

SCOTTSDALE CITY CLERK
2025 JUN 20 PM12:08

Kathy Marie Young
7635 East Pasadena Avenue
Scottsdale, Arizona
602-788-8874
Dkmry4@gmail.com

June 20, 2025

Via hand delivery to:

Scottsdale City Council
c/o Scottsdale City Clerk

Re: Appeal from Historic Preservation Commission decision

Greetings:

On behalf of myself and the Mary Trust, and pursuant to Scottsdale Zoning Ordinance Section 6.122.G.4, I hereby appeal the decision of the Scottsdale Historic Preservation Commission denying, via a 3-3 vote, the request for approval of a Certificate of Appropriateness to allow me to screen in the balcony patio at a residence within the Villa Monterey Unit Seven historic district with Multiple-family Residential, Historic Property (R-5 HP) zoning, to wit, the residence located at 7635 East Pasadena Avenue in Scottsdale.

Very truly yours,



Kathy Marie Young, for myself and the Mary Trust

HISTORIC PRESERVATION COMMISSION REPORT



Meeting Date: June 5, 2025
General Plan Element: *Preservation and Environmental Planning*
General Plan Goal: *Enhance the quality of life in Scottsdale by protecting historical and archaeological resources.*

ACTION

Case Name: Young Patio Screening
Case Number: 23-HP-2025
Location: 7635 E. Pasadena Avenue
Request: Certificate of Appropriateness to screen in the second story balcony patio at a residence within the Villa Monterey Unit Seven historic district.

OWNER/APPLICANT

Kathy Young
(602) 708-8874

BACKGROUND

Case History

The Young Patio Screening (23-HP-2025) case was heard at the May 1, 2025 Historic Preservation Commission meeting. Discussion included how much the existing screen obstructs the view of the front of the home. The case was continued in order to gather additional information about the screen.

Zoning

The site is zoned Multiple-family Residential Historic Property (R-5 HP). Historic Property Overlay designation was approved by City Council on June 7, 2011 (4-HP-2010 and 13-ZN-2010).

Historic Preservation Plan

Interim Historic Preservation Guidelines for Villa Monterey Units 1-7 are currently in effect. The interim guidelines are modeled after the guidelines for the Village Grove 1-6 Historic District subdivision.

Context

Located East of the intersection of East Pasadena Avenue and North 77th Street, the surrounding development is a Multi-family residential townhome subdivision, Villa Monterey Unit 7.

Action Taken _____

Adjacent Uses and Zoning

- North East Pasadena Avenue with existing residential townhouses in Villa Monterey Unit 7 beyond, Multi-family Residential, Historic Property (R-5 HP)
- South Existing residential townhouses in Villa Monterey Unit 7, Multi-family Residential, Historic Property (R-5 HP)
- East Existing residential townhouses in Villa Monterey Unit 7, Multi-family Residential, Historic Property (R-5 HP)
- West Existing residential townhouses in Villa Monterey Unit 7, Multi-family Residential, Historic Property (R-5 HP)

Key Items for Consideration

- Compliance with the Interim Villa Monterey Units 1-7 Historic Preservation Guidelines
- Applicant has HOA approval for proposed work
- Case continued from May 1, 2025, Historic Preservation Commission to gather additional screen details.

DEVELOPMENT PROPOSAL

Description of Historic Property

The Villa Monterey Units 1-7 Historic District consists of 758 homes and 13 common tracts. Its boundaries are generally the Arizona Canal to the west, East Medlock Drive on the north, East Meadowbrook Avenue to the south and North 79th Place on the east.

The Villa Monterey Units 1-7 Historic District is an example of typical post-World War II townhouse development practices from the 1960s in Scottsdale. The Villa Monterey Historic District is considered historically and architecturally significant as a collection of homes that illustrate a particular type of building and a development pattern that was influential on the physical form of Scottsdale in the postwar era and remains discernible and distinctive today. Further, it is associated with an individual, David Friedman, who pioneered successful practices that influenced how townhomes were subsequently developed in Arizona.

Although varied in their styling and detail, Villa Monterey townhouses have certain architectural features that define the style. These features relate to the technological, social and economic influences which shaped the building of the postwar era. They also provide a sense of scale and aesthetic quality to the façade of buildings and the streetscape. Consequently, it is important that these character-defining features be preserved and receive sensitive treatment during exterior rehabilitation and restoration work.

Goal/Purpose of Request

The applicant is requesting Historic Preservation Commission approval to screen in the existing second floor balcony. The request will allow the applicant to use the balcony as an enclosed area, which will subsequently be used to contain a pet.

Neighborhood Communication

A sign identifying the project name, number, request, and HPC hearing date has been posted at the site. A postcard containing case information has been sent to property owners within 750 feet of this property.

The owner/applicant has received approval from Villa Monterey Unit 7 HOA.

City staff have received twelve messages in support of the proposal (See Attachment 5)

HISTORIC PRESERVATION PLAN CRITERIA ANALYSIS

The Historic Preservation Guidelines for the Villa Monterey Units 1-7 subdivision include a set of guidelines that are intended to maintain the established character of the home. Any request to modify the exterior of a residence should implement these guidelines. Specific to this request, the applicable guidelines are identified below and include staff analysis.

[Interim Guidelines for Villa Monterey Units 1-7:](#)

Policy 13: Preserve the patterns of building materials and elements that distinguish the Villa Monterey townhouse style.

Applicable Guideline:

13.2 Avoid applying a single new exterior material such as stucco or siding that obscures the historic pattern of a combination of materials or applied ornament.

Staff Analysis: The applicant's narrative describes the screen as temporary. While the screen was installed and could be removed without damaging or altering the historic elements on the home, the Zoning Ordinance does not define temporary additions or material applications to buildings. Similarly, the Villa Monterey Units 1-7 Historic Guidelines do not address temporary alterations.

A sample of the screen was provided by the applicant. When the screen was taken to local hardware stores it was identified as a common fiberglass mesh in the color "charcoal" that is between 50% to 65% transparent (35% to 50% solid). In comparison, screens sold as solar sun screens range 10% to 35% transparent (65% to 90% solid).

The measurements commonly used for screens are the mesh size and wire diameter. For example, the sample screen provided has a mesh of 18x14 or 18 strands per inch in one direction and 14 in the other, with a 0.013inch diameter, fiberglass, wire. Calculating the transparency at 58.4% transparent and 41.6% solid.

Staff conducted light meter readings with the screen to help confirm transparency. The sample was tested with a light that averaged 2.2 footcandles without any screening, with the proposed screen between the meter and the light source the readings averaged 1.3 footcandles. As a result of the light meter test the proposed screen appears to be 59% transparent and 41% solid.

Though the screen is partly transparent, it is a new material that obstructs the historic pattern and finishes of the front façade of the home.

Policy 19: Minimize the visual impact of utilities, accessory structures and equipment and other such fixtures on the streetscape.

Applicable Guideline:

19.4 Provide shading in ways traditionally used in the development such as cloth awnings over windows. Avoid installing shade screens on the exterior that obscure the historic window or doors.

Staff Analysis: The proposed shade screen that has been installed does obscure the door on the second level balcony and should be avoided in accordance to guideline 19.4.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Historic Preservation Commission deny 23-HP-2025, Young Patio Screening, finding that the provisions of the Historic Preservation Plan for Villa Monterey Units 1-7 have not been met.

OPTIONS FOR CERTIFICATE OF APPROPRIATENESS

- Approve as submitted with reference to how the project meets the guidelines
- Approve selected elements, deny others, referencing relevant design guidelines for decision
- Approve with stipulations
- Continue case to allow time for additional work or information to be provided
- Deny as submitted with reference to how the project does NOT meet the guidelines

RESPONSIBLE DEPARTMENT

Planning and Development Services
Historic Preservation Office

STAFF CONTACT

Ben Moriarity Senior Planner 480-312-2836 E-mail: bmoriarity@ScottsdaleAZ.gov


APPROVED BY



5/13/2025

Ben Moriarity, Report Author

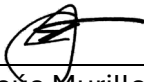
Date



5/19/2025

Adam Yaron, Historic Preservation Commission Liaison
Phone: 480-312-2761 E-mail: AYaron@ScottsdaleAZ.gov

Date



5/22/2025

Jesus Murillo, Historic Preservation Officer
Phone: 480-312-7849 E-mail: JMurillo@ScottsdaleAZ.gov

Date

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Close-Up Aerial
3. Zoning Map
4. Images of the Proposed Screen
5. Community Input
6. May 1, 2025, Historic Preservation Commission Marked Agenda

March 23, 2025

Hello Historic Preservation Committee,

We are requesting permission to retain the temporary screening inside of our balcony.

As all historical elements are still attached to our home and are visible from the street front and the screen is behind these elements we are asking for your approval.

