MEETING CANCELLED

Historic Preservation Commission Regular Meeting

July 22, 2026 | 5:30 p.m.

Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ

Commission Members

Chair Kevin Weight
Vice Chair Cheryl Bell
Erika Finbraaten
Tom Bilsten
Sandra Campbell
Carissa Krausman
Susan Ricci

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, July 22, 2026, 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 - July 22, 2026

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.

Member/Staff Comments/Announcements

1. Welcome and introduction of new Commissioners Sandra Campbell and Susan Ricci

Action Agenda

2. **May 27, 2026, Historic Preservation Commission Meeting Minutes**

   Move Historic Preservation Commission approve Historic Preservation Commission meeting minutes for Regular Meeting held May 17, 2026.

3. **Architectural Plan Review, Nasty Habit**

   Move Historic Preservation Commission approve Architectural Plan Review, PLH26-0010 Nasty Habit, allowing facade renovations on an existing 1,240-square foot building located at 128 W Boston Street, generally located west of the north-west corner of Arizona and Boston Street.

Calendar

4. The next meeting of the Historic Presrervation Commission will be held as needed.

Adjourn

ITEM 2

CHANDLER arizona
Community of Innovation

Historic Preservation Commission **Development Services Memo No.**

Date: 07/22/2026
To: Historic Preservation Commission
Thru:
From: Danielle Smee, Management Assistant
Subject: May 27, 2026, Historic Preservation Commission Meeting Minutes

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Proposed Motion:

Move Historic Preservation Commission approve Historic Preservation Commission meeting minutes for Regular Meeting held May 17, 2026.

Attachments

Historic Preservation Commission Meeting Minutes 05.27.2026

Meeting Minutes
Historic Preservation Commission
Regular Meeting

May 27, 2026 | 5:30 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ

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Community of Innovation

Call to Order
The meeting was called to order by Chair Weight at 5:36 p.m.

Roll Call
Commission Attendance
Chair Kevin Weight
Vice Chair Cheryl Bell
Commissioner Erika Finbraaten
Commissioner Tom Bilsten
Commissioner Carissa Krausman

Staff Attendance
David de la Torre, Acting Planning Administrator
Lauren Schumann, Acting Planning Manager
Darsy Smith, City Planner
Mikyela Liburd, City Planner
Thomas Allen, Assistant City Attorney
Danielle Smee, Clerk

Absent:
Sandra Campbell
Jody Crago

Pledge of Allegiance
The Pledge of Allegiance was led by Commissioner 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 questions you raise.

Announcements
1. **Recognition of Former Commissioners Bryan Saba and Devan Wastchak**

DAVID DE LA TORRE, ACTING PLANNING ADMINISTRATOR, thanked former commissioners Saba and Wastchak for their dedicated service to Chandler over the past decade, including their contributions to the historic landmark designations in Chandler. Former Commissioners were given a commemorative plaque.

2. Welcome and Introduction of new Commissioners Sandra Campbell and Carissa Krausman

CHAIR WEIGHT offered time for new COMMISSIONER CARISSA KRAUSMAN to introduce herself. COMMISSIONER KRAUSMAN provided background of her time in Chandler as a business owner in the Downtown Area and that she is here to volunteer her time and give back to her city.

COMMISSIONER CAMPBELL was absent.

Action Agenda Item No. 3 and Discussion

3. March 25, 2026 , Historic Preservation Commission Meeting Minutes

Move Historic Preservation Commission approve Historic Preservation Commission Meeting Minutes of March 25, 2026.

CHAIR WEIGHT inquired if Commissioners had any questions or comments on the previous meeting minutes. He noted there were a few typographical errors and asked if those could be corrected.

Action Agenda Item No. 3 Motion and Vote

COMMISSIONER BILSTEN motion to approve Action Agenda Item 3, seconded by COMMISSIONER FINBRAATEN.

Item was passed unanimously (5-0)

Action Agenda Item No. 4 and Discussion

4. Architectural Plan Review, Acqua Di Mare Restaurant

Move Historic Preservation Commission approve Architectural Review Plan, PLH26-0019 Acqua Di Mare Restaurant, allowing the addition of a covered outdoor patio and bar located at 106 S Oregon Street, generally located ¼ mile South of the Southwest corner of Chandler Boulevard and Arizona Avenue, subject to conditions

DARSY SMITH, CITY PLANNER presented the Architectural Plan Review for Acqua di Mare Restaurant. MS. SMITH reviewed the existing restaurant as well as the request to improve the canopy and an outdoor bar to the existing restaurant, including pavers, a covered patio over the

bar with additional seating, turf and new perimeter landscaping, screening of storage and a fire pit.

MS. SMITH concluded that the addition of the patio is consistent with the surrounding area and recommended approval with stipulations.

CHAIR WEIGHT asked MS. SMITH to read the stipulations aloud for the record. MS. SMITH reviewed the stipulations 1-8.

