



HISTORIC PRESERVATION BOARD MEETING MINUTES

May 5, 2026

The Historic Preservation Board of the City of Mesa met in the Study Session room at City Hall, 20 East Main Street, on May 5, 2026, at 5:06 p.m.

BOARD PRESENT

James Babos, Chairperson
Jocelyn Skogebo, Vice Chairperson
Jason Ludwig
Bruce Nelson
Jeff Welker

BOARD ABSENT

BJ Parsons
Jessica Sarkissian

STAFF PRESENT

Meg Eaton
Matthew Kriegl
Charlotte McDermott
Kellie Rorex

1. Chairperson Babos conducted a roll call.

Chairperson Babos excused Boardmember Nelson from the beginning of the meeting; he arrived at 5:20 pm.

2. Introduction of new Boardmember – Jeff Welker.

Mr. Welker is a Mesa native who worked for the City of Mesa for more than 30 years. He is excited to be on the Board and to help the community preserve its history.

3. Approval of minutes of previous meetings as written.

Minutes from the Historic Preservation Board meeting held on May 5, 2026.

It was moved by Vice Chairperson Skogebo, seconded by Boardmember Ludwig, that the consent agenda items be approved.

Upon tabulation of votes, it showed:

AYES – Babos–Skogebo–Ludwig–Welker

NAYS – None

ABSENT–Nelson(arrived at 5:20 pm) –Parsons–Sarkissian

Chairperson Babos declared the motion carried unanimously by those present.

4. Discussion Items:

4-a. Quarterly Report on Certificate of Appropriateness (COA) and Section 106 Reviews for October 2025 – December 2025. (attachment 1)

Historic Preservation Officer, Matthew Kriegl presented the quarterly report to the Board and provided the totals for all of 2025. (refer to pages 1 through 3 of attachment 1)

4-b. Discuss the proposed revised Mesa Historic Preservation Design Guidelines (attachment 2)

Mr. Kriegl introduced the draft of the revised draft guidelines, noting the changes and updates. He explained the guidelines aim to provide guidance for planning, designing, and improving historic properties.

In response to Chairperson Babos question regarding the inclusion of heritage districts, Senior Planner, Kellie Rorex clarified that heritage neighborhoods follow the regular zoning ordinance. Mr. Kriegl suggested an additional appendix could be added to address heritage neighborhoods. It would be a way to address these neighborhoods so they may be included as something important to the city but not subject to these particular rules. (referenced on pages 5 and 15 of attachment 2)

Vice Chairperson Skogebo inquired what the process would be to add a new appendix. Assistant City Attorney, Charlotte McDermott stated these may have been processed via a resolution in the past.

In reply to Boardmember Ludwig's question regarding the ease in which future new historic districts could be added, Ms. McDermott stated it could potentially have to go through the resolution process. But some resolutions allow for some modifications. It would depend on the degree of change that is required and what is stated in the resolution. Later in the conversation Ms. McDermott stated language could be added, and that states the appendix may be amended/updated as additional historic districts or landmarks are added.

Chairperson Babos inquired if Appendix E is needed in the design guidelines. Mr. Kriegl stated if that's a comment the Board would have it could be discussed further. He also stated there are pluses and minus to both. (referenced on pages 5 and 15 of attachment 2)

In response to a question from Boardmember Nelson, Mr. Kriegl explained how historic events qualify for preservation. There is a list of qualifications in the Mesa Zoning Ordinance that state what the buildings would need to embody in order to be listed on the historic register. Historic events typically often fall under the Heritage Neighborhood designation.

Boardmember Welker asked if historic districts and landmarks could be separated in the appendices. Mr. Kriegl explained there are concerns about both. Staff know what is protected, but are working on getting clarification from the State's Historic Preservation Office about which properties are individually landmarked. We want to be as accurate as possible before we roll out the design guidelines. (referenced on pages 5 and 15 of attachment 2)

5. Hear reports from Board Members of current events and education topics related to historic preservation*:

Boardmember Nelson suggested future recognition by the Board of community members and organizations that have contributed to historic preservation.

Chairperson Babos requested this to be a future agenda item.

6. Items from citizens present**:

There were no citizens present at the meeting.

7. Historic Preservation Officer's Updates*:

Mr. Kriegl announced the following items:

- The success of the Historic Preservation Month Event with 90 entries and 120 guests. Photos of the event have been shared with the Public Information Office and will be available online.
- A list of A250 celebration events may be found at www.MesaAZ.gov/activities-culture/america-250
- The Mayor will be dedicating the restored downtown clock with a ribbon-cutting on Friday, May 8, 2026.
- There will be no Preserve Arizona Conference this year but there will be a series of regional meetings. The first will be held in Mesa on May 30, 2026 at the old City Council Chambers.
- Updates to the code and design guidelines drafts will be posted online and sent to the Board for review.
- Mr. Kriegl reminded the Board how importance their attendance is especially during this time.
- A Community meeting is being planned to discuss the design guidelines and updated city code. That meeting is tentatively scheduled for May 27, 2026.

