

Historic Preservation Commission Regular Meeting

June 30, 2022 | 5:00 p.m.
Chandler City Council Chambers
88 E. Chicago Street, Chandler, AZ



Commission Members

Chairman Devan Wastchak
Vice Chairman Jeff Velasquez
Commissioner Cheryl Bell
Commissioner Erika Finbraaten
Commissioner Bryan Saba
Commissioner Kevin Weight
Commissioner Mark Yost

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, notice is hereby given to the members of the Historic Preservation Commission and to the general public that the Historic Preservation Commission will hold a REGULAR MEETING open to the public on Thursday, June 30, 2022, at 5:00 p.m., at City Council Chambers, 88 E. Chicago Street, Chandler, AZ. One or more members of the Historic Preservation Commission may attend this meeting by telephone.

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk's office at 480-782-2181 (711 via AZRS). Please make requests in advance as it affords the City time to accommodate the request.

Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.

Historic Preservation Commission

Regular Meeting Agenda - June 30, 2022

Call to Order/Roll Call

Scheduled/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 any questions you raise.

Action Agenda

1. **Meeting Minutes of January 31, 2022, Historic Preservation Commission**
Move Historic Preservation Commission approve Historic Preservation Commission meeting minutes of January 31, 2022.
2. **PLH22-0025 Southside Village Historic Conservation District in the area generally bounded by Arizona Avenue, Folley Street, Pecos Road and Delaware Street.**
Move Historic Preservation Commission recommend City Council adopt Resolution No. 5598 to establish the Southside Village Historic Conservation District in the area generally bounded by Arizona Avenue, Folley Street, Pecos Road and Delaware Street as recommended by staff.
3. **PLH22-0033 Maple House, located at 198 W. Boston Street, on the northeast corner of California and Boston Streets in Downtown Chandler**
Move Historic Preservation Commission approve PLH22-0033 Maple House, architectural plan review for a new commercial building subject to conditions as recommended by Planning staff.

Member Comments/Announcements

Calendar

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

Adjourn



**Historic Preservation Commission
22-004**

Development Services Memo No. HPC

Date: 06/30/2022
To: Historic Preservation Commission
Thru: Kevin Mayo, Planning Administrator
From: Julie San Miguel, Sr Administrative Assistant
Subject: Meeting Minutes of January 31, 2022, Historic Preservation Commission

Proposed Motion:

Move Historic Preservation Commission approve Historic Preservation Commission meeting minutes of January 31, 2022.

Attachments

January 31, 2022 Regular Meeting Minutes

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.

NELS 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.

NELS 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.

NELS 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.

NELS 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.

NELS 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.

NELS 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.

NELS 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 compete against other places.

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

NELS 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.

NELS 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.

NELS 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.

NELS 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.

NELS 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.

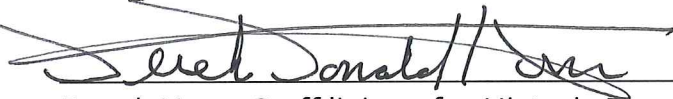
Calendar

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

Adjourn

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

Devan Wastchak, Chairman



Derek Horn, Staff liaison for Historic Preservation
Matters and Designation



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



**Historic Preservation Commission
HPC22-005**

Development Services Memo No.

Date: 06/30/2022
To: Historic Preservation Commission
Thru: Derek D. Horn P.E., Historic Preservation Officer and Development Services Director
From: Harley Mehlhorn, Associate Planner
Subject: PLH22-0025 request to establish the Southside Village Historic Conservation District

Proposed Motion:

Move Historic Preservation Commission recommend City Council adopt Resolution No. 5598 to establish the Southside Village Historic Conservation District in the area generally bounded by Arizona Avenue, Folley Street, Pecos Road and Delaware Street as recommended by staff.

Background/Discussion

In the fall of 2020 the City Council adopted Ordinance No. 4936 which established a historic preservation program for the City of Chandler. The ordinance includes four types of historic designations. One of these is Historic Conservation District. The purpose of this district is to designate an area with one or more historic properties and/or is associated with significant events and persons from the City's past. The main goals are encouraging preservation of the remaining architectural resources of the district along with recognizing its heritage and the contributions of its citizens to the community. A Historic Conservation District is honorific. It does not apply any additional land use entitlements or regulations.

The proposed Southside Village Historic Conservation District is generally bounded by Folley Street on the north, Pecos Road on the south, the Union Pacific Railroad tracks on the east, and Arizona Avenue on the west. This community dates back over 100 years and was Chandler's original African American and Latino community.

In 2021 residents of the Southside Village partnered with Chandler 4 Change to establish the Southside Village Historic Conservation District. A request has been submitted by Village residents to designate the area between Folley Street on the north, Pecos Road on the south, the Union Pacific Railroad tracks on the east, and Arizona Avenue on the west.

The neighborhood was established more than a century ago, and its residents contributed significantly to the advancement of Chandler. It was home to many of the City's African American and Latino citizens. The historical significance of the Village is fundamentally due to the people who lived in the area. The neighborhood has fostered community leaders, attorneys, authors, social activists, politicians, doctors, entrepreneurs, and celebrities as well as other hard-working and industrious individuals. Some descendants of the first residents still live in Southside Village.

Some of the Village's residents and contributions include:

- Coy Payne, the first African American mayor in the state of Arizona;
- Zora Folley, a noted heavyweight champion who fought Muhammed Ali;
- Emma Arbuckle, a community activist who brought the first public housing project to Chandler;
- Nathan Johnson Harris, Chandler's first African American resident who worked as Dr. Chandler's chauffeur and later established the Harris Barbeque Pit;
- Raul Navarrete, Chandler's first, and only so far, Latino mayor;
- Glen Lavon Woods, the first African American woman to sit on the Chandler Planning and Zoning Commission;
- Jeanette Woods-Decker, first African American judge from Southside Village;

The Village contains original houses built by its residents in the 1910's and 1920's along with others built later. Some early homes had dirt floors and did not have indoor plumbing. The Village also had facilities that served the community: grocery stores, restaurants, gas stations, a school, churches, a dance hall, and a roller rink. Many of the historic structures still exist. These include:

- Light and Life Church;
- Mt. Olive Missionary Baptist Church;
- Grace Memorial Church of God in Christ;
- Winn School (currently the Salvation Army);
- Roller Rink (Youth Club)
- Folly House
- Payne House
- Harris's Barbeque

Southside Village has provided leadership and support to the successful history and development of the City of Chandler. Attached is a narrative written by the residents that documents the history of the neighborhood, its development, culture, residents, commercial buildings, churches and housing. The resident application for Southside Village Historic Conservation District presents the opportunity to recognize the contributions of its citizens, past and present, and to encourage the preservation of its remaining architectural heritage.

Public/Neighborhood Outreach

- A neighborhood event was held in Harris Park on April 23, 2022, for Village residents and the Chandler community to gather, learn more about the proposed district, and sign petitions supporting creation of the Conservation District. Over 300 individuals, including property owners, residents, and individuals who attend worship services or otherwise have connections, interest, and/or interact with the neighborhood signed petitions indicating support.
- 41 property owners in the district support the district by petition. The City owns 42 parcels and also supports the resolution. There are about 220 parcels in the proposed district.
- This request was noticed in accordance with the Chandler Zoning Code.
- Two signs were posted at visible locations in the district that provide information about the district and public hearings schedules.
- Staff received one e-mail from a property owner who had questions about the district.
- As of the writing of this memo, staff is unaware of any opposition to this request.

Attachments:

Vicinity Maps

Southside Village Historic Neighborhood Map

Resolution 5598

Southside Village Conservation District Narrative

Petitions

Attachments

Vicinity Maps

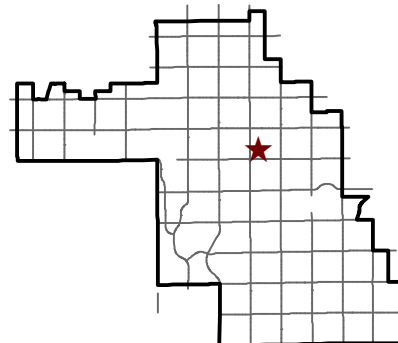
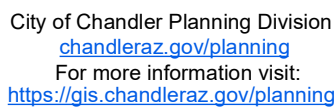
Map of Conservation District

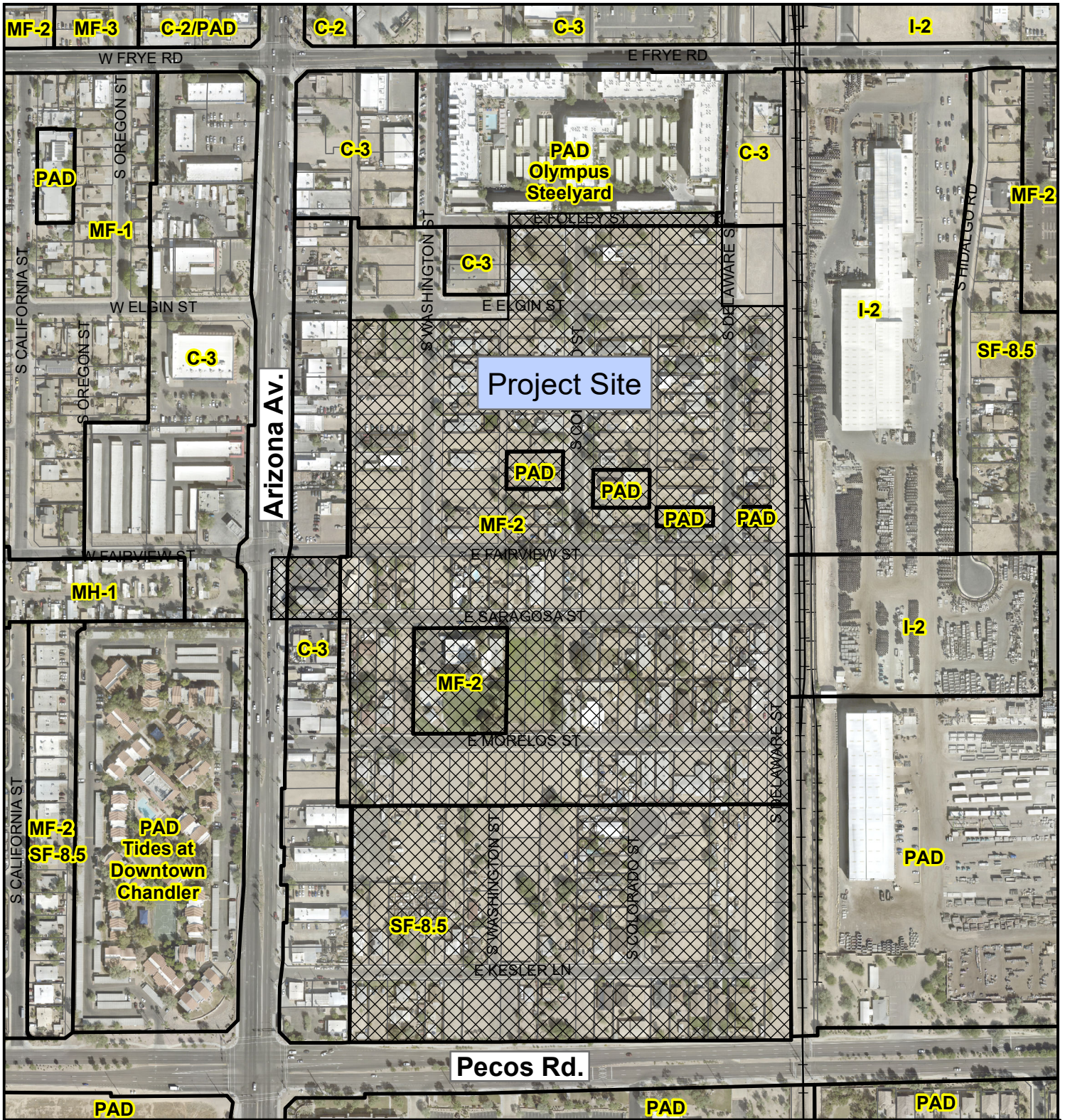
Resolution 5598

Narrative

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Designation of a Historic Conservation District
55.74 acres



