


Notice of Public Meeting of the Design and Historic Review Commission of the City of Yuma

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Design and Historic Review Commission of the City of Yuma and to the general public on that the Design and Historic Review Commission will hold a meeting open to the public on February 14, 2018 at 4:00 p.m. in the City Hall Council Chambers, One City Plaza, Yuma, AZ. The Agenda for the meeting is as follows:

 <p>The logo for the City of Yuma, featuring a stylized mountain range in purple and green above the text 'CITY OF Yuma' in a script font.</p>	<p style="text-align: center;">Design and Historic Review Commission Agenda</p> <p style="text-align: center;"><i>City Hall Council Chambers One City Plaza</i></p> <p style="text-align: center;">Wednesday, February 14, 2018, 4:00 p.m.</p>
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CALL TO ORDER

APPROVAL OF MINUTES

January 24, 2018

(3 of 4 required: Hayes, Moody, Rushin, Sheldahl)

ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION

HISTORIC DISTRICT:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-20760-2018:** This is a request by Francisco Gutierrez, on behalf of Maria Duran, to replace the existing roofing, windows, and the front and rear doors, as well as repaint the residence located at 539 S. 2nd Avenue, in the Century Heights Conservancy Residential Historic District.

AESTHETIC OVERLAY:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

None

COMMISSION DISCUSSION:

1. "Side Trips": A short presentation on the smaller historic sites with a focus on a particular location.

INFORMATION ITEMS

1. Staff

Administrative Approvals:

Historic District

None

Aesthetic Overlay

None

2. National Heritage Area

3. Commission

4. **Public** - Any member of the public may request to address the Historic District Review Commission on matters that are not listed on the Commission agenda. The Historic District Review Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Historic District Review Commission meetings are recorded.

ADJOURN

A copy of the agenda for this meeting may be obtained at the office of the City Clerk at City Hall, One City Plaza, Yuma, Arizona, 85364, during business hours, Monday through Friday, 8:00 A.M. to 5:00 P.M. In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, PO Box 13012, Yuma, AZ 85366-3012; (928) 373-5125 or TTY (928) 373-5149.

**Design and Historic Review Commission Meeting Minutes
January 24, 2018**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, January 24, 2018, at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

DESIGN AND HISTORIC REVIEW COMMISSION MEMBERS present included Chairman Thomas Rushin and Commissioners James Sheldahl, Bill Moody, Ron Hayes and James Sheldahl. Commissioners Chris Hamel, David Koopmann, Juan Leal-Rubio were absent.

STAFF MEMBERS present included Aubrey Trebilcock, Associate Planner; and Stephanie Guzman, Administrative Assistant.

Commissioner Thomas Rushin called the meeting to order at 4:04 p.m. and noted there was a quorum present.

APPROVAL OF MINUTES

January 10, 2018

Moody made a correction to the minutes.

MOTION

Motion by Moody, second by Hayes, to APPROVE the minutes of January 10, 2018. Motion carried unanimously. (4-0)

ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION.

DHRC-20761-2018: *This is a request by Lindsay Benacka, on behalf of the City of Yuma, Picacho Properties AZ, LLC, and the Yuma Crossing National Heritage Area, for historic review of 8 new murals, to be located at 179 E. 1st Street, 46 W. 2nd Street, 35 W. 1st Street, 295 S. Maiden Lane, and at the northwest corner of S. Gila Street at E. 2nd Street, in the Main Street Historic District, and the Brinley Avenue Historic District with Old Town/Historic Overlay/Bed and Breakfast Overlay/Infill Overlay (OT/H/BB/IO) District zoning; and 275 S. Orange Avenue in the Century Heights Conservancy Residential Historic District with General Commercial/Historic Overlay/Bed and Breakfast Overlay/Infill Overlay (B-2/H/BB/IO) District zoning.*

Aubrey Trebilcock, Associate Planner summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Lindsey Benacka, Arts and Culture Program Manager, spoke extensively about the proposed murals. She mentioned the murals would be located in the downtown area. She said the artist MOMO would be in town in the month of February to complete the proposed murals.