Chairperson Babos requested an email reminder of these dated be sent for absent board members.

8. Adjourn.

Without objection, the Historic Preservation Board adjourned at 5:58 p.m.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Historic Preservation Board meeting of the City of Mesa, Arizona, held on 5th day of May 2026. I further certify that the meeting was duly called and held and that a quorum was present.

JAMES BABOS, CHAIRPERSON

DMD
(Attachments – X)

Historic Preservation Board

Quarterly Report on
Certificate of Appropriateness
(COA) and Section 106
Reviews for October 2025 –
December 2025

Section 106 Projects

Quarter 4 (October-December 2025)

Section 106 Projects – Q4 2025 (Oct-Dec)

Project Name	Type	Type	Findings	Project Location	Date Received	Approval Date
Verizon Facility (PHO Edgewood)	Sec. 106	Comment	Continued monitoring for future work	Continued monitoring for future work	Near Southern Ave and Gilbert Rd	11/15/2025
ADM25-00841	Sec.106	Review	No Historic Properties Affected	No Historic Properties Affected	1041 W Rio Salado Pkwy	12/03/2025
PIRATE Project - Revised MOA	Sec. 106	Comment	Revisions requested	Revisions requested	Center of wye, northeast of Rittenhouse Road between Power and Sossaman Roads	

- 3 Section 106 Projects Processed (Q4)
- 20 Section 106 Projects processed in 2025

Certificate of Appropriateness Projects

Quarter 4 (October-December 2025)

Certificate of Appropriateness Projects – Q4 2025 (Oct-Dec)

Project Name	Type	Property Address	Location (HD/LM)	Project Type	Subtype	Approval Date
ADM25-00748	Administrative	137 N Robson	West 2nd St HD	New Construction	Fence	10/09/2025
ADM25-00692	Administrative	235 N LeBaron	Robson HD	Alteration	Addition	11/13/2025
ADM25-00658	Administrative	204 N Fraser Dr E	Fraser Fields HD	New Construction	ADU	11/24/2025
ADM25-00904	Administrative	164 W 3rd Pl	West 2nd St HD	Alteration	Garage/Addition	11/24/2025

- 4 COAs Issued (Q4) / 3 In-Progress (Require Revisions)
- 23 COAs reviewed in 2025 (2 Board Approval; 0 Withdrawn)

Historic Preservation Board

Discuss the proposed revised
Mesa Historic Preservation
Design Guidelines

Background

Historic Preservation Design Guidelines -2001

- Two locally-designated Historic Districts
- 218-page document includes several topics not regulated by the MZO
- Hard copy document

New historic preservation design guidelines reflect changing historic resources

- Six of Mesa's eight locally-designated Historic Districts added since 2001
- Eight of Mesa's eleven locally-designated Historic Landmarks added since 2001
- New guidelines can be printed, but will exist primarily as a digital document
- Wider Distribution
- PDF format allows for key word searches and embedded links improve user-friendliness

Purpose

- Provides guidance for planning, designing, and undertaking improvements to Mesa’s historic properties
 - Used by property owners/designers/contractors
- Improve the design quality of future developments and growth
- Assist City staff and the HPB in decision making
 - Establishes a basis for determining the appropriateness of construction projects
- Increase the overall public awareness of Mesa’s historic resources
- Protect property values in the districts by discouraging poorly-designed and inappropriate projects

Design Guideline Organization

Chapter 1 – Introduction

Chapter 2 – Certificates of Appropriateness

Chapter 3 – Guidelines for Preservation, Restoration & Rehabilitation

Chapter 4 – Guidelines for Additions

Chapter 5 – Guidelines for New Construction

Chapter 6 – Guidelines for Historic Signage

Chapter 7 – Historic Building Types & Architectural Styles

Appendices:

A, B, C, D, *E*

Design Guideline Organization

Appendices

A – City of Mesa Historic Preservation Program

B – Certificate of Appropriateness Review Standards

C – Character Defining Features

D – Architectural Definitions

E – Locally Designated Historic Districts & Historic Landmarks

Chapter 1

Introduction

- Describes the purpose for creating the document
- Outlines the many uses for the document including:
 - Evaluating real estate
 - Preparing for home improvements
 - Design review guidance
- How to use the document

Chapter 2

Certificates of Appropriateness

- Explains which projects require a COA and which do not
- Explains COAs are not needed for properties exclusively on the National Register of Historic Places
- Encourages the use of the guidelines for non-locally-designated properties
- Provides contact information for the Mesa Historic Preservation Office

Details the Secretary of the *Interior's Standards for the Treatment of Historic Properties* and the *Standards for Rehabilitation*, which is the basis of our code.