CHAIR WEIGHT inquired if the Applicant wished to speak; Applicant declined to speak.

COMMISSIONER FINBRAATEN inquired about the color of the canopy that was mentioned as she could not view it on the "Street View" of the building. MS. SMITH elaborated as to the color, a brown color as referenced in her presentation and that the patio is on Oregon Street.

CHAIR WEIGHT inquired staff as to what made this item come through to the Historic Preservation Commission. MS. SMITH referred to MR. DE LA TORRE.

MR. DE LA TORRE responded that with the zoning code, any new structure built in the City Center District area (such as a patio roof in this instance) will trigger the Historic Preservation Commission to meet and review for approval.

CHAIR WEIGHT stated he understood the reasoning and appreciated the explanation.

COMMISSIONER KRAUSMAN stated she was excited for the business and that they have good food.

COMMISSIONER BILSTEN appreciated the Applicants interest in re-investing into their business to make it better. CHAIR WEIGHT agreed with COMMISSIONER BILSTEN.

Action Agenda Item No. 4 Motion and Vote

COMMISSIONER BILSTEN motion to approve Action Agenda Item 4 with stipulations, seconded by COMMISSIONER KRAUSMAN.

Item was passed unanimously (5-0)

Action Agenda Item No. 5 and Discussion

5. Architectural Plan Review, Aire by Puro

Move Historic Preservation Commission to approve Architectural Plan Review, PLH26-0014 Aire by Puro, allowing two illuminated signs at a rooftop patio bar at 111 W Boston Street, Suite #200, generally west of the southwest corner of Arizona Avenue and Boston Street.

MIKAYELA LIBURD, CITY PLANNER, presented the Architectural Plan Review for Aire by Puro. MS. LIBURD stated the request for two illuminated signs for the business were above the parapet of the roof, located in the City Center District and therefore requiring Historic Preservation Commission approval.

MS. LIBURD reviewed the sign code standards and mentioned the placements of the signs and the materials to be used. MS. LIBURD clarified that on the presentation provided, the elevations shown do not match where the Applicants are planning to have the signs, stating that signs will be located on the East and South elevations. MS. LIBURD noted that other businesses in the area do have signs placed above the parapet in a similar manner, therefore this would not be setting a precedence.

Staff finds the proposal to be compatible with surrounding land uses and recommended approval with stipulations. MS. LIBURD read the stipulations aloud for the commissioners.

PATRICK STRATMAN, APPLICANT stated he was excited to be able to have signage for his business, reiterating the east and south sides as the sign's locations.

CHAIR WEIGHT opened the floor for discussion.

COMMISSIONER BILSTEN stated he appreciated the reinvesting into one's business, stating that a quality sign would add quality to the area.

COMMISSIONER KRAUSMAN agreed, stating that she appreciated the Applicant "sticking it out" in the Downtown area.

CHAIR WEIGHT stated he liked the signs placed higher, especially for a place called "Aire," stating the signs were well done in this instance.

Action Agenda Item No. 5 Motion and Vote

COMMISSIONER BILSTEN motion to approve Action Agenda Item 5, seconded by COMMISSIONER FINBRAATEN.

Action Agenda Item No. 6 and Discussion

6. Architectural Plan Review, Nasty Habit CONTINUANCE

Move Historic Preservation Commission continue Architectural Plan Review, PLH26-0010 Nasty Habit, allowing exterior renovations to an existing building for the development of a new bar located at 128 W Boston Street, generally located west of the northwest corner of Arizona Avenue and Boston Street as requested by the applicant.

MS. LIBURD noted that the Applicant for this case requested a continuance to continue to work on the elevations for the proposed bar.

PATRICK STRATMAN, APPLICANT stated that he would like more time to work with staff on creating something that will appeal to all parties and apologized for the late continuance.

CHAIR WEIGHT acknowledged the project will be re-advertised when ready.

COMMISSIONER BILSTEN commended the applicant for doing the continuance to get the project right.

Action Agenda Item No. 6 Motion and Vote

COMMISSIONER BILSTEN motion to approve Action Agenda Item 5, seconded by COMMISSIONER KRAUSMAN.

Item was passed unanimously (5-0)

Member Comments/Announcements

CHAIR WEIGHT mentioned an event for the Commissioners to attend as a training opportunity, located in Mesa.

COMMISSIONER FINBRAATEN stated she has done the training before and stated that it was a great opportunity.

MR. DE LA TORRE reported that the application for the Certified Local Government remains at the Federal Government Level and awaits approval.

CHAIR WEIGHT acknowledged former COMMISSIONER MARK YOST for his service and contributions to the Historic Preservation Commission as he has chosen to step down at this time.

Calendar

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

Adjourn

The meeting was adjourned at 6:11 p.m.