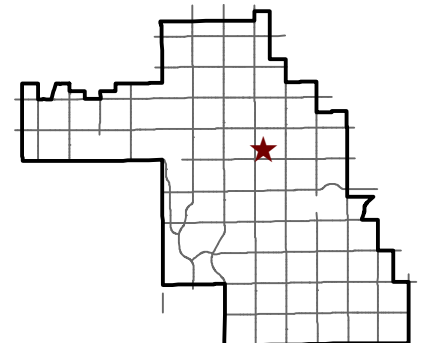


PLH22-0025 Southside Village Historic Conservation District

Proposed Project Details
Designation of a Historic Conservation District
 55.74 acres



City of Chandler Planning Division
chandleraz.gov/planning
 For more information visit:
<https://gis.chandleraz.gov/planning>





Southside Village Historic Neighborhood (Proposed)

- | | |
|--|---|
| 1. Folley residence, 373 S. Colorado St. | 8. El Constano Tavern, 217 E. Saragosa St. |
| 2. Payne residence, 445 S. Washington St. | 9. Westbrooks residence, 401 S. Washington St. |
| 3. Winn School, 85 E. Saragosa St. | 10. Mt. Olive Missionary Baptist Church, 475 S. Colorado St. |
| 4. Light of Light Methodist Church, 17 E. Saragosa St. | 11. Dolly's Filling Station, 15 E. Saragosa St. |
| 5. Harris' Barbeque, 198 E. Saragosa St. | 12. Texaco Service Station, 35 E. Elgin St. |
| 6. Roller-Skating Rink, 464 S. Delaware St. | 13. Pentecost Church of Jesus Christ, 465 S. Delaware St. |
| 7. Miss B's Hamburgers, 373 S. Delaware St. | 14. Grace Memorial Church of God in Jesus, 233 E. Morelos St. |

RESOLUTION NO. 5598

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, DESIGNATING THE SOUTHSIDE VILLAGE NEIGHBORHOOD AS A HISTORIC CONSERVATION DISTRICT TO HONOR THE HISTORY AND HERITAGE OF SOUTHSIDE VILLAGE, LOCATED IN THE SOUTHEAST QUADRANT OF ARIZONA AVENUE AND FRYE ROAD BOUNDED BY ARIZONA AVENUE TO THE UNION PACIFIC RAILROAD TRACKS AND BY FRYE ROAD TO PECOS ROAD.

WHEREAS, on November 2, 2020, the Chandler City Council adopted Ordinance 4936, creating a historic preservation program and allowing the Chandler City Council to adopt historic designations for properties; and

WHEREAS, the Historic Conservation District is one such designation that serves to recognize the history of a given district and encourage preservation of remaining historic context; and

WHEREAS, a group of Southside Village residents applied for a Historic Conservation District to be established in their community; and

WHEREAS, a public hearing was held on June 30, 2022, by the Historic Preservation Commission to consider public input regarding the proposed Historic Conservation District; and

WHEREAS, the Chandler City Council recognizes the importance of honoring and encouraging the preservation of historic resources; and

WHEREAS, the Chandler City Council recognizes the Southside Village neighborhood as a place of historic importance to the City of Chandler.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Chandler, Arizona, as follows:

Section 1. Designates the Southside Village neighborhood of Chandler as a Historic Conservation District. A map depicting the territory contained in the Southside Village Historic Conservation District is attached as Exhibit A to this Resolution.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this _____ day of _____, 2022.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 5598 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2022, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY TA

Exhibit "A"



Southside Village Historic Neighborhood (Proposed)

- | | |
|--|---|
| 1. Folley residence, 373 S. Colorado St. | 8. El Constano Tavern, 217 E. Saragosa St. |
| 2. Payne residence, 445 S. Washington St. | 9. Westbrooks residence, 401 S. Washington St. |
| 3. Winn School, 85 E. Saragosa St. | 10. Mt. Olive Missionary Baptist Church, 475 S. Colorado St. |
| 4. Light of Light Methodist Church, 17 E. Saragosa St. | 11. Dolly's Filling Station, 15 E. Saragosa St. |
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| 7. Miss B's Hamburgers, 373 S. Delaware St. | 14. Grace Memorial Church of God in Jesus, 233 E. Morelos St. |

The Southside Village Conservation District Narrative

The people of the neighborhood referred to as “Southside Village” are submitting this request to become a Historical Conservation District in Chandler. Southside Village encompasses the area south of Folley Street to Pecos Road and west side of Washington Street to the east side of Delaware Street beginning in the 400-block going south, with some exceptions such as including the Light and Life Church and excluding the 300 block of Washington and Delaware Streets. It includes the area that is labeled “Historical South Chandler Neighborhood” on City of Chandler maps. This neighborhood was formed more than a century ago. During this time, the residents have significantly contributed to the advancement of Chandler. The rich history of the neighborhood should be preserved for future generations. This narrative is but a summary of it.

Chandler Economy

The early economy of Chandler was based mainly on agriculture. The original residents of Southside Village provided much of the farm labor necessary for the cotton industry to flourish. In addition to being hard working and industrious individuals, the early residents formed a strong community that supported each other. When discussing possible names for this district, Southside Village was agreed upon because the neighborhood residents referred to the area as “Southside” and because “Village” has the connotation of being collaborative and supportive. People in the neighborhood looked out for each other and worked together to uplift one another. Residents of Southside Village became doctors, lawyers, authors, teachers, celebrities, politicians, entrepreneurs, social activists, and good-hearted, hard-working people.

The buildings in this community reflect historically significant architecture with properties dating back to 1920 and includes 67 residential properties that are at least fifty years old.

The Neighborhood

The Southside Village was not originally considered part of the City of Chandler. It was called the Winn Addition or Southside. In addition, it has been known as Mexican Town, The Barrio, South Chandler, and Historic South Chandler Neighborhood. The Winn Addition was initially established by Dr. A. J. Chandler in 1912. Because of strict zoning practices in Chandler, the area was set aside for people of color and those without sufficient resources to live elsewhere. It originally consisted of one hundred lots. Most of the lots were sold to Hispanic laborers.

The historical significance of the neighborhood is due to the industrious residents who built their lives on those one hundred lots. The community that rose from the desert south of the City of Chandler became key to the success of the entire region.

Southside Village Boundaries – Not including Frye Road, Steelyard Olympus Apartments, or Arizona Avenue. It includes the area specified on City of Chandler maps called South Chandler Historic Neighborhood.

Statistics by Historical Consideration – This designation has to do with analysis from Chandler4Change (C4C) based on city and county records.

Historical Consideration	Count
Single Family Home - Historical (1972 or older)	67
Single Family Home - Maybe historical - modifications in 1970s but > 1972	3
Single Family Home newer than 1972	49
Multiplex	4
Church	4
Park	2
Commercial – Church Property	1
Commercial – Salvation Army	1
Total	139

Of the 127 single family homes, 67 or 53% of the homes are 50 years old or older. There are also three homes that were built before 1972 with modification sometime during the 1970s and potentially could be considered historical. Although not all homes that are of the 50 years and older are architecturally significant, many would have that designation.

Of the 127 single family homes, 67 seem to be owner occupied. Thirty-six of these owner-occupied residences are in the potential historical home designation. The result is 54% of the potentially historical homes are expected to be owner-occupied. For some of the other potentially historical single-family homes, the owner lives in the neighborhood. All of the churches were built before 1972 but some have undergone architectural changes.

Historical Location

In 1910, Chandler was growing and needed more farm laborers. Although people came to Chandler for a variety of reasons, many people of Mexican descent moved to Chandler seeking a better life and to escape Mexico's violent revolution. Sharecroppers economically shackled throughout the South were encouraged to escape their economic slavery and come to Chandler. There were people from this neighborhood who would go to locations in Oklahoma and Texas to encourage people to move to Chandler. They would transport the families to Chandler in their truck. Many times, new arrivals would live in Eleven-Mile Corner area on farms in tents before later deciding to move to Chandler.

In 1912, there were strict zoning and segregation laws forcing poor and minority residents to live in the cheaper neighborhoods south of Chandler's downtown. The Winn Addition neighborhood was specifically set aside by Dr. A.J. Chandler for poor people and people of color. This resulted in one hundred residential lots which were originally inhabited by people of Mexican descent, but they were joined by African Americans during the 1920s as part of the Great Migration. In addition, the Great Dust Bowl in the 1930s drove even more people of color to Chandler.

The Winn Addition was established without any water rights. The lots were sold for \$25 each. The original streets were Hidalgo, Saragosa, and Morelos. Hidalgo Street is east of the petition neighborhood. In 1940 the Kesler Addition added Kesler Lane, up to Pecos Road. In 1946, the Dobson Addition added the land north of Fairview Road and south of Frye Road. Street names were changed over time. For example, Frye Road was originally called Denver Street and unofficially, Ice House Road. Streets were dirt and were not maintained as part of Chandler until 1953, when the area officially became part of the city of Chandler. At that time, the

neighborhood residents petitioned to be included in the City of Chandler due to unsanitary conditions. The Chandler Town Superintendent reported that the lack of City services could cause an epidemic, and therefore, recommended annexing this area.

Because the neighborhood didn't have any water rights, local residents had three options to obtain water. They could buy water from the Bosewell Cotton Gin or Arizona Edison Company Ice Plant, or collect water from the irrigation canal. After the successful efforts of Pluarco Garcia to petition the City of Chandler in 1934 to lay water and sewer pipes, the community was able to purchase clean water from the Pecos Valley. In order to make a compelling proposal, Mr. Garcia, President of the Latin American Club, Chandler Chapter, offered to provide four hundred workers to do the job, if the city would approve the sewer and water project, thereby significantly reducing the cost of the project to the city.

Many laborers were employed by local farms such as Goodyear, Goodson, Bogle, Dobson, and Boswell. Other employers included San Marcos Hotel, Sante Fe Railroad, Spreckels Sugar Company (1964), and Harry Winston Minerals of Arizona, United Mobile Homes, Pima Valve, and Rogers Corporation (1967).

The Southside Village founding families included the Arbuckle, Benites, Cardenas, Duenas, Escandon, Folley, Harris, Jones, Navarrete, Payne, Rodriguez, Rubio, Soto, Turner, Woods and other families. Descendants of these founding families still live in the area today. Many of these families have been recognized for their contributions to Chandler with their names attached to City landmarks. Some examples are Folley Park, Folley Street, N. J. Harris Park, Emma Arbuckle Park, and the Coy Payne Gymnasium at Chandler High School.

