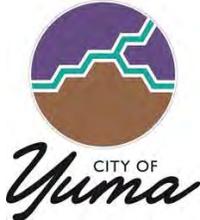


Notice of Public Meeting of the Design and Historic Review Commission of the City of Yuma

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 January 22, 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 Agenda</h3> <p><i>City Hall Council Chambers</i> <i>One City Plaza</i> Wednesday, January 22, 2020, 4:00 p.m.</p>
-----------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

CALL TO ORDER

ELECTION OF OFFICERS — CHAIR AND VICE CHAIR

APPROVAL OF MINUTES

December 11, 2019 (3 of 4 required: Rushin, Moody, Hamel, Coltman)

ITEMS REQUIRING RATIFICATION

Ratification — Minutes: November 13, 2019 (3 of 4 required: Rushin, Sheldahl, Leal-Rubio, Coltman)

ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION

None

HISTORIC DISTRICT:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-28969-2019**: This is a request by Raymond Hanna, for historic review of a new detached garage, for the property located at 389 S. 2nd Avenue, in the Century Heights Conservancy Residential Historic District.

AESTHETIC OVERLAY:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

None

COMMISSION DISCUSSION:

1. Annual Report DHRC Case Types

INFORMATION ITEMS

Staff

Administrative Approvals:

Historic District

1. **DHRC-20562-2017**: This is a request by Polar Cooling, on behalf of Achieve Human Services, for the review of new air conditioning units for the property located at 601 S. Orange Avenue, in the Century Heights Residential Conservancy Historic District.
2. **DHRC-26137-2019**: This is a request by Elsie Negroni for the review of new paint, and screening for the property located at 217 S. Gila Street, in the Main Street Historic District.
3. **DHRC-26375-2019**: This is a request by Royal Electric, on behalf of Luciano and Dina Munoz, for the review of a new electric service entrance for the property located at 195 S. Gila Street, in the Main Street Historic District.
4. **DHRC-28148-2019**: This is a request by D & M Shops, Inc., to replace an existing rear door with a steel door, for the property located at 30 W. 3rd Street, in the Main Street Historic District.

Aesthetic Overlay

1. **DHRC-27263-2019**: This is a request by Blue Streak Signs, on behalf of Crystal Whitaker, for the review of a new wall-mounted sign, awnings, and new paint for the property located at 4228 E. 32nd Street, Building A, in the General Commercial/Aesthetic Overlay (B-2/AO) District.

1. National Heritage Area

2. Commission

3. **Public** - Any member of the public may request to address the Design and Historic Review Commission on matters that are not listed on the Commission agenda. The Design and Historic 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 Design and Historic 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.

Notice is hereby given, pursuant to the DHRC Bylaws that one or more members of the Design and Historic Review Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

**Design and Historic Review Commission Meeting Minutes
December 11, 2019**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, December 11, 2019, 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, and Commissioners Chris Hamel, and Amanda Coltman. Commissioner Juan Leal-Rubio and Commissioner James Sheldahl were absent. There is one vacancy.

STAFF MEMBERS present included Cheri Skinner, Associate Planner, Alyssa Linville, Assistant Director of DCD/Zoning Administrator, Charysse Casillas, Administrative Assistant, and Jessenia Juarez, Administrative Assistant.

Chairman Rushin called the meeting to order at 4:25 p.m. and noted there was a quorum present.

APPROVAL OF MINUTES

November 13, 2019

Motion by Commissioner Moody, second by Commissioner Coltman, to APPROVE the minutes of November 13, 2019. The motion carried unanimously (4-0).

ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION.

DHRC-28346-2019: This is a request by Enrique D. Castillo, for the historic review to replace all windows, paint, replace roof, A/C unit, and replace two doors, located at 369 S. 2nd Avenue, within the Century Heights Conservancy Residential Historic District.

Cheri Skinner, Associate Planner summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

Commissioner Hamel asked if the garage doors will be replaced with wooden garage doors.

APPLICANT / APPLICANT'S REPRESENTATIVE

Lorena Castillo, 907 E. Marconi Ave, Phoenix, AZ, was available for questions and informed Hamel they will be standard doors.

PUBLIC COMMENT

None

MOTION

Motion by Commissioner Hamel, second by Commissioner Coltman, to APPROVE Case Number DHRC-28346-2019 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (4-0).

DHRC-28368-2019: This is a request by GBU Inc. for the demolition of all existing structures at the Post Park Motel, on the property located at 81 W. 1st Street, in the Main Street Historic District.

Cheri Skinner, Associate Planner summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

Commissioner Moody questioned what the basis was for condemnation a year ago. **Skinner** advised building was deemed structurally unsound by the Chief Building Official.

Moody questioned if this was true for both buildings. **Skinner** advised both are in bad repair, but applicant may try to renovate the rear structure with significant repairs being done to the electrical, plumbing, and structural damage.

Moody advised in report that sewage is not presently available to the property and questioned if it was available in the past. **Skinner** agreed to sewage not being currently available and mentioned she is not aware of the past due to the case not being hers.