Commissioner Moody asked for clarification of the longevity of the murals. **Benacka** mentioned that the murals would be temporary and that the property owner would have the ability to remove the murals immediately or within a few months.

Commissioner Sheldahl asked for clarification of The Visual Artists Rights Act and the potential ramifications of the removal of the murals. **Benacka** mentioned that she was not familiar with The Visual Artists Rights Act. She clarified that the murals would be donated, therefore the artist would be giving up the copyright.

PUBLIC COMMENT

Mike Mckivergan, Public Art Advisory Committee, suggested a legal waiver to satisfy concerns in regards to The Visual Artists Rights Act.

Moody asked when the murals would be completed. **Benacka** mentioned that the murals would be completed within the month of February.

Debbie Wendt, Director of Parks and Recreation, explained that there would be no cost incurring to the property owner. She clarified that the murals would be temporary and longevity would be determined by the property owner.

Maria Mckivergan, Public Art Advisory Committee, expressed her excitement for the project and thanked the DHRC Commission.

MOTION

Motion by Sheldahl, second by Hayes, to APPROVE Case Number DHRC-20761-2018 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (4-0).

COMMISSION DISCUSSION

None

INFORMATION ITEMS

Staff

None

Administrative Approvals

None

National Heritage Area

None

Commission

None

Public

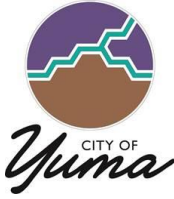
None

ADJOURNMENT

The meeting was adjourned at 4:20 p.m.

Minutes approved this _____ day of _____, 2018.