The historical significance of Southside Village is fundamentally due to the people who lived in the area. In addition to the important impact their labor had on the success and growth of Chandler, the community they built despite racial, economic, and educational obstacles contributed to the wider Chandler community. Residents living in Southside Village submitted a petition to the Chandler School Board in June 1929 requesting a school be built for their children in their neighborhood. Unfortunately, the African American students were not allowed to attend this neighborhood school because of segregation until 1949. Prior to that time, the African American students were bussed to Goodyear (also known as Ocotillo School) many miles to the south. Desegregation was accomplished through the efforts of Carlanthe Turner and Emma Arbuckle. Over the years, people in this neighborhood petitioned for more sanitary conditions on several occasions when health conditions warranted improvement, such as the efforts of Glen LaVon Woods relocating a cow pen that was too close to the neighborhood and causing significant issues with flies and diseases.

Many neighborhood locations contributed to the strength of the community. These places provided necessities and entertainment. Since the people of this neighborhood were not allowed to be respected patrons of other establishments in Chandler, the community developed their own resources, providing grocery stores, restaurants, taverns, and other forms of entertainment. Some of these locations may not have been intended for enjoyment but became an important part of the community life, such as the Ice House. Saragosa and Morelos Streets evolved to be the hub of the community commerce. Although not all the following locations may be historically significant to the city, many were culturally significant to the lives of the people at the time.

Historical Location	Address	Owned by	Significance
Winn School	85 Saragosa Street	Currently Salvation Army	Was the first school in the Winn Addition. It was built in 1930
Harris' Barbeque Pit	198 E. Saragosa Street	N. J. Harris (Currently Asaad Woods)	Has water tower and BBQ Pit still standing
Miss B's Hamburgers	372 S. Delaware St	Beatrice	It was a place for African Americas to eat.
El Costeno Bar	217 E. Saragosa Street	Baltazar Rodriguez (Currently Estate of Angie Saavedra)	An entertainment center for the community; brought in celebrities (Escondon's have the sign from the bar)
Rodriguez Dance Hall	Just east of 198 E Saragosa	Baltazar Rodriguez	They would show movies on Saturday night
Arizona Edison Company's Ice Plant	Frye Road and Railroad tracks at Delaware Street		A place for older people to hang out to get cool.
Blue Front Café	184 E Saragosa	Ethel Lee Jones	Restaurant that African American people could go to
Joaquin's Grocery Store	249 E Saragosa Street	Joaquin Escandon	Place to get groceries without having to cross Chandler Blvd. He would also extend credit to the farm workers so they wouldn't have to pay him until Friday, when they got paid.
Roller Rink aka Youth Club	464 S Delaware Street	Mount Olive Missionary Baptist Church	Place for kids to go skating. The unusual thing about this location was that the roller rink was located on the second floor. This building is an apartment house today.
Dolly's Filling Station	15 E Saragosa Street	Dolly Hardwick	When there were problems in the neighborhood, the police would come to Mr. Hardwick and he would talk to

Historical Location	Address	Owned by	Significance
			whomever was causing problems. People respected him.
Movie Theater	Was in downtown Chandler	Alice Woods	When the black movie theater burned down, Mrs. Woods would allow the black children to attend her theater, although no misbehaving was allowed.
Southside Tavern	405 S Delaware Street		Rec center for community with pool, TV, and other games. It later became the Diamond J Bar and was notorious.
Texaco Service Station	35 E Elgin Street (about Arizona Ave and Frye Road)		The building has tried to maintain its original façade.
Peacock Chinese Restaurant	North of Frye Rd on Arizona Ave – current location of part of Serranos		It was a place for Chinese food where minorities could eat.
Grocery Store	Hidalgo Street	Baltazar Rodriguez	
Cozy Cafe	~455 S Arizona Ave		Only white people could go into the restaurant but people of color were served food to go. Later they added pine tables and benches in the back for minority people to sit. They were open all night.

Southside Village Culture

Southside Village community was made up of business leaders, community leaders, and positive mentors who encouraged the virtues of honesty and hard work. Initially, many people came to Eleven Mile Corner to work on farms and were housed on the farms in tents. As people became more affluent, they were able to move to Chandler. People also saw business opportunities in Chandler to start businesses that supported the local farms. Some people also decided that working in construction, working on the San Marcos Hotel was a desirable employment choices or supporting the grounds maintenance.

Southside Village Churches

The churches were a considerable influence in the neighborhood and helped to build and strengthen the community. Many of the churches started with tents before building more permanent structures. The churches were pivotal spiritual and social entities. They were a source of strength for many people who suffered terrible hardships. The churches that were significant to the people of Southside Village are listed below, some with historical significance in the neighborhood.

Church	Address	Built
Light and Life Church Free Methodist Church	501 S. Arizona Ave	1928 from adobe
Mt. Olive Missionary Baptist Church	Original location: between 264 and 296 E. Saragosa St Current location: 475 S Colorado Street	Started as a Tent in 1938, was built out of adobe in 1941, was moved on a wagon in March 1949 and started Fellowship Hall in 1950. Completed hall in 1954
Pentecost Church of Jesus Christ	465 S Delaware Street	1936
Grace Memorial Church of God in Christ	233 Morelos Street	1930s
St. Mary's Church of Chandler	Galveston and Arizona Ave	The Parish was first founded in 1917 and priests traveled by train from Phoenix to the Cook family farm house to hold Mass in 1917. The Church was originally was built Circa 1939 at the southern corner of Chandler Blvd and Colorado Street and made of adobe. People in this neighborhood built this church. The St Mary elementary school later built at 300 E Chandler Blvd. In the early 1960s, the school was converted to Seton High School after the church and the elementary school were moved to 200-230 W Galveston St.

Southside Village Housing

Many people built their own homes by the sweat of their own labor. Some homes started as very simple and were later enhanced to include more rooms and more modern conveniences. Some people purchased homes from the Gila River Internment Camp after it was no longer

used to keep Japanese detainees. The houses from the internment camp were sold cheaply, but the cost of moving them to Southside Village was much more significant.

The neighborhood community was one that fostered cooperation and friendship. People looked out for each other's children and helped each other in time of need. There are numerous stories of people cooking for others during time of loss. There were stories of people being nursed to health by Dr. Buckle or Dr. Arbuckle. Emma Arbuckle did not have a doctor's license but was always ready to help those in need. She had a lot of home remedies and knew how to help others. There were stories from those growing up about neighbors who would report to parents when children misbehaved because they believed in the old adage of "it takes a village to raise a child." There were long-lasting close friendships between families from all ethnic backgrounds.

People and Their Contributions to Chandler

This neighborhood has fostered lawyers, authors, social activists, politicians, doctors, entrepreneurs, and celebrities, along with a host of good, industrious individuals. There were many firsts that originated in the neighborhood which propelled Chandler forward to be a better place to live for everyone. The conditions of segregation meant that people of color were not allowed in a variety of locations including restaurants, grocery stores, entertainment locations such movie theaters, roller-skating rinks, dance halls, and swimming pools. In some places even if they were allowed to go, the indignation was so extreme that it was not worth the effort. The community had to develop its own entertainment and in doing so, developed a sense of pride.

People of Mexican descent originally settled the neighborhood. Some of the first residents were Miguel Fernando and Rita Echevarria Benites. They relocated to the area in 1912. In 1928, the adobe Light and Life Church was built for the local LatinX people. It still stands today. The first and only LatinX mayor, Raul Navarrete, came from this neighborhood. There is also immense pride in those that helped build the adobe St. Mary's Catholic Church on Chandler Blvd, which is now located on Galveston.

The first documented African American to come to Chandler was N.J. Harris. He came to Chandler to be Dr. A.J. Chandler's chauffeur. After he retired, Mr. Harris converted the decommissioned first water tower in the area into the BBQ Pit/Harris' Barbeque which his daughter, Alberta Harris Jacko, ran as the longest running Black Female-owned business in Chandler. She also provided lodging for farm workers and food for those down on their luck. The BBQ Pit still stands.

Individual	Address	First Contribution
Miguel Fernando and Rita Echevarria Benites		First known LatinX family who moved to Chandler in 1912
Nathan Johnson Harris	143 E Saragosa 198 E Saragosa	First African American who moved to Chandler in 1919. He came to work as Dr. A. J. Chandler's chauffeur. When he retired, he acquired the decommissioned 100,000-gallon water tank and converted it to Harris' Barbeque Pit, attracting people from all over the East Valley.
Raul Navarrete		First and only LatinX mayor (1972-1976)
Pluarco Garcia		President of the Latin American Club, Chandler Chapter, petitioned for better sanitation in the neighborhood in 1934. He offered the City of Chandler labor for laying the sewage and water pipes. It was at this time this neighborhood had water and sewage.
Coy Payne	445 S Washington Street	First African American mayor in the state of Arizona (1990-1994)
Zora Folley	373 S Colorado Street	Heavyweight champion who fought Muhammed Ali First African American man to serve on City Council
Valerie Sturgeon Weaver	80 E Fairview Street	City of Chandler's first Tenant Specialist in the Housing Urban Redevelopment Dept, providing cooking and nutrition classes to single mothers
Carlanthe Turner	60 E Saragosa Street	She, along with Emma Arbuckle, successfully petitioned Governor Sidney P. Osborn to end segregated schools in Chandler, resulting in integrated schools in 1949
Emma Arbuckle	24 E. Saragosa Street	Community activist who brought the first public housing project to Chandler, inspecting tenants and mediating with the City of Chandler on the tenants' behalf. She was a friend to all, was known as Dr. Buckle for helping sick people in need, brought amity to people of all background. She, along with Carlanthe Turner, petitioned Governor Sidney P. Osborn to end segregation in schools. This resulted in Willie and Joella Arbuckle and Robert and Artie Mae Turner being able to attend Chandler High School. She successfully convinced young people and other residents of Southside Village to peacefully march through downtown Chandler after the assassination of Dr. Martin Luther King Jr.

Glen Lavon Woods	265 E Saragosa Street	First Black Council Coordinator for Maricopa County, bringing Head Start to Chandler First Black woman to sit on the Planning and Zoning Committee in Chandler In 1957 when the neighborhood was thick with flies from the neighboring cow pen, she wrote a persuasive letter to the Attorney General and the newspaper highlighting the health hazards that this condition posed and was able to influence the owner to move the cow pen.
Phillip Duenas	296 E Saragosa Street	Served on Chandler City Council 1972-1979
Eulogio "Lefty" Soto		First United States Hispanic Mail Carrier in Chandler, (circa 1943)
Phillip Westbrooks	401 S Washington Street	Served on Chandler City Council 1998-2006
Robert Turner and Willie Arbuckle	60 E Saragosa Street 24 E Saragosa Street	First African American Chandler High School graduates in 1951
Severiano Rodarte		First attorney to graduate from Seton High School and attend Loyola University and Sandra Day O'Connor College of Law at ASU.
Jeanette Woods-Decker	265 E Saragosa Street	First Black Female Judge from Southside Village
Rev. Jose Gonzalez	501 W Arizona Ave	There was a problem in Chandler with hundreds of day laborers looking for work. Rev. Gonzalez opened a Day Labor Center at no cost to either the laborers or those looking to hire. It was the first of its kind and assisted about 200 people a day. It helped many people to get full-time employment. It operated from 2003-2021.
Debra Arbuckle-Childers		Published "My Personal Angel" in 2012 and "Sweet Inspirations Poetry from the Heart" in 2014

Many of these leaders' contribution was much more involved that what they did on the above list. People talked about how Billy Woods and Lefty Soto were so influential in their efforts of guiding the young people. Billy would teach the young men skills that would help them to get jobs. Billy would sometimes take the boys to the fields to work, paying them for their efforts. In doing so they learned the skills to work in the field, but they also learned the value of hard work. Billy would also spare with Zora Folley on Sunday. Children would complain that another neighbor would see them doing something they shouldn't be doing and report to their parents. All these factors helped this neighborhood be a real community, a village.

