HISTORIC PRESERVATION BOARD
MEETING MINUTES

July 7, 2026

The Historic Preservation Board of the City of Mesa met in the Study Session room at City Hall, 20 East Main Street, on July 7, 2026, at 5:06 p.m.

BOARD PRESENT	BOARD ABSENT	STAFF PRESENT
James Babos, Chairperson	None	Meg Eaton
Jocelyn Skogebo, Vice Chairperson		Matthew Kriegl
Jason Ludwig		Kellie Rorex
Bruce Nelson		
BJ Parsons		
Sarah Prince		
Jeff Welker		

1. Chairperson Babos conducted a roll call.

2. Introduction of new Boardmember – Sarah Prince.

Ms. Prince shared her background in zoning and land use. She currently works for Pew & Lake in Mesa. She is looking forward to working with the Board and staff.

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 Boardmember Welker, seconded by Boardmember Nelson, that the minutes from May 5, 2026 Historic Preservation meeting be approved.

Upon tabulation of votes, it showed:

AYES – Babos–Skogebo–Ludwig–Nelson-Parsons-Prince-Welker
NAYS – None
ABSENT–None

Chairperson Babos declared the motion carried unanimously.

4. Election of Chair and Vice Chair for the Historic Preservation Board.

It was moved by Boardmember Ludwig, seconded by Boardmember Nelson to elect James Babos as Chairperson and Sarah Prince as Vice Chairperson.

Upon tabulation of votes, it showed:
AYES – Babos–Skogebo–Ludwig–Nelson-Parsons-Prince-Welker
NAYS – None
ABSENT–None.

Chairperson Babos declared the motion carried unanimously.

5. Discussion Items:

5-a. Quarterly Report on Certificate of Appropriateness (COA) and Section 106 Reviews for January 2026 – March 2026. (attachment 1)

Historic Preservation Officer, Matthew Kriegl presented the quarterly report to the Board and provided the totals to date for 2026. (refer to pages 1 through 3 of attachment 1)

In response to a question from Boardmember Nelson regarding the PIRATE project, Mr. Kriegl explained they needed a Section 106 Review so the applicant could apply for federal permits and comply with federal regulations.

Chairperson Babos requested to view a schematic diagram of the rail spur for PIRATE project at a future meeting.

Discussion only; no formal action taken by the Board.

5-b. Discuss the proposed amendments to the Mesa Historic Design Guidelines.

Mr. Kriegl discussed the proposed amendments to the historic preservation design guidelines, which were updated with a grant from the National Park Service. The document includes chapters on certificates of appropriateness, preservation, restoration, rehabilitation, additions, new construction, historic signage, and building types and architectural styles. Changes include updating architectural context, combining definitions sections, and updating historic districts and landmarks. He also shared various stakeholders were involved throughout this process.

Chairperson Babos suggested the Lehi and the Washington Escobedo heritage district boundary maps be included as an appendix.

City Archaeologist, Meg Eaton, offered this will now be considered a living document, and therefore there's room for growth and change as different things come up throughout the city.

Mr. Kriegl affirmed the original design guidelines will be reference and both documents will be accessible through the historic preservation web page.

Discussion only; no formal action taken by the Board.

5-c. Discuss the proposed text amendments to Mesa Zoning Ordinance Title 11, Chapters 23, 44, 66, 74, and 87 relating to historic preservation. (attachment 2)

Mr. Kriegl presented the proposed text amendments. The amendments aim to improve clarity, usability, and organization of historic preservation regulations. Key changes include reorganizing historic preservation provisions into a single chapter, clarifying certificate of appropriateness procedures, and extending the demolition permit delay to one year. The amendments also include provisions for archeological resources and emergency repairs. Various stakeholders have been involved throughout this process. A community meeting is scheduled for July 21, 2026 from 6 – 7 pm at The Studios.

In response to Chairperson Babos request for a 6-month, or even 1 year delay on demo permits for items on the supplemental list Mr. Kriegl stated it's currently not possible to put regulations on properties that have not been officially designated as locally historic. He went on to describe how the Board may be able to approach owners to give them the information needed to apply for official designation for the historic preservation protections to take effect, and that the Supplemental List was more of an interim step to protection.

Mr. Kriegl replied to Boardmember Nelson suggestion of including an explanation of a historical landmark by stating an enhanced definition could be added to the design guidelines, and that has already been updated as part of the Text Amendments.

Discussion only; no formal action taken by the Board.

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

Boardmember Welker recently attended the Arizona SHPO certified local government training and thought it was excellent training.

7. Items from citizens present**:

Mr. Vic Linoff, Mesa Preservation Foundation, 628 N Center St, shared his background and previous involvement with the design guidelines. He also discussed the restoration of neon signs and the potential acquisition of two significant signs from the Arizona Historical Society.

