

Meeting Minutes

Historic Preservation Commission

Regular Meeting

February 22, 2023 | 5:00 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ



Call to Order

The meeting was called to order by Commission Member Wastchak at 5:00 p.m.

Roll Call

Commission Attendance

Chairman Jeff Velasquez
Vice Chairman Kevin Weight
Commissioner Devan Wastchak
Commissioner Bryan Saba
Commissioner Cheryl Bell
Commissioner Mark Yost
Ex Officio Member Jody Crago

Staff Attendance

Derek Horn, Development Services Director
David de la Torre, Planning Manager
Harley Mehlhorn, City Planner
Thomas Allen, Assistant City Attorney
Michelle Reeder, Clerk
Julie San Miguel, Clerk

Absent

Commissioner Erika Finbraaten

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 any questions you raise.

Action Agenda and Discussion

1. Election of Officers

Move Historic Preservation Commission elect a Chair and Vice Chair of the Historic Preservation Commission.

COMMISSION MEMBER SABA nominated Jeff Velasquez to serve as Chairman.

COMMISSION MEMBER VELASQUEZ nominated Kevin Weight to serve as Vice Chairman.

COMMISSION MEMBER WASTCHAK confirmed there were no other nominations and that no one else was interested in serving as Chair or Vice Chair.

THOMAS ALLEN, ASSISTANT CITY ATTORNEY reminded that a formal motion and second to the motion is required.

Action Agenda Item No. 1 Motion and Vote

COMMISSION MEMBER SABA moved for Jeff Velasquez to serve as Chairman of the Historic Preservation Commission; Seconded by COMMISSIONER MEMBER WEIGHT.

Motion carried unanimously (6,0).

COMMISSION MEMBER WASTCHAK moved for Kevin Weight to serve as Vice Chairman of the Historic Preservation Commission; Seconded by COMMISSION MEMBER SABA

Motion carried unanimously (6,0).

2. Meeting Minutes of June 30, 2022, Historic Preservation Commission

Move Historic Preservation Commission approve Historic Preservation meeting minutes of June 30, 2022.

CHAIRMAN VELASQUEZ confirmed there were no questions or comments from the Commission regarding this item.

COMMISSIONER WASTCHAK stated he was not present at the June 30, 2022, meeting and would like to abstain from the vote.

VICE CHAIRMAN WEIGHT announced that he would like to abstain from the vote as he was also not present for the meeting.

COMMISSIONER YOST stated he believed he was also not present and asked if that would cause a quorum issue.

THOMAS ALLEN, ASSISTANT CITY ATTORNEY recommended four Commission Members to vote on this item.

Action Agenda Item No. 2 Motion and Vote

COMMISSIONER SABA moved to approve Action Agenda Item 2, of the June 30, 2022, Historic Preservation Commission Meeting; Seconded by COMMISSIONER BELL

Motion carried (4,0), Vice Chairman Weight and Commissioner Wastchak abstained.

3. PLH23-0006 118 W. Boston Façade Modifications, located at 118 W. Boston Street, generally located south of the southwest corner of Arizona Avenue and Chandler Boulevard

HARLEY MEHLHORN, CITY PLANNER presented details regarding the request for architectural plan review approval for façade modifications to a building located at 118 W. Boston Street, generally located south of the southwest corner of Arizona Avenue and Chandler Boulevard.

COMMISSIONER SABA asked if this is for all three suites?

HARLEY MEHLHORN, CITY PLANNER confirmed it will take up two and a half.

COMMISSIONER WASTCHAK stated it appears from the renderings there is bar and a raised area in the center for main seating. He asked what is the vacant space next to it.

HARLEY MEHLHORN, CITY PLANNER stated he would like to defer the question to the Applicant.

PATRICK STRATMAN, APPLICANT stated there is an indoor and outdoor bar. He explained that he submitted a floor plan, but upon approval from Historic Preservation Commission, he intends on modifying the interior floor plan.

COMMISSIONER WASTCHAK asked where food would be prepared.

PATRICK STRATMAN, APPLICANT replied there will be no food prepared onsite and they intend on working with other restaurants to provide food.

COMMISSIONER WASTCHAK pointed out the signage will be reviewed under a separate permit and asked the Commission and staff for their thoughts on the sign. He stated it looks nice, but it is going to be bright and he is curious for other's thoughts on it, as there are no signs like this in the downtown area.

HARLEY MEHLHORN, CITY PLANNER stated from discussions held with the Applicant and Architect, this is purely conceptual from a signage perspective. He explained as far as the brightness, this is more to be looked at as element of the architecture and not that it will actually be luminated to that capacity. He further stated the submittal is for façade modifications and

anything beyond precedent would come before this Commission.