Architecturally Distinct

The original houses were built by the owners in the 1910s and 1920s, as well as later. The early homes definitely didn't have indoor plumbing and frequently had dirt floors. The larger part of the growth of this area took place between 1930s to 1950s. This was when Chandler was thriving and growing and needed more farm workers. However, as farm equipment became more automated in the late 1950s and 1960s, fewer workers were needed on the farms, so people turned to other jobs. Many of the older homes have maintained the Mid-century architecture, especially on Saragosa and Morelas Streets. Some of the homes in this area were buildings used in the Japanese internment camps. Most, if not all, of the internment camp housing has been replaced with newer and better built homes.

Summary

In summary, Southside Village has provided leadership and support to the successful history of the City of Chandler. This neighborhood has contributed to the development of Chandler and was essential to its growth. It is a distinctive community full of not only remarkable people and places, but has shown a culture that supports a very positive, warm, and inviting nature. The architecture in the neighborhood, obviously, displays elements of Chandler's heritage and are significant parts of Chandler's history. The neighborhood would like to be recognized for its important contributions and its distinctive nature that it would like to retain. The Southside Village should be designated a City of Chandler Historical Conservation District.

Southside Village Historic Neighborhood Petition for City of Chandler Historic Conservation District Designation

We request the City of Chandler City Council to designate the area between Arizona Avenue to the east side of Delaware Street and from Frye Road to Pecos Road as a City of Chandler Historic Conservation District.

The area between Arizona Avenue to the east side of Delaware Street and from Frye Road to Pecos Road is historically, culturally, and architecturally significant to Chandler and played a significant role of the early development of Chandler.


Date	Name	Signature	Address	City	Zip Code
4/16	SUE HARRINGTON	Sue Harrington		Chandler	85226
4/16	Fausto Quintero	Fausto Quintero		Chandler	85226
4/16	Wichey Evans	Wichey Evans		Chandler	85225
4/16	Edward Corra	Edward Corra		Chandler	85221
	Sophia Betancourt	Sophia Betancourt		Chandler	85225
4/16	Ramiro Less	Ramiro Less		Chandler	85224
4/16	Juan R	Juan R		Chandler	85228
4/16	Alfredo Wicks	Alfredo Wicks		Chandler	85225
4/16	Ramiro Martinez	Ramiro Martinez		Chandler	85225
4/16/22	Antonio	Antonio		Chandler	85225
4/16/22	Adolfo Salcido	Adolfo Salcido		Chandler	85225

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Date	Name	Signature	Address	City	Zip Code
4/16/22	Santos P. Ortiz	Santos Ortiz			
4/16/22	Yessenia Ruiz	Yessenia Ruiz		Chandler	85225
4/16/22	Steven Matus	Steven Matus		Chandler	85225
4/16/22	Kayla Fulker	Kayla Fulker		Chandler	85225
4/16/22	Anthony	Anthony		Chandler	85225
4/16/22	Dr. Sandra Ortiz	Dr. Sandra Ortiz		Chandler	85225
4/16/22	Mayra	Mayra		Chandler	85225

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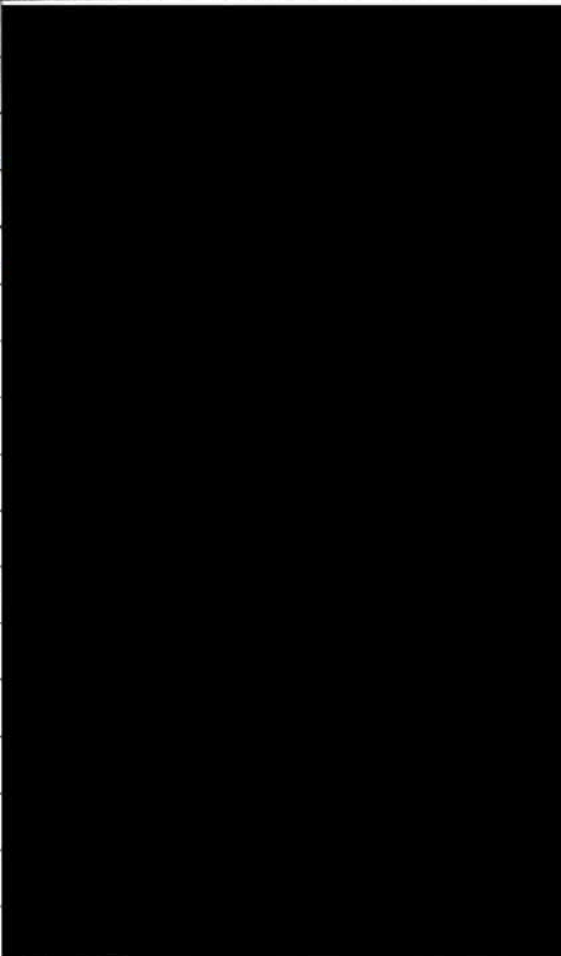
Date	Name	Signature	Address	City	Zip Code
4/22	Heli Fitzekam	Heli Fitzekam		Scottsdale	85260
4/22	Anna Teel	Anna Teel		Tempe	85284
4/22/22	Erin Guenley	Erin Guenley		Phoenix	85018
4/22/22	Dodi Poulos	Dodi Poulos		Phoenix	85050
4/22/22	Scott Russell	Scott Russell		Peoria	85383
4/22/22	Christine McBride	Christine McBride		Phoenix	85028
4-22-22	Rebecca Kabay	Rebecca Kabay		Phoenix	85050
4-22-22	Dwight Corriveau	Dwight Corriveau		Tempe	85282
4/22/22	Yvonne Griffen	Yvonne Griffen		Peoria	85345
4/22/22	Vicky Rankin	Vicky Rankin		Phoenix	85022
4-22-22	Ivory Hennessee	Ivory Hennessee		PHX	85021
4-22-22	Cedric Pridgett	Cedric Pridgett		Surprise AZ	85378
4/22/22	Siani Minley	Siani Minley		Glendale AZ	86308
4/23/22	Judith C. Gayto	Judith C. Gayto		Peoria AZ	85345
4/23/22	George Arbuckle	George Arbuckle		CHANDLER AZ	85225

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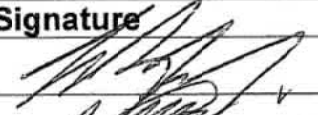


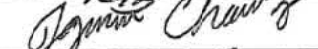





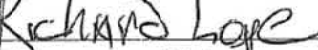
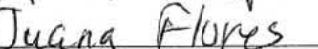
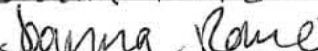
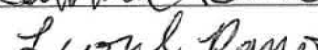
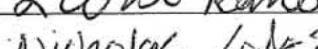
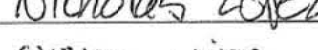
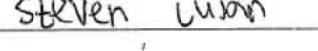
Date	Name	Signature	Address	City	Zip Code
4/22	Leticia Domina	Leticia Domina		Phx	85028
4/22	MARISELA MEDINA	Marisela Medina		PEORIA	85345
4/22	Joyce Strode	Joyce Strode		Scottsdale	85262
4/22	Dawn Werner	Dawn Werner		Phoenix	85032
4/22	Devin Dragage	Devin Dragage		Phoenix	85028
4/22	Chris Edwards	Chris Edwards		Phoenix	85032
4/22	CAROL BORCHARDING	Carol Borcharding		PHOENIX	85032
4/22	Marielle Townsley	Marielle Townsley		Phoenix	85022
4/22	Matt Canillo	Matt Canillo		Phoenix	85032
4/22	Patti Fortin	Patti Fortin		Phoenix	85028
4/22	Leo	Leo		Scottsdale	85251
4/22	Kelsey Carnett	Kelsey Carnett		Phoenix	85028
4/22	Traci Lemmer	Traci Lemmer		Glendale	85304
4/22	Scott Lawrence	Scott Lawrence		Phoenix	85020
4/22	Michael Selmo	Michael Selmo		Phoenix	85085
4/22	Joey Kuppel	Joey Kuppel		Phx	85022
4/22	Jennifer Gandy	Jennifer Gandy		Phx	85050

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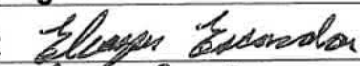



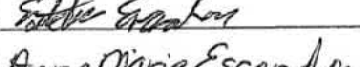
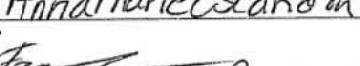
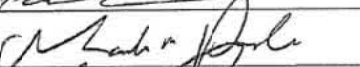

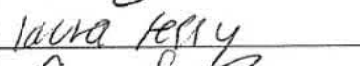



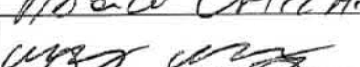



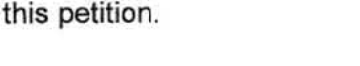
Date	Name	Signature	Address	City	Zip Code
4/16	Johnny Martinez			Chandler	85225
4/16	Cornelio Mejia			Chandler	85225
4/16	Consuelo Chavez			Chandler	85225
4/16	Jazmin Chavez			Chandler	85225
4/16	Art Casera			Chandler	85225
4/16	Trickia Chavez			Chandler	85225
4/16	Perla Alossio			Chandler	85225
4/16	Janet Frye			Chandler	85225
4/16	Richard Lopez			Chandler	85225
4/16	Juana Flores			Chandler	85225
4/16	Joanna Rame			Chandler	85225
4/16	Lionel Rame			Chandler	85225
4/16	Nicholas Lopez			Chandler	85225
4/16	Steven Union			Chandler	85225
4/16	Emilio Valenzuela			Chandler	85225
4/16	Elaine Woods			Chandler	85225