8. Historic Preservation Officer's Updates*:

Mr. Kriegl shared the following items:

- Mr. Kriegl thanked the Boardmembers who attended the first in a series of regional meetings, or mini-HP conferences taking place around the state. The meeting was a success as was the following Governor's Awards and Reception. The Mesa Arizona Baseball Museum was recognized and received an award.
- The Board was reminded of the importance of their attendance, especially during this time.
- The draft of the Historic Preservation Design Guidelines will be posted online and sent to the Board for review.
- Below is a tentative timeline of the review and recommendation process for both the HP text amendments and HP design guidelines:
    - A Community meeting is scheduled for Tuesday, July 21, 2026, from 6 – 7 pm at The Studios.
    - Both of these items will be discussed at the Planning & Zoning Board Study Session on July 22, 2026.
    - The Historic Preservation Board will vote on a recommendation to City Council at the next meeting, scheduled for August 4, 2026.
    - Recommendation to City Council by the Planning & Zoning Board is tentatively scheduled for July 26, 2026.
    - In late September these items are expected to be introduced to City Council and potentially proposed for action by City Council in October.

Ms. Eaton shared the details about an event at the Arizona Museum of Natural History titled "Arizona Through Time," featuring Dr. Kirk Koston from Mesa Community College. The event is scheduled for Wednesday, July 15, at 6 PM.

9. Adjourn.

Without objection, the Historic Preservation Board adjourned at 6:37 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 7th day of July 2026. I further certify that the meeting was duly called and held and that a quorum was present.

_____
JAMES BABOS, CHAIRPERSON

DMD
(Attachments – X)

Agenda Item: 5-a

Historic Preservation Board

Quarterly Report on Certificate of Appropriateness (COA) Projects and Section 106 Reviews for January 2026 – March 2026

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Section 106 Reviews
Quarter 1 (January-March 2026)

Section 106 Reviews – Q1 2026 (Jan-Mar)

	Project Name	Type	Findings	Project Location	Date Received	Approval Date
	P0969 Ellsworth Road provements	Review	No Historic Properties Affected	Along Ellsworth, between approx. Germann and Ray	1/1/2026	1/9/2026
	RATE Project - Final MOA	Comment	Concurs with finding of adverse effect	Center of wye, northeast of Rittenhouse Road between Power and Sossaman Roads	2/9/2026	2/24/2026
	own Castle Fiber LLC (PHO /211)	Comment	No comment at this time	E. Thornbush Avenue & S. Sorrell	2/4/2026	3/3/2026
	hoenix Area FAA odernization	Comment	Concur with APE and methodology	Mesa Gateway Airport / Falcon Field / City of Mesa	2/6/2026	3/5/2026
5	Crown Castle Fiber LLC (PHO EV225)	Comment	No comment at this time	South Mountain & Galveston	2/19/2026	3/20/2026

- 5 Section 106 Reviews processed (Q1)
- 5 Section 106 Reviews processed in 2026

Certificate of Appropriateness Projects
Quarter 1 (January-March 2026)

Certificate of Appropriateness Projects – Q1 2026 (Jan-Mar)

	Project Name	Type	Property Address	Location (HD/LM)	Project Type	Subtype	Description	Approval Date
	M26-00075	Administrative	2345 N Horne	Lehi School (LM)	Alteration	Sign	Baseball Museum Sign (non-illuminated)	01/29/2026
	M25-00700	Administrative	459 N Grand	Evergreen (HD)	Alteration	Garage	Enclose carport to create garage	02/11/2026
	M26-00177	Administrative	246 N Fraser	Fraser Fields (HD)	Alteration	Addition	Addition to detached accessory building	03/16/2026
	M26-00183	Administrative	722 N Robson	Evergreen (HD)	Alteration	Fence	Replace chain link fence with gabion wall	03/17/2026
5	ADM26-00622	Administrative	515 W Pepper Pl	West Side-Clark Addition (HD)	Alteration	Addition	Rear, one-story addition to house	03/25/2026

- 5 COA Projects processed (Q1)
- 5 COA Projects processed in 2026

Questions & Discussion

Agenda Item: 5-c

Historic Preservation Board

Discuss the proposed text amendments to Mesa Zoning Ordinance Title 11, Chapters 23, 44, 66, 74, and 87 relating to historic preservation

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HISTORIC PRESERVATION

Background and Purpose

To improve clarity and understanding of historic preservation requirements and processes that include:

- **Reorganization** – related to historic preservation
- **Clarity** – language and processes
- **Consistency** – among historic preservation provisions
- **Compliance** – align with current state and federal laws and regulations regarding archaeology

Historic Preservation
Text Amendments

Reorganization

Related historic preservation zoning provisions have been combined and organized

- Chapter 23 (Historic Preservation Overlay) and Chapter 44 (Historic Signs) moved into Chapter 74 (Historic Preservation Procedures).