Chairman

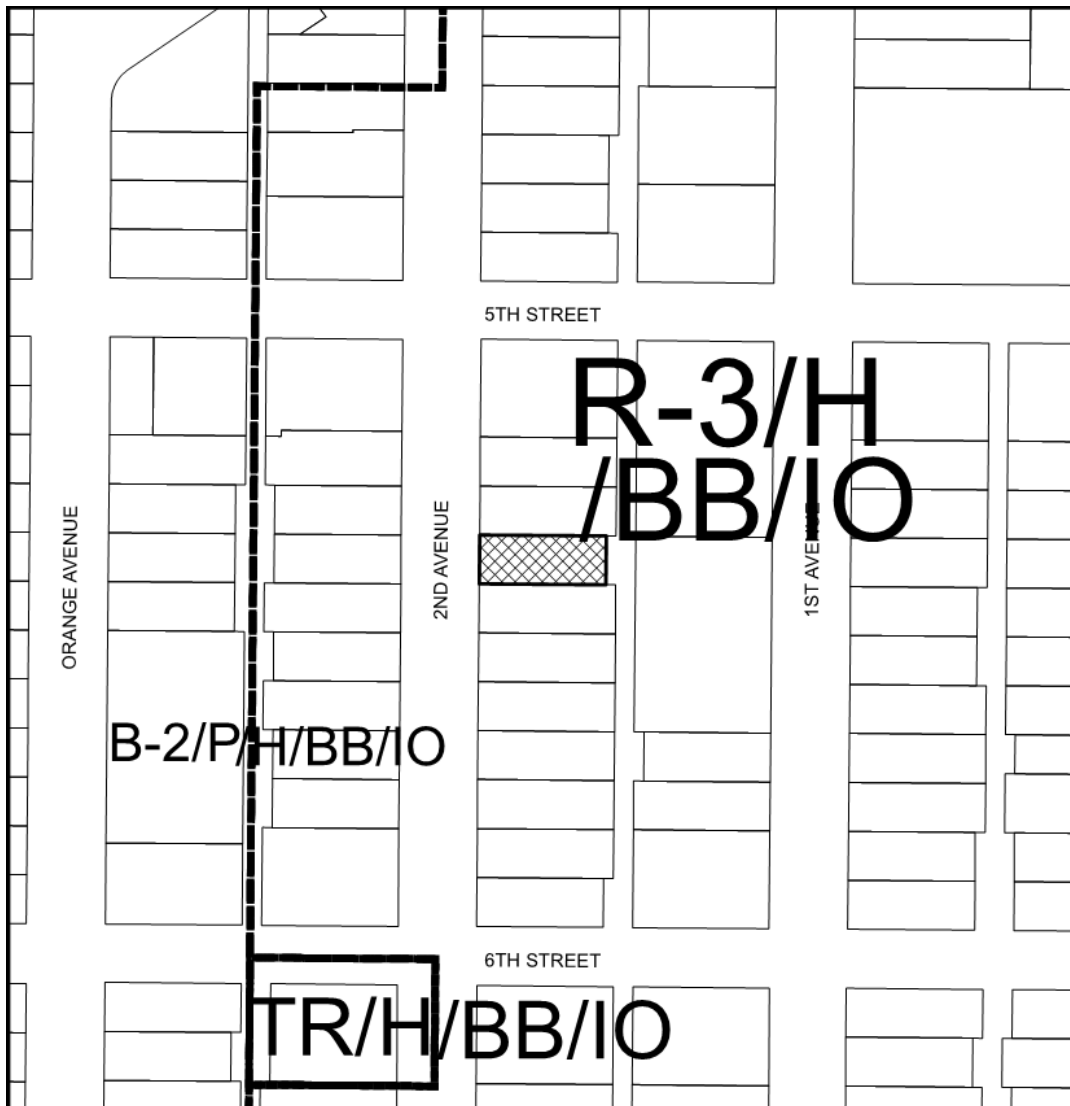


STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-20760-2018
 DEPARTMENT OF COMMUNITY DEVELOPMENT
 COMMUNITY PLANNING DIVISION
 CASE PLANNER: AUBREY TREBILCOCK

Hearing Date: February 14, 2018 **Case Number:** DHRC-20760-2018

Project Description/Location: This is a request by Francisco Gutierrez, on behalf of Maria Duran, to replace the existing roofing, windows, and the front and rear doors, as well as repaint the residence located at 539 S. 2nd Avenue, in the Century Heights Conservancy Residential Historic District.

Location Map:



Location Specific Information:

Aesthetic Overlay:	N/A
Historic District:	Century Heights Conservancy Residential Historic
Parcel Number:	633-51-053
Historic Listing Status:	Noncontributing Property
Address:	539 S. 2 nd Avenue
Property Owner:	Maria Duran
Property Owner's Agent	Francisco Gutierrez
Zoning of the Site:	R-3 / H / BB / IO
Existing Land Use(s) on the Site:	Single Family Home with Guest House
Surrounding Zoning and Land Uses:	
○ North:	R-3 / H / BB / IO; Single Family Home
○ South:	R-3 / H / BB / IO; Two Single Family Homes and one Duplex
○ East:	R-3 / H / BB / IO; Multifamily Home
○ West:	R-3 / H / BB / IO; Multifamily Home
Related Actions or Cases:	None
Land Division Status:	Legal Lot of Record
Flood Plain Designation:	Flood Zone X

Description of Proposed Project / Background / Use:

The subject property is located at 539 S. 2nd Avenue. This is within the Century Heights Conservancy Residential Historic District and is listed as a “noncontributing property.” The Single Family Home was constructed in 1924 as a 1½ story wood framed bungalow with a medium gable roof.

