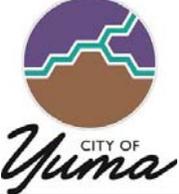


Notice of Public Meeting of the Design and Historic Review Commission of the City of Yuma

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 September 23, 2020 at 4:00 p.m. in the City Hall Council Chambers, One City Plaza, Yuma, AZ. The Agenda for the meeting is as follows:

	<h3>Design and Historic Review Commission</h3> <h3>Agenda</h3> <p><i>City Hall Council Chambers</i> <i>One City Plaza</i> Wednesday, September 23, 2020, 4:00 p.m.</p>
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Consistent with the March 13, 2020 Arizona Attorney General informal opinion Relating to Arizona's Open Meeting Law and COVID-19, in order to protect the public and reduce the chance of COVID-19 transmission, the meetings of the City of Yuma Design and Historic Review Commission will be conducted remotely through technological means.

City Hall Council Chambers will be open with limited public access.

Public comment regarding any **agenda** item can be provided in written format to the Design and Historic Review Commission at email address planning@yumaaz.gov no later than 15 minutes prior to the start of the scheduled meeting. Comments received timely will be read into the record when the referenced agenda item is discussed.

CALL TO ORDER

APPROVAL OF MINUTES

September 9, 2020

ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION

HISTORIC DISTRICT:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-31871-2020:** This is a request by Jimmy Gilmore, on behalf of More Holdings LLC, for historic review of new paint, fencing, awnings, and stairs for the properties located at 336 and 340 S. 1st Avenue, in the Century Heights Conservancy Residential Historic District.

AESTHETIC OVERLAY:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

None

COMMISSION DISCUSSION:

None

INFORMATION ITEMS

1. Staff

Administrative Approvals:

Historic District

1. **DHRC-28549-2019:** This is a request by Sean Smith, on behalf of the Smith Iniguez LLC, for the review of new paint colors for Glory Fitness, located at 324 S. Main Street, in the Main Street Historic District.

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
September 9, 2020**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, September 9, 2020, at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

DESIGN AND HISTORIC REVIEW COMMISSION MEMBERS present included Chairman Tom Rushin, Vice-Chairman Bill Moody, Commissioner Chris Hamel, Commissioner Juan Leal-Rubio and James Sheldahl were present. Commissioner Amanda Coltman was absent. There is one vacancy.

STAFF MEMBERS present included Robert Blevins, Principal Planner; Amelia Griffin, Assistant Planner; and Jessenia Juarez, Administrative Assistant.

Chairman Rushin called the meeting to order at 4:00 p.m. and noted there was a quorum present.

APPROVAL OF MINUTES

August 12, 2020

Motion by Leal-Rubio, second by Moody to APPROVE the minutes of August 12, 2020. Motion carried unanimously (5-0)with one absent.

ITEMS REQUIRING COMMISSION DISCUSSION AND/ OR ACTION.

DHRC-31788-2020: *This is a request by Lindsay Benacka, on behalf of Meredith Young, for historic review of a new mural on the west-building wall, for the individually listed structure located at 50 W. 3rd Street, in the Main Street Historic District.*

Bob Blevins, Principal Planner summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Lindsay Benacka, 254 S. Main St., Yuma, AZ, representing Yuma Art Center, expressed the public art scene in Yuma has been blossoming over the years and will continue to do so. She added that the mural will be a great addition to the downtown district.

Hamel commented on how well the culture is represented in the murals they bring to the downtown area. Said it is good to see the public respecting and taking care of the paintings. **Benacka** thanked Hamel and added that the public has welcomed every project.

PUBLIC COMMENT

None

MOTION

Motion by Hamel, second by Sheldahl, to APPROVE Case Number DHRC-31788-2020 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (5-0) with one absent.

DHRC-31786-2020: *This is a request by Lindsay Benacka, on behalf of Matt Molenaar, for historic review of a new mural on the east-building wall, for the property located at 29 W. 3rd Street, in the Main Street Historic District*

Bob Blevins, Principal Planner summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

Moody asked what the signage limitation to the exterior wall was. **Blevins** stated that as a general rule there is no limit to the size of art.

APPLICANT / APPLICANT’S REPRESENTATIVE

Lindsay Benacka, 254 S. Main St., Yuma, AZ, representing Yuma Art Center, said the mural is part of Alonso’s newest Piñata series that represents the celebration of Mexican culture.