Kevin Weight, Chair

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

CHANDLER arizona
Community of Innovation

Historic Preservation Commission Development Services Memo No. 26-006

Date:	07/22/2026
To:	Historic Preservation Commission
Thru:	David De La Torre, Acting Planning Administrator Lauren Schumann, Acting Planning Manager
From:	Mikayela Liburd, City Planner
Subject:	PLH26-0010 Nasty Habit

Proposed Motion:

Move Historic Preservation Commission approve Architectural Plan Review, PLH26-0010 Nasty Habit, allowing facade renovations on an existing 1,240-square foot building located at 128 W Boston Street, generally located west of the north-west corner of Arizona and Boston Street.

Background/Discussion

The proposed bar is approximately 1,240-square feet, with no plans to expand the existing building footprint. The architectural style harmonizes with the City Center District's character by tying into the adjacent and recently approved Val's Bar. The renovated building's facade will feature primarily stucco, with glass block, metal panels and steel plates as secondary materials.

Per the zoning code, Architectural Plan Review approval is required prior to redevelopment, construction or reconstruction, structural alteration or facade renovation of any property within the City Center District (CCD). Planning staff finds that the proposed facade renovations do not detract from the area, are consistent from a massing standpoint, uses harmonious materials and are at a scale that staff finds appropriate. All signage will be reviewed through a separate permit and must conform to CCD sign provisions or go back to this commission for approval.

National Register of Historic Places:
The subject site is not listed on the National Register.

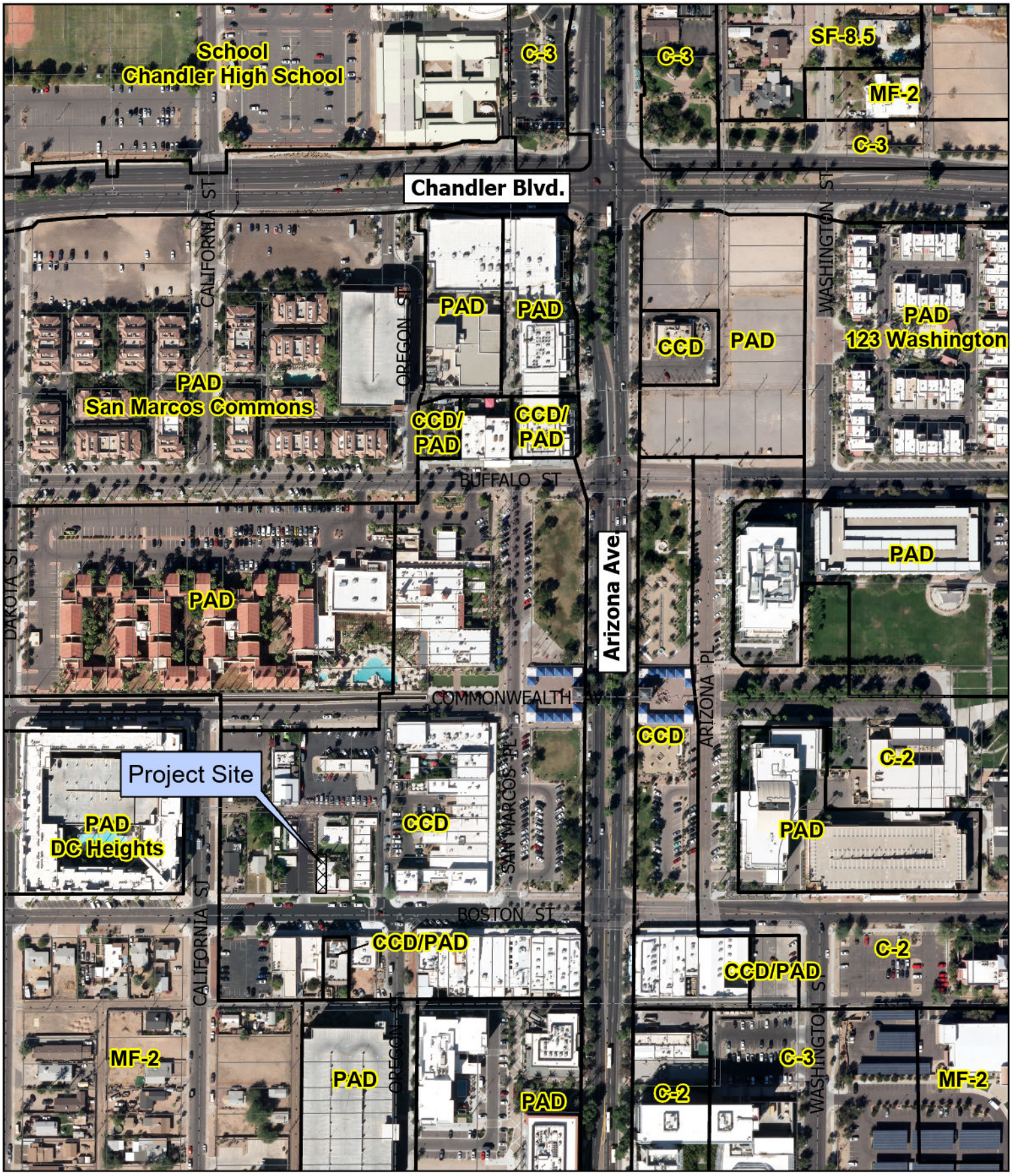
Recommendation:
Upon finding the renovations of the proposed bar to be complementary to the surrounding Early Twentieth Century commercial style of architecture found in the surrounding City Center District (CCD), Planning staff recommends the Historic Preservation Commission approve PLH26-0010 Nasty Habit, subject to the following conditions:

1. Development shall be in substantial conformance with the Exhibits kept on file in the City of Chandler Planning Division, in file PLH26-0010 Nasty Habit.

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 shall apply.

Attachments

PLH26-0010 Vicinity Maps
PLH26-0010 Narrative
PLH26-0010 Exhibits



Zoning Case
PLH26-0010 Nasty Habit

Project Site

Request architectural plan review approval for façade renovations on an existing 1,240 -square foot building

N

CHANDLER arizona

PROJECT NARRATIVE

NASTY HABIT BAR

APN – 303-08-080A

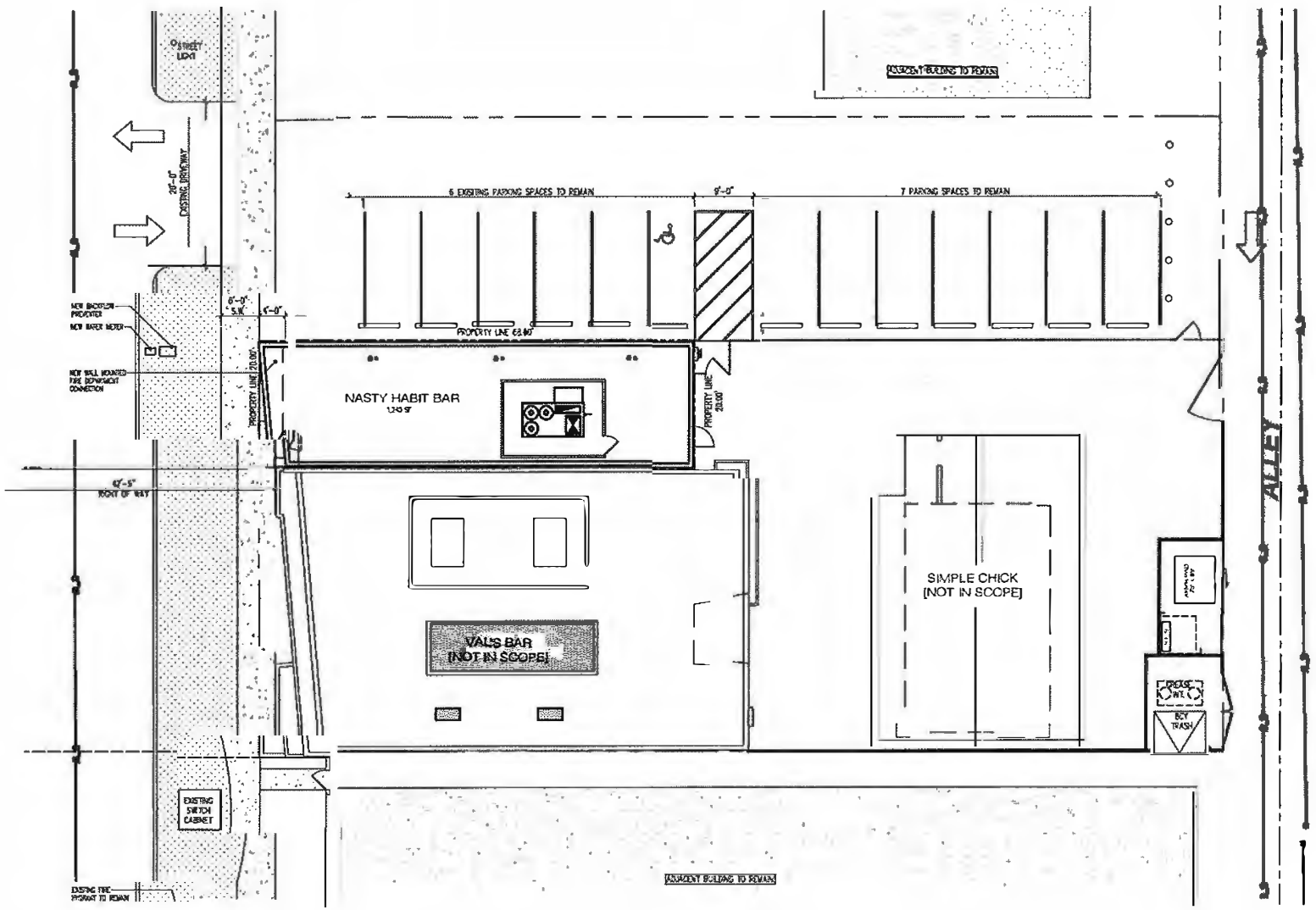
128 W Boston St. Chandler, AZ 85225

Prepared by:
Hype Studio LLC
340 E Dunlap Ave.
Phoenix, AZ 85020

The proposed bar, to be known as The Nasty Habit, is an improvement to the existing building located on the Boston Street Frontage (currently 128 W Boston St). This new bar will exist along the Boston Street corridor in the City Center District of Chandler, Arizona. The building's design is an extension of Val's Bar which is directly to the east. The Nasty Habit and Val's Bar will share an architectural style, despite independent usages, and maintain common identity through their use of complimentary materials.

The Nasty Habit property will provide the types of entertainment defined by the Entertainment Use Permit. There will also be an application for a Series 6 Bar Liquor License. Patrons of the Nasty Habit bar will be able to utilize the outdoor amenities located on the Val's Bar property. These outdoor patio spaces will be accessible from the north side of Nasty Habit. This comingling between Val's Bar, Simple Chick, and Nasty Habit will create a vibrant, symbiotic experience for both the local residents of the City Center District and the greater Chandler area.

Existing Building to be Renovated
FULLER CHIROPRACTIC CLINIC
CHANDLER PROFESSIONAL BUILDING



site plan
1/16" = 1'-0"

N

PROPERTY ADDRESS/APN

122 W BOSTON ST. CHANDLER, AZ 85225
APN: 303-08-080A

LOT SIZE SQFT

1,360 SF
0.03 ACRES

BUILDING SQFT

NEW BAR BLDG. 1,240 SF
[AKA NASTY HABIT]

LOT COVERAGE

1,240 SF COVERED / 1,360 SF LOT
91% COVERED – 100% ALLOWED

BUILDING HEIGHT

ALLOWED : 30', 45' MAX. PER CCD ZONING
ACTUAL : 1 STORY / 18'

SETBACKS

ACCORDING TO ARTICLE XXXII –
CITY CENTER DISTRICT (CCD)
SECTION 35-3204.A – BUILDING SETBACKS

FRONT	0'
SIDE	0'
REAR	0'

