

Historic Preservation Commission Regular Meeting

February 5, 2025 | 5:30 P.M.
Chandler City Council Chambers
88 E. Chicago Street, Chandler, AZ



Commission Members

Chair Kevin Weight
Vice Chair Cheryl Bell
Commissioner Erika Finbraaten
Commissioner Bryan Saba
Commissioner Devan Wastchak
Commissioner Mark Yost
Commissioner Kyle Barichello

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 Wednesday, February 5, 2025, at 5:30 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 - February 5, 2025

Call to Order/Roll Call

Pledge of Allegiance

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.

Consent Agenda

Items listed on the Consent Agenda may be enacted by one motion and one vote. If a discussion is required by members of the Board or Commission, the item will be removed from the Consent Agenda for discussion and determination will be made if the item will be considered separately.

Action Agenda

1. **Election of Officers**

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

2. **September 4, 2024, Historic Preservation Commission Meeting Minutes**

Move Historic Preservation Commission approve Historic Preservation Commission meeting Minutes of the Regular Meeting of September 4, 2024.

3. **Architectural Plan Review, PLH24-0044 Black Sheep Wine Bar - Patio Extension, 98 S San Marcos Place, generally located 1/4 mile south of the southwest corner of Chandler Boulevard and Arizona Avenue.**

Move Historic Preservation Commission approve Architectural Review Plan, PLH24-0044 Black Sheep Wine Bar - Patio Extension, allowing the addition of a patio extension in the public Right-of-Way on Boston St, subject to the conditions recommended by Planning staff.

Briefing

4. **Certified Local Government Status Update**

Member Comments/Announcements

Calendar

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

Adjourn



**Historic Preservation Commission
25-002**

Development Services Memo No. HPC

Date: 02/05/2025
To: Historic Preservation Commission
Thru: Kevin Mayo, Planning Administrator
From: Julie San Miguel, Senior Administrative Assistant
Subject: Election of Officers

Proposed Motion:

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



**Historic Preservation Commission
25-003**

Development Services Memo No. HPC

Date: 02/05/2025
To: Historic Preservation Commission
Thru: Kevin Mayo, Planning Administrator
From: Julie San Miguel, Senior Administrative Assistant
Subject: September 4, 2024, Historic Preservation Commission Meeting Minutes

Proposed Motion:

Move Historic Preservation Commission approve Historic Preservation Commission meeting Minutes of the Regular Meeting of September 4, 2024.

Attachments

September 4, 2024 Regular Meeting Minutes

Meeting Minutes

Historic Preservation Commission

Regular Meeting

September 4, 2024 | 5:30 p.m.
Chandler City Council Chambers
88 E. Chicago Street, Chandler, AZ



Call to Order

The meeting was called to order by Vice Chair Bell at 5:30 p.m.

Roll Call

Commission Attendance

Vice Chair Bell
Commissioner Finbraaten
Commissioner Saba
Commissioner Yost

Staff Attendance

David de la Torre, Planning Manager
Lauren Koll, Downtown Redevelopment Program Manager
Mika Liburd, Associate Planner
Thomas Allen, Assistant City Attorney
Julie San Miguel, Clerk

Absent

Chair Weight
Commissioner Wastchak
Commissioner Barichello
Ex Officio Member Crago

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Saba.

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.

Briefing

1. Arianna Urban, Certified Local Government Coordinator, State Historic Preservation Office.

ARIANA URBAN, CERTIFIED LOCAL GOVERNMENT COORDINATOR introduced herself as a planner with the Arizona State Historic Preservation Office (SHPO). She explained her current role positioned which allows her to travel across the state assisting local governments with their preservation programs, historic preservation, and providing training to historic preservation commissions. She provided an overview of historic preservation, describing it as operating at three levels: the federal, state, and local levels. She stated at the federal level, the Department of the Interior and the National Park Service oversaw and adjudicated historic preservation; at the state level, SHPO acted as the intermediary, implementing federal guidelines and compliance standards through Arizona State Parks and the Department of Natural Resources; and at the local level, municipalities played the most crucial role in preservation efforts, as they were responsible for directly maintaining and integrating historic resources into their communities. She highlighted that preservation intersected with many branches of government, including planning, transportation, archaeology, education, and economic development and emphasized the collaborative nature of historic preservation between state and local governments. She presented statements regarding the Certified Local Government (CLG) program. She explained that it is a certification process conducted in partnership with the National Park Service to formalize local preservation programs at a local level. She further explained to qualify as a CLG, municipalities needed to demonstrate a civic commitment to preserving historic resources. She pointed out that Chandler has done this by establishing the Historic Preservation Commission. She stated the CLG program establishes an administrative relationship between SHPO, the local government, and the National Park Service, fostering collaboration and support for historic preservation. She explained the benefits of becoming a CLG, the most significant being grant funding. She mentioned that SHPO provided annual grants to CLGs for preservation projects and offers training for commissioners, neighborhoods, and planning and zoning boards. She further mentioned that CLG status allows the municipality to enter a statewide network of preservation professionals, allowing participation in conferences and workshops. She noted that Chandler is not currently a CLG but is on the verge of becoming one. She stated that Derek Horn and Harley Mehlhorn previously worked on the CLG application and that Mika Liburd submitted the final attachments this date. She stated once reviewed she will be before forwarding them to the National Park Service for signatures. She remarked that the last CLG certification in Arizona was Cottonwood in 2014, therefore it has been a decade since the last addition to the program. She mentioned that there are a few municipalities in various stages of the application processes including Douglas and Paradise Valley. She reiterated that grant funding was a major benefit of CLG status and asked Commissioner Finbraaten what her position was at SHPO.

COMMISSIONER FINBRAATEN advised she was previously involved in administering grants and created the application that is still used online.