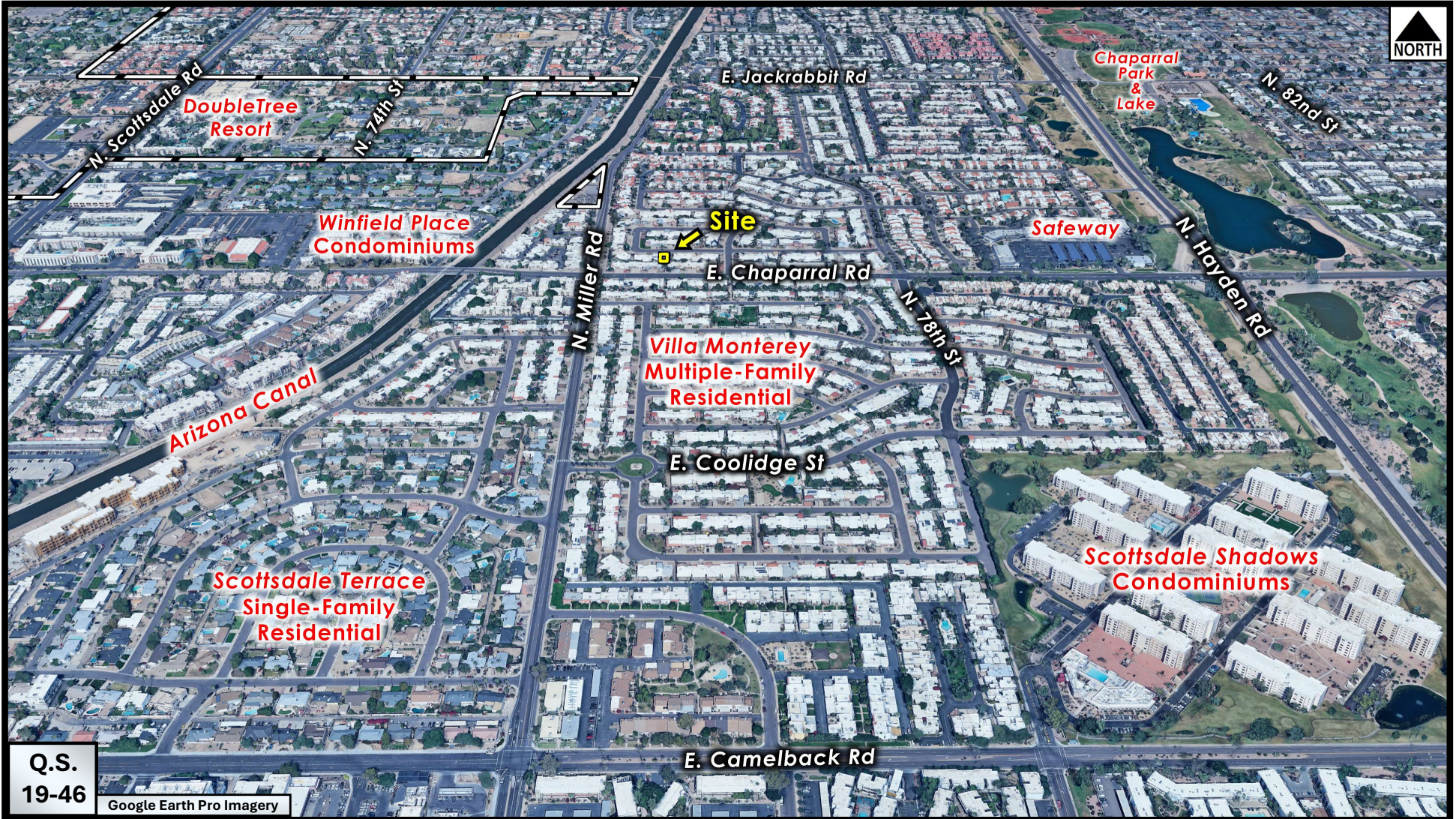
This screened in area provides us with shade, privacy, a safe area for our cat to enjoy the outdoors without roaming the neighborhood. It also provides us an additional 65 sq. ft. for us to utilize our home.