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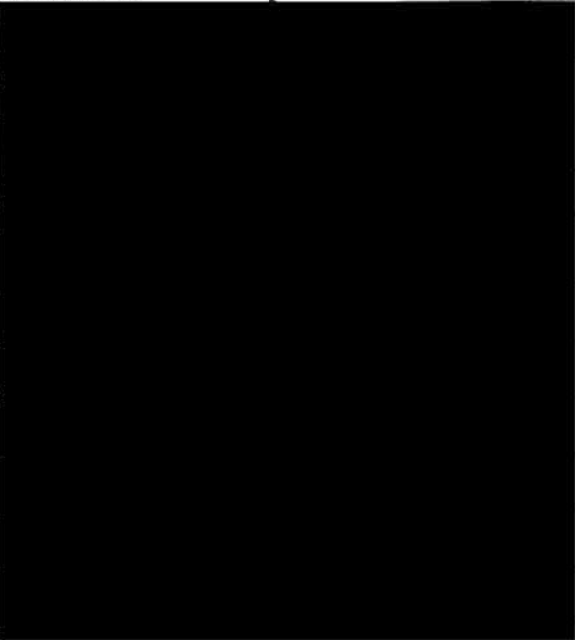
Date	Name	Signature	Address	City	Zip Code
4-16-22	ELIAZAR ESCANDON JR			CHANDLER	85225
4-16-22	Richard Cantu			Gilbert	85295
4-16-22	Dean Marquez			Chandler	85225
4-16-22	Mario Ruiz			Mesa	85210
4/16/22	Esteban Escandon			Chandler	85225
4/16/22	Anna Escandon			Chandler	85225
4/16/22	Franco			Chandler	85225
4/16/22	Modesto Pareda			Chandler	85225
7/16/22	Mike Garza			Chandler	85225
4/16/22	Laura Perry			Chandler	85225
	Carolina Barrera			Chandler	85225
	Enrique			Chandler	85225
	Guadalupe Carrillo			Chandler	85225
4-16-22	Abel Ortiz			Chandler	85225
4/16/22	Aubrey Owens			CHANDLER	85225
4/16	Angelina Manzo			Chandler	85225
4/16/22	Viviana Acuña			Chandler	85225

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Date	Name	Signature	Address	City	Zip Code
	Will Nandy	Will Nandy			85825
4/16/22	Sue Bailey	Sue Bailey		Chandler	85225
4/16/22	John Woods	John Woods		Chandler	85225
4/16/22	Phyllis Woods	Phyllis Woods		Chandler	85225
4-16-22	Laticia Terry	Laticia Terry		Chandler	85225
4/16/22	Charles E. White	Charles E. White		Chandler	85225
4-16-22	Bryce Smith	Bryce Smith		Chandler	85225
4-11-22	Metekia Wend	Metekia Wend			85225
4/16/22	Tia St. Mesken	Tia St. Mesken		Chandler	85225
4/16/22	Tamara Tera	Tamara Tera			

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Southside Village Historic Neighborhood Petition for City of Chandler Historic Conservation District Designation

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[illegible]

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[illegible]

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Date	Name	Signature	Address	City	Zip Code
4-16-22	Janet Jones	Janet Jones		Chandler	85225
4/16/22	Marissa Dumett	Marissa Dumett		Chandler	85225
4/16/22	Jim Brund	Jim Brund		Chandler	85225
	Leon Calloway	Leon Calloway		Chandler	85225
	Sheree Baldenegro	Sheree Baldenegro		Chandler	85225
4/16/22	Dermoth Long	Dermoth Long		Chandler	85225
4/16/22	Enrique Fuentes	Enrique Fuentes		Chandler	85225
4/16/22	Beatriz Fuentes	Beatriz Fuentes		Chandler	85225
4/16/22	Calvin Walker	Calvin Walker		Chandler	85225
4/16/22	Jaxon Hood	Jaxon Hood		Chandler	85225
4-16-22	John Robbins	John Robbins		Chandler	85225
4/16/22	Sigrid Sciacca	Sigrid Sciacca		Chandler	85225
4/16/22	Peter Sciacca	Peter Sciacca		Chandler	85225
4/16/22	Immanuel Cronberg	Immanuel Cronberg		Chandler	85225
4/16/22	Isaac Sciacca	Isaac Sciacca		Chandler	85225
4/16/22	David Williams	David Williams		Chandler	85225
4/16/22	Daniel Gio	Daniel Gio		Chandler	85225

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Date	Name	Signature	Address	City	Zip Code
4/17	D'Andrea Spann	D'Andrea Spann		Phx	85048
	Delia Anderson	Delia Anderson		Mesa	85202
4/17	Demetrius Pearson	Demetrius Pearson		Phoenix	85048
4/17	Darrin Short	Darrin Short		Chandler	85220
4/17	Patricia Spann Short	Patricia Spann		Chandler	85286
4/17	Marcia B. Love	Marcia B. Love		Same	Same
4/17	Rodney H. Love	Rodney H. Love		Bellevue	98008
4/17	ERNEST F. JOHNSON	Ernest F. Johnson		Maricopa	85138
4/17	Lori Washington	Lori Washington		" "	85138
4/17	Michael Washington	Michael Washington		Chandler	85225
4/17	Dominique Walker	Dominique Walker		Mesa	85201
4/17	Barbara Green	Barbara Green		Bellevue	98008
4/17	Jacqueline McCalum	Jacqueline McCalum		Bilbao	85288
4/17	Mae Wilson	Mae Wilson		Bilbao	85288
4/17	Dr. C. White	Dr. C. White		Mesa	85212
4/17	SHARON Wiggins	Sharon Wiggins		Mesa	85212
4/17	Thomas Wiggins	Thomas Wiggins			

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Date	Name	Signature	Address	City	Zip Code
	Carol Hurd	Carol Hurd		Gilbert	85127
	Edward Johnson	[Signature]		Gilbert	85314
	Patricia Brown	Patricia Brown		QC	85140
	Michael C Samuel Jr	Michael C Samuel Jr		Gilbert	85296
	Wykesia Samuel	Wykesia Samuel		Gilbert	85296
	Charmaine Payne	Charmaine Payne		Mesa	85212
	Felicia Barker	Felicia Barker		Mesa	85212
	Marques Griffin	Marques Griffin		Phoenix	85042
	Melvin Chandler	Melvin Chandler		Mesa	85202
	SERGIO WYNN	SERGIO WYNN		Prescott Valley	86314
	Chasandra Chandler	Chasandra Chandler		Prescott Valley	86314
	Lori Pies	Lori Pies		Tempe	85283
	Derric Butler	Derric Butler		Chandler	85225
	John E Sollich	John E Sollich		Buckeye	85326
	Hasani Kidd	Hasani Kidd		Mesa	85206
	Memme Spence	Memme Spence		STX TX	
	Walter Anderson	Walter Anderson		Mesa AZ	85202

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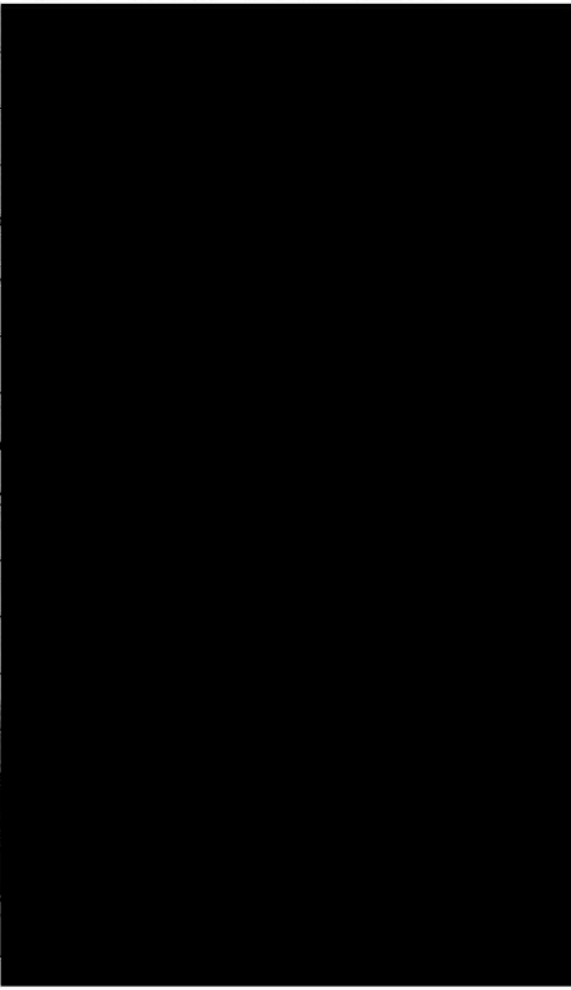
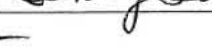

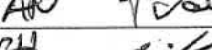
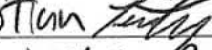

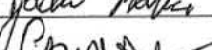
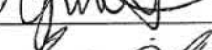






Date	Name	Signature	Address	City	Zip Code
4/17/22	Sondra Hollingsworth	S. Hollingsworth		Gilbert	85297

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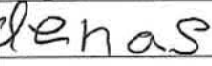
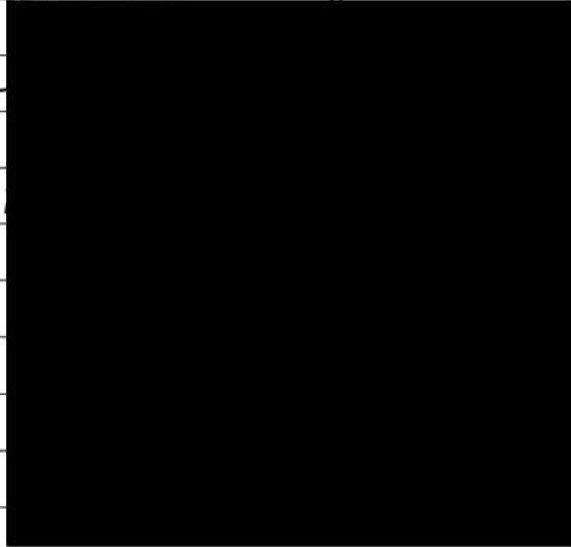

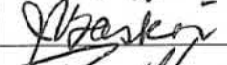
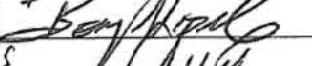
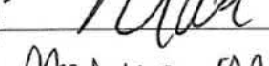
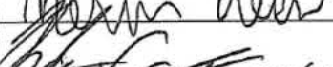


Date	Name PRINT	Signature	Address	City	Zip Code
4/23/22	Diann Debrato			Chandler Az	85225
4/23/22	Jenny Salzman	Jenny Salzman		Chandler Az	85225
4-23-22	Bobbie Salzman				
4-23-22	BARTON SALZMAN			CHANDLER	85225
4-23-22	Timothy V. Sebastian			Chandler	85225
4-23-22	Elisha Sebastian			Chandler	85225
4/23/22	DOROTHY Rome	Dorothy Rome		Chandler	85225
4/23/22	Milton Rome	Milton Rome		Chandler	85225
4-23-22	Jackie Matthews			Chandler	85225
4/23/22	Angel Encinas			Chandler	85225
4/23/22	Lynn L. McCombs			Chandler	85225
4-23-22	D. Colbert			STU	85225
4/23/22	F. Anderson			Chandler	85225
4/23	Karen Robertson			Chandler	85225
4/23	Julie Wood			11	11
4/23	Cathy Roberts			11	85225
4/23	Larry White			Mesa	85208

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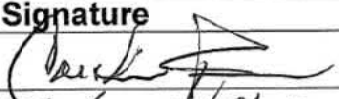
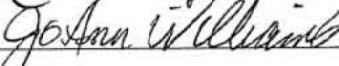






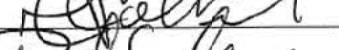
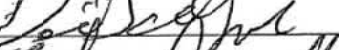

