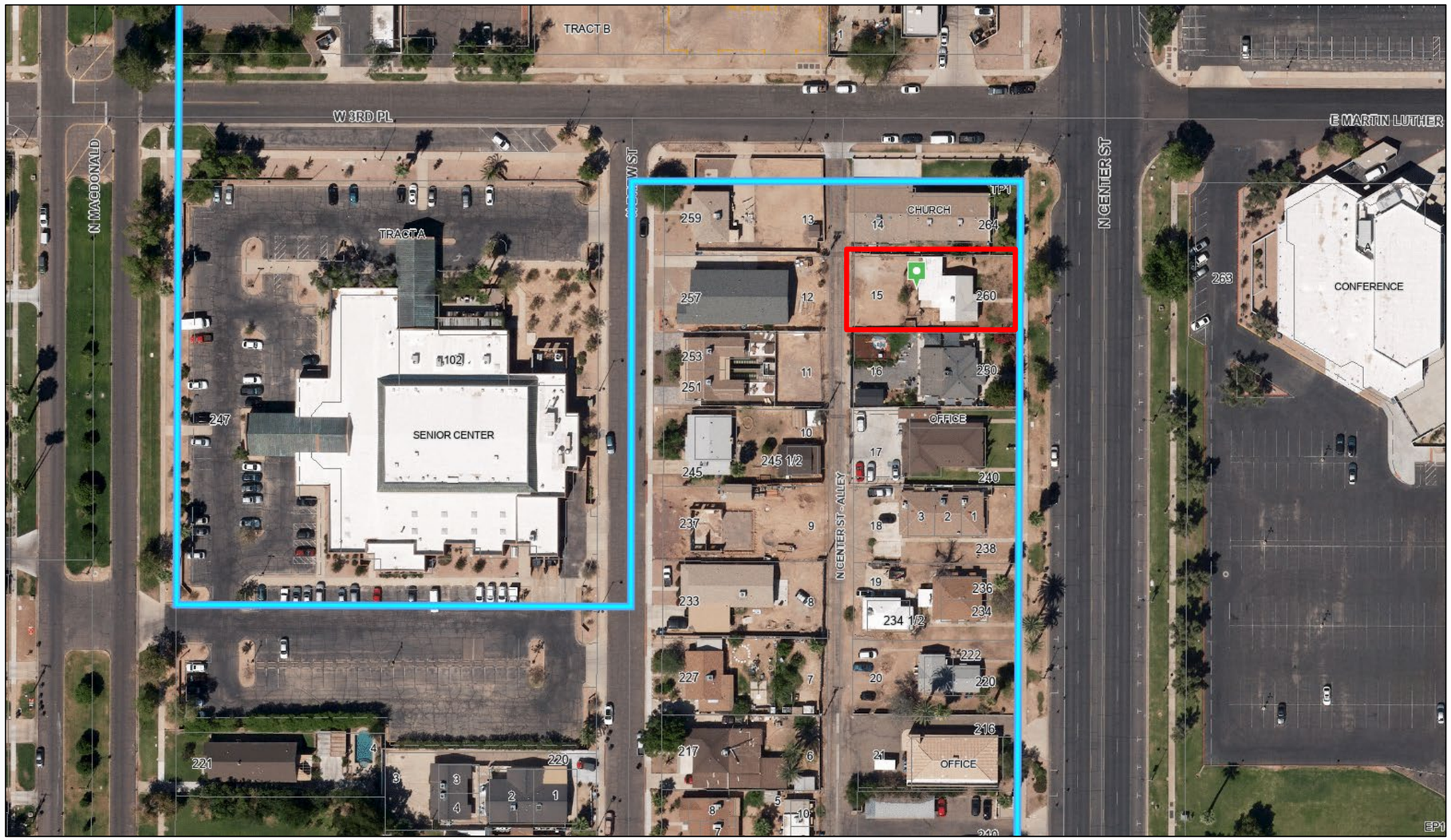
Appeal of ADM26-00657
260 N Center St

Location Map



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260 N Center St

Original Condition of House

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What Was Originally Approved?

2025 Certificate of Appropriateness approval included:

- Substantial rehabilitation to make the residence safe, habitable, and functional
- Replacement of damaged or deteriorated materials where necessary
- Extension and deepening of the front porch
- New square wood columns matching the existing posts
- Retention and repair or replacement of character-defining features, including the dog-ear gable trim