Sincerely,

Kathy and Marissa Young

7635 E. Pasadena Ave

Scottsdale, AZ 85250



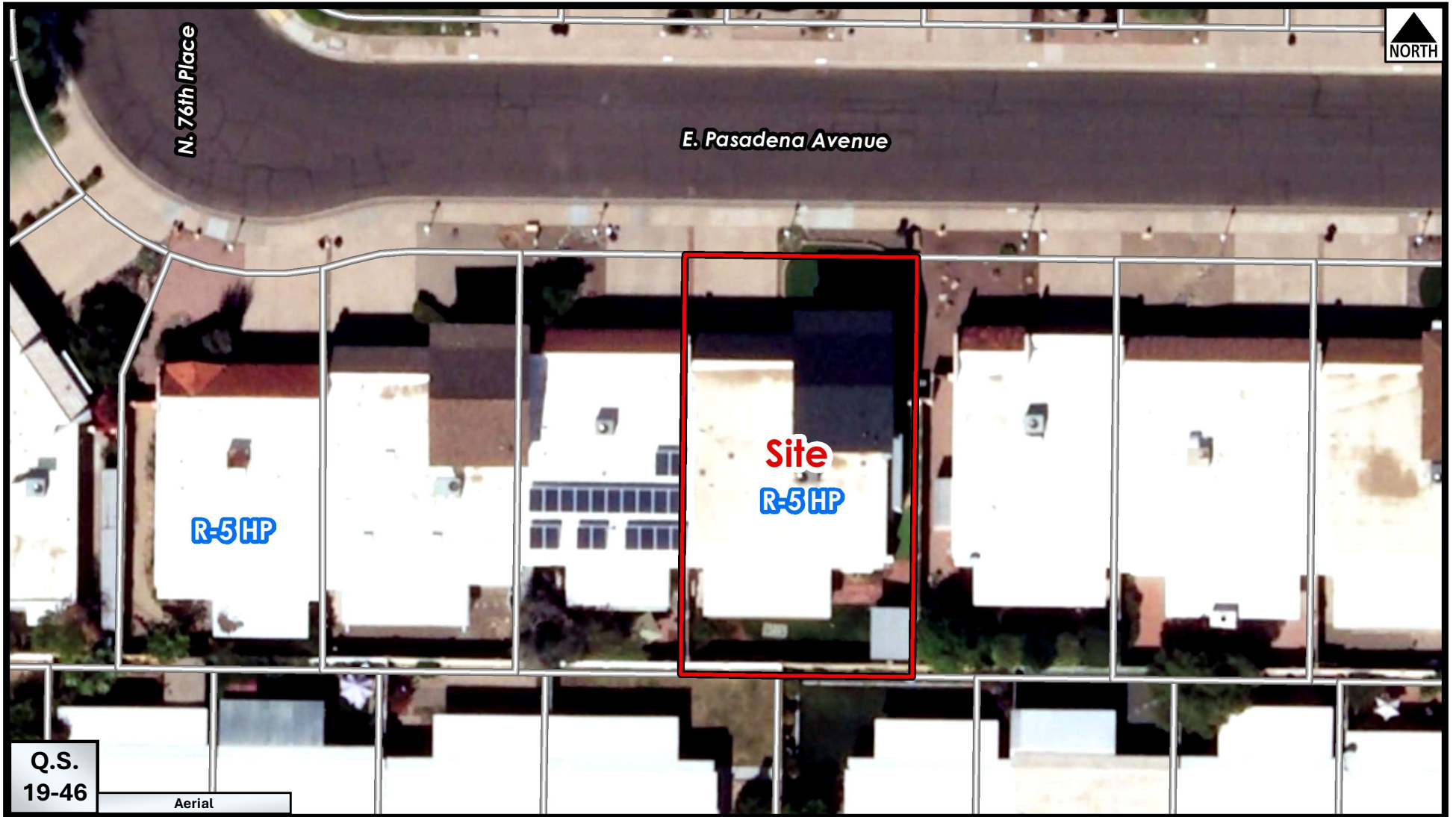
Context Aerial

23-HP-2025



Close-up Aerial

3-GP-2021



Zoning Aerial

3-GP-2021



Figure 1 Street View



Figure 2 Interior West



Figure 3 Interior North

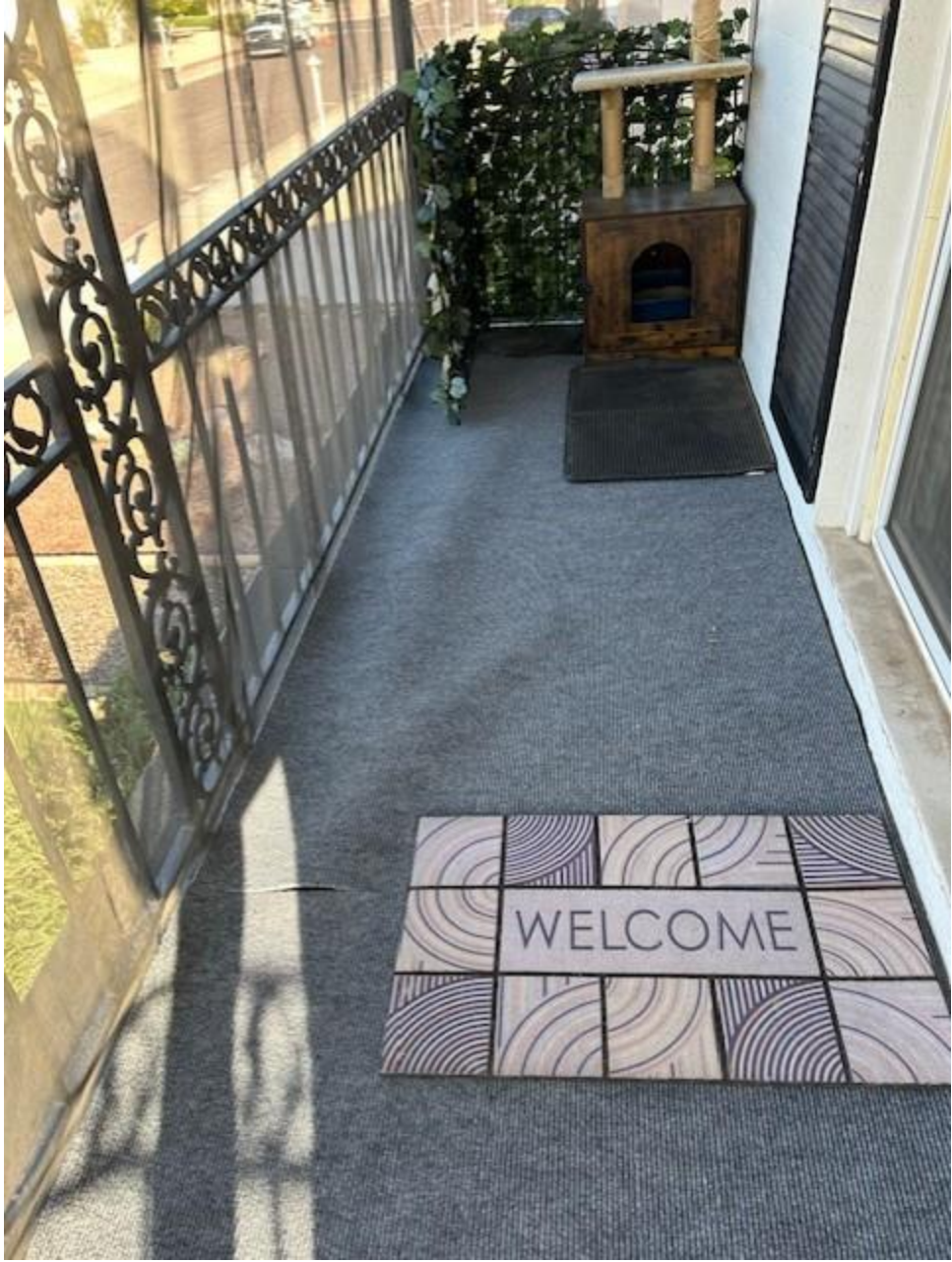


Figure 4 Interior East



7635

WARNING
ELECTRIC SHOCK
Hazardous
50V
48716



7635

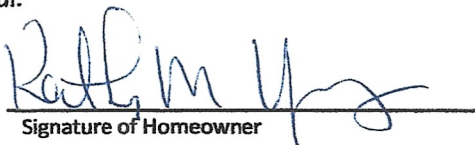
Colony Park (Villa Monterey #7 aka VM7) Request for Architectural Change

Owner(s) Name(s)	Kathy + Marissa Young
Address	7635 E Pasadena Ave
Phone Number	602-708-8874
Email Address	dkmry4@gmail.com

Describe the request in detail and use additional pages and sketches as necessary. Please include color samples for painting, written plans, descriptions of changes, etc., to the home. Landscape improvements must include the design, name of plants, and other materials used on the job. Please include ALL ideas or changes to the home. (attach photos):

Permission to retain interior screening of balcony. It is up for shade, privacy, safe area for cat + insect relief. It has been up for appx 5 1/2 years + most people don't even see it. An ivy screen has been put in front of cat box as per CC+R's #6 - required screening		
The requested changes are scheduled to be completed by this date (once approved):	Completion Date:	

The homeowner agrees to maintain compliance with Villa Monterey #7 HOA CC&R's and Rules & Regulations and the City of Scottsdale Historic District (SHD) guidelines. Once the request is approved, the homeowner may be required to get approval from the city and/or Scottsdale Historical District (SHD) as noted below. If the Homeowner does NOT get SHD approval, the SHD can require the Homeowner to remove and restore the property to its original condition at any time, regardless of HOA approval.


 Signature of Homeowner

3-11-2025
 Date

Kathy M Young
 Printed Name of Homeowner

Colony Park (Villa Monterey #7 aka VM7) Request for Architectural Change


The described architectural change is:

Approved Disapproved Approved subject to the following conditions:



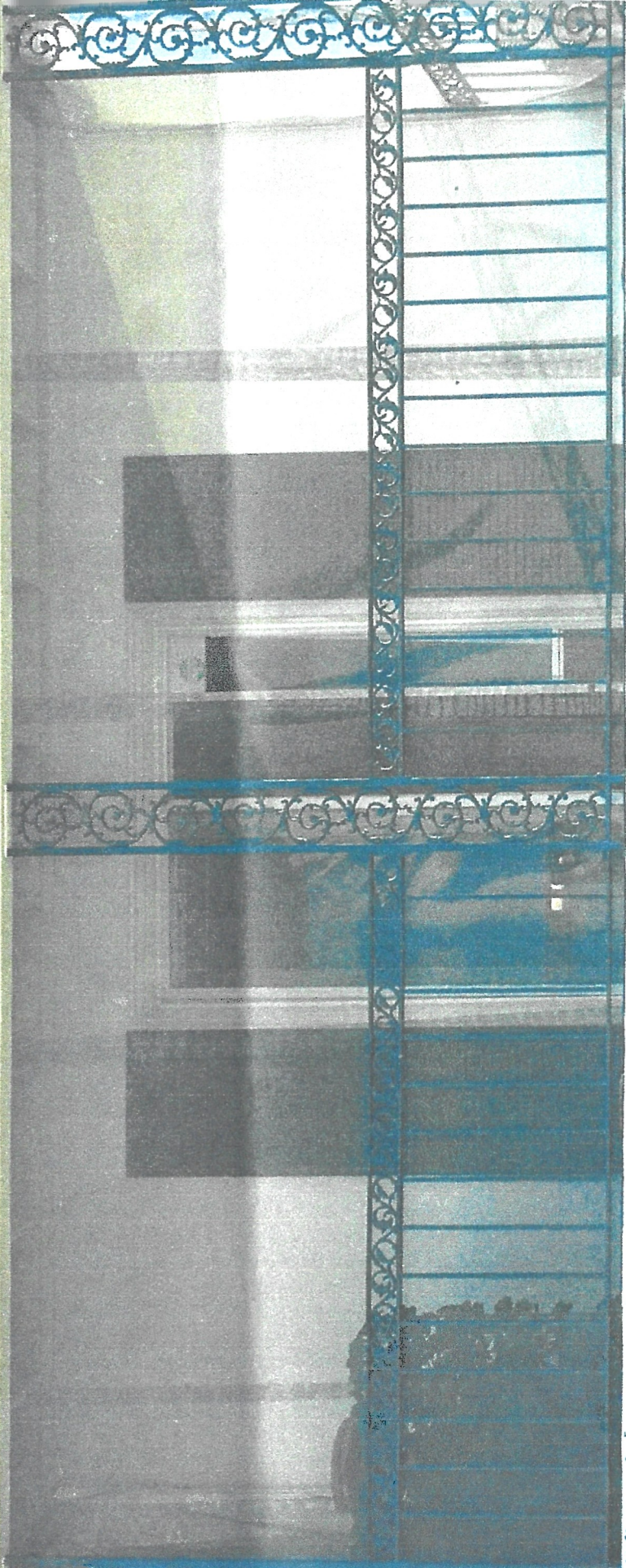
Signature of ACC Chairperson

3/18/25
Date



Signature of HOA President

3/18/25
Date



From: [Castro, Lorraine](#)
To: [Moriarity, Ben](#)
Subject: RE: Case #:23-HP-2025 (Young Patio Screening)
Date: Monday, April 21, 2025 8:10:00 AM

dfrank7649@gmail.com

From: NoReply <noreply@scottsdaleaz.gov>
Sent: Sunday, April 20, 2025 2:15 AM
To: Projectinput <Projectinput@scottsdaleaz.gov>
Subject: Case #:23-HP-2025 (Young Patio Screening)