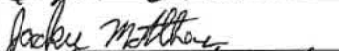


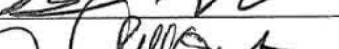
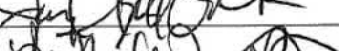
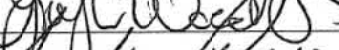
Date	Name	Signature	Address	City	Zip Code
	Luis Cardenas			Chandler	85225
	Kevin Hartke			Chandler	85224
	Joseph Baskin			Phoenix	85044
	Benny Vidal			Chandler, Az	85225
	Gloria Garza Wells			Chandler	85286
	MYLES ALLEN			Chandler	85225
	Robert Coates			Chandler	85225
	Chelsea Bailey			Chandler	85225

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Date	Name	Signature	Address	City	Zip Code
4/23/22	Carolina Barrera			Chandler	85225
	JoAnn Williams			Mesa	85205
	Esteban Escandon			Chandler	85225
	Darrin Short			Chandler	85224
	Socorro Manfro			Chandler	85225
	Juan Romo			Chandler	85225
	James Wade			"	85225
	J. Colbert			STU	85143
	Dukehler			Chandler	85226
	Chris Donnell			Chandler	85225
	Jackie Matthews			Chandler	85225
	Guillermo Gonzales			Chandler	85225
	Brittany Mack			Chandler	85225
	Jackie Creston				85201
	Lashawn Woods			Chandler	85225
	Sandra Robbins			Chandler	85225
	Derek Phillips			Chandler	85286

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Date	Name	Signature	Address	City	Zip Code
4-17-22	TANYA Folley Dominik	Tanya Folley		Gilbert AZ	85296
4-17-22	JACK FOLLEY	Jack Folley		Chandler	85225
4-17-22	TERRENCE DOMINIK	TERRENCE DOMINIK		GILBERT	85292
4-17-22	Keith Loring	Keith Loring		Goodyear AZ	85338
04-17-22	Régina Arbutklo Andrews	Régina Andrews		LAVERN	85339
4-17-2022	Kenneth Andrews	Kenneth Andrews		LAVERN	85339
4/17/22	Elder Willie ARBUCKLE	Elder Willie Arbutklo		LAVERN, AZ	85339
4/17/22	Kenneth Andrews	Kenneth Andrews		LAVERN	85339
4-17-22	Lisa Loring	Lisa Loring		Chandler	85225
4/17/22	Elisab Belcher	Elisab Belcher		Phoenix	85042
4/17/22	Semaj J Hollin	Semaj J Hollin		Phoenix	85040
4/17/22	Derrick Loring	Derrick Loring		Chandler	85225
4/17/22	Erica Loring	Erica Loring		Corona CA	92883
4/17/22	Elijah Belcher	Elijah Belcher		Chandler AZ	85286
4/17/22	Elisab Belcher	Elisab Belcher		Phoenix AZ	85042
4/17/22	Ken Loring	Ken Loring		Phoenix, AZ	85044
4/17/22	Jasmine Hollin	Jasmine Hollin		Phoenix, AZ	85040

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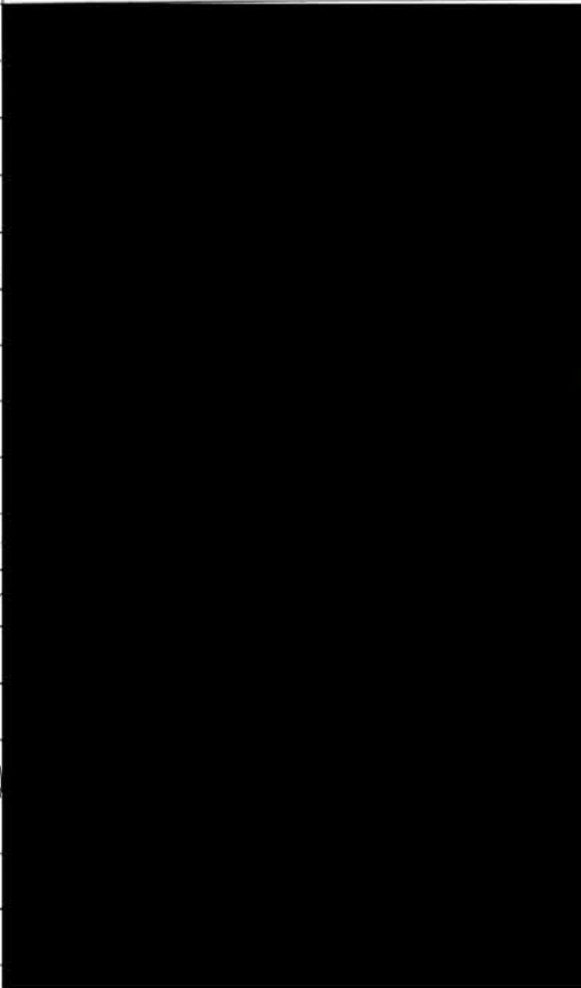

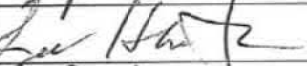
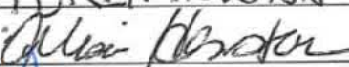

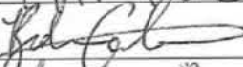

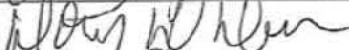




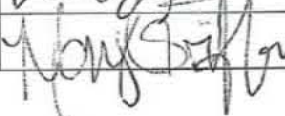
Date	Name	Signature	Address	City	Zip Code
4/22	Teresa Ruiz	Teresa Ruiz		Phoenix	85042
4/22	Cameron Jackson	Cameron Jackson		Phx	85042
4/22	Larry Childers	Larry Childers		PHX	85042
4/22	Shannon Ballard	Shannon Ballard		San Tan Valley	85143
4/22	Teresa Robinson	Teresa Robinson		Mesa	85201
4/22	Charles Brooks	Charles Brooks		Tempe	85282
4/22	Shawn Rogers	Shawn Rogers		San Tan Valley	85142
4-22	Mindy Fowler	Mindy Fowler		Maricopa	85138
4-22	CRAIG Fowler	Craig Fowler		MARICOPA AZ	85138
4-22	Shalinda Dixon	Shalinda Dixon		Phoenix	85041
4-22	Michael Young	Michael Young		Phoenix	85046
4/22	Rebecca Frank	Rebecca Frank		PHOENIX	85042
4/22	John Brown	John Brown		Phoenix	85045
4/22	Daiante Dixon	Daiante Dixon		Phoenix	85044
4-22	Boa Lind Brown	Boa Lind Brown		Phoenix	85044
4/22	Angela Wright	Angela Wright		Phoenix	85042
4/22	Sandra Knox	Sandra Knox		Phx	85082

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4/17/22	Elana Belcher			Phoenix	85042
4/17/22	Dymonique Lewis			Mesa	85204
4/21	Lee Harkins			Laveen	85339
4/21	TERIN Houston	TERIN HOUSTON		11	11
4/21	Alisa Houston			11	11
4/22	Akeiza Corum			Gilbert	85233
4/22	Theodore Corum	TC.		Gilbert	85233
4/22	TJ Houston	T.H. Tjoe		LAVEEN	85339
4/22	Brandon Andrews			Laveen	85339
4/23	Jessie G. Wren			Laveen	85339
4/23	Wynne W. Wren			Laveen	85339
4/23	Crystal Newsom			Laveen	85339
4/23	Bryan Fox			Chandler	85286
4/23	Barbara Thomas	Barbara Thomas		Mesa, Az	85210
4/23	CARLA JACKSON-Morris			PHX.	85042
4/23	Terrance Hunter			PHX	85286
	Mary Griffen			AZ	85233

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Date	Name	Signature	Address	City	Zip Code
	Bernie White	Bernie White		Mesa	85208
	Larry White	Larry White		Mesa	85208
4-23-2020	John 2	John 2		Mesa	85204
	Rachel Jones	Rachel Jones		Chandler	85004
4/23	Era Woods	Era Woods		6 Nancy Lane Buckeye Az	85326
	Maria Comagz	M. Comagz		W. G. Y. Street	85296
	Jennifer Herbert	Jennifer Herbert		"	"
	CHRIS McMillan	Chris McMillan			85286
	William Curry	William Curry		Phx	85041
	Mary Helen Martinez	Mary Helen Martinez		Chandler	85224
	Emilia Valencu	Emilia Valencu		Chandler	85225
4/23	CORA SIBORO	CORA SIBORO		Mesa	85202
4/23	Josh Woods	Josh Woods		Chandler	85248
4/27	TAUREN DIABENSE II	TAUREN DIABENSE II		Chandler	85224
4-23	MARCUS Jones	MARCUS Jones		Mesa	85202
4-23	Elijah Klosterman	Elijah Klosterman		Chandler	85225

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[illegible]

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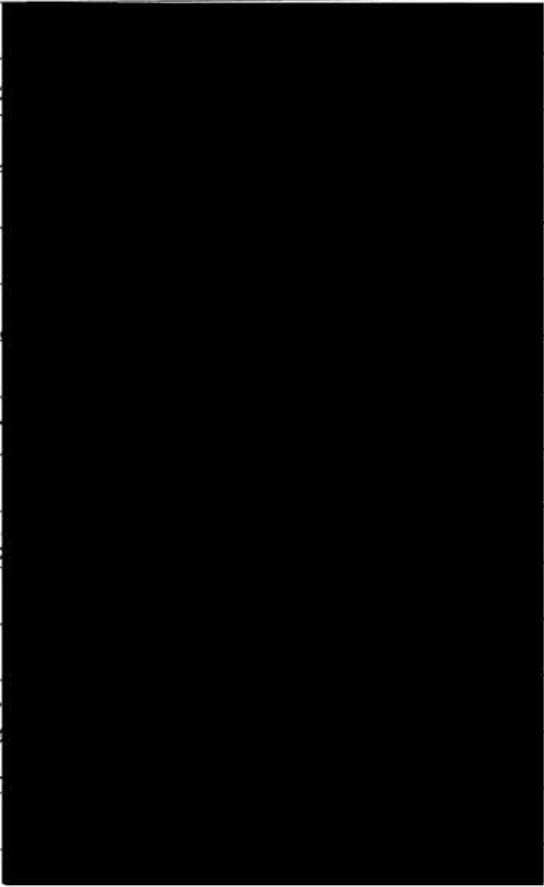
[illegible]

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Date	Name	Signature	Address	City	Zip Code
	Eduarda Schroder	Eduarda Schroder		chandler	85226
	Charley Taylor	Charley Taylor		Chandler	85224
	Obadiah	Obadiah		Chandler	85225
	Maureen Arbuckle	M. Arbuckle		Chandler	85225
	Michael Arbuckle	Michael Arbuckle		Chandler	85225
	Tonya Reamey	Tonya Reamey		mesa	85201
	Sue Reamey	Sue Reamey		Chandler	85225
	Greg Robinson	621 N. Cherry		mesa	85201
	William H. Crow	William H. Crow		Chandler;	85226
	Raymond Woods	Raymond Woods		Chandler	85225
	Brenda Girolamo	Brenda Girolamo		Chandler	85249
	Martha P. Serrano	Martha P. Serrano		Chandler	85225
	RAPHAEL AHMED	RAPHAEL AHMED		CHANDLER	85226
	FARHANA SHIFA	FARHANA SHIFA		CHANDLER	85226

You must be 18 years or older to sign this petition.