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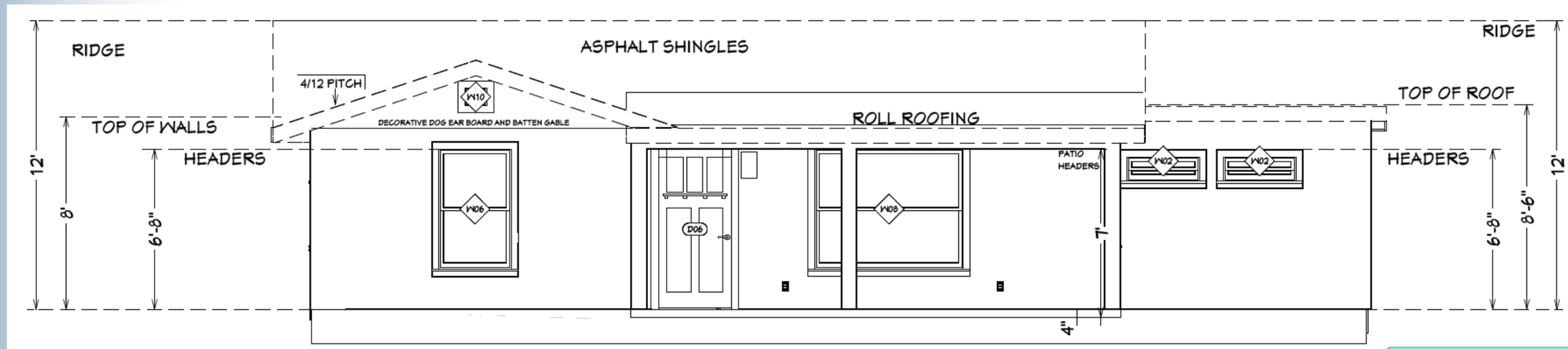
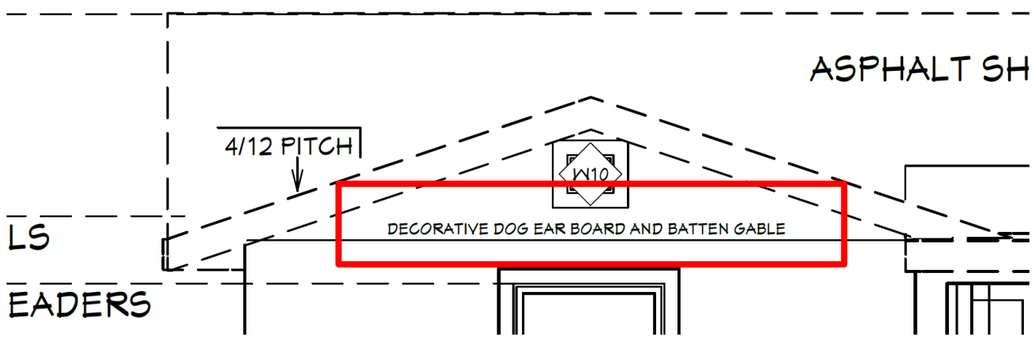


FRONT ELEVATION
(EAST)

APPROVED WITH STIPULATIONS
By MK at 06/11/2025 14:28:36



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Review Process & Appeal

March 2026: Staff began discussing the proposed modifications with the applicant and explained that a new COA would be required.

July 2026: Staff became aware that work beyond the approved COA was underway and notified building officials.

August 2026: The applicant submitted an application seeking to retain the unpermitted work, which was denied by the Historic Preservation Officer on August 10.

August 12, 2026: The applicant appealed the decision.

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Proposed Modifications

The applicant proposes to:

- Add framed arches between the front porch columns
- Construct a 34-inch-tall pony wall between the porch columns
- Remove the existing dog-ear gable trim and replace it with stucco

These changes go beyond repair or replacement of deteriorated material and alter the building's exterior design

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260 N Center St

Applicable Review Criteria

- Mesa Zoning Ordinance requires COA decisions to be based on compliance with the **Secretary of the Interior's Standards for Rehabilitation**
- The proposal was determined to be inconsistent with Standards 1, 2, 3, 5, and 6
- The City's Historic Preservation Design Guidelines also provide applicable guidance for evaluating alterations to historic properties

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The Secretary of Interior Standards for Rehabilitation

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Standard 1 : Minimal Change

The proposed alterations introduce additional changes to distinctive features and spatial relationships that are not required for continued residential use

- The approved 2025 COA already provides for substantial rehabilitation needed to make the residence safe, habitable, and functional
- Arches and a pony wall would alter the configuration and character of the front porch
- Removing the dog-ear gable trim eliminates an existing distinctive feature

These changes go beyond the minimal change contemplated by Standard 1

Appeal of ADM26-00657
260 N Center St

Standard 2 : Historic Character

The house derives much of its character from:

- Its simple form and modest scale
- Restrained architectural detailing
- Its straightforward, open front porch
- Distinctive gable detailing

The proposed arches, pony wall, and removal of the dog-ear gable trim would collectively alter the character of the primary elevation.

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Standards 3 and 5 : Historic Features and Design

Standard 3 : The proposed arches and pony wall are not supported by evidence that these features historically existed on this property.

Standard 5 : Distinctive features and craftsmanship that characterize the property should be preserved.

- The dog-ear gable trim is an existing distinctive feature
- The simple porch design is also an important element of the property's character

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Standard 6 : Repair & Replacement

Standard 6 : Deteriorated features may be repaired or replaced, but replacement should retain the historic feature's design and character

- **Dog-ear gable trim:** Replacing the existing dog-ear trim with flat stucco eliminates the existing architectural feature rather than replacing it with a matching feature
- **Porch columns/posts:** Replacing a deteriorated square post with a compatible square post is consistent with Standard 6; changing the porch design to incorporate arched openings is not simply material replacement

The approved COA allows deteriorated materials to be replaced with compatible materials

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Current Condition of House

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Dog-Eared Trim Removed

Newly Constructed Pony wall

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Appeal of ADM26-00657
260 N Center St

Newly Installed Arches at Porch Columns

Current Condition of House

Appeal of ADM26-00657
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The 2025 COA Already Allows Substantial Change

Approved:

- Substantial rehabilitation
- Replacement of deteriorated materials
- New windows and doors
- Expanded front porch
- Rear addition

Additional changes now proposed:

- Removal of dog-ear gable trim
- Addition of pony wall
- Arched porch openings

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Original Condition of House

Current Condition of House

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Staff Recommendation

The proposed arches, pony wall, and removal of the dog-ear gable trim are inconsistent with MZO and Secretary of the Interior Standards for Rehabilitation 1, 2, 3, 5, and 6

- The proposed modifications would substantially alter the architectural character of the primary elevation

Staff recommends that the Historic Preservation Board **DENY** the appeal and **UPHOLD** the decision of the Historic Preservation Officer

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Questions & Discussion

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250 N Center St (2002)

260 N Center St (2002)