[City of Scottsdale](#)



I live in the same subdivision as the Applicant, Kathy Young. I have no objections whatsoever to her balcony patio shade screening. It is very practical, considering our extreme heat and

sunshine climate. It protects her cat from predators! We have owls, bobcats, and eagles in our neighborhood! Furthermore, It has been accepted by our HOA. Why make an issue when no one has complained about it except one obstructive malcontent who has since moved away to another area in the SE valley?! Please approve the Request for a Certificate of Appropriateness for the Young Patio Screening. Respectfully, Diane Frank 7649 E Bonita Drive Scottsdale, AZ 85250 Villa Monterey Unit 7 -- sent by Diane Frank (case# 23-HP-2025)

From: [Castro, Lorraine](#)
To: [Yaron, Adam](#); [Moriarity, Ben](#)
Subject: RE: Young Patio Screening
Date: Tuesday, April 29, 2025 8:47:00 AM

I will add this to the CDS case file.

gwtipton@yahoo.com

From: NoReply <noreply@scottsdaleaz.gov>
Sent: Friday, April 25, 2025 4:56 PM
To: Projectinput <Projectinput@scottsdaleaz.gov>
Subject: Young Patio Screening

I am a resident of Villa Monterey 6 and walk our dog daily by Kathy's house. I have never taken notice of the screen until now with this hearing. Kathy keeps a clean and appropriately respectful frontal appearance to her house. Neither have I noticed the screening in the past nor could view it as an obstruction to the nature of our historic district. -- sent by Gregory W Tipton (case# 23-HP-2025)

From: [Castro, Lorraine](#)
To: [Yaron, Adam](#); [Moriarity, Ben](#)
Subject: RE: Case # 23-HP-2025
Date: Tuesday, April 29, 2025 8:49:00 AM

I will add this to the CDS case file.

gconover@iname.com

From: NoReply <noreply@scottsdaleaz.gov>
Sent: Monday, April 28, 2025 10:23 AM
To: Projectinput <Projectinput@scottsdaleaz.gov>
Subject: Case # 23-HP-2025

I support Ms. Young's request. G. Conover N 76th Place Scottsdale -- sent by G Conover
(case# 23-HP-2025)

From: [Yaron, Adam](#)
To: [Historic Preservation Commission](#)
Cc: [Moriarity, Ben](#); [Castro, Lorraine](#)
Subject: RE: Historic Preservation Commission Public Comment
Date: Tuesday, April 29, 2025 12:48:14 PM

Mr. Atsalis,

Thank you for your communication. We have added it to the file/public record and have made it available for the Commissions consideration.

Adam Yaron

Planning & Development Area Manager | City of Scottsdale
o 480-312-2761

Planning & Development Services
7447 East Indian School Road
Scottsdale, AZ 85251

www.scottsdaleaz.gov/planning-development

Resources and information provided by Planning & Development Services staff are provided as a courtesy. Staff members cannot provide legal advice regarding any property or project. Additionally, staff members cannot provide any guarantees that the resources and information provided are definitive, accurate, or comprehensive. Customers are responsible for conducting their own due diligence and are encouraged to consult with legal counsel if they need assistance or advice concerning their property or project.

From: WebServices <WebServices@scottsdaleaz.gov>
Sent: Tuesday, April 29, 2025 12:41 PM
To: Historic Preservation Commission <HistoricPreservationCommission@scottsdaleaz.gov>
Subject: Historic Preservation Commission Public Comment
Importance: High

Name: John N. Atsalis
Address: 7624 E Bonita Drive, Scottsdale, AZ 85250
Email: JAtsalis@sbcglobal.net
Phone: (313) 510-8615

Comment:

**Case #23-HP-2025 - Young Patio Screening HPC Members, I support my neighbor's request for the Patio Screening. The residence is very well maintained and the owner is a very active & positive member of our Villa Monterey #7 community!
Thank-You! John N. Atsalis /s/**

From: [Castro, Lorraine](#)
To: [Yaron, Adam](#); [Moriarity, Ben](#)
Subject: RE: Young Patio Screening
Date: Tuesday, April 22, 2025 4:04:00 PM

stephenfung@gmail.com

From: NoReply <noreply@scottsdaleaz.gov>
Sent: Tuesday, April 22, 2025 3:50 PM
To: Projectinput <Projectinput@scottsdaleaz.gov>
Subject: Young Patio Screening

[City of Scottsdale](#)



I live in the neighbourhood and I think it is appropriate for the proposed screen in balcony.
thanks Stephen Fung 7620 E Bonita Dr -- sent by Stephen Fung (case# 23-HP-2025)

From: [Castro, Lorraine](#)
To: [Yaron, Adam](#); [Moriarity, Ben](#)
Subject: RE: 23-HP-2025
Date: Tuesday, April 22, 2025 4:20:00 PM

scb2016@gmail.com

From: NoReply <noreply@scottsdaleaz.gov>
Sent: Tuesday, April 22, 2025 4:17 PM
To: Projectinput <Projectinput@scottsdaleaz.gov>
Subject: 23-HP-2025

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I live almost across the street from the Youngs and the screen is hardly noticeable. I approve the Youngs having the balcony screened as it is. -- sent by Sally Brashears (case# 23-HP-

2025)

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From: [Castro, Lorraine](#)
To: [Moriarity, Ben](#)
Subject: RE: 23-hp-2025
Date: Monday, April 21, 2025 8:11:00 AM

jjjlp@hptmail.com

From: NoReply <noreply@scottsdaleaz.gov>
Sent: Sunday, April 20, 2025 3:30 PM
To: Projectinput <Projectinput@scottsdaleaz.gov>
Subject: 23-hp-2025

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I approve of the screen in balcony patio no objection for certificate of appropriateness -- sent by Joe Prado (case# 23-HP-2025)

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From: [Castro, Lorraine](#)
To: [Yaron, Adam](#); [Moriarity, Ben](#)
Subject: RE: Case 23-hp-2026
Date: Tuesday, April 22, 2025 8:17:00 AM

I will add this to the CDS case folder.

jaywurtswriter@gmail.com

From: NoReply <noreply@scottsdaleaz.gov>
Sent: Monday, April 21, 2025 6:47 PM
To: Projectinput <Projectinput@scottsdaleaz.gov>
Subject: Case 23-hp-2026

Young patio screening is located next door to my VM7 townhouse. The frontage second story flexible screen in no way diminishes my view or compromises my enjoyment of residence in the VM7 historical district. I recommend its timely approval. -- sent by Charles Jay Wurts (case# 23-HP-2025)

From: [WebServices](#)
To: [Historic Preservation Commission](#)
Subject: Historic Preservation Commission Public Comment
Date: Wednesday, April 23, 2025 5:02:58 PM
Importance: High

Name: Joe & Alice DiGiovanni
Address: 7648 East Bonita Drive, Scottsdale, AZ 85250
Email: joed1965@icloud.com
Phone: (602) 525-8680

Comment:

In regards to case #23-HP-2025. My wife and I live in Villa Monterey subdivision #7. We walk the neighborhood practically every day and have passed by 7635 E Pasadena on our route. We feel that the house has wonderful curb appeal and fits in very nicely to our historic community. The screened in upstairs balcony is definitely not an eyesore and has been tactfully done and maintained. We feel that it is absolutely appropriate for our community as evidenced by the unanimous approval of our 12 member HOA Board. Please vote to approve. Thank you.

From: [Castro, Lorraine](#)
To: [Moriarity, Ben](#)
Subject: RE: 23-HP-2025
Date: Monday, April 21, 2025 8:11:00 AM

emmons267@gmail.com

From: NoReply <noreply@scottsdaleaz.gov>
Sent: Sunday, April 20, 2025 10:40 AM
To: Projectinput <Projectinput@scottsdaleaz.gov>
Subject: 23-HP-2025

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I am a neighbor of the applicant. My wife and I feel that the certificate of appropriateness should be issued. Happy Trails -- sent by Mike Eveland (case# 23-HP-2025)

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From: [Castro, Lorraine](#)
To: [Moriarity, Ben](#); [Yaron, Adam](#)
Subject: RE: Historic Preservation Commission Public Comment
Date: Tuesday, April 29, 2025 11:17:00 AM

I will add this to the CDS case file.

From: WebServices <WebServices@scottsdaleaz.gov>
Sent: Tuesday, April 29, 2025 11:15 AM
To: Historic Preservation Commission <HistoricPreservationCommission@scottsdaleaz.gov>
Subject: Historic Preservation Commission Public Comment
Importance: High

Name: Vickie Orlando
Address: 7627 E Bonita Dr, Scottsdale AZ
Email: vio54slc@yahoo.com
Phone: (801) 541-1079

Comment:
23-HP-2025, Young Patio Screening. This is a temporary screen. It does not detract from the historical architecture of the home. It is tastefully constructed and serves a necessary purpose for the residents.

