

# Meeting Minutes

## Historic Preservation Commission

### Regular Meeting

January 31, 2022 | 5:30 p.m.  
Chandler Downtown Library  
Copper Room South  
22 S. Delaware Street, Chandler, AZ



### Call to Order

The meeting was called to order by Vice Chairman Velasquez at 5:00 p.m.

### Roll Call

#### Commission Attendance

Vice Chairman Jeff Velasquez  
Commissioner Erika Finbraaten  
Commissioner Bryan Saba  
Commissioner Kevin Weight  
Ex Officio Member Jody Crago

#### Absent

Chairman Devan Wastchak  
Commissioner Cheryl Bell

#### Staff Attendance

Derek Horn, Development Services Director  
Kevin Mayo, Planning Administrator  
David de la Torre, Planning Manager  
Susan Fiala, Senior City Planner  
Harley Mehlhorn, City Planner  
Thomas Allen, Assistant City Attorney  
Kim Moyers, Cultural Development Director  
John Owens, Downtown Redevelopment Specialist  
Michelle Reeder, Clerk  
Julie San Miguel, Clerk

### Scheduled and Unscheduled Public Appearances

Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on questions you raise.

### Action Agenda

#### 1. Meeting Minutes of July 29, 2021, Historic Preservation Commission

Move Historic Preservation Commission approve Historic Preservation Commission meeting minutes of July 29, 2021.

COMMISSIONER WEIGHT pointed out the Minutes need to be corrected to reflect "National Register" instead of "National Registry".

### **Action Agenda Item No. 1 Motion and Vote**

COMMISSIONER WEIGHT moved to approve Action Agenda Item 1, of the January 31, 2022, Historic Preservation Commission Meeting, with correction; Seconded by COMMISSIONER SABA.

Motion carried unanimously (4-0).

### **2. Recommendation for Chandler to become a Certified Local Government (CLG)**

DEREK HORN, DEVELOPMENT SERVICES DIRECTOR presented details regarding Historic Preservation Commission recommending City Council approve Chandler to become a Certified Local Government (CGL).

COMMISSIONER SABA stated there are many positives to becoming a CLG and asked if there are any downsides the Commission should be aware of.

DEREK HORN, DEVELOPMENT SERVICES DIRECTOR replied, there will be some reporting and grants that will take some staff working, but we do not have any discernible downsides.

COMMISSIONER WEIGHT thanked staff and expressed his appreciation for their work on this. He stated this is a great opportunity and mentioned the City does not have to pursue grant funds but having the option available is tremendous. He pointed out Chandler is the largest city in Arizona that is not a CLG and further stated the importance of Chandler obtaining status and recognition. He asked if the Historic Preservation Commission could be notified of the date this is going before City Council.

DEREK HORN, DEVELOPMENT SERVICES DIRECTOR responded this to go before the City Council in March and staff will inform the Commission of the date and time.

COMMISSIONER FINBRAATEN echoed the words of Commissioner Weight and stated she has seen the advantages from becoming a CLG and gave examples of different projects and ways grants from becoming a CLG could assist a city with funding .

### **Action Agenda Item No. 2 Motion and Vote**

Move Historic Preservation Commission recommend City Council approve Chandler to become a Certified Local Government (CLG)

Finding no additional costs beyond minimal staff time investment and noted benefits, staff recommends Historic Preservation Commission recommend City Council approve Chandler to become a Certified Local Government (CLG).

COMMISSIONER SABA moved to approve Action Agenda Item 2 of the January 31, 2022, Historic Preservation Commission Meeting; Seconded by COMMISSIONER FINBRAATEN.

Motion carried unanimously (4-0).

### **3. PLH21-0093 CELONI HOSPITALITY LLC, DBA RECREO**

SUSAN FIALA, SENIOR CITY PLANNER presented details regarding the request architectural plan review approval for new signage to the building located at 28 South San Marcos Place.

COMMISSIONER SABA stated the design is interesting and exciting. He asked if the image on the presentation is shown to scale. He further stated, when looking at the front of the building its hard to envision how close the sign would be to the windows.

