



SCOTTSDALE HISTORIC PRESERVATION COMMISSION

**COMMUNITY DESIGN STUDIO
7506 E. INDIAN SCHOOL ROAD
SCOTTSDALE, ARIZONA
THURSDAY, AUGUST 7, 2025**

SUMMARIZED MEETING MINUTES

PRESENT:

Rose Smith, Vice Chair
Kat Djordjevic, Commissioner
Mark Estes, Commissioner
Brandon Fadden, Commissioner
Ryan Hilbun, Commissioner

STAFF:

Adam Yaron
Jesús Murillo
Ben Moriarity
Taylor Reynolds
Clayton Hults

CALL TO ORDER

Chair Panzer called the meeting of the Historic Preservation Commission to order at 6:01 PM.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

PUBLIC COMMENT

HPC received zero (0) request to speak cards for non-agendized items.

ADMINISTRATIVE REPORT

1. Identify supplemental information, related to the June 5, 2025 Historic Preservation Commission agenda items, and other correspondence.

Administrative Report provided by Adam Yaron.

APPROVAL OF THE MINUTES

2. Approval of the June 5, 2025 Historic Preservation Commission Agenda Meeting Minutes.

Commissioner Fadden made a motion to approve the June 5, 2025 Historic Preservation Regular Meeting Minutes, seconded by Commissioner Estes. The Motion passed unanimously in favor by Vice Chair Smith, Commissioners Djordjevic, Estes, Fadden and Hilbun with a vote of five (5) to zero (0).

REGULAR ITEMS

3. 33-HP-2025: Hodson Residence Arched Doorway Request for a Certificate of Appropriateness to allow existing improvements—including an arched doorway with gate and lighting element and two attached trellis structures and trim painted to match the body of the home on the front façade—to remain at a residence within Villa Monterey Unit Three, Townhouse Residential, Historic Property (R-4 HP) zoning designation.

The arched doorway with gate and lighting element were approved at the regular meeting of the Historic Preservation Commission on June 5, 2025. This item pertains to the two remaining portions of the original request and includes, allowing the existing attached trellis structures to remain, and an amended request, to approve a new trim paint color on the front façade. Staff Contact: Taylor Reynolds, Principal Planner, treynolds@scottsdaleaz.gov, 480-312-7924

Commissioner Hilbun motioned to approve the case as presented, seconded by Commissioner Estes. The Motion passed unanimously in favor by Vice Chair Smith, Commissioners Djordjevic, Estes, Fadden and Hilbun with a vote of five (5) to zero (0).

NON-ACTION ITEMS

4. Overview of CNE Quarter 2, 2025
Staff will present an overview to the Commission of the Certificates of No Effect (CNE) issued during the second quarter of 2025 for development proposals within approved Historic Preservation Districts.
Staff Contact: Ben Moriarity, Senior Planner, bmoriarity@scottsdaleaz.gov, 480-312-2836

Overview of CNE Quarter 2, 2025 provided by Ben Moriarity

5. HB2928: ADU Preemption and Implications for Historic Preservation
Staff will present an overview of a recently approved State Law (House Bill 2928 passed in 2025) relating to accessory dwelling units (ADU's) and the implications for Historic Property (HP) designated districts and properties.
Staff Contact: Adam Yaron, Commission Liaison, ayaron@scottsdaleaz.gov, 480-312-2761

Adam Yaron provided a presentation regarding HB2928

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Historic Preservation Commission website at:
<https://www.scottsdaleaz.gov/boards/historic-preservation-commission>

6. Commissioner Items

Per Section 211 of the Bylaws of the Historic Preservation Commission, this item provides the Commission the opportunity to consider the following Commissioner-submitted items:

- A request by Commissioner Sherrin to agendize a presentation on House Bill 2721 relating to middle housing at a future meeting of the Historic Preservation Commission.

Consideration of such item includes: 1) request that the Commission Liaison agendize the item for a future meeting; 2) request that the Commission Liaison investigate the matter and prepare a written response to the Commission; or 3) take no further action. Per Arizona State law, the Commission shall not discuss or take action with respect to any matter not specifically listed on the agenda.

The Commission expressed support to agendize the item for a future meeting.

ADJOURNMENT

With no further business to discuss, the regular meeting of the Historic Preservation Commission adjourned at 6:51 PM.