PARKING

1 PARKING SPACE REQUIRED PER 100 SF
1240 SF / 100 = 12.4 PARKING SPACES REQD

EXISTING PARKING TO REMAIN: 12 SPACES
1 ADA SPACE

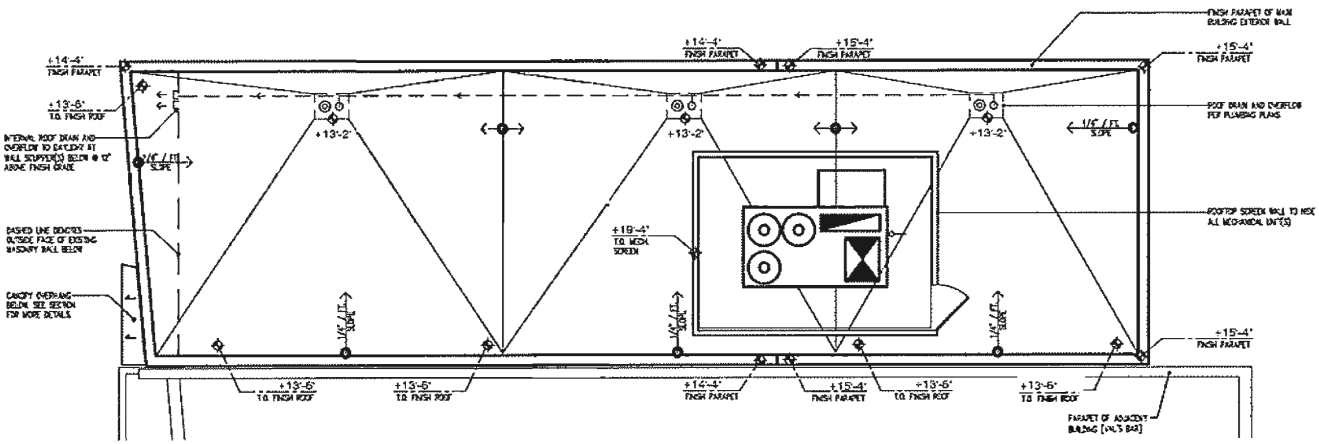
STALL SIZE: 9' WIDE x 19' LONG

**EXCESS PARKING PROVIDED BY
OREGON STREET PARKING GARAGE**

NASTY HABIT BAR

122 W BOSTON ST. CHANDLER, AZ 85225

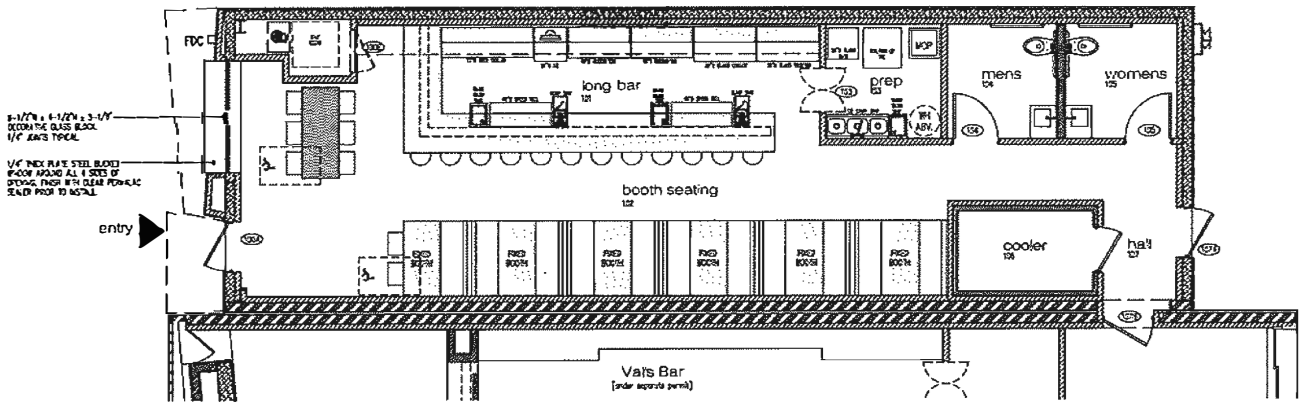
hype
340 E DUNLAP AVE.
PHOENIX, AZ 85020
HELLO@HYPESTUDIO.DESIGN



roof plan

1/8" = 1'-0"

N



floor plan

1/8" = 1'-0"