Southside Village Historic Neighborhood Petition for City of Chandler Historic Conservation District Designation

We request the City of Chandler City Council to designate the area between Arizona Avenue to the east side of Delaware Street and from Frye Road to Pecos Road as a City of Chandler Historic Conservation District.

The area between Arizona Avenue to the east side of Delaware Street and from Frye Road to Pecos Road is historically, culturally, and architecturally significant to Chandler and played a significant role of the early development of Chandler.

[illegible]

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Date	Name	Signature	Address	City	Zip Code
6/16/22	Shaka Franklin	Shaka Franklin		Mesa	85217
6/16/22	Hester Charles	Hester Charles		Chandler	85249
6/16/22	Eloyce Gillespie	Eloyce Gillespie		Chandler	85249
6/16/22	Lara Bruner	Lara Bruner		Gilbert	85297
6/16/22	Shaunte Roby	Shaunte Roby		Chandler	85228
6/16/22	Shirley Taylor	Shirley Taylor		Phx, Az	85007
6/16/22	Rhonda Carson	Rhonda Carson		Chandler	85248
6/16/22	James Russell	James Russell		Phoenix	85044
6/16/22	Andi Beach	Andi Beach		Chandler	85225
6/16/22	Delia Tapsen	Delia Tapsen		Chandler	85225

You must be 18 years or older to sign this petition.

Southeast Village Historic Neighborhood Petition for City of Chandler Historic Conservation District Designation

We request the City of Chandler City Council to designate the area between Arizona Avenue to the east side of Delaware Street and from Frye Road to Peccos Road as a City of Chandler Historic Conservation District.

The area between Arizona Avenue to the east side of Delaware Street and from Frye Road to Pecos Road is historically, culturally, and architecturally significant to Chandler and played a significant role in the early development of Chandler.

No.	Name	Signature	Address	City	Zip Code
	Benjamin Rogers				
	Vivian Jackson				
	Estate of Ange Swarcow				
	Guadalupe Maldonado				
	Arrothui Jones Dorothy Jones				
	Larry + Karlene Gravel Robert L				
	Rocky Strong				
	Rosa Tuldenegro				
	Roberto Angula				
	Helma Talar				
	Ismael Cardenas				
	Maria Cardenas				
	Maria Cardenas				
	Maria Cardenas				
	Gerardo Cardenas				
	Lamora Morale				

You must be 18 years or older to sign this petition.

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[illegible]

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**Historic Preservation Commission
HPC22-006**

Development Services Memo No.

Date: 06/30/2022
To: Historic Preservation Commission
Thru: Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
From: Harley Mehlhorn, Associate Planner
Subject: PLH22-0033 Maple House

Proposed Motion:

Move Historic Preservation Commission approve PLH22-0033 Maple House, architectural plan review for a new commercial building subject to conditions as recommended by Planning staff.

Background/Discussion

Staff have been working with the applicant for the last year to come up with a proposal that is both consistent with the mid-century characteristic of downtown and feasible from a build-out standpoint. The proposed structure takes inspiration from the home that existed previously onsite before its demolition due to structural concerns in early spring of this year. The use of an offset cascading roofline is reminiscent of the mid-century home previously onsite and the use of standing seam metal keeps a human scale while not over complicating the exterior finish. The scale of the proposed structure is similar to that of the previous structure and of surrounding structures still extant, contributing to its conformance to and compatibility with the CCD. The site is designed as to feel quasi-residential and somewhat private, while still maintaining view-sheds into the site, much like the Hidden House. Finding that the proposed materials and scale conform to mid-century architecture, staff recommends approval with conditions.

National Register of Historic Places:

The subject building is not on the National Register.

Recommendation:

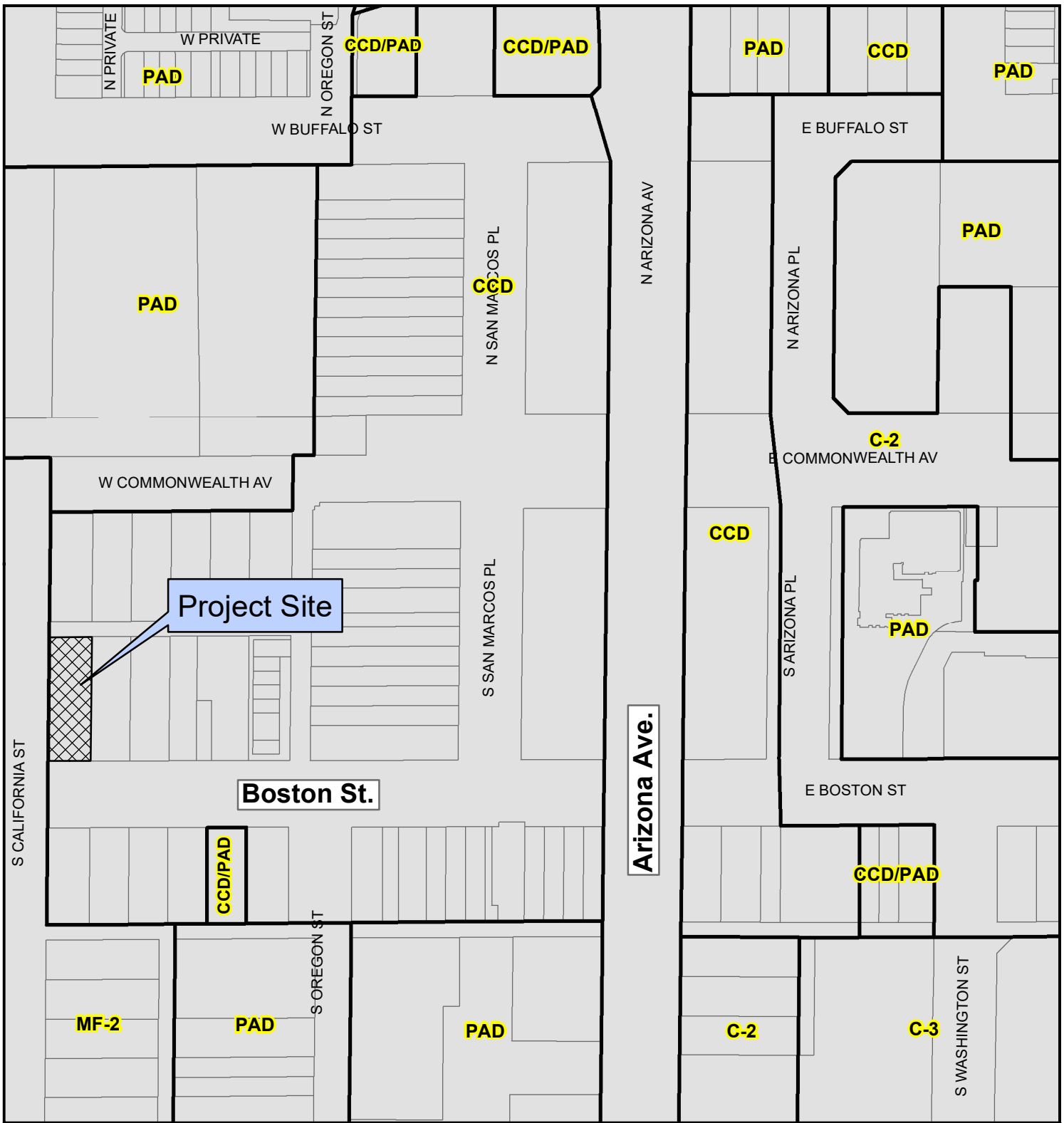
Upon finding the proposed exterior signs to complement the existing Early Twentieth Century Commercial style of architecture, Planning staff recommends the Historic Preservation Committee approve PLH22-0033 Maple House, located at 198 W. Boston Street, subject to the following conditions.

1. Development shall be in substantial conformance with Exhibit A, kept on file in the City of Chandler Planning Division, in File No. PLH22-033 Maple House.
2. The perimeter walls shall be enhanced as to have appropriately spaced, substantial columns of a differing material and the height of the perimeter wall shall be varied, ranging from 6' in height to 3' in height, as approved by the Zoning Administrator.

Attachments

Vicinity Maps

Exhibits "Exhibit A"



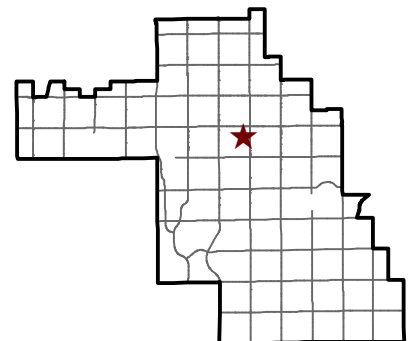
PLH22-0033 Maple House

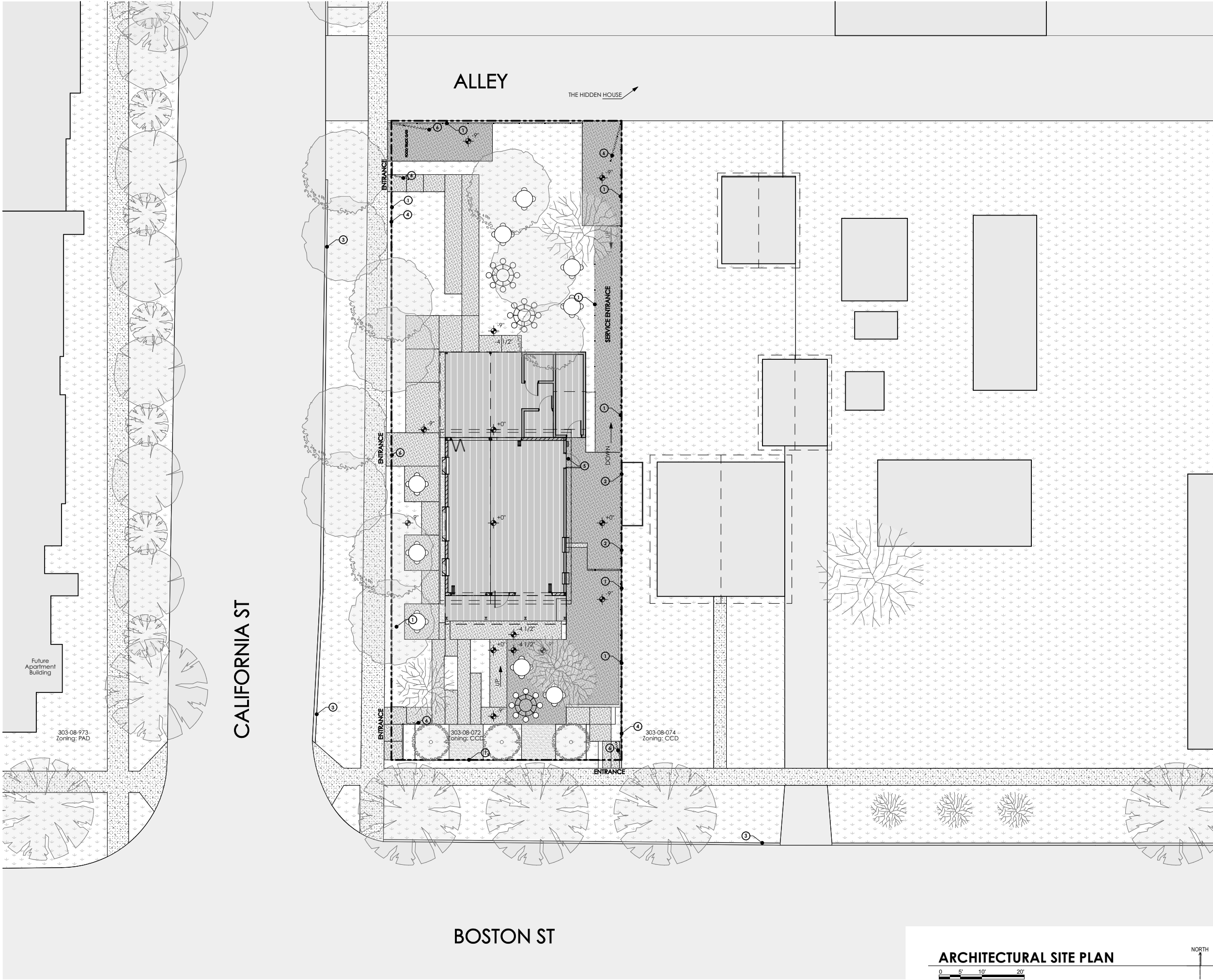


Proposed Project Details
 198 W. Boston St.
 Architectural plan review
 for a new commercial building