From: [Castro, Lorraine](#)
To: [Moriarity, Ben](#); [Yaron, Adam](#)
Subject: RE: Screened balcony
Date: Tuesday, April 22, 2025 8:38:00 AM

karenlbrosnsn13@gmail.com

From: NoReply <noreply@scottsdaleaz.gov>
Sent: Tuesday, April 22, 2025 8:32 AM
To: Projectinput <Projectinput@scottsdaleaz.gov>
Subject: Screened balcony

[City of Scottsdale](#)



I see no reason why this request to retain the screening that has been present for 5 years to be removed. It is temporary and transparent enough not to hide the house structures. It serves a real purpose for the resident and is not unsightly. -- sent by Karen Brosnan (case# 23-HP-2025)

SCOTTSDALE HISTORIC PRESERVATION COMMISSION MEETING NOTICE AND **MARKED** AGENDA



HISTORIC PRESERVATION COMMISSION

Jay Panzer, Chair
Rose Smith, Vice Chair
Mark Estes, Commissioner
Brandon Fadden, Commissioner

Glen Loveland, Commissioner
Brin Sherrin, Commissioner
Ryan Hilbun, Commissioner

Thursday, May 1, 2025

One or more members of the Historic Preservation Commission may be attending the meeting by telephone, video, or internet conferencing, pursuant to A.R.S. §38-431(4).

6:00 P.M.

HISTORIC PRESERVATION COMMISSION MEETING

Community Design Studio, 7506 E. Indian School Road

Call to Order – 6:00 PM

Roll Call – Commissioner Loveland absent

Public Comment – Non-Agendized Items

Citizens may address the members of the Historic Preservation Commission during Public Comment. However, Arizona State law prohibits the Historic Preservation Commission from discussing or taking action on an item that is not on the prepared agenda. Public Comment time is reserved at the beginning of the meeting for citizens to comment on non-agendized items that are within the Commission's jurisdiction and is limited to a total of 15 minutes. Arizona State law prohibits the Commission from discussing or taking any action on these non-agendized items. Speakers may submit a blue "Request to Speak" card in person prior to the beginning of the meeting. Public testimony is limited to three (3) minutes per speaker.

Written comments, is also being accepted for non-agendized items and may be submitted in-person at the hearing or electronically by [clicking here](#). Written comments submitted electronically will be emailed to the Commission Members.

No spoken or written public comment received at hearing for non-agendized items.

Administrative Report – Adam Yaron

1. Identify supplemental information, if any, related to the May 1, 2025, Historic Preservation Commission agenda items and other correspondence.

Adam Yaron provided the Administrative Report.

Minutes

2. Approval of April 3, 2025, Historic Preservation Commission Regular [Meeting Minutes](#).

Commissioner Estes motioned to approve the April 3, 2025 Historic Preservation Regular Meeting Minutes, seconded by Vice Chair Smith. Motion carried by a vote of six (6) to zero (0).

REGULAR AGENDA

How the Regular Agenda Works: The Commission takes action on each item on the Regular Agenda.

3. [23-HP-2025: Young Patio Screening](#)

Request for approval of a Certificate of Appropriateness to screen in balcony patio at a residence within the Villa Monterey Unit Seven historic district with Multiple-family Residential, Historic Property (R-5 HP) zoning.

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

1st motion by Commissioner Hilbun to approve with stipulations for a lighter screen failed due to lack of second.

2nd motion by Commissioner Hilbun to continue to the June 5, 2025 hearing, seconded by Commissioner Fadden. Motion carried by a vote of six (6) to zero (0).

NON-ACTION AGENDA

How the Non-Action Agenda Works: The Commission will receive a presentation and may have possible discussion on each item on the Non-Action Agenda. The Non-Action Agenda provides an opportunity for staff to receive direction from the Commission and for the public to observe these discussions.

4. [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:

- No Commissioner Items have been submitted to staff for consideration.

Consideration of such 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 shall not discuss or take action with respect to any matter not specifically listed on the agenda.

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

No Commissioner items provided.

Adjournment - 6:36 PM



PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING CLAYTON HULTS AT (480-312-4213). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT THE CITY PLANNING OFFICE AT (480-312-7767).



**SCOTTSDALE HISTORIC PRESERVATION COMMISSION
COMMUNITY DESIGN STUDIO
7506 E. INDIAN SCHOOL ROAD
SCOTTSDALE, ARIZONA
THURSDAY, JUNE 5, 2025**

DRAFT SUMMARIZED MEETING MINUTES

PRESENT:

Jay Panzer, Commissioner
Rose Smith, Vice Chair
Brin Sherrin, Commissioner
Mark Estes, Commissioner
Brandon Fadden, Commissioner
Ryan Hilbun, Commissioner

STAFF:

Adam Yaron
Jesús Murillo
Ben Moriarity
Nick Carol
Taylor Reynolds
Lorraine Castro

CALL TO ORDER

Chair Panzer 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 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 May 1, 2025 Historic Preservation Commission Agenda Meeting Minutes.

Commissioner Estes made a motion to approve the May 1, 2025 Historic Preservation Regular Meeting Minutes, seconded by Vice Chair Smith. The Motion passed unanimously in favor by Chair Panzer, Vice Chair Smith, Commissioners Sherrin, Estes, Fadden and Hilbun with a vote of six (6) to zero (0).

REGULAR ITEMS

3. 23-HP-2025: Young Patio Screening
Request for approval of a Certificate of Appropriateness to screen in balcony patio at a residence within the Villa Monterey Unit Seven historic district with Multiple-family Residential, Historic Property (R-5 HP) zoning.
Staff Contact: Ben Moriarity, Senior Planner, bmoriarity@scottsdaleaz.gov 480-312-2836

Commissioner Hilbun motioned to approve with stipulations, seconded by Commissioner Fadden. Motion failed, case denied, by a vote of three (3) to three (3), with Commissioners Estes, Fadden, and Hilbun in the affirmative, and Chair Panzer, Vice Chair Smith, and Commissioner Sherrin dissenting.

Commissioner Hilbun motioned to continue, seconded by Commissioner Estes, then rescinded his motion after Commission discussion.

4. 32-HP-2025: Currier Front Trellis
Request for a Certificate of Appropriateness to install a trellis on the front of a residence within the Villa Monterey Unit Four historic district with Townhouse Residential, Historic Property (R-4 HP) zoning.
Staff Contact: Nick Carroll, AICP, Planner, ncarroll@scottsdaleaz.gov, 480-312-4205

John Baughn and Mike Flamini provided public comments in support of the item.

Vice Chair Smith motioned to approve with stipulation that the top of the trellis must be square-top (flat, no arch) and must not exceed the height of the existing window or top of the carport to maintain a consistent horizontal design/geometry, seconded by Commissioner Estes. Motion carried by a vote of five (5) to one (1), with Chair Panzer, Vice Chair Smith, Commissioners Estes, Fadden, and Hilbun in the affirmative, and Commissioner Sherrin dissenting.

5. 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.

* 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>

Staff Contact: Taylor Reynolds, Principal Planner, treynolds@scottsdaleaz.gov,
[480-312-4205](tel:480-312-4205)

Mike Flamini, John Baughn, and Wayne DeBus provided public comment in support of the item.

The Commission reached consensus to discuss and take separate action on the individual components of the applicant's request, including:

- **Applicant Request #1 – Arched doorway with gate and lighting element**
- **Applicant Request #2 – Two attached trellis structures**
- **Applicant Request #3 – Trim painted to match the body of the home on the front façade**

Vice Chair Smith motioned to approve Applicant Request #2, two attached trellis structures, seconded by Commissioner Fadden. Motion failed by a vote of three (3) to three (3), with Vice Chair Smith, Commissioners Fadden and Hilbun in the affirmative, and Chair Panzer, Commissioners Sherrin and Estes dissenting.

Chair Panzer motioned to continue applicant request #2 to a future meeting, seconded by Commissioner Fadden. Chair Panzer suggested, with Commission agreement, to table the motion until such time the Commission discussed and voted on requests #1 and #3 of the Owner's application.

Commissioner Hilbun motioned to approve Applicant Request #1, arched doorway with gate and lighting element, with a stipulation to bring the height into conformance with the R-4 district development standards, seconded by Commissioner Estes. Motion carried by a vote of five (5) to one (1), with Vice Chair Smith, Commissioners Sherrin Estes, Fadden, and Hilbun in the affirmative, and Chair Panzer dissenting.