N

AREA CALCULATIONS

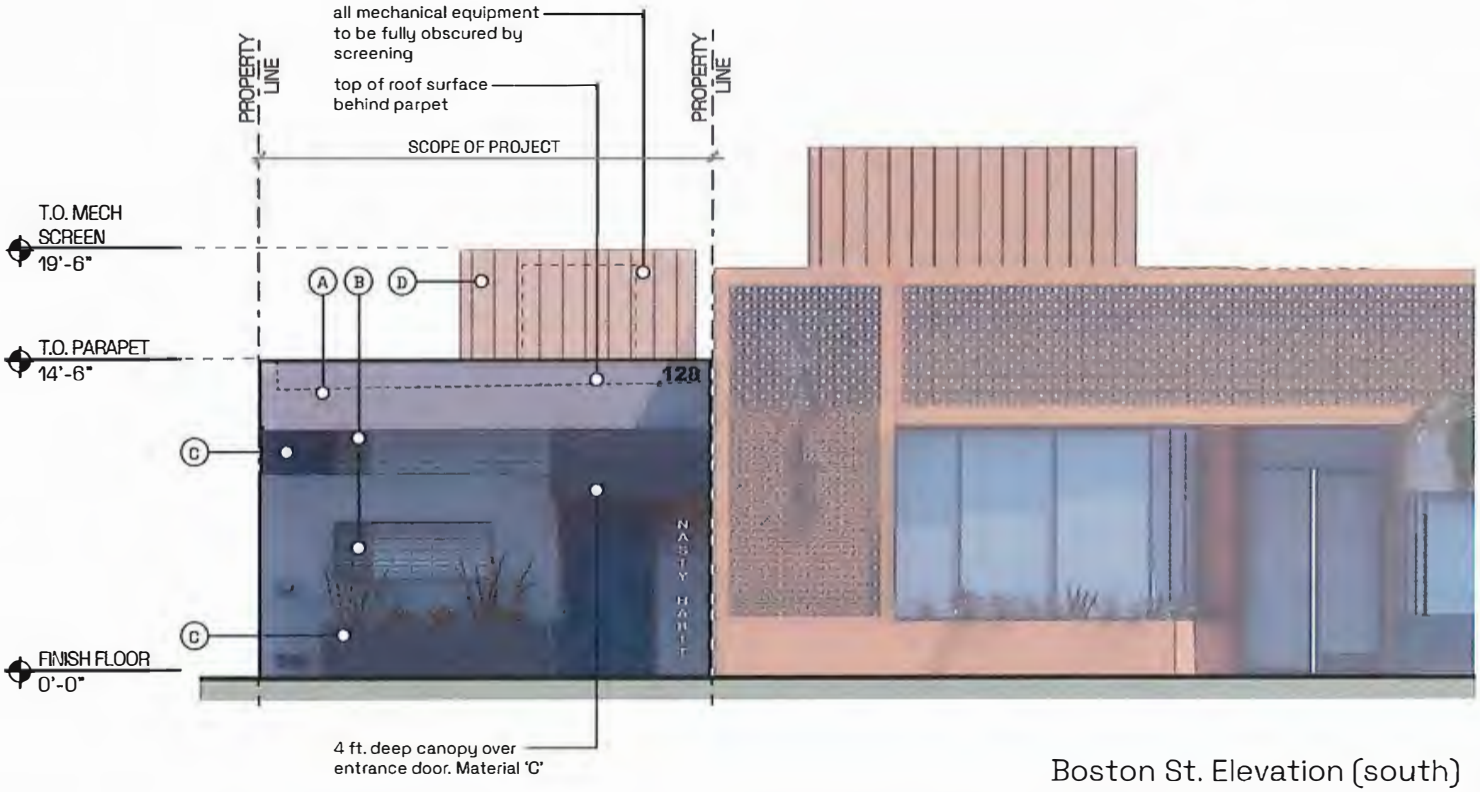
PREPARATION & SUPPORT = 610 SF
PATRON SERVICE AREA = 630 SF

1,240 SF TOTAL

NASTY HABIT BAR

122 W BOSTON ST. CHANDLER, AZ 85225

hype
340 E DUNLAP AVE.
PHOENIX, AZ 85020
HELLO@HYPESTUDIO.DESIGN



Boston St. Elevation (south)
1/8" = 1'-0"