APPLICANT / APPLICANT'S REPRESENTATIVE

Robert Scarborough, 3325 S 2nd Ave, Yuma, AZ, was available for questions and informed **Moody** several tenants lived in the structure 5 to 6 months ago. A neighbor renovated their property which cut into the structures sewer line. In **Scarborough** discussing the property with **Randy Crist** from Building Safety, on a separate occasion, Randy mentioned the back property is salvageable and can be used for a commercial building. However, the front portion of the building is not salvageable and condemned due to a structural fire that occurred 10 to 15 years ago. Due to these reasons, the front portion of the property had a year to be torn down.

Moody questioned whom Randy was, if the year time frame had already passed for tear down, and if Scarborough was one of the property owners. **Scarborough** advised the time frame is in the 8 to 9-month mark, and that he is the property owner.

Moody continued to question if the sewer for the property was hooked to Madison Avenue. **Scarborough** responded saying sewer went across due East of the property, across the neighboring property and onto Madison Ave. **Moody** questioned if the sewage on this property had ever ran through to 1st Street. **Scarborough** advised the previous owners had the frontline completely clogged and may have ran the sewage across the back while the property below was abandoned. If the property would be rehabbed, then the sewer would be running to 1st Street.

Moody stated that he acknowledges the front portion of the building is condemned, however, he would suggest renovating the structure versus having a demolition. **Moody** is always opposed to a demolition when there is no plan of development on the property. **Moody** informed if this pattern continues, property owners will neglect their properties until the Commission approves the condemnation. As far as the rear building is concerned, **Moody** would prefer to have it renovated if it can still be structurally utilized and is questioning approval of the demolition for the rear structure.

Scarborough advised that there are no plans for demolition of the rear structure. However, with the new Federal Courthouse and its expansion, Scarborough feels the property will be used for parking. If it is not used for parking, Scarborough would rehab the rear building and use it as a lawyer's office due to the proximity of the Courthouse. **Moody** stated he sees this potential or the purchase of this property and the lot beside this property, **Scarborough** agreed. **Moody** reiterated, if the rooms in the rear are stable there should be no rush to tear them down. **Scarborough** advised they will not be tearing down the rear, but only the front portion. Both portions were suggested by the City Planner, to be placed in the same request, if both portions wish to be demolished. **Moody** questioned if **Scarborough** feels obligated to fulfill the requirements of the city for condemnation, **Scarborough** agreed as they were close to the year time frame.

Moody turned to **Chairman Rushin** to verify how the city would proceed if the whole request would be denied.

Rushin advised that the best process on condemnation would be the example of the project on Maiden Lane. **Rushin** mentioned if the motion is to deny the demolition of the building, the Commission would have to find a buyer for the property within 30 days. If a buyer is not found, the condemnation is continued.

Rushin mentioned that he feels similarly to **Moody**, as this is an adobe property and it is important to keep them. However, with the front building being condemned, **Rushin** would agree with the demolition of the front building, not the rear.

Moody suggested since the building is not causing anyone imminent danger and on the chance that something can be done with the property, let the structure stay. **Scarborough** agreed and clarified he is not opposed to leaving the property as is.

PUBLIC COMMENT

None

MOTION

Motion by Commissioner Moody for demolition of the front building, second by Commissioner Hamel, to APPROVE Case Number DHRC-28368-2019 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (4-0).

DHRC-28451-2019: This is a request by Penn Neon Sign Co., Inc. on behalf of B & GS Family Limited Partnership, for historic review of new signs for Mr. G's Restaurant, for the property located at 501 S. 4th Avenue, in the Century Heights Conservancy Residential Historic District.

Cheri Skinner, Associate Planner summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

Moody questioned what happens to the original sign, **Skinner** states it may be taken down, but the sign contractor was present.

APPLICANT / APPLICANT'S REPRESENTATIVE

Ron Contreras, 707 W 8th St, Yuma, AZ, was available for questions. He thanked staff and was grateful for getting to this meeting rapidly. **Contreras** advised the sign will remain in place as it is historic with the possibility of a new face in the future, but the Commission will be advised of this when it happens.

Moody clarified that the signage is the freestanding sign on the corner, **Contreras** agreed.

Contreras advised the older style letters that say "Tacos" will be LED light bulbs and all other signage will be painted on the wall, apart from the Mr. G's star. The star will be an aluminum sign, have distressed paint, and will have neon paint. The signage on the door is a metal panel with brushed aluminum and neon outlines. The effect is to emulate historic neon signage. **Contreras** mentioned the building is going to be lighter than the colors in the presentation and the drive through being painted on as well.

Moody questioned when the location will be reopened. **Contreras** responded with the date being the 23rd of December, 2019.

PUBLIC COMMENT

None

MOTION

Motion by Commissioner Hamel, second by Commissioner Coltman, to APPROVE Case Number DHRC-28541-2019 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (4-0).

DHRC-28486-2019: This is a request by Lindsay Benacka, on behalf of the City of Yuma, for the historic review to place a metal sculpture in front of the Yuma Art Center, located at 254 S. Main Street, within the Main Street Historic District.