Moody asked what form of material or paint would be used. **Benacka** replied it would be regular house paint.

PUBLIC COMMENT

None

MOTION

Motion by Sheldahl, second by Leal-Rubio, to APPROVE Case Number DHRC-31786-2020 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (5-0) with one absent.

INFORMATION ITEMS

Staff

None

Administrative Approvals

DHRC-16229-2016: This is a request by Juan and Rocio Mendez for historic administrative review of new windows and exterior finishes, for the home located at 210 W. 7th Street, in the Century Heights Conservancy Residential Historic District.

DHRC-29306-2020: This is a request by Terranext, LLC, on behalf of Yuma County, for Historic Review of soil remediation, in the Old Town/Bed and Breakfast/Infill Overlay/Public Overlay (OT/BB/IO/P) District. The property is located at 141 S. 3rd Avenue, Yuma, AZ.

DHRC-30678-2020: This is a request by Jerry Lococo, on behalf of the Borzini Lew K Trust 12-21-2007, for the review of replacement wall-mounted signage and a new storefront window for Broken Yolk Cafe, located at 1731 E. 16th Street, in the General Commercial/Aesthetic Overlay (B-2/AO) District.

DHRC-29685-2020: This is a request by Del Outdoor/Sign Pro, on behalf of Barca Lee Properties, LLC, for the review of a new wall-mounted sign located at 4343 E. 31st Place, in the General Commercial/Aesthetic Overlay (B-2/AO) District.

National Heritage Area

None

Commission

None

Public

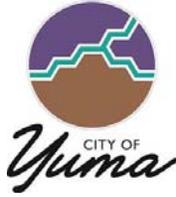
None

ADJOURNMENT

The meeting was adjourned at 4:13 p.m.

Minutes approved this _____ day of _____, 2020.