All Historic Preservation regulations and procedures located in one place within the zoning ordinance (Chapter 74)

Historic Preservation
Text Amendments

Clarity

Expand on the Purpose of HP Procedures

Historic Preservation Overlays

- Processes clarified – including application and review
- Integrated Eligibility Criteria
- Modification of Current Overlay Process

Historic Preservation
Text Amendments

Certificate of Appropriateness–Demolition Process Clarified: 11-74-4 (G)

Demo Permits (Within <u>Approved</u> Overlay)

- May be appealed if Demo Request denied by HPB
- **1 year** (365 day) delay on any demo permit from date of HPB denial
- Work on plan/agreement
- No plan or agreement – clearance for demo permit at applicant's request

Demo Permits (Within <u>Proposed</u> Overlay)

- For a period of 1 year (365 days) from the date of application for a proposed Historic Preservation Overlay
- If the Overlay is not approved by City Council within **1 year** (365 days) – demo permit approved

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Historic Preservation
Text Amendments

- **Historically Designated Signs (11-74-5)**
  - Processes clarified
    - Application
    - Review
  - Eligibility Criteria
  - Mesa Historic Sign Register
  - Maintenance and Repair
  - Revocation Process

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Historic Preservation
Text Amendments

- **Terms Defined**
  - Certificate of Appropriateness
  - Historic District
  - Historic Landmark
  - Historic Preservation Overlay
  - Historic Resource
  - Historically Designated Sign
  - State of Disrepair

Historic Preservation
Text Amendments

- **Supplemental Inventory List**

  1. The Supplemental Inventory List is a list of building(s), structure(s), object(s), site(s), and district(s), that have been determined eligible for inclusion in the Mesa Historic Property Register but not yet designated.
  2. To be included on the Supplemental Inventory List, Historic Resources must meet the eligibility requirements in this Chapter.
  3. The Historic Preservation Officer will maintain the Supplemental Inventory List and make it available to the public.

Historic Preservation
Text Amendments

Consistency

- Redundant and unnecessary provisions eliminated
- Consistent terminology throughout
- References to MZO updated
- Public notice requirements for Historic Preservation Overlay to conform to MZO processes **(11-74-3)**

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Historic Preservation
Text Amendments

Compliance

- Created archaeological resource requirements for development on public and private land
- Aligned with current state and federal laws and regulations governing the protection of cultural resources
- Archaeological resource assessment to ensure compliance

Additional Text Amendments

- HPB recommended staff consider adding a maintenance of historic resources provision
- Required Maintenance and Repairs provision added as Section **11-74-3(I)**

Duty to Maintain

1. *The owner of a Historic Resource within a Historic Preservation Overlay shall not permit any portion of the Historic Resource to fall into a state of disrepair.*
2. *The condition of the Historic Resource on the effective date of the Historic Preservation Overlay designation shall serve as the standard of reference for evaluating whether the Historic Resource has fallen into a state of disrepair.*

Historic Preservation
Text Amendments

Additional Text Amendments

- HPB recommended staff consider adding a COA review process for necessary emergency repairs
- Provision added stating that COAs are to be issued concurrently with a building permit in emergency situations
- Emergency Repairs provision added under Section **11-74-4(F)**

Addition of Archaeological Resources

- HPB and SHPO recommended staff consider the importance of archaeology and protecting archaeological resources.
- Archaeological Resources added as Section **11-74-6** to address:
  - Archaeology on Private Land
  - Archaeology on Land under City Ownership or Control
  - Archaeological Resource Assessments
    - Review of relevant resource databases
    - Consultation with SHPO, THPO, and qualified professionals, as appropriate
- Align our zoning ordinance with current cultural resource laws

Historic Preservation
Text Amendments

1. Affirm that archaeological resources are irreplaceable community assets that represent significant aspects of the past, may retain connections to living communities, and merit stewardship for future generations; and
2. Enhance the City's community character and heritage by considering archaeological resources during development, where appropriate.

    - In general, all development (private and municipal) shall comply with all applicable local, state, and federal laws and regulations governing the protection of cultural resources.

Historic Preservation
Text Amendments

Text Amendments Outreach

- Outreach Dates:
  - HPB Study Session – Aug. 01, 2023
  - Public Meeting – Aug. 24, 2023
  - HPB Meeting – Jul. 07, 2026
  - Public Meeting – Jul. 15, 2026
- Consultation:
  - State Historic Preservation Office
  - Tribal Historic Preservation Offices
- Additional Review
  - Mesa Historical Foundation
  - Mesa City Website
- Required Review:
  - Planning and Zoning Board
  - City Council

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Historic Preservation
Text Amendments

Questions & Discussion