MATERIAL 'A' - 60%

MATERIAL 'B' - 10%

MATERIAL 'C' - 15%

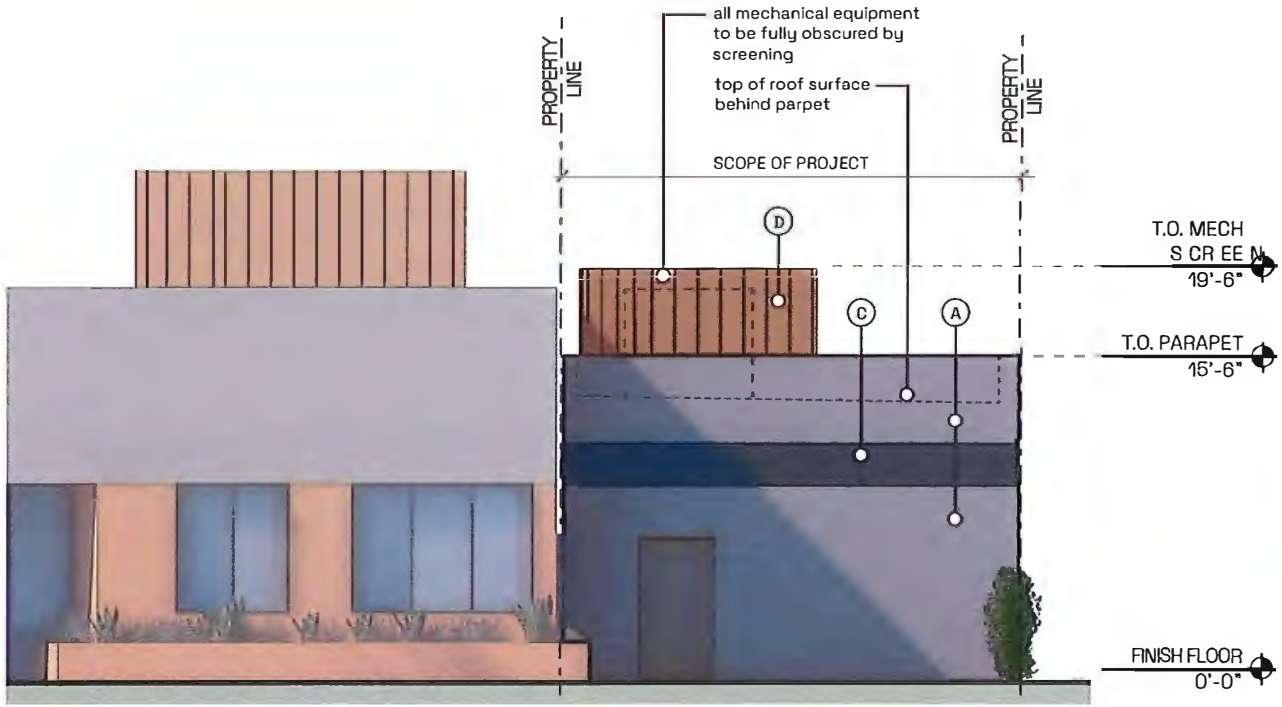
MATERIAL 'D' - 15%

BUILDING ELEVATIONS

NASTY HABIT BAR

108 W BOSTON ST. CHANDLER, AZ 85225

hype
340 E DUNLAP AVE.
PHOENIX, AZ 85020
HELLO@HYPESTUDIO.DESIGN



rear elevation (north)
1/8" = 1'-0"