Chairman

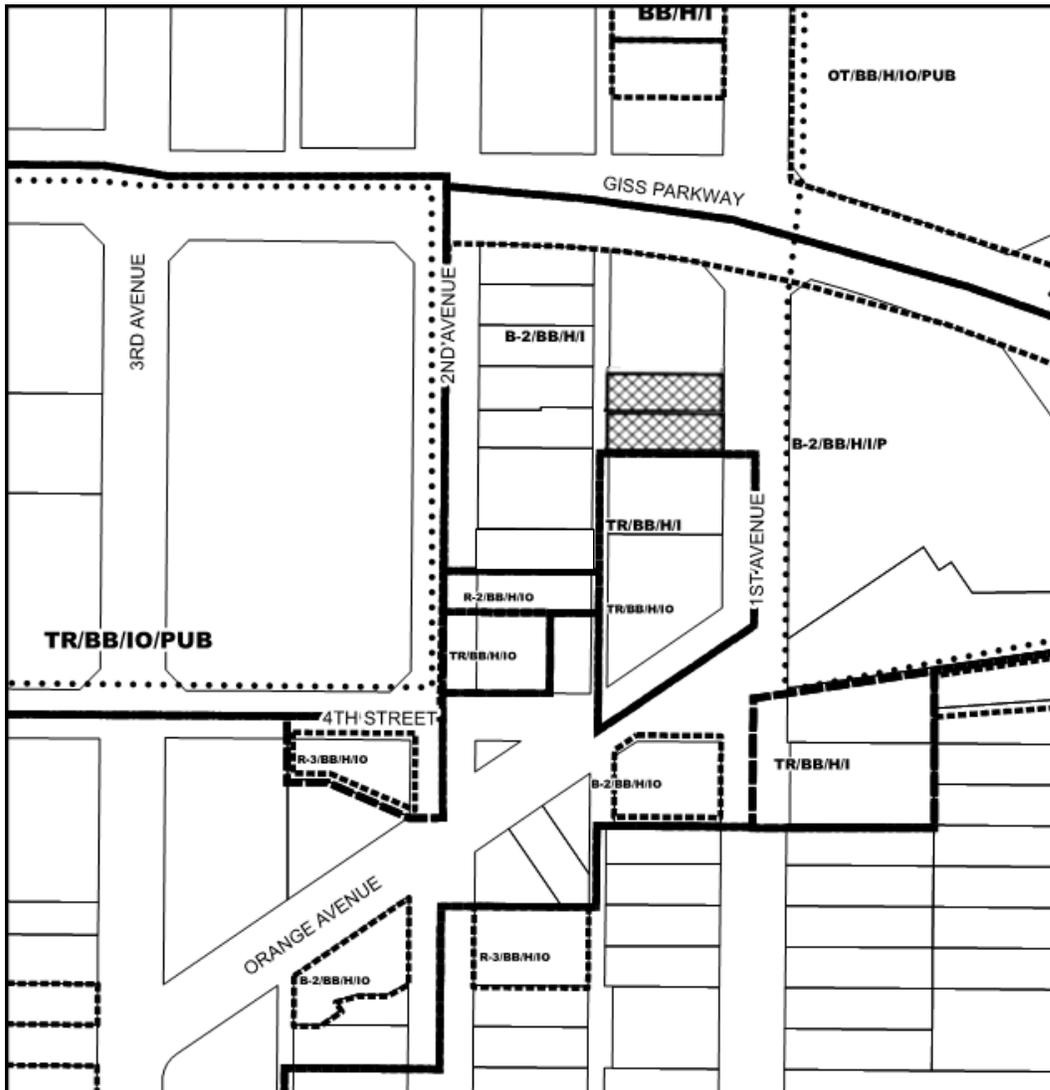


STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-31871-2020
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER: BOB BLEVINS

Hearing Date: September 23, 2020 **Case Number:** DHRC-31871-2020

Project Description/Location: This is a request by Jimmy Gilmore, on behalf of More Holdings LLC, for historic review of new paint, fencing, awnings, and stairs for the properties located at 336 and 340 S. 1st 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 District
Parcel Number:	633-43-045 & 046
Historic Listing Status:	None
Address:	336 & 340 S. 1 st Avenue
Property Owner: Property Owner's Agent	More Holdings LLC Jimmy Gilmore
Zoning of the Site:	B-2/H/BB/IO
Existing Land Use(s) on the Site:	Approximately 10 dwelling units
Surrounding Zoning and Land Uses:	
○ North:	B-2/H/BB/IO; Offices
○ South:	TR/H/BB/IO; Apartments
○ East:	B-2/H/BB/IO/P; City Hall parking lot
○ West:	B-2/H/BB/IO; Single-family residences
Related Actions or Cases:	None
Land Division Status:	Legal lot of record
Flood Plain Designation:	Zone X

Description of Proposed Project / Background / Use:

The property owner proposes the following:

1. New Paint on front wall and buildings:
Base - Benjamin Moore Swiss Coffee OC-45
Trim: Sherwin Williams Iron Ore SW 7069
2. Custom built metal awnings. To be professionally installed over each of the 3 front windows. Material: powder-coated metal.
3. Custom built wrought iron fence for safety and decorative appeal. Dimensions: 4' tall running the length of the front block retaining fence/wall. Installed on top of block fence or two feet behind to allow room for plants and or hedges. Material: powder-coated metal.
4. Professionally installed decorative tile on front steps. Material: imported Saltillo tile and imported hand painted Spanish style tile with designs.
5. Install decorative wrought iron handrails for stairs. Material: powder-coated metal, with a short 4' entry gate at the top of the stairs.

The above numbered improvements and visuals are included in Attachment B. The property owner also states: "In addition- we will be freshening up the landscaping with new decorative rock, new plants, hedges and roses."

Background/Use:

In researching the history of these properties, several dates of construction were found. Sanborn Maps clearly show vacant lots in 1917 and prior, then the two front houses were existing on a 1927 Sanborn Map. A later aerial photo from 1978 shows the front and rear dwelling units much as they are today. According to Yuma County Assessor’s Records, the rear units were built in 1938, 1948, and 1952 based on a 1969 interview with the owner at that time.

A prior Assessor’s Record showed construction in 1900-1902; however the other documentation seems to confirm otherwise. This was discussed with the Assessor and he concurred on the later dates. The buildings were recently inspected by the City of Yuma Building Inspection Field Supervisor. He toured the property with the owner. No major safety concerns were noticed, and any minor safety issues will be addressed during the remodeling.