Commissioner Hilbun made a motion to approve Applicant Request #3, trim painted to match the body of the home on the front façade, seconded by Commissioner Fadden. Motion failed by a vote of three (3) to three (3), with Vice Chair Smith, Commissioners Fadden and Hilbun in the affirmative, and Chair Panzer, Commissioners Sherrin and Estes dissenting.

Commissioner Hilbun motioned to continue applicant request #3 to a future meeting, seconded by Commissioner Fadden. Motion carried with a vote of four (4) to two (2), with Vice Chair Smith, Commissioners Sherrin, Fadden, and Hilbun in the affirmative, and Chair Panzer and Commissioner Estes dissenting.

The Commission considered the tabled motion by Chair Panzer and seconded by Commissioner Panzer to continue applicant request #2 to a future meeting. Motion carried by a vote of five (5) to one (1), with Chair Panzer, Vice Chair Smith, Commissioners Estes, Fadden, and Hilbun in the affirmative, and Commissioner Sherrin dissenting.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Historic Preservation Commission website at:

NON-ACTION ITEMS

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.

Commissioner Sherrin made a motion to agendize a presentation on House Bill 2721 to a future meeting, seconded by Vice Chair Smith. The Motion passed unanimously in favor by Chair Panzer, Vice Chair Smith, Commissioners Sherrin, Estes, Fadden and Hilbun with a vote of six (6) to zero (0).

ADJOURNMENT

With no further business to discuss, the regular meeting of the Historic Preservation Commission adjourned at 6:36 PM.

By signing this petition you are stating that you are a resident of Villa Monterey and you are in favor of the interior screen of balcony located at 7635 E Pasadena Ave to remain as is.

PRINTED NAME	ADDRESS	SIGNATURE
Suzanne Serafini	7634 E Bonita Dr	Suzanne Serafini
Joe Prado	7635 E BONITA DR	Joe Prado
Phillip Orlando	7627 E Bonita Dr	Phillip M. Orlando
Greg Tipton	7678 E. Bonita Dr.	Greg Tipton
Lana Whitney	5010 N 76th Pl.	Lana Whitney
Linda Lucas	7705 E. Pasadena	Linda Lucas
BRIAN WHITNEY	5010 N. 76 PLACE	Brian Whitney
Carla Long	7655 E Thornwood	Carla Long
Phyllis Miller	5022 N 76 Pl.	Phyllis Miller
RAY BERNEY	7625 E. O. B. L.	Ray Berney
BARBARA FITZGERALD	7649 E Orange Blossom	Barbara Fitzgerald

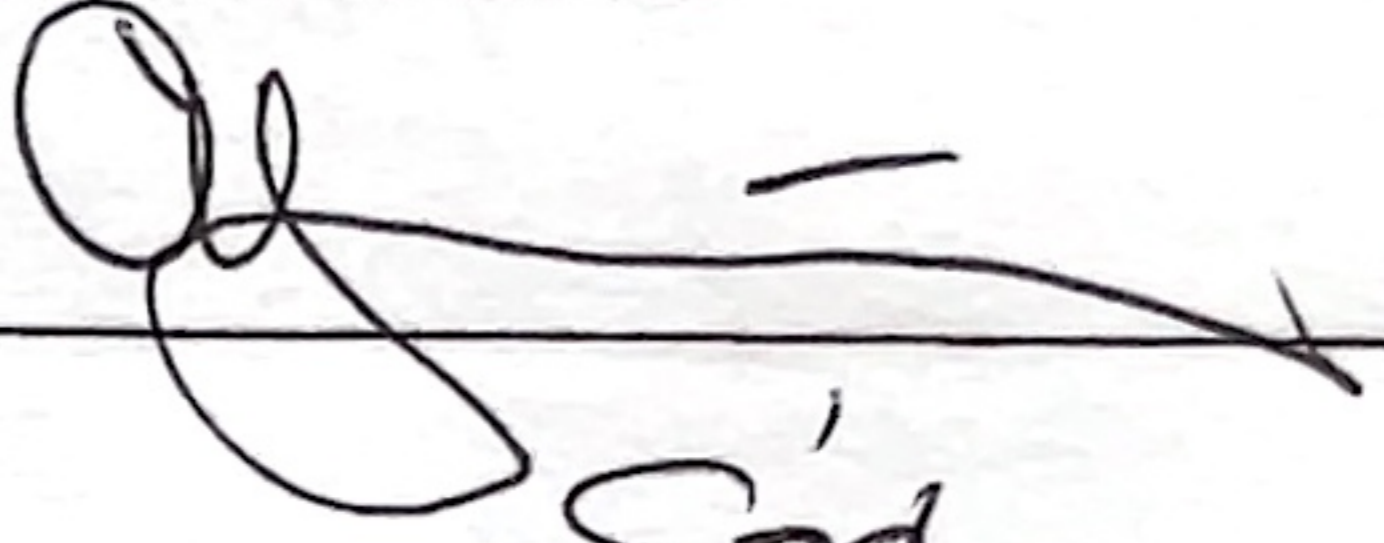
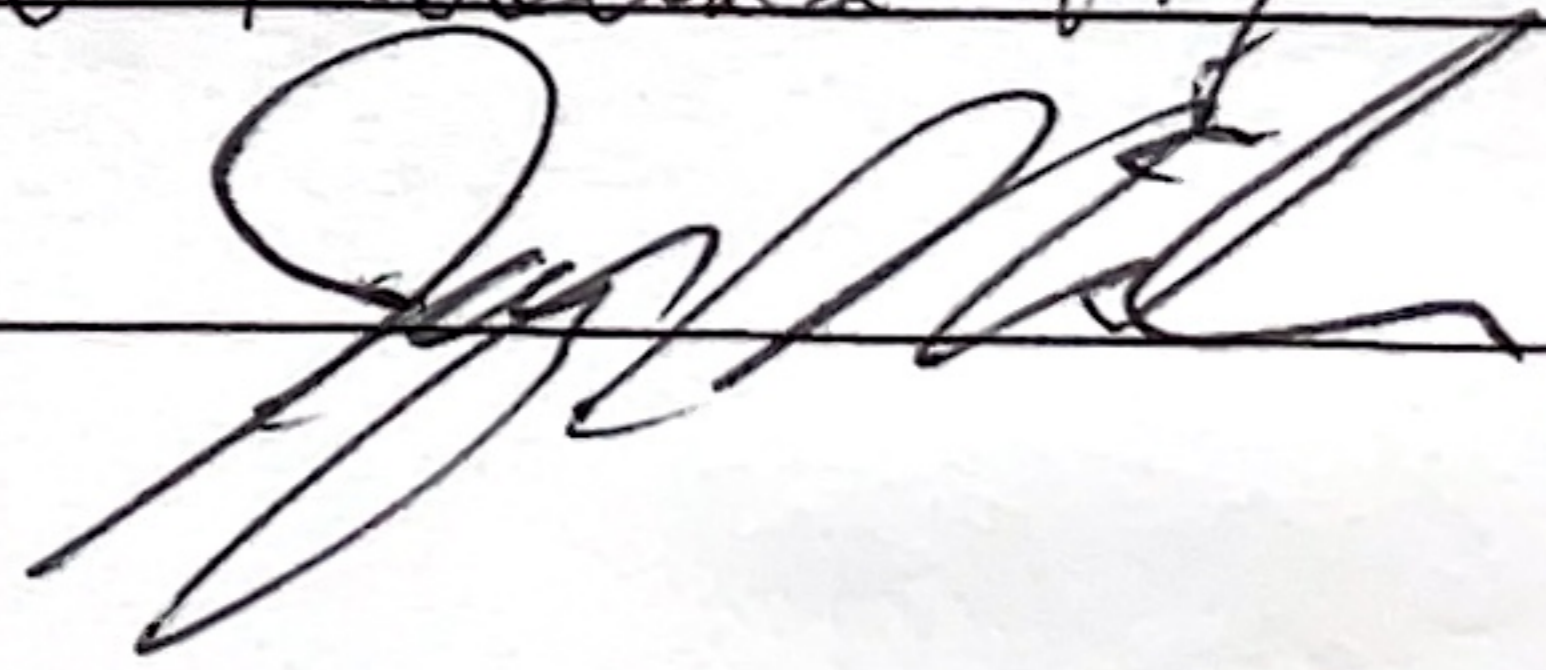
By signing this petition you are stating that you are a resident of Villa Monterey and you are in favor of the interior screen of balcony located at 7635 E Pasadena Ave to remain as is.