ARIANA URBAN, CERTIFIED LOCAL GOVERNMENT COORDINATOR stated as a federally designated agency, SHPO does not receive state funding and instead relied entirely on congressional allocations from the Federal Historic Preservation Fund. She further stated a requirement of this funding is that 10% be redistributed to CLGs annually, which amounts

between \$80,000 to \$100,000 per year. She explained that individual grants could reach up to \$20,000 and required a matching contribution, which could be provided through cash, volunteer hours, or material donations. She stated the grant application process is simple and non-competitive, making it an excellent opportunity for municipalities to fund preservation projects. She clarified that these grants were intended for planning projects rather than brick or mortar projects; examples include historic district surveys, drafting design guidelines, or hosting preservation workshops. She explained the State Historic Tax Reclassification program, which provides tax relief for owner-occupied historic residential properties. She stated if a home is lived in by the owner and listed on the National Register of Historic Places, the owner could apply for reclassification to reduce property taxes by the Maricopa County Assessor's Office; however, any exterior modifications to the property required review by SHPO to ensure historic integrity was maintained. She mentioned the Federal Historic Tax Credit program, a collaboration between the IRS, the National Park Service, and SHPO. She explained this program provides income tax credits for significant rehabilitation projects on income-producing historic buildings; the credit covers 20% of eligible expenses over five years, which could amount to millions of dollars for large-scale projects. She cited the San Carlos Hotel is undergoing a \$23 million rehabilitation funded in part by tax credits. She concluded by stating her role at SHPO is to assist municipalities with preservation efforts and encouraged the commission and staff to reach out with any questions.

COMMISSIONER FINBRAATEN asked about the Arizona Heritage Fund and the amount allocated for historic properties and the eligibility criteria.

ARIANA URBAN, CERTIFIED LOCAL GOVERNMENT COORDINATOR stated the Arizona Heritage Fund was not funded this year and was removed from the state budget. She expressed disappointment, noting that the fund had taken 15 years to be reinstated only to be defunded again. She stated originally it was established in the 1990s and funded by the state lottery; however, it was eliminated in 2008 due to the recession, with only the Arizona Game and Fish portion remaining. She further stated while the fund was reinstated in 2019, but it did not receive funding until 2020, with year to year allocations with varying amounts between \$500,000 and \$1.2 million. She stated, unfortunately, the 2024 allocation was removed due to the state's \$2 million budget deficit. She presented statements regarding the importance of advocating for the Heritage Fund's reinstatement and urged commissioners and staff to contact legislators in support of its restoration.

COMMISSIONER FINBRAATEN mentioned several projects that had benefited from the fund, including the Warren Ball Field. She further mentioned how the fund had not only supported historic preservation, but also boosted local economies by attracting visitors and enhancing the community.

ARIANA URBAN, CERTIFIED LOCAL GOVERNMENT COORDINATOR agreed with Commissioner Finbraaten highlighting the diverse range of projects that had been supported by the fund. She

reiterated the unfortunate reality that many important preservation projects could be delayed due to the funding cut. She concluded by thanking everyone for their time and encouraged them to reach out if they had any further questions.

Action Agenda Item No. 2 and Discussion

2. Meeting Minutes of May 22, 2024, Historic Preservation Commission

Move Historic Preservation Commission approve Historic Preservation Commission Meeting Minutes of May 22, 2024.

VICE CHAIR BELL confirmed there were no questions, comments, or corrections on the Meeting Minutes of May 22, 2024.

Action Agenda Item No. 2 Motion and Vote

COMMISSIONER YOST moved to approve Item No 2. Meeting Minutes of May 22, 2024, Historic Preservation Commission; Seconded by COMMISSIONER SABA.

Motion carried unanimously (4-0).

Action Agenda Item No. 3 and Discussion

3. PLH24-0024 ACQUA DI MARE RESTAURANT - CANOPY

MIKA LIBURD, ASSOCIATE PLANNER presented details regarding the request for architectural plan review approval for a patio cover addition to a building located at 106 South Oregon Street, generally located ¼ mile south of the southwest corner of Arizona Avenue and Chandler Boulevard.

COMMISSIONER FINBRAATEN asked if the canopy was attached to the building or freestanding.

MIKA LIBURD, ASSOCIATE PLANNER clarified that the canopy is not attached to the building.

COMMISSIONER SABA sought clarification on the materials used, noting that most covers in downtown use wood, whereas this one is metal. He asked if there was a reason for the selection made and how it will integrate with the colonnade across Oregon Street.

MIKA LIBURD, ASSOCIATE PLANNER responded that alumawood was chosen for its durability against weather conditions. She stated the Applicant is present at the meeting this date and available to provide further details.

COMMISSIONER SABA presented statements regarding the precedent set by the approval. He pointed out that there are no other front-facing patios in downtown, except for the colonnade on Oregon Street, had similar canopies. He presented concerns that approving this material

could encourage similar requests along Boston Street and other locations and asked if staff was comfortable with the material change and its potential impact. He clarified that this question is for planning staff rather than the Applicant since its regarding integration of the materials into downtown and precedence.

DAVID DE LA TORRE, PLANNING MANAGER explained that the proposal is different from a walkable colonnade as the proposed canopy is designed to be removable rather than a permanent structure and to shade a serving area. He stated the material selection aligned with the existing patio cover and that city staff has discussed this with other businesses interested in architectural enhancements and staff is comfortable with the material selection.

COMMISSIONER SABA stated the intent of his question was to ensure that staff was comfortable with the material selection and thanked staff for confirming.

COMMISSIONER FINBRAATEN referenced similar approvals in Phoenix, emphasizing that alumawood's durability made it suitable for high-traffic areas. She noted that it would not deteriorate or snag clothing, making it a practical choice. She presented statements about a similar patio cover remaining in good condition for years and concluded that the material was a good fit for this project as it will not deteriorate and will be visually appealing from the street view.