VICE CHAIRMAN WEIGHT asked for the height of the proposed building and how it compares to the existing buildings around it.

PATRICK STRATMAN, APPLICANT stated there will be three tier elevations, 18-feet, 15-feet, and 12-feet.

VICE CHAIRMAN WEIGHT asked how this will compare to the buildings across the street.

PATRICK STRATMAN, APPLICANT responded that he also owns that building and it is at 32.5-feet.

VICE CHAIRMAN WEIGHT asked staff to confirm that this building is not on the National Register and there is no historic consideration.

HARLEY MEHLHORN, CITY PLANNER stated that is correct.

COMMISSIONER BELL asked on the other buildings if the façade is going to remain the same.

PATRICK STRATMAN, APPLICANT responded the suites are individually owned, so they will remain the same.

CHAIRMAN VELASQUEZ asked if faux wood or veneer will be used on the outside.

PATRICK STRATMAN, APPLICANT stated faux wood outside and the interior will use a combination of faux wood and real wood. He further stated it will be similar to The Stillery or Jinya with a mixture of phenolic wood inside.

CHAIRMAN VELAZQUEZ stated the use of faux wood on the outside is a good call due to the continued treatment required for real wood when used outdoors. He confirmed there were no further questions or comments regarding this item.

Action Agenda Item No. 3 Motion and Vote

Move Historic Preservation Commission approve PLH23-0006 118 W. Boston Façade Modifications, architectural plan review for modifications to an existing commercial building subject to conditions as recommended by Planning staff.

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 PLH23-0006 118 W. Boston Façade Modifications, located at 118 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. PLH23-0006 118 W. Boston Façade Modifications

COMMISSIONER SABA moved to approve Action Agenda Item 3, of the February 22, 2023, Historic Preservation Commission Meeting; Seconded by COMMISSIONER WASTCHAK.

Motion carried unanimously (6-0).

4. PLH22-0063 SanTan Spirits Sign, located at 8 S. San Marcos Place, generally located south of the southwest corner of Arizona Avenue and Chandler Boulevard.

HARLEY MEHLHORN, CITY PLANNER presented details regarding the request for new signage to the building located at 8 S. San Marcos Place, generally located south of the southwest corner of Arizona Avenue and Chandler Boulevard.

COMMISSIONER WASTCHAK stated he does not remember approving the painted wall but does remember the SanTan corner sign. He asked if both were within the same approval.

JAMIE HOFFMAN, APPLICANT responded that the painted wall came in before the SanTan corner sign.

COMMISSIONER WASTCHAK explained when the corner sign was before the Commission, the discussion centered on how much signages is allowed and how the Applicant wanted to make more of a presence on the street. He asked if the proposed is considered signage.

JAMIE HOFFMAN, APPLICANT stated he does not view the proposed as a sign, but he applied the same way he did the first time. He announced that SanTan is proud to be Chandler's brewery and now distillery and the proposed will show the two products/things they do in Chandler.

HARLEY MEHLHORN, CITY PLANNER responded from staff's perspective when one looks at a mural versus a sign, it comes down to branding and from an administration standpoint the proposed is a logo that represented the business and constitutes advertising.

CHAIRMAN VELASQUEZ stated the intent strikes him as a logo but not so much signage, similar to the historic one uncovered near Serrano's.

VICE CHAIRMAN WEIGHT pointed out the property is on the National Register, so it is within the district, but based on the age it is a non-contributor to the historic district; therefore, from a historic preservation standpoint, its not much as a concern. He is not bothered by the painted sign on this building, but there might be other buildings from 1912 where a painted sign on the façade could be considered less appropriate. He encouraged staff to list in the staff report

whether a building is on the National Register and to clarify if it is a contributing building or a non-contributing building as it could make a difference.

HARLEY MEHLHORN, CITY PLANNER replied yes, that is something staff can start doing.

Action Agenda Item No. 4 Motion and Vote

Move Historic Preservation Commission approve PLH22-0063 SanTan Spirits Sign, approval of a sign that deviates from code, subject to conditions as recommended by Planning staff.

Upon finding the proposed exterior signs to complement the existing Early Twentieth Century Commercial style of architecture, Planning staff recommends the Historic Preservation Commission approve PLH22-0063 SanTan Spirits Sign, located at 8 S. San Marcos Place, subject to the following conditions:

1. The sign shall be in substantial conformance with Exhibit A, kept on file in the City of Chandler Planning Division, in File No. PLH22-063 SanTan Spirits Sign.
2. A sign permit must be processed for the subject signage.