While these buildings are approximately 100 years old, they are not shown as contributing properties in Century Heights. Numerous exterior changes and additions may have been performed, and it is possible the Spanish Colonial Revival style is original, but the present appearance might have been a remodeling completed during a later period.

Conclusion:

The City of Yuma encourages more housing in the historic districts, and this proposal is an investment in prolonging the life of much-needed residential units. The buildings are in a prominent location visually. These improvements are proposed in a style which is in character with the existing buildings, the surroundings, and with a quality appearance which should be a positive influence on the neighborhood, while increasing the safety and desirability of the property.

Usually a key consideration is whether the proposal would be reversible/removable without damage to a historic structure. Since any original finishes are most likely no longer apparent, staff is not concerned with damaging any historic elements on the exterior of these apartments.

Staff Recommendation:

Staff recommends **APPROVAL** of the request for historic review of new paint, fencing, awnings, and stairs for the properties located at 336 & 340 S. 1st Avenue, in the Century Heights Conservancy Residential Historic District, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-31871-2020 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the request, the Design and Historic Review Commission is authorizing the request Jimmy Gilmore, on behalf of More Holdings LLC, for the property located at 336 & 340 S. 1st Avenue, subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Secretary of the Interior's Standards, and does not have an adverse effect on the property, surrounding properties, or the District as a whole.

Proposed conditions delivered to applicant on: 09/2/20

Final staff report delivered to applicant on: 09/15/20

- Applicant agreed with all of the conditions of approval on: 09/02/20
 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. Improvements
- C. Sanborn Maps
- D. 1978 Aerial Photo

Prepared By:

Bob Blevins, Principal Planner
Robert.Blevins@YumaAZ.gov

(928) 373-5189

Date:

9/3/20

Approved By:

Alyssa Linville,
Assistant Director Community Development

Date:

09/11/2020

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: Alyssa Linville, Assistant Director Community Development Director (928) 373-5000, x 3037:

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 land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

Community Planning, Bob Blevins, Principal Planner, (928) 373-5189:

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
Improvements



1. New Paint on front wall and buildings. We are seeking approval on the following colors:
Base - Benijman Moore Swiss Coffee OC-45
Trim: Sherwin Williams Iron Ore SW 7069



2. Custom build metal awnings. To be professionally installed over each of the 3 front windows. Material: powder coated metal. See below for image.



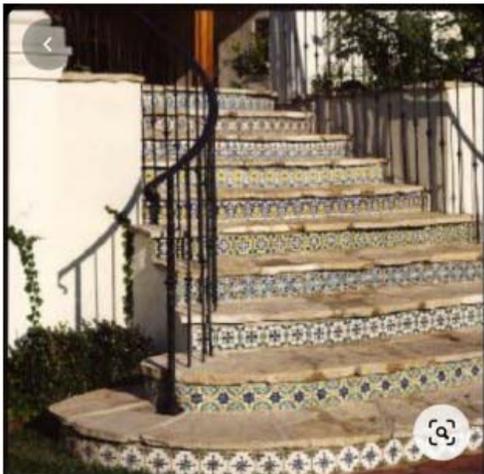
3. Custom build wrought iron fence for safety and decorative appeal. Dimensions: 4' tall running the length of the front block retaining fence/wall. Installed on top of block fence or two feet behind to allow room for plants and or hedges. Material: powder coated metal See below for style of fence:



4. Professionally install decorative tile on front steps. See below for photo. Material: imported saltillo tile and imported hand painted spanish style tile with designs.