COMMISSIONER SABA thanked Commissioner Finbraaten for the additional feedback.

VICE CHAIR BELL confirmed there were no further questions or comments from the Commission Members.

Action Agenda Item No. 3 Motion and Vote

Move Historic Preservation Commission approve Architectural Review Plan, PLH24-0028 Acqua Di Mare Restaurant-Canopy, allowing the addition of a canopy to the existing patio area, subject to the conditions recommended by Planning staff.

Although the Proposed Motion in the staff memo refers to conditions of approval, staff inadvertently did not include the conditions in the memo. Prior to the Historic Preservation Commission meeting, staff verbally discussed the conditions with the applicant who, in turn, provided a written statement agreeing to comply with the following conditions.

1. The Service Entry Section (SES) on the south side of the building shall be screened with two wing walls extending from the exterior wall of the building and doors, and shall be painted to match the exterior color of the building.

2. The existing parking spaces on the southeast corner of the site shall either be removed entirely and measures taken to prevent parking, or improved to comply with all city standards.
3. The aforementioned screening and parking improvements shall be submitted for review and approval as part of the patio roof submittal and shall be completed prior to final clearance for patio occupancy.
4. Outdoor storage shall be prohibited on the south side of the building, unless said storage is completely screened from view with materials and colors that match the building.

COMMISSIONER SABA moved to approve Item No 3. PLH24-0024 Acqua Di Mare Restaurant – Canopy, subject to stipulations recommended by staff; Seconded by COMMISSIONER YOST.

Motion carried unanimously (4-0).

Member Comments/Announcements

DAVID DE LA TORRE, PLANNING MANAGER expressed his gratitude to the Commission Members for being present for the meeting this date. He acknowledged that the meeting was not scheduled on the traditional fourth Wednesday of the month, but it was necessary due to the lack of a quorum on the previous meeting date. He appreciated everyone accommodating to the meeting this date despite short notice and the circumstances.

Calendar

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

Adjourn

The meeting was adjourned at 6:01 p.m.

Kevin Weight, Chair



1 / 30 / 2025

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



**Historic Preservation Commission
24-006**

Development Services Memo No.

Date: 02/05/2025
To: Historic Preservation Commission
Thru: Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
From: Darsy Omer, Associate Planner
Subject: PLH24-0044 Black Sheep Wine Bar - Patio Extension

Proposed Motion:

Move Historic Preservation Commission approve Architectural Review Plan, PLH24-0044 Black Sheep Wine Bar - Patio Extension, allowing the addition of a patio extension in the public Right-of-Way on Boston St, subject to the conditions recommended by Planning staff.

Background/Discussion

This application requests approval for the addition of a patio extension of an existing restaurant within city right-of-way located at 98 S San Marcos Pl, within the City Center District. The suite has been occupied by the restaurant Black Sheep Wine Bar since 2021. In order to build a patio extension within city right-of-way, the patio extension cannot be permanently fixed to the ground and/or building. The proposed patio extension is not attached to the building and bolted to the ground, so that it could be removed if needed, and maintains the required six-foot clearance from every point of the patio.

The proposed patio extension consists of a pergola and a 3-foot-high railing made of pressure treated wood that is painted to match the balcony on the main building. The ceiling of the pergola located over all of the walk-through and dining seating areas will be a minimum of 7 feet 6 inches. In addition to the railing, the patio would be enclosed with metal planters and scorched wood barrels topped with lanterns. Part of their proposal includes a mural to be painted on the south side of the building. Such a mural would not be considered a sign if it doesn't

include commercial messages or images. The applicant has stated that the mural will not contain any commercial message and thus would not require sign approval.

Per the Zoning Code, Architectural Plan Review approval is required prior to constructing any structure within the City Center District (CCD). Planning staff finds the requested patio extension to complement the Early Twentieth Century Commercial style of architecture and surrounding buildings in the CCD. Staff finds that the proposed addition does not detract from the area and is well integrated with the surrounding buildings as the materials and colors of the proposed patio cover match those of the previously approved existing patio. Staff recommends approval with conditions.

National Register of Historic Places:

The subject building is a contributing resource to the National Register of Historic Places within the Chandler Commercial Historic District (see attachment).

Recommendation:

Upon finding the proposed patio extension to complement the existing Early Twentieth Century Commercial Style of architecture, Planning staff recommends the Historic Preservation Committee approve PLH24-0044 Black Sheep Wine Bar - Patio Extension, located at 98 S San Marcos Place, 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. PLH24-0044 Black Sheep Wine Bar - Patio Extension.
2. Architectural Plan Review approval does not constitute Final Architectural Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