COMMISSIONER WASTCHAK moved to approve Action Agenda Item 4, of the February 22, 2023, Historic Preservation Commission Meeting; Seconded by COMMISSIONER SABA.

Motion carried unanimously (6-0).

Briefing

5. PLH23-0010 Historic Preservation Code Amendments

DEREK HORN, DEVELOPMENT SERVICES DIRECTOR introduced himself as the City's Historic Preservation Officer and congratulated the new Chair and Vice Chair. He stated the code amendments are not on action tonight, but a briefing will be provided to get feedback and ideas from Commission Members. He introduced City Planner, Harley Mehlhorn, who will be presenting the briefing.

HARLEY MEHLHORN, CITY PLANNER began the presentation by encouraging feedback and stating the code amendments will be given in an itemized format. He explained the first proposed amendment is to change the maximum turnout of Commission Members per term as it does not reflect what we currently have from a staggering perspective. He stated the second is to add language pertaining to community support for conservation districts and explained they are proposing this be optional at the discretion of the Historic Preservation Officer as communities are looking to get recognized as conservative districts. He stated the next change is to decrease the minimum number of waivers for preservation in landmark districts from 90% to 60%. He explained staff would like to adopt a design guideline for preservation and landmark

districts, but wish for the design guidelines to be adopted as a resolution; therefore, they would be a living document that is easier to update verses having them within an ordinance. He further stated the design guides proposed will be much like PAD guidelines, broad and offer general guidance on maintained and preservation of historically designated properties. He explained they are considering using graphics in addition to language to make it simpler to understand and more engaging for residents, especially for those living in historic communities. He stated the last change would allow more specific guidelines to be absorbed and adopted as needed. He concluded by encouraging questions and feedback from the Commission.

VICE CHAIRMAN WEIGHT thanked staff for the briefing and asked if they could expand on the 90% versus 60% for waivers. He asked if it is related to Prop 207, getting owner consent before moving forward with historic designation.

DEREK HORN, DEVELOPMENT SERVICES DIRECTOR stated this is related to Prop 207 as it has made it a bit more difficult to get historic districts with multiple property owners. He explained the rationale behind the proposal is that the 90% threshold is a bit challenging, so staff wanted to lower it to 60% as this number reflects a majority of property owners. He stated the current ordinance exempts properties that do not sign the waiver to be subject to the rules, but there is a process where those who do not sign can annex in later.

VICE CHAIRMAN WEIGHT asked if those who did not sign the waiver will be automatically exempted.

DEREK HORN, DEVELOPMENT SERVICES DIRECTOR responded if they do not sign the waiver, they will be automatically exempted per the ordinance, but they would still have to follow the same rules the City has for all districts as to property maintenance and building code.

VICE CHAIRMAN WEIGHT stated that lowering to 60% makes sense as City of Phoenix currently has an 80% threshold, which has not been achieved since Prop 207 passed in 2006.

CHAIRMAN VELASQUEZ asked what is the next step after tonight's briefing.

DEREK HORN, DEVELOPMENT SERVICES DIRECTOR stated they have drafted some language and in response to tonight's feedback staff will make necessary changes. They will send the proposed to the law department for review, then come back before the Historic Preservation Commission to get a recommendation to bring to Planning and Zoning Commission, then City Council for final action.

COMMISSIONER WASTCHAK asked to clarify if staff is still working on this and if Historic Preservation Commission will be voting on this item and providing recommendation to City Council in the future.

DEREK HORN, DEVELOPMENT SERVICES DIRECTOR confirmed that is correct and encouraged the Commission to give feedback as to what they liked or did not like, therefore staff can make modifications and come forward with a formal proposal for action.

VICE CHAIRMAN WEIGHT stated he would like to put on record that he supports the idea of having the design guidelines separate from the ordinance. He explained this is a great idea to modify and update as necessary without having to do a text amendment to the zoning ordinance.

CHAIRMAN VELASQUEZ thanked everyone for their input and confirmed there was no further questions or comments from the Commission.

Member Comments/Announcements

None.

Calendar

The next Regular Meeting of the Historic Preservation Commission will be scheduled as needed.

Adjourn

COMMISSIONER YOST moved to adjourn the February 22, 2023, Historic Preservation Commission Meeting; Seconded by VICE CHAIRMAN WEIGHT.

The meeting was adjourned at 5:30 p.m.

Jeff Velasquez, Chairman



Derek Horn, Staff Liaison for Historic Preservation
Matters and Designation



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