City of Chandler Planning Division
chandleraz.gov/planning
 For more information visit:
<https://gis.chandleraz.gov/planning>





- ACCESSIBILITY GENERAL NOTES:
- A. Accessible entrances to the bldg. shall be identified by the international symbol of accessibility
 - B. Exits that are located adjacent to accessible areas & within 6' of adjacent ground level, shall be accessible.
 - C. Accessible ramps req. by ansi a117.1 shall not have slopes that exceed 1 ft. in 12 feet.
 - D. The surface of ramps and ground surfaces shall be of slip resistant materials/textures.
 - E. An accessible route of travel (3ft. wide min.) must be provided to all portions of the bldg. and between the bldg. and the public way.
 - F. Threshold must be 1/2" in height or less.
 - G. All accessible parking spaces shall have a slope not exceeding 1:50.
 - H. All accessible parking spaces shall be outlined on all four sides, have a contrasting color and the international wheelchair symbol on the ground within the space.
 - I. All accessible parking spaces shall have a sign (min 5 ft. above finish grade in front of the space) which includes the international symbol of accessibility.
 - J. Signs designating permanent rooms and spaces shall meet accessibility requirements.
 - K. All alarms shall meet accessibility requirements.
 - L. Accessible route shall be without steps or changes in level greater than 1/2" without an approved ramp.
 - M. Accessible routes shall serve as exits or connect to areas of rescue assistance.
 - N. No item shall protrude more than 4" from surface of wall along an accessible way between 27" and 80" a.f.f.

- SITE PLAN GENERAL NOTES:
- A. Contractor shall remove all existing vegetation, site improvements, etc. Whether or not specifically indicated on the drawings to facilitate the completion of all required new work. Contractor shall visit the site and verify all quantities and items that are required to be removed prior to submittal of his proposal.
 - B. Slope all grades and pavement away from building(s) to provide positive drainage, unless noted otherwise.
 - C. Finish grade at sidewalks, buildings, etc., as required to provide smooth transition to grade.
 - D. Angles indicated are 45 degrees unless noted otherwise.
 - E. Construction debris shall be removed from the site on a continuing basis for the duration of construction.
 - F. Concrete walks shall have expansion joints at a maximum spacing at 20' 0" o.c. And control joints at 5' 0" o.c., unless otherwise noted.
 - G. Perform all clearing, grubbing and earthwork in accordance with the geotechnical report, unless more restrictive requirements exist.
 - H. Should slopes of greater than 1' 0" in 20' 0" occur at pavement locations, notify architect immediately.
 - I. All proposed imported fill material shall be tested by a qualified testing agency to verify that it meets all specification requirements, prior to placing on site.
 - J. Dimensions are to outside face of stem walls/foundations unless noted otherwise.
 - K. All areas disturbed by construction, staging, etc. Shall be restored to their original condition by the general contractor. General contractor is responsible for documenting original condition.
 - L. All sidewalks at building entryways shall be "keyed" into building slab to prevent differential movement.

SITE 1:10
SITE PLAN LEGEND

	FINISH FLOOR
	CONCRETE 1 (TBD)
	CONCRETE 2 (TBD)
	TEXTURED CONCRETE
	GRASS
	PLANNED TREE CANOPY

- SITE PLAN KEYNOTES:
- 5'-0" h. Box Wire Fence with vines
 - 8'-0" h. Site Fence
 - Existing Curb
 - Property Line
 - Electrical Panel
 - Entrance Gate

REVISION NO.

The Corner House
198 W BOSTON ST | CHANDLER, AZ 85225
The Corner House

suoll
architects

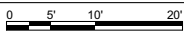
PROJECT NUMBER
21_009

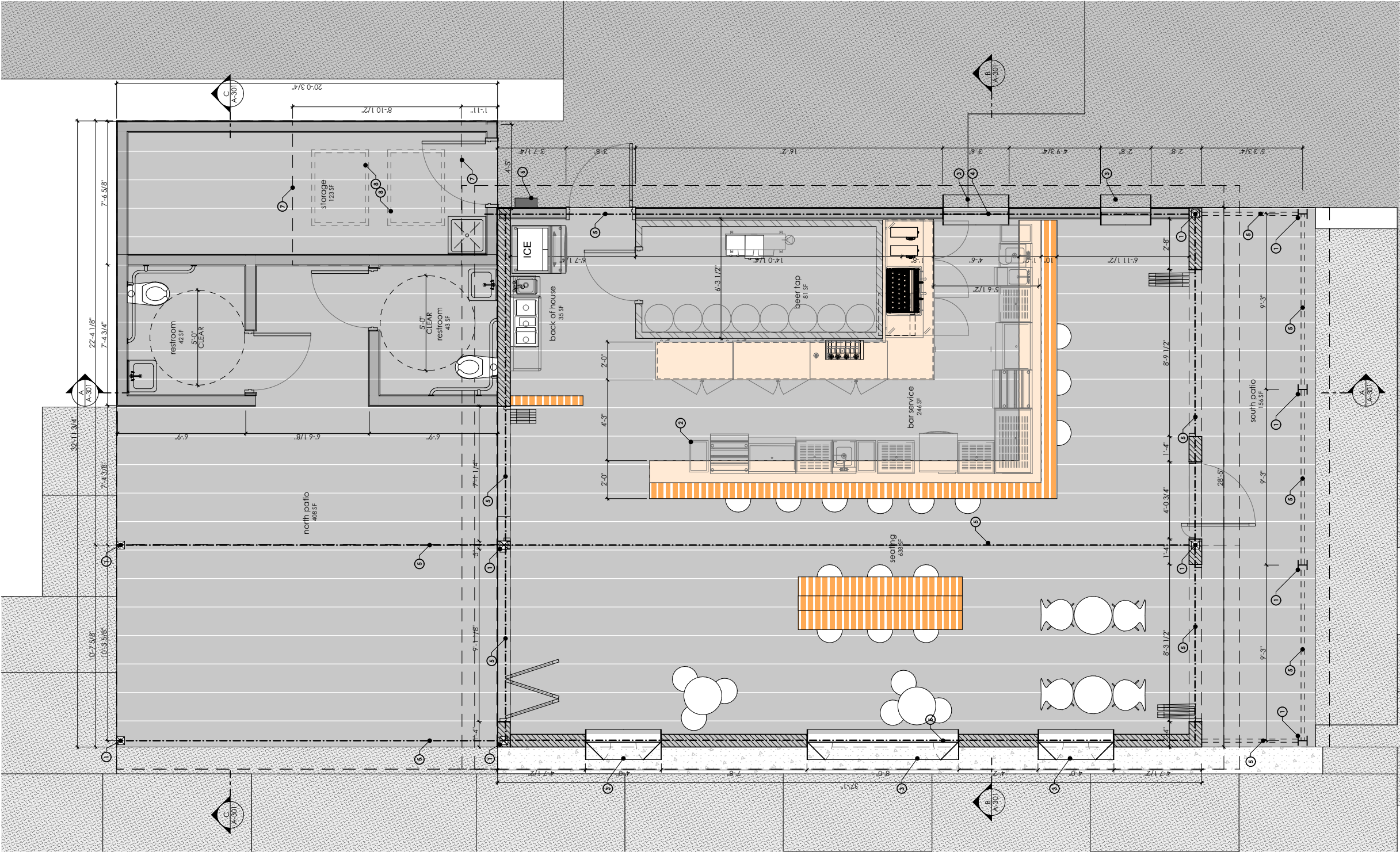
DATE OF ISSUE
07.06.21

architectural site plan

AS101

ARCHITECTURAL SITE PLAN





FIRST FLOOR PLAN



FLOOR PLAN LEGEND

- BAR SINK
- REFRIGERATOR
- SERVICE SINK
- BI-FOLD DOOR
- INTERIOR 4" STUD WALL WITH TONGUE AND GROOVE OR PAINTED DRYWALL
- EXTERIOR 6" STUD WALL WITH CORRUGATED METAL
- CMU 4T x 8"W x 16L

FLOOR PLAN GENERAL NOTES:

- Keynotes and legends are typical for all floor plan sheets, and may not apply to each sheet.
- Dimensions are to face of masonry and studs and centerline of columns unless noted otherwise.
- See enlarged floor plans and details for specific locations of plumbing fixtures.
- Field verify all dimensions prior to fabrication of any cabinetry, frames, structural items etc.
- Provide painted access panels in walls and ceilings at concealed items, such as valves, shock absorbers, controls, switches, etc., and any other items that may require access. It is the contractors responsibility to determine access panel locations.
- All guardrails and handrails shall be fabricated and installed in accordance with all applicable codes, regulations, and A.H.J.
- Seal all penetrations in fire rated assemblies as required by all applicable codes.
- Verify and coordinate all requirements for owner furnished items, prior to performance of any work that is to accommodate and interface with such items.
- All angles are increments of 45 degrees unless noted otherwise.
- Extend wall insulation from floor line to meet roof insulation.
- Provide "fry" reveal FDM 625-75 or equal at all gyp. bd. to masonry transitions.

FLOOR PLAN KEYNOTES:

- Steel or Wood post, coordinate size with structural. Encase wood post in black aluminum break metal to match bi-fold doors.
- Commercial appliances, coordinate with kitchen consultant.
- 1/4" thk. steel box around window
- Single hung walk-up order/pick-up window
- Steel or glu-lam beam, coordinate with structural
- New Electrical panel
- Mechanical pit parapet wall
- Mechanical Unit
-

REVISION NO.

The Corner House
198 W BOSTON ST | CHANDLER, AZ 85225

The Corner House



PROJECT NUMBER
21_009

DATE OF ISSUE
07.06.21

first floor plan



THE CORNER HOUSE

198 W. BOSTON ST. CHANDLER , AZ , 85225

FRONT RENDER



THE CORNER HOUSE

198 W. BOSTON ST. CHANDLER , AZ , 85225

BACK RENDER



THE CORNER HOUSE

198 W. BOSTON ST. CHANDLER , AZ , 85225

SIDE VIEW 1-EAST



THE CORNER HOUSE

198 W. BOSTON ST. CHANDLER , AZ , 85225

SIDE VIEW 1-WEST