Chapter 3

Guidelines for Preservation, Restoration & Rehabilitation

Provides Guidelines for the following topics:

- Character-Defining Features
- Materials and Finishes
- Windows
- Doors and Entries
- Porches, Decks, and Balconies
- Historic Roofs
- Exposed Foundations
- Landscaping and Fences
- Painting



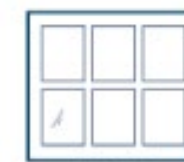
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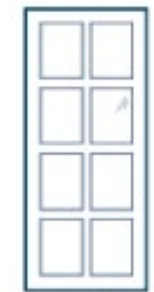
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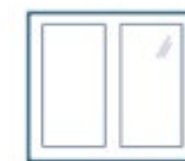
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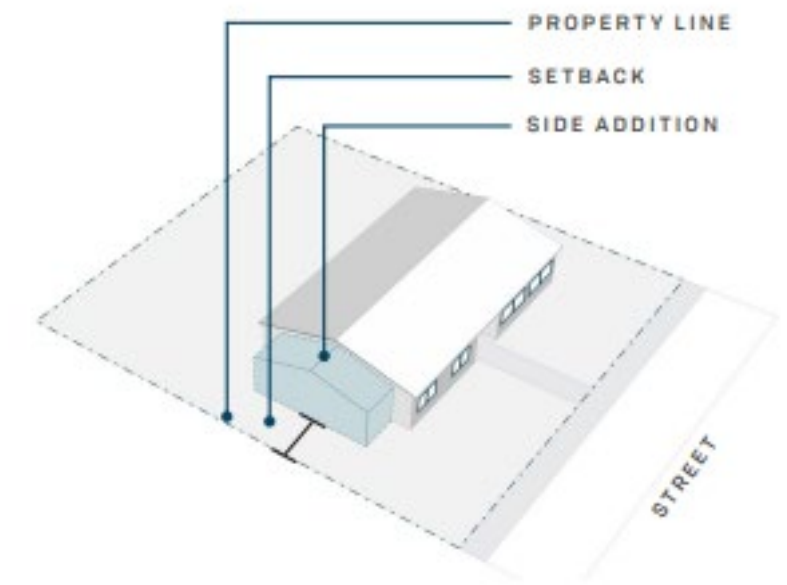
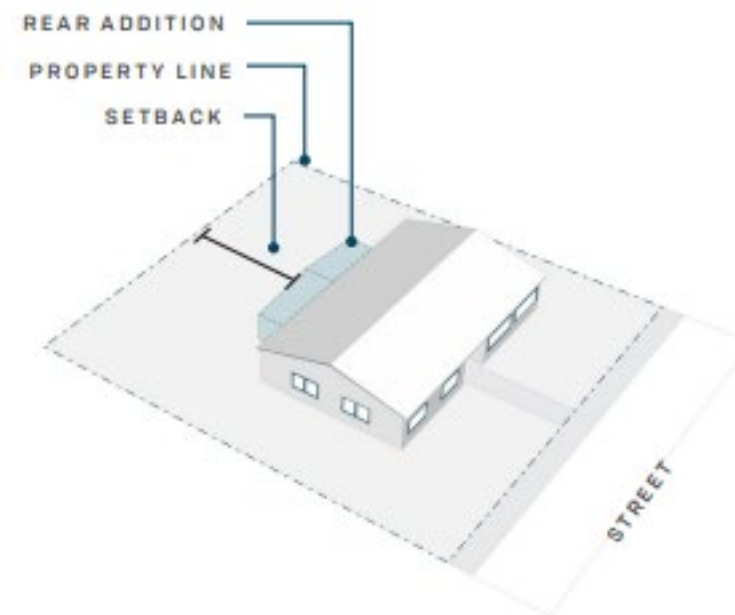
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Chapter 4

Guidelines for Additions

Provides Guidelines for the following topics:

- Addition Placement
- Addition Design
- Roofs
- Dormers
- Doors and Windows
- Porches
- Fences and Walls
- Mechanical Equipment
- Solar Panels



Chapter 5

Guidelines for New Construction

Provides Guidelines for the following topics:

- Building Height
- Building Scale
- Building Materials
- Roof Materials
- Doors and Windows – Orientation/Proportions
- Porch Design
- Accessory Dwelling Units – Location/Scale/Design
- Fences and Walls
- Mechanical Equipment
- Solar Panels



Chapter 6

Guidelines for Historic Signage

Provides Guidelines for the following topics:

- Compatible Signage and Streetscape Character
- Neon Signs
- Signage Types
- Guidelines for Preservation, Rehabilitation, and Design



Chapter 7

Historic Building Types & Architectural Styles

- Highlights common residential building types and architectural styles found in Mesa
- Each building type/style features a description and a list of typical features
- Photos of Mesa homes provided as illustrative examples of each building type/style

Appendix A

City of Mesa Historic Preservation Program

- Background of the Mesa Historic Preservation program
- Brief overview of the City of Mesa Historic Districts and Historic Landmarks
- Information on the Heritage Neighborhood Recognition Program
- Explanation of the National Register of Historic Places
- Importance of Historic Preservation for the Future

Appendix B

COA Review Standards

- Standards for Alteration, Rehabilitation, and/or Additions to Existing Structures
- Standards for Detached New Construction
- Criteria for Demolition

Appendix C

Character Defining Features

Appendix D

Architectural Definitions

Appendix E

Historic Districts & Landmarks