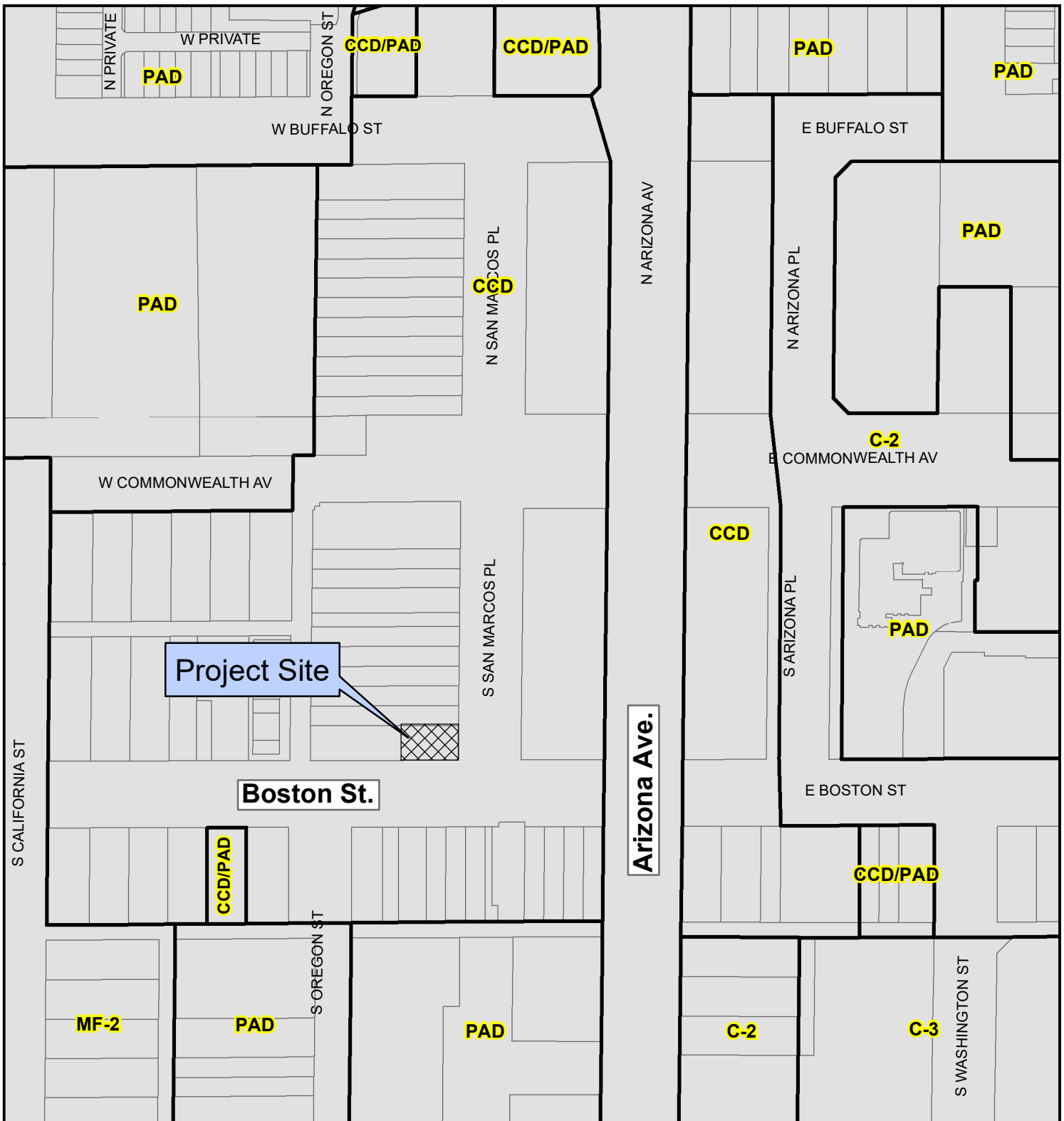
Attachments

Vicinity Maps

Exhibit 'A'

City Center District Map

National Register of Downtown Chandler



PLH24-0044 Black Sheep Wine Bar

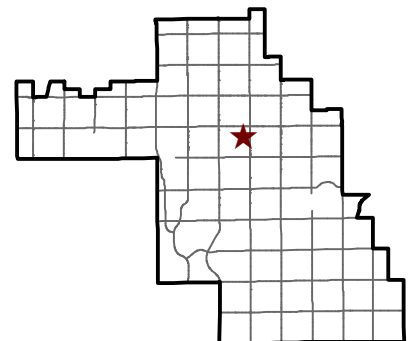


Proposed Project Details

98 S. San Marcos Pl.
Request architectural plan review approval
for a patio expansion



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





PLH24-0044 Black Sheep Wine Bar

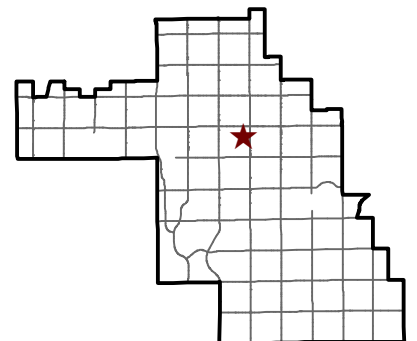


Proposed Project Details

98 S. San Marcos Pl.
Request architectural plan review approval
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DESIGN REVIEW

