



Village Planning Committee Meeting Summary

Z-71-25-3

Date of VPC Meeting	August 20 2025
Request From	C-2 HROD
Request To	C-2 HP HROD
Proposal	Historic Preservation Overlay for Pedro's Mexican Food
Location	Northeast corner of 6th Avenue and Hatcher Road
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	12-1

VPC DISCUSSION:

Two members of the public registered in support of this item, with one member requesting to speak.

STAFF PRESENTATION

Kevin Weight, staff, stated that in November of 2024, staff received a request from Ms. Taggart to consider the subject property for Historic Preservation zoning. Mr. Weight stated that the current owners had submitted the required Proposition 207 form allowing the Historic Preservation Commission to initiate the proposed overlay. Mr. Weight stated that staff determined that the site was eligible for Historic designation on December 30, 2024 and that the Historic Preservation Commission initiated the zoning request on January 13, 2025. Mr. Weight stated that the subject site consisted of three lots that when combined is just under one-half acre. Mr. Weight stated that the building is set diagonally on the property facing to the southwest with parking areas located to the north and south of the building. Mr. Weight stated that construction of the building began in November of 1959 and was completed in February of 1960. Mr. Weight stated that the name of the builder was Al Zeigler but the name of the architect is unknown. Mr. Weight reviewed the eligibility criteria for the Historic Preservation Overlay including Age, Integrity, and Significance, and outlined how the site met these criteria, stating that Pedro's was one of the first restaurants to be constructed in the Sunnyslope area. Mr. Weight stated Frank Guglielmo, the original owner, sponsored community events such as Little League, soap box derbies, and the Sunnyslope High School Yearbook demonstrating a strong connection between the business and the Sunnyslope community. Mr. Weight stated that two

other Pedro's Restaurants were located in the Phoenix area. Mr. Weight displayed a photograph of the building as it appeared in 1960. Mr. Weight stated the site was taken over by Tom and Francis Batitsas in 1982, who operated Tom and Tiny's Restaurant on the site until 2003. Mr. Weight stated that in 2003, Halim and Susana Mokbel operated the Eye Opener Family Restaurant until 2020, and that in 2023, the site was repurposed as Eye Opener Curated Vintage by Joe and Adam McCallum. Mr. Weight stated that the building was still intact and highlighted some of the architectural features of the building that contribute to its significance. Mr. Weight stated that while the building was not considered high-style, the architecture did reflect mid-century commercial architecture that utilized architectural features consistent with residential construction of the day. Mr. Weight stated that there had been few alterations to the building except for an addition at the northeast corner of the building. Mr. Weight stated that the original sign and shade panels had been removed, and that new lighting under the eaves had been added, but the site still retains its integrity as a mid-century restaurant. Mr. Weight provided staff's findings and recommendation for approval with no stipulations, adding that the Historic Preservation Commission recommended approval on August 18, 2025, with Planning Commission on September 4, 2025 and City Council on October 15, 2025.

QUESTIONS FROM THE COMMITTEE

Committee Member Gabriel Jaramillo asked Mr. Weight to clarify the significance criteria and how the site met that criteria. **Mr. Weight** stated that the significance criteria could include any one of four categories and referenced a slide that included those criteria. Mr. Weight stated that the site met the criteria outlined under Categories 3.A and 3.C, with Category 3.A relating to broad patterns of events significant in Phoenix history adding that the site represented the type of commercial development present in Sunnyslope at that time. Mr. Weight referenced Category 3.C relating to the type, material, or construction used during that time, adding that the subject site represents a particular type of building, being that of a mid-century contemporary style. Mr. Weight also reiterated the site's connection to the community and the fact that it was one of the original restaurants in the Sunnyslope area. Committee Member Jaramillo asked for clarity regarding the site's connection to commerce and architecture style. Mr. Weight reiterated the site's connection to Criteria 3.A and 3.C. Committee Member Jaramillo asked if the removal of the awnings was taken into consideration. Mr. Weight stated that it had and that the building still retained its key features reiterating that the only changes were the removal of the sign and awnings, the building addition, and the addition of the under-eave lighting, adding that these changes are minor enough that the character of the building remains intact.

PUBLIC COMMENT

Julia Taggart provided a presentation including historic photographs of the site, building, and the surrounding area, and outlining the history of the site.

MOTION:

Committee Member Arick O'Hara motioned to recommend approval of Z-71-25-3, per the staff recommendation. **Committee Member Fred Hepperle** seconded the motion.

VOTE:

12-1, motion to recommend approval of Z-71-25-3, per the staff recommendation, passes with Committee Members Barraza, Carmona, Edwards, Harris, Hepperle, Knapp, Larson, O'Hara, Pamperin, Pérez-Pawloski, Sommacampagna, and Matthews in favor and Jaramillo opposed.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.