PRINTED NAME	ADDRESS	SIGNATURE
DONNA HAWKINS	5026 N. 77 TH ST.	Donna Hawkins
REBECCA LUCAS	5018 N. 77 TH ST	R Lucas
Beth Elling	7653 E. Pasadena Ave	Beth A. Elling
MIKE EVELAND	7648 E Pasadena Ave	Mike Eveland
GENETH EVELAND	7648 E Pasadena	Geneth Eveland
DAN DENTON	7611 E Pasadena Ave	Dan Denton
ANN TAGGART	7617 E. PASADENA AVE.	Ann Taggart
Charles S. Wurts	7629 E. Pasadena Ave	Charles S. Wurts
Mervin Courtneage	7654 E Pasadena Ave	Mervin Courtneage
Janelle Suf	7630 E. Pasadena Ave	Janelle Suf
MIKE SWAN	7630 E Pasadena	Mike Swan

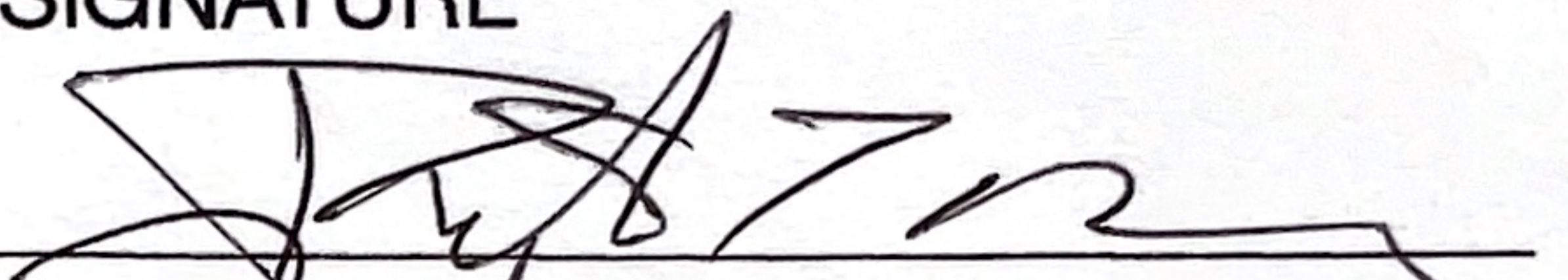
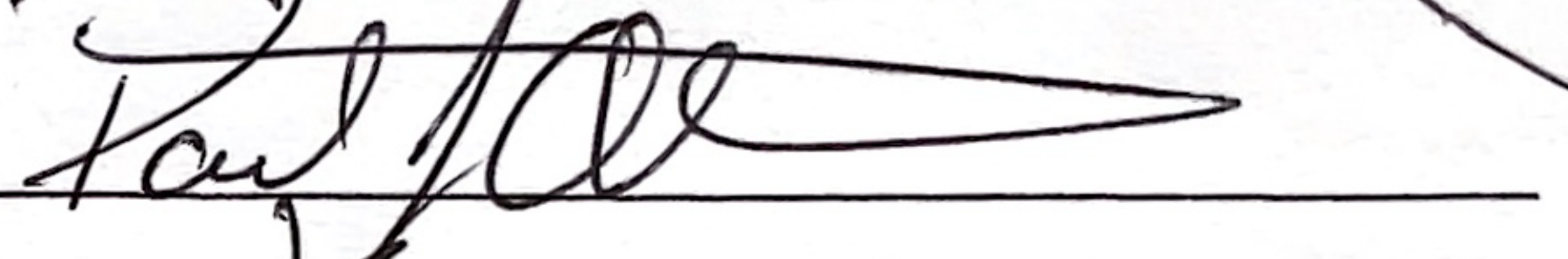

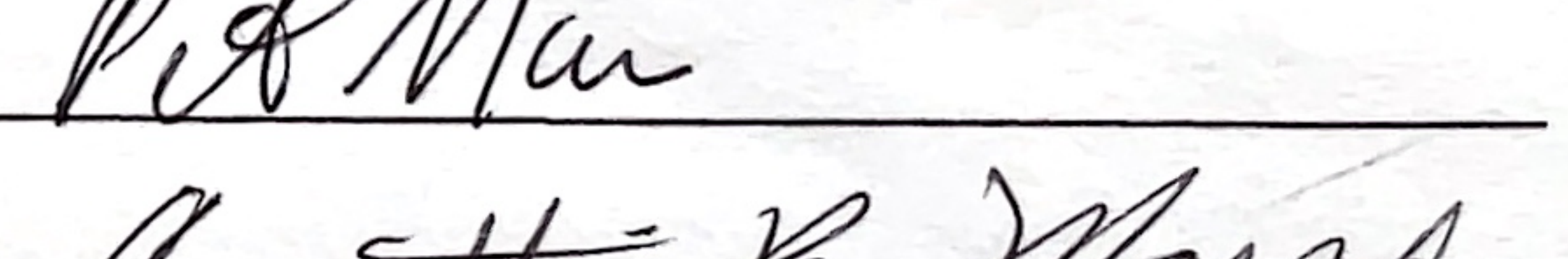
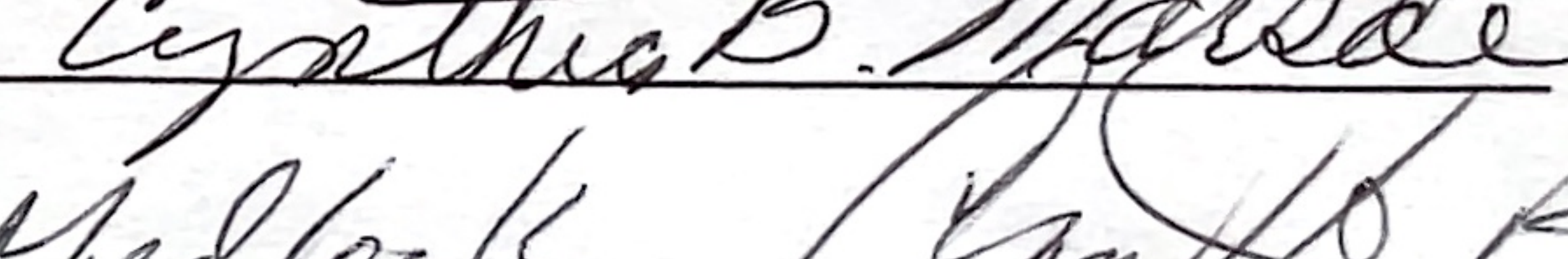
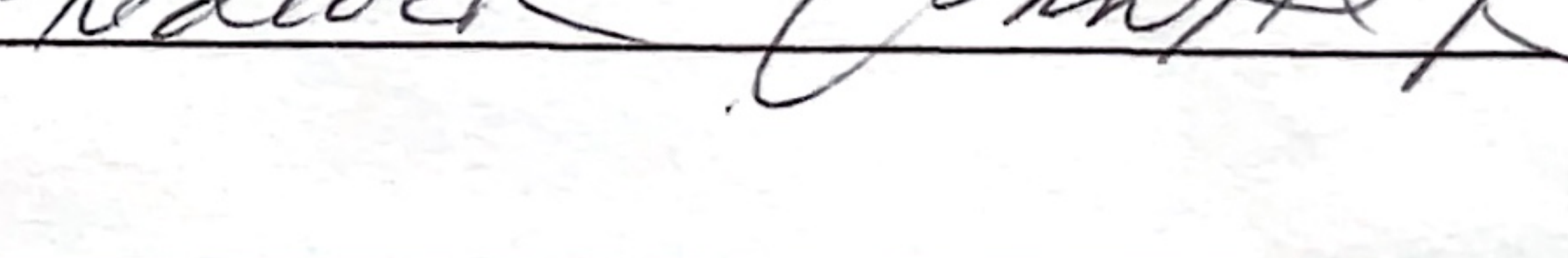
By signing this petition you are stating that you are a resident of Villa Monterey and you are in favor of the interior screen of balcony located at 7635 E Pasadena Ave to remain as is.

PRINTED NAME	ADDRESS	SIGNATURE
DIANE FRANK	7649 E. BONITA DR.	Diane Frank
Linda Smart	7662 E Bonita Dr.	Linda Smart
SUZANNE SERAFINI	7636 E Bonita	Suzanne Serafini doobled
Janet Prado	7635 E Bonita	Janet Prado
MARY M. PRUITT	7655 E. ORANGE BLOSSOM	Mary M. Pruitt
Karen Willoughby	7623 E. Bonita Drive	Karen Willoughby
Greg Tipton	7698 E. Bonita Dr.	Greg Tipton
KATIE TANSLEY	7632 E. Orange Blossom	Katie Tansley
Mary Davis	7620 E Orange Blossom	Mary Davis
JOE D. GIOVANNI	7648 E. BONITA DR.	Joe D. Giovanni
ARDYTH BERNSTEIN	7652 E BONITA DR.	Ardyth Bernstein

By signing this petition you are stating that you are a resident of Villa Monterey and you are in favor of the interior screen of balcony located at 7635 E Pasadena Ave to remain as is.