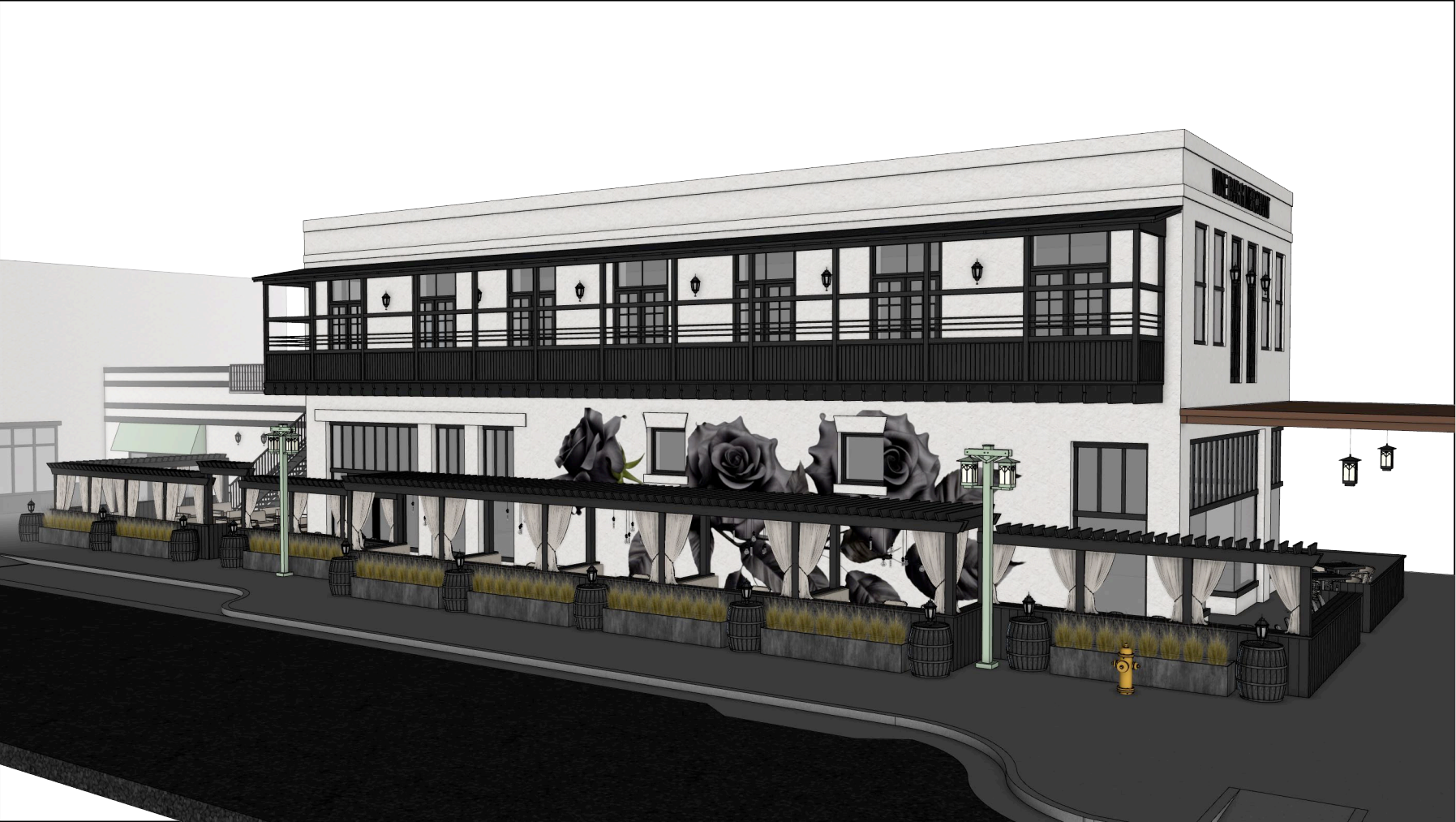
BLACKSHEEP OUTDOOR DINING

PROJECT ADDRESS:

STREET	98 S SAN MARCOS PL
CITY / STATE / ZIP	CHANDLER, AZ 85225
SUITE #	N/A

PROJECT INFORMATION:

TYPE	OUTDOOR DINING
SCOPE	DESIGN / FABRICATION / INSTALL



PROJECT DIRECTORY:

	COMPANY NAME	CONTACT NAME	CONTACT PHONE	CONTACT EMAIL
CLIENT	THRIVE SOCIAL	BRAD INGARFIELD	480.277.8789	BRAD@THRIVE.SOCIAL
CONTRACTOR	WOLVERINE BUILDERS	LUKE PLZAK	480.516.2621	LPLZAK@WOLDERINEBUILDERS.COM
ARCHITECT	N/A	N/A	N/A	N/A
DESIGNER	CHALK	ARTHUR PEYCHEV	928.444.7160	ARTHUR@CHALKDESIGNBUILD.COM
FABRICATION	CHALK	SCOTT LOPEZ	562.743.3070	SCOTT@CHALKDESIGNBUILD.COM

INFO@CHALKDESIGNBUILD.COM

8350 S KYRENE RD . SUITE 111 . TEMPE, AZ 85284

602 . 341 . 3444

WWW.CHALKDESIGNBUILD.COM

BLACKSHEEP OUTDOOR DINING (DESIGN REVIEW)

We are proposing enhancing the surrounding Downtown Chandler Plaza by introducing an outdoor dining area for the existing BlackSheep Wine Bar & Merchant. Complemented by vibrant murals, this initiative is designed to attract increased foot traffic and foster a lively, welcoming atmosphere that will benefit both the local community and visitors.

The outdoor dining will provide an inviting and enjoyable experience, during both day and night, allowing patrons to relax in a scenic urban setting while contributing to the plaza’s vibrancy.

Moreover, this project is committed to embracing and enhancing the existing architectural character of the plaza. By integrating outdoor dining and art with the current architectural context, we aim to respect and complement the historical aesthetic of the area.

We believe this initiative will not only boost business but also contribute positively to the city’s urban landscape, fostering a vibrant community hub that resonates with residents and visitors alike.

No part of this project will be permanent and/or attached to the building to keep with the "temporary" requirement of the buildings within right-of-way.

DESIGNER NOTES

REVISION NOTES

BLACKSHEEP OUTDOOR DINING (DESIGN REVIEW)



DESIGNER NOTES

REVISION NOTES

chalk.