NIELS KREIPKE, CELONI HOSPITALITY LLC explained his inspiration for the project are his childhood daydreams of recess. He explained Recreo is Spanish for recess and the restaurant is filled with elements to trigger ideas of playtime, playground, and recess. He stated the elements include wall of etch-a-sketches, a wall of kickballs, images of playgrounds, a bar with swing seats, and a school bus on the patio. He further stated the logo itself is a VW Bug made into a weeble wobble or rocker. He expressed the importance of a first impression and how the sign, along with other elements would create a unique impactful impression. He further stated, uniqueness is something he tries to bring to Chandler, especially in the downtown area. He explained the image is close to scale and he measured the car himself. He further explained the details of the sign and stated they recently discovered the letters need to be 21 inches instead of 16 inches, so 6 inches longer than previously requested. He mentioned one of the reasons for the elements they have chosen are to make great images for social media posts. He explained the influence of posts on social media and the positive impact of tagging downtown Chandler on posts and pictures.

COMMISSIONER FINBRAATEN asked how the sign will be attached in a way that does not harm the building.

NIELS KREIPKE, CELONI HOSPITALITY LLC stated he has owned this building for twenty-six years and the last thing he wants to do is cause harm. He explained there will be four bolts that will go through to a back steel plate welded to the car and through the wall and platted inside and a hole for the power source. He further stated the infliction caused by the sign will not be substantial and will certainly be repairable.

COMMISSIONER FINBRAATEN asked how much the vehicle weighs and noted due to the vehicle's design most of the weight would be carried in the back.

NIELS KREIPKE, CELONI HOSPITALITY LLC stated he did not know the exact weight of the VW Bug, but it was shockingly light once all the unwanted parts were removed.

COMMISSIONER FINBRAATEN agreed that the VW Bug is light weight as they are a simpler car and stated when she thinks of the early twentieth century vehicles, she thinks of the Model T.

NIELS KREIPKE, CELONI HOSPITALITY LLC stated he has been doing historic preservation for a while and his personal opinion can be different from other experts, but he believes the building should stand out because of its age and everything does not have to be held to that age. He explained it does not bother him from a historic preservation standpoint to do this and he would like to preserve the 1912 area of this building as much as possible. He further explained the fact that the car is from a different time tells a more interesting story and lets the 1912 architecture stand on its own.

COMMISSIONER SABA stated he had a similar reaction as Commissioner Finbraaten, but it helps when you think of it as a sign. He further stated we have a lot of different style signs on our buildings downtown and when he thought of it as a sign, it wasn't detracting.

COMMISSIONER FINBRAATEN stated Arizona is very eclectic and her difficulty with the sign is that is more 1950's style.

NIELS KREIPKE, CELONI HOSPITALITY LLC stated he agrees with Commissioner Saba. He further stated this sign will create the same if not more excitement as the signs for The Uncommon and Topsy Egg. He mentioned social media has picked up on The Uncommon and Topsy Egg and it has generated a lot of excitement.

COMMISSIONER FINBRAATEN stated she appreciates the Applicant generating excitement for downtown Chandler especially since there is a difficulty in getting people out again.

COMMISSIONER WEIGHT asked if other locations were considered for the vehicle element, such as, inside the building or near the newer more modern elements like the shipping container. He asked if that would be possible or if it had to be on the front of the building. He asked for assurance that the basic historic integrity of the building can be retained. He explained he is open to the concept of adding exciting elements, so long as there is assurance they can be reversed and the historic integrity is kept.

NIELS KREIPKE, CELONI HOSPITALITY LLC agreed with Commissioner Weight and explained he does not want to do anything that would real damage to the front of the building or its historic nature. He stated that was the intent of going with a raceway, to reduce the number of holes and penetrations to the brick. He mentioned an example where a raceway was not used, he stated on the Thomas Building there is great frustration anytime a sign is removed since it leaves about forty holes. He explained the intent of using the raceway is to minimize damage and it will not touch the stucco or damage the brick, due to its placement on the overhang.

VICE CHAIRMAN VELASQUEZ confirmed the Applicant had a structural engineer on his team. He stated the magenta was a bit alarming at first, but not as shocking when considering the storyline and the transcending of time. He mentioned the year of the vehicle, 1967, is almost halfway between 1912 and 2022, and he liked the transition through time. He further stated he liked the bold elements and pointed out how momentum that can build from a social media presence.