PRINTED NAME	ADDRESS	SIGNATURE
Cynthia Earl	7659 E. Pasadena Ave	
See O'Connor	7636 E. Pasadena	See
Robbianne Nielsen	7642 E Pasadena	R Nielsen
James A. Doster	7623 E Pasadena	
Roger Shawd	5022 N. 77th Pl	Roger Shawd
Alice DiGiovanni	7648 E Bonita Dr	Alice DiGiovanni
STEPHEN FUNG	7620 E. Bonita Dr.	Stephen Fung
SANDY HOOKS	7643 E. Bonita Dr.	Sandy Hooks
Michele Trescott	7655 E. Bonita Dr.	Michele Trescott
Rosalind Fry	7626 E. Orange Blossom Ln	Rosalind Fry
Jorgen "Yogi" Nielsen	7642 E Pasadena Ave	

By signing this petition you are stating that you are a resident of Villa Monterey and you are in favor of the interior screen of balcony located at 7635 E Pasadena Ave to remain as is.


PRINTED NAME	ADDRESS	SIGNATURE
ROBT Miller	7721 E Madloch	
Paul Altmann	7738 E Chaparral	
Kari Holt	7714 E. Chaparral Rd	
Pet Marsden	7711 E Bonita Dr.	
Cynthia Marsden	7711 E Bonita Dr	
Ann H. Baker	Ann Gascoigne 7662 E Madloch	

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PRINTED NAME

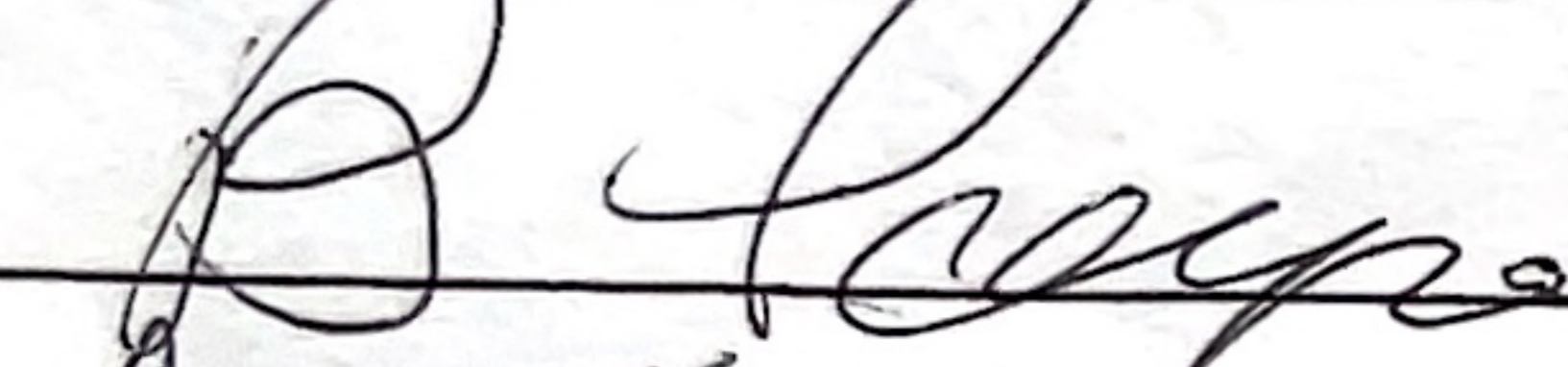
ADDRESS

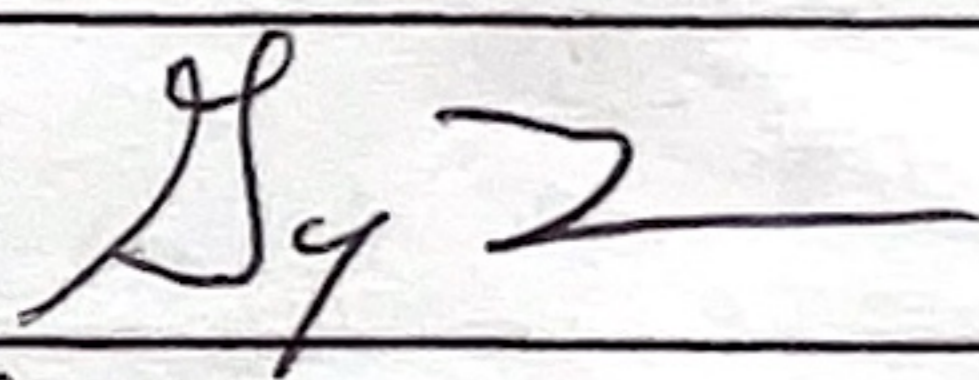
SIGNATURE

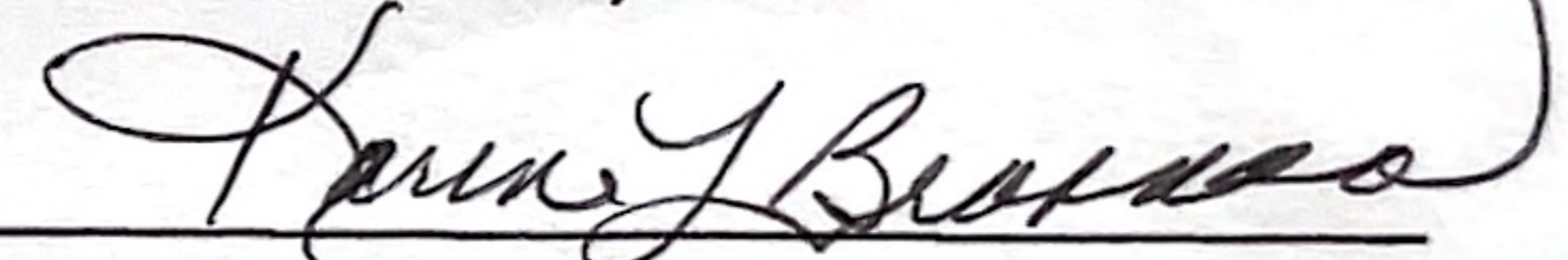
John Brashers 7624 E. PASADENA AVE. 

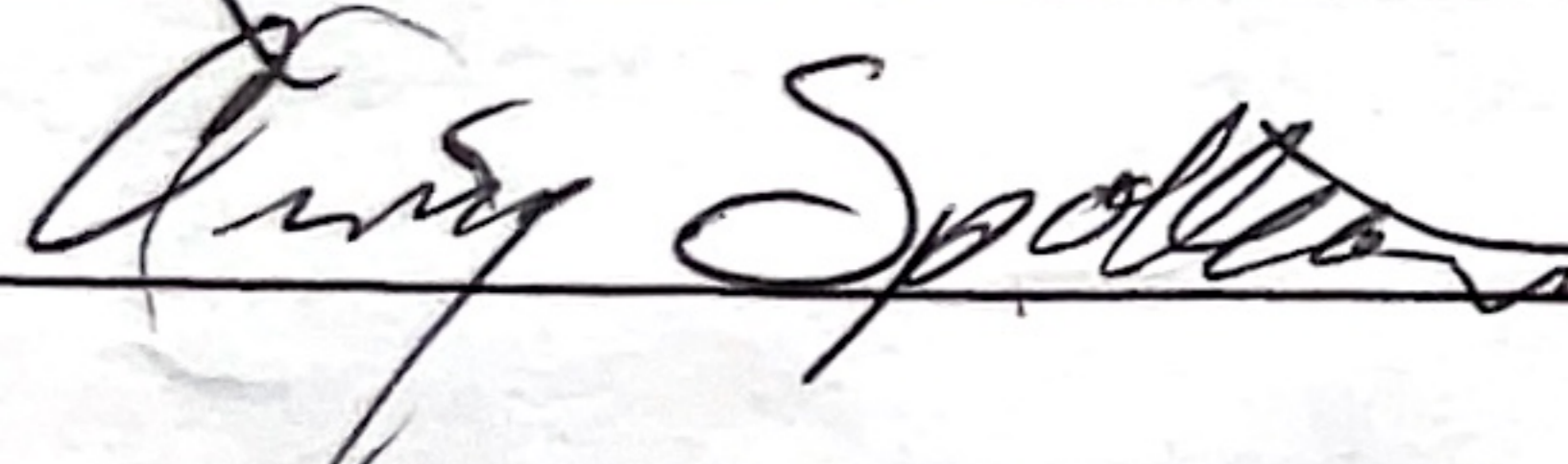
SALLY BRASHEARS 7624 E. PASADENA AVE. Sally Brashers

Janet Bacon 7665 E Pasadena Ave Janet Bacon

 5026 N. 76th Place

Greg Fundahn 7665 E PASADENA AVE 

KAREN BROSNAN 7701 E. PASADENA AVE 

 - Craig Spottleson, 7632 E Chrysanthemum Rd