EXISTING SITE PHOTOS

A 03

BLACKSHEEP OUTDOOR DINING (DESIGN REVIEW)



DESIGNER NOTES

REVISION NOTES

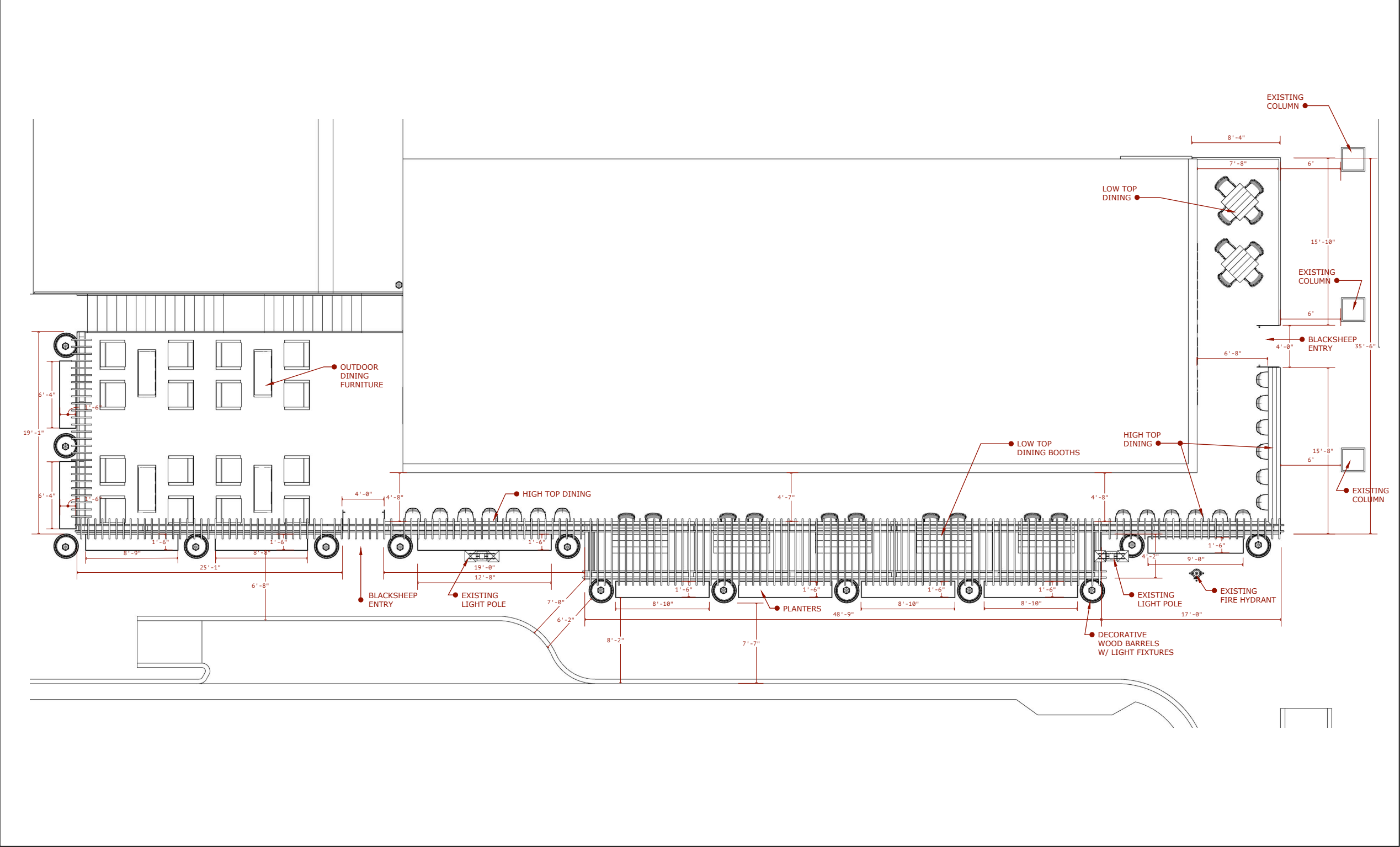
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ADJACENT SITE PHOTOS

A 04

BLACKSHEEP OUTDOOR DINING (DESIGN REVIEW)

DESIGNER NOTES



REVISION NOTES

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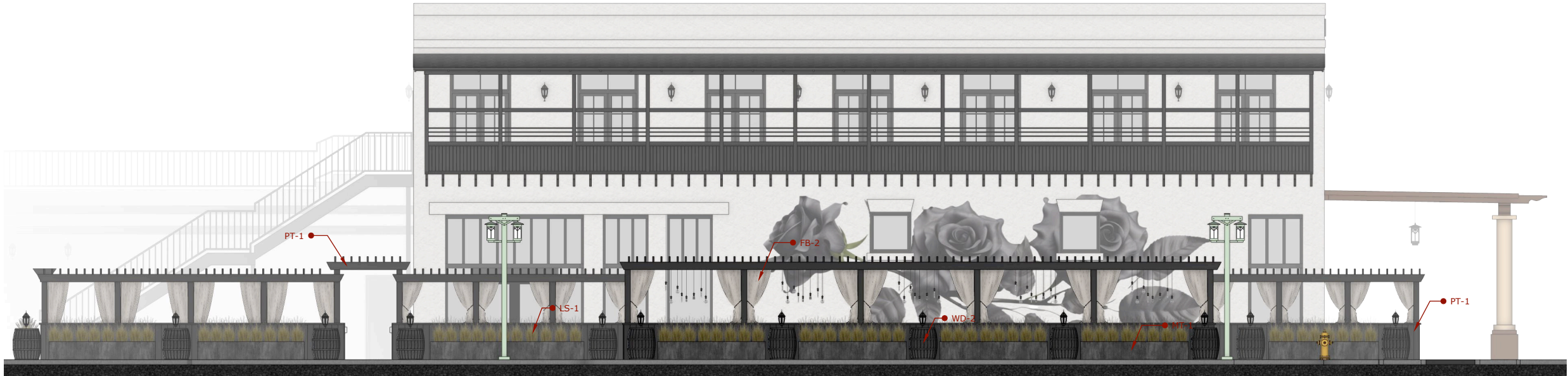
SITE PLAN