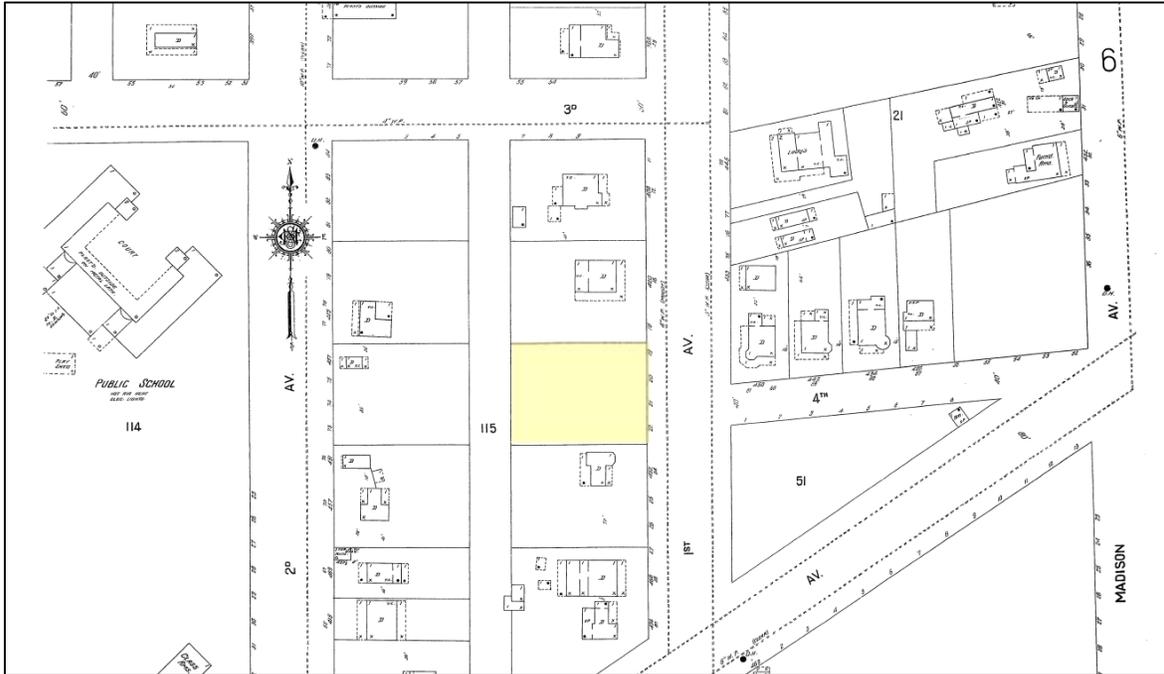


5. Install decorative wrought iron handrails for stairs. Material: powder coated metal. With a short 4' entry gate at the top of the stairs. See below for examples:

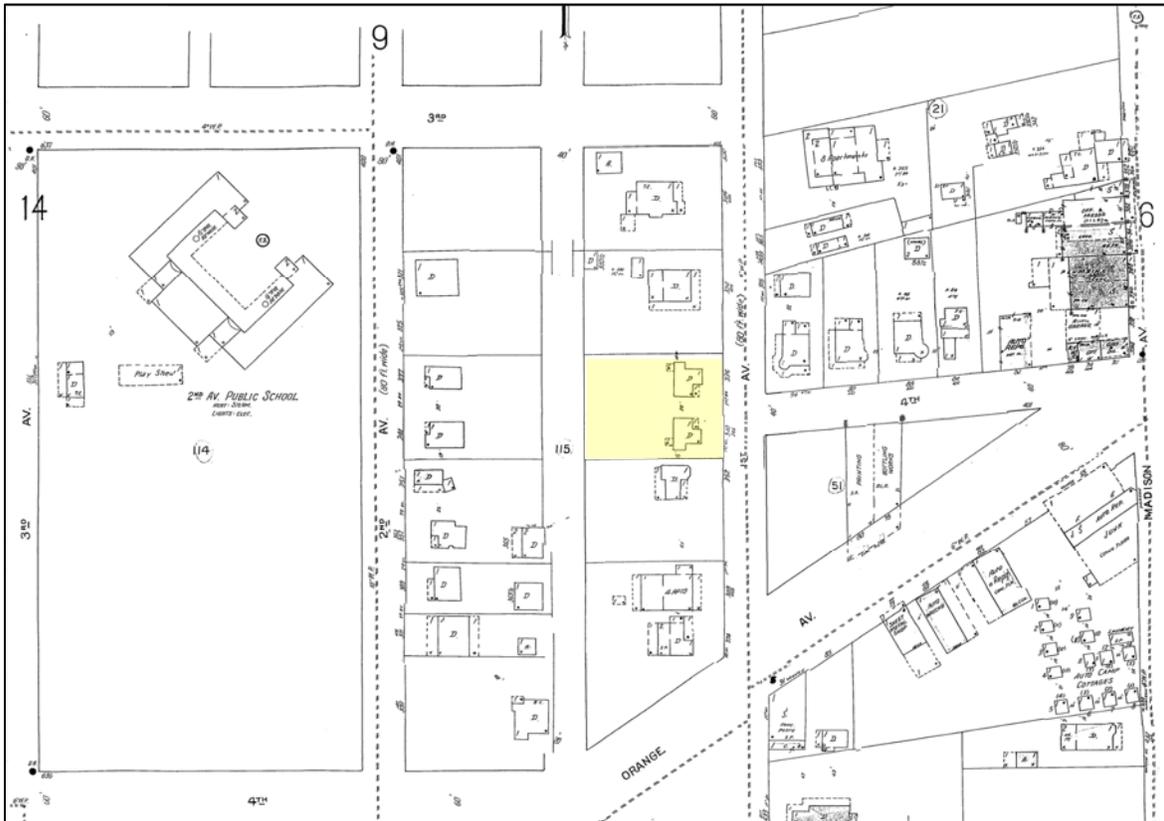


ATTACHMENT C
Sanborn Maps

1917 sheet 5

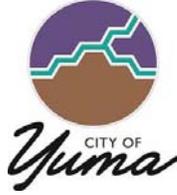


1927 sheet 15



ATTACHMENT D
1978 Aerial Photo





STAFF MEMO
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
ADMINISTRATIVE REVIEW CASE #: DHRC-28549-2019
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER: BOB BLEVINS

Hearing Date: September 23, 2020 **Case Number:** DHRC-28549-2019

Project Description/Location: This is a request by Sean Smith, on behalf of the Smith Iniguez LLC, for the review of new paint colors for Glory Fitness, located at 324 S. Main Street, in the Main Street Historic District.

Location Map:



Location Specific Information:

Historic District:	Brinley Avenue	Century Heights	Main Street	X	None
Individually Listed Historic Buildings on- site:	Yes	No	X		
Aesthetic Overlay:	Yes	No	X		
Parcel Number:	633-44-117				
Address:	324 S. Main Street				
Property Owner:	Smith Iniguez LLC				
Property Owner's Agent:	Sean Smith				
	Existing Zoning	Existing Land Use			
Site	OT/H/BB/IO	Glory Fitness			
North	OT/H/BB/IO	Retail Storefront			
South	OT/H/BB/IO	Retail Storefront			
East	OT/H/BB/IO	Retail Storefront			
West	OT/H/BB/IO	Parking lot			
Prior Related Actions or Cases:	None				
Land Division Status:	Parcel is a legal lot of record.				
Flood Plain Designation:	Zone X				

Does the proposed request meet the criteria of §154-02.04(E) or §154-14.01(H) of the Yuma City Code?

A) Is this property individually listed on the National Register of Historic Places?

Yes No

Explain/Describe/ Discuss:	The storefront does contribute to the streetscape on Main Street.
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B) Is this request considered to be an administrative request, defined as:

- (a) In-kind replacement of existing wood or asphalt shingles
- (b) Patching or resurfacing an existing flat roof
- (c) Slight color palette changes or reapplication of applied paint or stain
- (d) Replacement of electric service panel and associated screening
- (e) Replacement of an HVAC unit and associated screening
- (f) Exterior wall or fencing alterations
- (g) Insignificant signage color or material changes

(Associated visual documentation of alterations must be submitted by applicant)

Yes No

Explain/Describe/ Discuss:	Color change.
----------------------------	---------------

C) The approval of the proposed aesthetic alteration is consistent with the preservation, maintenance, and character of the zoning district or overlay. The proposal meets the criteria for improvements in the Aesthetic Overlay/ Historic District.

Is this statement correct for this application?

Yes No

Explain/Describe/ Discuss:	No physical alteration to the building was proposed.
----------------------------	--

D) The approval of this aesthetic alteration will not have a detrimental effect on the structure or the district as a whole.

Is this statement correct for this application?

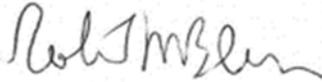
Yes

No

Explain/Describe/ Discuss:	It is a colorful addition to the front and rear.
----------------------------	--

Staff Summation: Staff **APPROVED** the request for color change, on 10/21/2019 in the Main Street Historic District. This action does not have an adverse effect on the property, surrounding properties, or the district as a whole.

Attachments:	
A.	Elevations



Prepared By:
Robert Blevins
Principal Planner

Date: 8/19/20

ATTACHMENT A
Elevations