The property has fallen into disrepair over time and the owner is looking to repaint the home as well as to remove and replace the existing roofing, all windows, and the front and rear doors. The wood doors would be replaced with fiberglass Thermatru Benchmark doors (Model #SSCD4E28RNB). The original wood double hung windows would be replaced with JELD-WEN V-2500 vinyl single hung windows (Model #LOWOLVYSHDL3041). The existing roof shingles appear to be gray asphalt shingles and will be replaced with similar Estate Gray laminated asphalt shingles (Model #HL20). Finally, the exterior of the single family home will be repainted with BEHR Poncho (S240-5) with the trim being BEHR Totally Black (HDC-MD-04). Images of the selected materials can be found in Attachment B of this report.

Staff Analysis:

The materials picked out by the applicant are, on the whole, reflective of the original aesthetic of the home. The proposed roofing of Estate Gray asphalt shingles would match the existing gray asphalt shingles. The windows, while single-hung vinyl rather than wood double hung windows, maintain the same style down to the number of lights on each pane. The proposed doors do mark a change in style from the solid wood doors to vinyl doors with a window. However, this is a minor material update and the windows in the door will reflect the style of the windows to be installed in the rest of the residence. Finally, the paint colors (Poncho, Totally Black) selected would not be out of place within the context of the neighborhood as many other variations of “tan” exist on other homes already. As the proposed changes would preserve the original aesthetic of the dwelling and the surrounding Historic District, Staff finds the proposed materials comply with the Secretary of the Interior’s Standards for Historic Preservation.

Staff Recommendation:

Staff recommends **APPROVAL** of the proposed repainting and replacement of doors, windows, and roofing, subject to the conditions of approval in Attachment A, as the changes meet the standards for rehabilitation put forth by the Secretary of the Interior for historic preservation.

Suggested Motion:

Move to **APPROVE** the proposed repainting and replacement of doors, windows, and roofing, for the property located at 539 S. 2nd Avenue, as they meet the standards for rehabilitation put forth by the Secretary of the Interior for historic preservation, subject to the conditions of approval in Attachment A.


Proposed conditions delivered to applicant on: January 22, 2018

Final staff report delivered to applicant on: January 30, 2018


- Applicant agreed with all of the conditions of approval on: January 22, 2018
- Applicant did not agree with the following conditions of approval: (list #'s)
- If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

Attachments:

- A. Conditions of Approval
- B. Materials
- C. Site Photo

Prepared By: 
Aubrey Trebilcock,
Associate Planner Aubrey.Trebilcock@YumaAZ.gov

Date: 1/29/18
(928) 373-5000,
x3040

Reviewed By: 
Robert Blevins,
Principal Planner

Date: 1/29/18

Approved By: 
Dan Symer, AICP,
Assistant Director Community Development

Date: 1/31/2018

ATTACHMENT A
Conditions of Approval

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the Design and Historic District Review Commission approval for the site.

Department Of Community Development Comments: Laurie Lineberry, Community Development Director (928) 373-5175:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this action shall take the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

Community Planning, Aubrey Trebilcock, Associate Planner (928) 373-5000 x3040

3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B Materials

JELD-WEN V-2500 Vinyl Double Pane Double Strength New Construction Single Hung Window (Rough Opening: 30-in x 41-in; Actual: 29.5-in x 40.5-in)

Item # 110805 Model #
LOWLVYSHDL3041

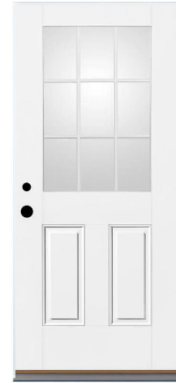
★★★★☆ (1 Review)



Therma-Tru Benchmark Doors Right-Hand Inswing Ready to Paint Fiberglass Entry Door with Insulating Core (Common: 32-in x 80-in; Actual: 33.5-in x 81.5-in)

Item # 218967 Model # SSCD4E28RNB

★★★★☆ (32 Reviews)



Main House Color: Behr Poncho (S240-5)



Estate Gray Asphalt Shingles



House Trim Color: Behr Totally Black (HDC-MD-04)

ATTACHMENT C
Site Photo



View of 539 S. 2nd Avenue, facing east