A 05

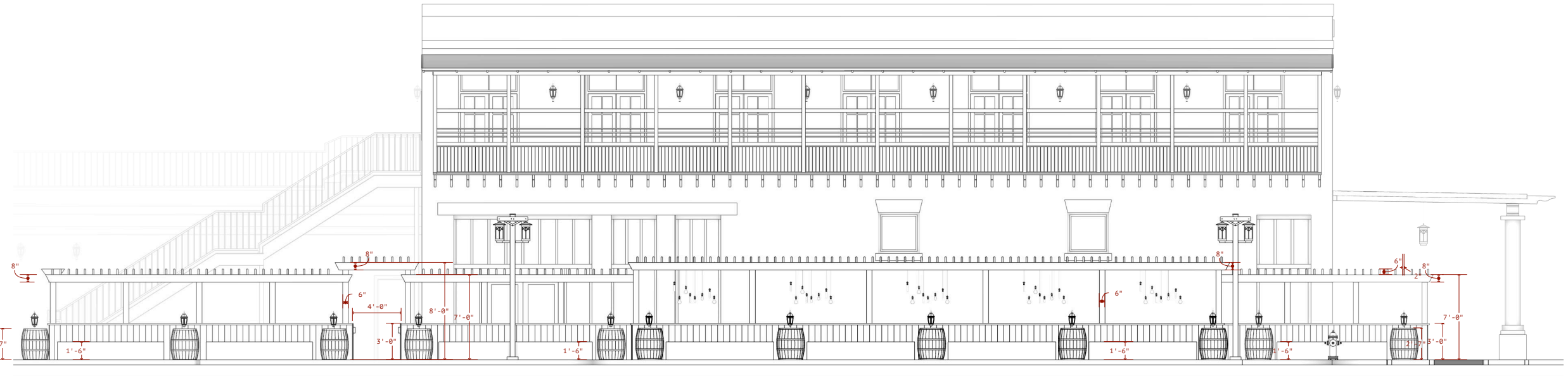
BLACKSHEEP OUTDOOR DINING (DESIGN REVIEW)

DESIGNER NOTES

REVISION NOTES



NORTH ELEVATION



NORTH ELEVATION

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ELEVATIONS

A 06

BLACKSHEEP OUTDOOR DINING (DESIGN REVIEW)



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

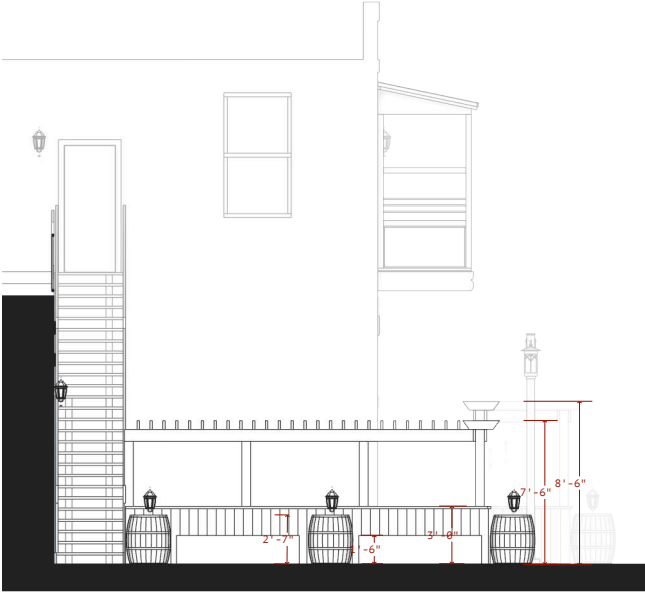
DESIGNER NOTES



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

REVISION NOTES

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ELEVATIONS

A 07

BLACKSHEEP OUTDOOR DINING (DESIGN REVIEW)

DESIGNER NOTES

REVISION NOTES



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3D ISOMETRIC

A 08

BLACKSHEEP OUTDOOR DINING (DESIGN REVIEW)

DESIGNER NOTES

REVISION NOTES



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3D ISOMETRIC

A 09

BLACKSHEEP OUTDOOR DINING (DESIGN REVIEW)

DESIGNER NOTES

REVISION NOTES










chalk.

3D ISOMETRIC

A 10

BLACKSHEEP OUTDOOR DINING (DESIGN REVIEW)

WD-2		MATERIAL	DESCRIPTION	LOCATION
		WOOD	YAKISUGI (TORCHED WOOD AND SEALED)	DECORATIVE BARRELS
PT-1		MATERIAL	DESCRIPTION	LOCATION
		PAINT	MATCH BLACK PAINT TO THE BLACK FEATURES AT THE EXISTING BUILDING	PERGOLA / PATIO FENCE
MT-1		MATERIAL	DESCRIPTION	LOCATION
		METAL	COLD ROLLED STEEL (DARKENED AND SEALED)	PLANTERS
FB-1		MATERIAL	DESCRIPTION	LOCATION
		FABRIC	UPHOLSTERY (NATURAL COLOR)	OUTDOOR BOOTHS
FB-2		MATERIAL	DESCRIPTION	LOCATION
		FABRIC	DRAPES (NATURAL COLOR)	PERGOLA / DINING BOOTHS
GC-1		MATERIAL	DESCRIPTION	LOCATION
		GROUNDCOVER	DECOMPOSED GRANITE	PLANTER GROUNDCOVER
LS-1		MATERIAL	DESCRIPTION	LOCATION
		ORNAMENTAL GRASS	MEXICAN FEATHER GRASS	PLANTERS