BUILDING ELEVATIONS

NASTY HABIT BAR

108 W BOSTON ST. CHANDLER, AZ 85225

hype
340 E DUNLAP AVE.
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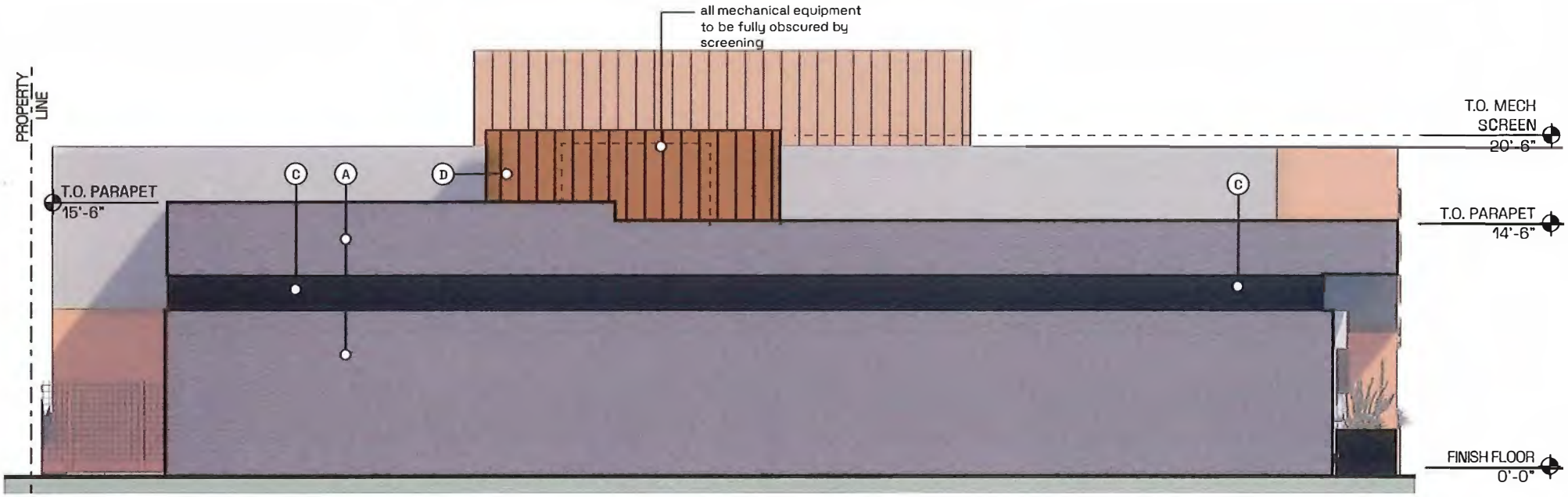
HELLO@HYPESTUDIO.DESIGN



MATERIAL 'A' - 77%

MATERIAL 'C' - 14%

MATERIAL 'D' - 9%

West Elevation
1/8" = 1'-0"

BUILDING ELEVATIONS

NASTY HABIT BAR

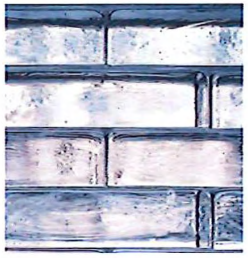
108 W BOSTON ST. CHANDLER, AZ 85225

hype
340 E DUNLAP AVE.
PHOENIX, AZ 85020
HELLO@HYPESTUDIO.DESIGN

MATERIAL 'A'

INTEGRAL COLOR
STUCCO FINISH

DRYVIT
'VAN DYKE' 110
FREESTYLE TEXTURE



MATERIAL 'B'

GLASS BLOCK
(OR SIMILAR)

MATERIAL 'C'

HOT ROLLED PLATE STEEL
W/ CLEAR PERMALAC SEALER
(OR SIMILAR)

MATERIAL 'D'

FLAT SEAM METAL PANEL
W/ 1" SHADOW REVEAL

WESTERN STATES ROOFING
'COPPER PENNY' COLOR

MATERIAL BOARD

VAL'S BAR

108 W BOSTON ST. CHANDLER, AZ 85225

hype
340 E DUNLAP AVE.
PHOENIX, AZ 85020
HELLO@HYPESTUDIO.DESIGN

BOSTON ST. ELEVATION - DAY

hype
340 E DUNLAP AVE.
PHOENIX, AZ 85020
HELLO@HYPESTUDIO.DESIGN

BOSTON ST. ELEVATION - SOUTHWEST CORNER

hype
340 E DUNLAP AVE.
PHOENIX, AZ 85020
HELLO@HYPESTUDIO.DESIGN