NIELS KREIPKE, CELONI HOSPITALITY LLC stated his intention is to elevate in every project he brings to downtown Chandler. He explained when he travels he tries to find the next big thing, then build upon it, and bring it to Chandler. He pointed out the need to be competitive and these elements are imperative to complete against other places.

VICE CHAIRMAN VELASQUEZ asked if these signs needed to be changed in ten years, would it structurally be an easy fix.

NIELS KREIPKE, CELONI HOSPITALITY LLC answered absolutely, we do not want to damage these buildings.

COMMISSIONER SABA asked where the sign was located on the shipping container.

NIELS KREIPKE, CELONI HOSPITALITY LLC responded it is sitting on the westernmost edge on top of a steel beam. He explained, it acts as a screen wall to the bathroom pipes and this idea was actually taken from Overstreet.

COMMISSIONER FINBRAATEN asked if the size of the numbers or letters will be modified to match the size of the letters on the front.

NIELS KREIPKE, CELONI HOSPITALITY LLC stated the modification is not necessary on the backside as the neon style is different. He presented the corresponding image and stated the back scale is correct and the front letter will need to be tweaked. He further stated for scale the Commission can envision San Tan Brewery's sign who has letters that are 21 inches.

VICE CHAIRMAN VELASQUEZ asked if the sign in the back is lit and asked to clarify the request regarding the back sign.

NIELS KREIPKE, CELONI HOSPITALITY LLC stated the back sign is to be lit in between the letters and explained the difference between the neon signs proposed on the front and back.

SUSAN FIALA, SENIOR CITY PLANNER clarified the proposed is for no neon on the back sign.

NIELS KREIPKE, CELONI HOSPITALITY LLC advised the Commission that business owners are working with the Downtown Chandler Community Partnership (DCCP) to activate the alleyways.



He stated everyone is working to cleaning up the alley to make them more pedestrian friendly so Hidden House and the Stanley can connect to Downtown. He pointed out the additional elements in the back will complement what the DCCP is working on.

COMMISSIONER WEIGHT asked if the modification of the front sign to 21 inches meets staff's recommendation for approval.

SUSAN FIALA, SENIOR CITY PLANNER stated the increase to 21 inches would add up to 14 square feet total for signage, which is a minor increase and is still below the allowed square footage. She clarified staff does not have any issues as the square footage as it is not above the limit.

### **Action Agenda Item No. 3 Motion and Vote**

Move Historic Preservation Commission approve PLH21-0093 Celoni Hospitality LLC, DBA Recreo architectural plan review for new signage subject to conditions as recommended by Planning staff

Planning staff recommends the Historic Preservation Committee approve PLH21-0093 Celoni Hospitality LLC DBA Recreo, located at 28 South San Marcos Place, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibits A and B, kept on file in the City of Chandler Planning Division, in File No. PLH21-0093 Celoni Hospitality LLC DBA Recreo.
2. Separate sign permits shall be submitted for all signs.

COMMISSIONER SABA moved to approve Action Agenda Item 3 of the January 31, 2022, Historic Preservation Commission Meeting with requested modification for bigger letters; Seconded by COMMISSIONER WEIGHT.

Motion carried unanimously (4-0).

## **Member Comments/Announcements**


None.

## **Calendar**

The next regular meeting of the Historic Preservation Commission will be scheduled as needed.

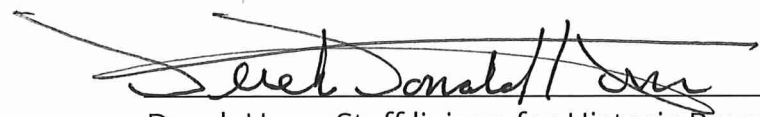
## **Adjourn**

The meeting was adjourned at 5:44 p.m.

 FOR

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Devan Wastchak, Chairman



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Derek Horn, Staff liaison for Historic Preservation  
Matters and Designation



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David de la Torre, Staff liaison for City Center District  
Matters and Reviews