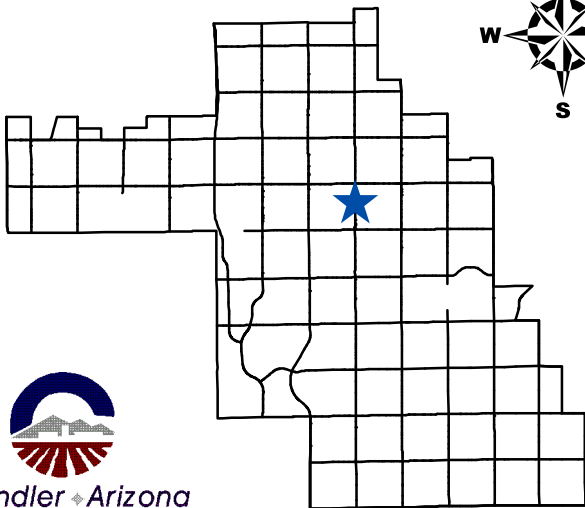
DESIGNER NOTES

REVISION NOTES

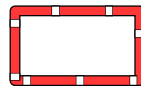
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MATERIALS

A 11



Vicinity Map

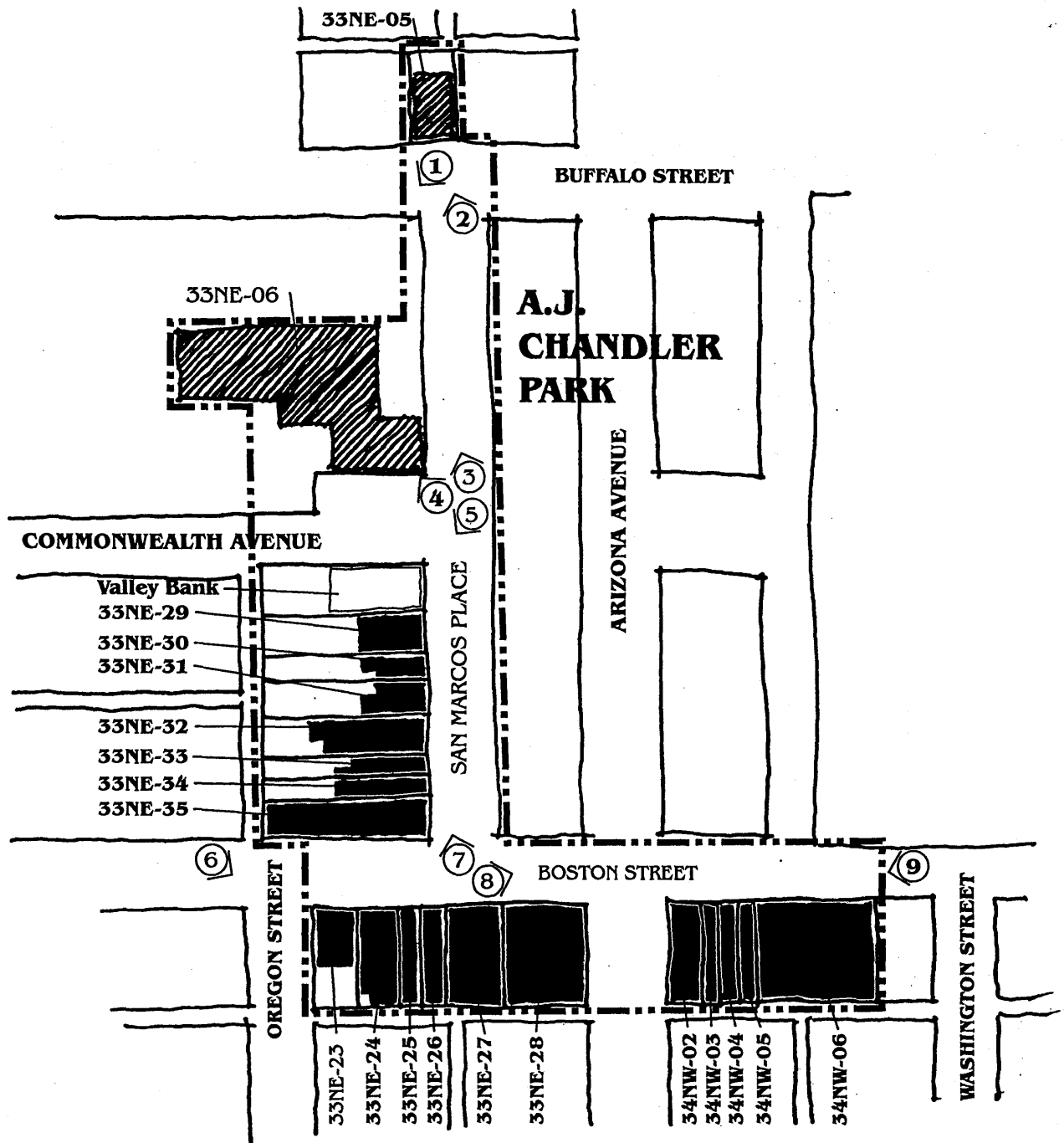


CCD Zoning Boundary

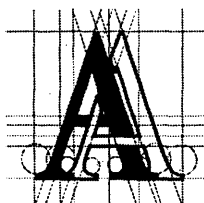


Chandler ♦ Arizona
Where Values Make The Difference

CITY OF CHANDLER 11/17/2015



CHANDLER COMMERCIAL HISTORIC DISTRICT



**Alliance
Architects
L.L.C.**
2601 North 3rd St.
Suite 308
Phoenix, AZ 85004
(602) 274-9777



CONTRIBUTING RESOURCE



PREVIOUSLY LISTED RESOURCE



NON-CONTRIBUTING RESOURCE

--- DISTRICT BOUNDARY

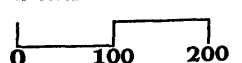


PHOTO KEY

NORTH



SCALE 1"=200'





Historic Preservation Commission Development Services Memo No.

Date: 02/05/2025
To: Historic Preservation Commission
Thru: Certified Local Government Status Update
From: David De La Torre, Planning Manager
Subject:
