



**SCOTTSDALE HISTORIC PRESERVATION COMMISSION
COMMUNITY DESIGN STUDIO**

**7506 E. INDIAN SCHOOL ROAD
SCOTTSDALE, ARIZONA**

DECEMBER 4, 2025

SUMMARIZED MEETING MINUTES

PRESENT:

Kat Djordjevic, Commissioner
Mark Estes, Commissioner
Brandon Fadden, Commissioner
Ryan Hilbun, Commissioner
Mark McCurdy, Commissioner

ABSENT:

Jay Panzer, Chair
Rose Smith, Vice Chair

STAFF:

Adam Yaron
Jesús Murillo
Ben Moriarity
Lorraine Castro

CALL TO ORDER

Commissioner Estes called the meeting of the Historic Preservation Commission to order at 6:00 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 December 4, 2025 Historic Preservation Commission agenda items, and other correspondence.

Administrative Report provided by Adam Yaron.

APPROVAL OF THE MINUTES

2. Approval of the October 9, 2025 Historic Preservation Commission Agenda Meeting Minutes.

Commissioner McCurdy made a motion to approve the October 9, 2025 Historic Preservation Regular Meeting Minutes, seconded by Commissioner Hilbun. The Motion passed in favor by Commissioners Djordjevic, Estes, Fadden, Hilbun, and McCurdy with a vote of five (5) to zero (0).

NON-ACTION ITEMS

3. Draft Historic Preservation Commission 2025 Annual Report
Staff will present the Historic Preservation Commission draft 2025 Annual Report for review ahead of their possible consideration of approval in January 2026.
Staff Contact: Adam Yaron, Commission Liaison, ayaron@scottsdaleaz.gov, 480-312-2761

Adam Yaron presented the Draft Historic Preservation Commission 2025 Annual Report.

4. Draft Historic Preservation Commission 2026 Work Program and Calendar
Staff will present the Historic Preservation Commission draft 2026 Work Program and Calendar for review ahead of their possible consideration of approval in January 2026.
Staff Contact: Adam Yaron, Commission Liaison, ayaron@scottsdaleaz.gov, 480-312-2761

Adam Yaron presented the Draft 2026 Work Program and Calendar.

5. Overview of CNE Quarters 3 and 4, 2025
Staff will present an overview to the Commission of the Certificates of No Effect (CNE) issued during the 3rd and 4th quarters of 2025 for development proposals within approved Historic Preservation Districts.
Staff Contact: Ben Moriarity, Senior Planner, bmoriarity@scottsdaleaz.gov, 480-312-2836

Ben Moriarity provided a presentation on Certificate of No Effects processed.

6. Overview of Recent Pre-Applications Related to Historic Property (HP) Zoning
Staff will provide the Commission with an informational update on recent pre-applications involving potential participation in the City's Historic Property (HP) zoning overlay program.
Staff Contact: Ben Moriarity, Senior Planner, bmoriarity@scottsdaleaz.gov, 480-312-2836

* 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>

Ben Moriarity provided a presentation on Pre-Application Meetings related to Historic Property zoning.

REGULAR ITEMS

7. Saltzman Solar (57-HP-2025)

Request for a Certificate of Appropriateness to install Tesla solar and black metal roof tiles on the roof of an existing home located within the Village Grove 1-6 Historic District with Single Family Historic Property (R1-7 HP) zoning.

Staff Contact: Ben Moriarity, Senior Planner, bmoriarity@scottsdaleaz.gov, 480-312-2836

Commissioner Fadden motioned to approve case 57-HP-2025 with staff stipulations read into the record, seconded by Commissioner Hilbun. Motion carried by a vote of four (4) to one (1) , with Commissioners, Estes, Fadden, Hilbun and McCurdy in the affirmative, and Commissioner Djordjevic dissenting.

8. Approval of the 2026 Historic Preservation Commission Tentative Meeting Schedule

The Commission may review, discuss, and take possible action regarding the proposed schedule to confirm or modify the 2026 regular meeting dates.

Staff Contact: Adam Yaron, Commission Liaison, ayaron@scottsdaleaz.gov, 480-312-2761

Commissioner McCurdy motioned to approve the 2026 Meeting Calendar, seconded by Commissioner Fadden. The Motion passed in favor by Commissioners Djordjevic, Estes, Fadden, Hilbun, and McCurdy with a vote of five (5) to zero (0).

9. Identification of Future Agenda Items

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

- No Commissioner Items have been submitted to staff for consideration. The only possible action the Commission can take for this item includes: 1) request that the Commission Liaison agendaize 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 may not discuss, deliberate, or take legal action on any matter in the "Identification of Future Agenda Items" unless the specific matter is properly noticed for legal action. Staff Contact: Adam Yaron, Commission Liaison, ayaron@scottsdaleaz.gov, 480-312-2761

No commissioner items provided.

ADJOURNMENT

With no further business to discuss, the regular meeting of the Historic Preservation Commission adjourned at 7:09 PM.

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