Cheri Skinner, Associate Planner summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Lindsay Benacka, 254 S. Main Street, Yuma, AZ said she was available for questions and advised this is an exciting project with a lot of movement in the public art industry and the creative corridor is what they are going for on Main Street. This is an acquisition from the Drysdale family whom is donating the sculpture back to the public and was originally placed at the Depo location before being burnt down. In working with the Drysdale family and stakeholder's in the community, the city was able to obtain more information about the

history of the sculpture. The original information was found with the help of the Historic Librarian. **Benacka** continued to mention the sculpture being refinished in a manner to preserve the artists original look.

Commissioner Coltman questioned if the placement of the sculpture in front of the art center will require for the bushes to be taken out, **Benacka** agreed and stated the planter will be cemented in with a decorative fence line.

John Edmondson, 2571 S. Walnut Avenue, Yuma, AZ, stated he has never sandblasted for a project, but was able to preserve the original black and yellow, the blue, and even found a piece with orange and green horizontal stripes. None of the documented history for the sculpture lists the orange and green being present. **Edmonson** mentioned he hopes the city approves the sculpture for everyone to see on Main Street.

Coltman questioned what color the sculpture is going to remain. **Edmonson** advised they used hydrogen peroxide vinegar to artificially rust the sculpture, but remain with the original colors found. **Edmonson** advised that painting the sculpture was discussed, but due to future sun damage, they did not proceed to paint it.

Benacka mentioned they did want to be able to preserve the original art as well as let the Edmonson's leave their mark on the sculpture.

PUBLIC COMMENT

None

MOTION

Motion by Commissioner Moody, second by Commissioner Hamel, to APPROVE Case Number DHRC-28486-2019 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (4-0).

INFORMATION ITEMS

Staff

Administrative Approvals:
Historic District

DHRC-28149-2019: This is a request by Lindsay Benacka for The Yuma Art Center, to temporarily allow an airstream trailer for a recording studio, for the property located at 254 S. Main Street, in the Main Street Historic District.

Aesthetic Overlay
None

National Heritage Area

None

Commission

Moody, informed on December 19th, at the Yuma Theatre, there was a presentation of the, StoryCorps Yuma Listening Project and requested **Benacka** inform of the event. **Benacka** advised it is a free, public event starting at 6:30pm to recap the stories of the month long stay in Yuma from StoryCorps. The event is informational and allows you to meet and greet with the facilitators from KAWC and those of StoryCorps directly.

Coltman advised she did StoryCorps with her husband and will be doing it again with her father. **Coltman** praised the project and encouraged others to partake as well.

Public

None

ADJOURNMENT

The meeting was adjourned at 5:09 p.m.

Minutes approved this _____ day of _____, 2020.

Chairman

**Design and Historic Review Commission Meeting Minutes
November 13, 2019**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, November 13, 2019, at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

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

STAFF MEMBERS present included Robert Blevins, Principal Planner; Cheri Skinner, Associate Planner; Charysse Casillas, Administrative Assistant and Amelia Griffin, Assistant Planner.

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

APPROVAL OF MINUTES

October 23, 2019

Motion by Commissioner Sheldahl, second by Commissioner Leal-Rubio, to APPROVE the minutes of October 23, 2019. The motion carried unanimously (4-0).

ITEMS REQUIRING RATIFICATION

Ratification – Minutes: September 11, 2019

Motion by Commissioner Leal-Rubio, second by Commissioner Coltman, to APPROVE the ratification of minutes on September 11, 2019. The motion carried unanimously (4-0).

ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION.

DHRC-28215-2019: This is a request by Fernando Cetina of Maya's Construction, on behalf of Sonia R. Sardinias, for the demolition of all existing structures, and review of a new 1,925 square foot office building, located at 212 S. 2nd Avenue, in the Old Town (OT) District.

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

QUESTIONS FOR STAFF

Commissioner Leal-Rubio questioned if the alley behind the property is improved. **Blevins** responded saying it is drivable, but not the best conditions. **Rubio** in turn questioned if it would be paved as a part of the plans. **Blevins** advised there is paving in some form that would take place.

APPLICANT / APPLICANT'S REPRESENTATIVE

Fernando Cetina, 2862 S. Ave. B, Yuma, AZ, was available for questions.

Commissioner Leal-Rubio asked if there was access from the street to the parking in the rear.

Fernando Cetina, 2862 S. Ave. B, Yuma, AZ, there is a high curb with no vehicle access, but there is walking access. It would only be used in case of emergencies.

PUBLIC COMMENT

None

MOTION

Motion by Commissioner Leal-Rubio, second by Commissioner Sheldahl, to APPROVE Case Number DHRC-28215-2019 subject to the Conditions of Approval in Attachment A. Motion carried unanimously

(4-0).

COMMISSION DISCUSSION

Robert Blevins, Principal Planner, gave a presentation on the Futureliner number 10.

INFORMATION ITEMS

Staff

None

National Heritage Area

None

Commission

None

Public

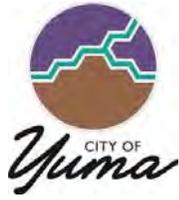
None

ADJOURNMENT

The meeting was adjourned at 4:21 p.m.

Minutes approved this _____ day of _____, 2019.

Chairman



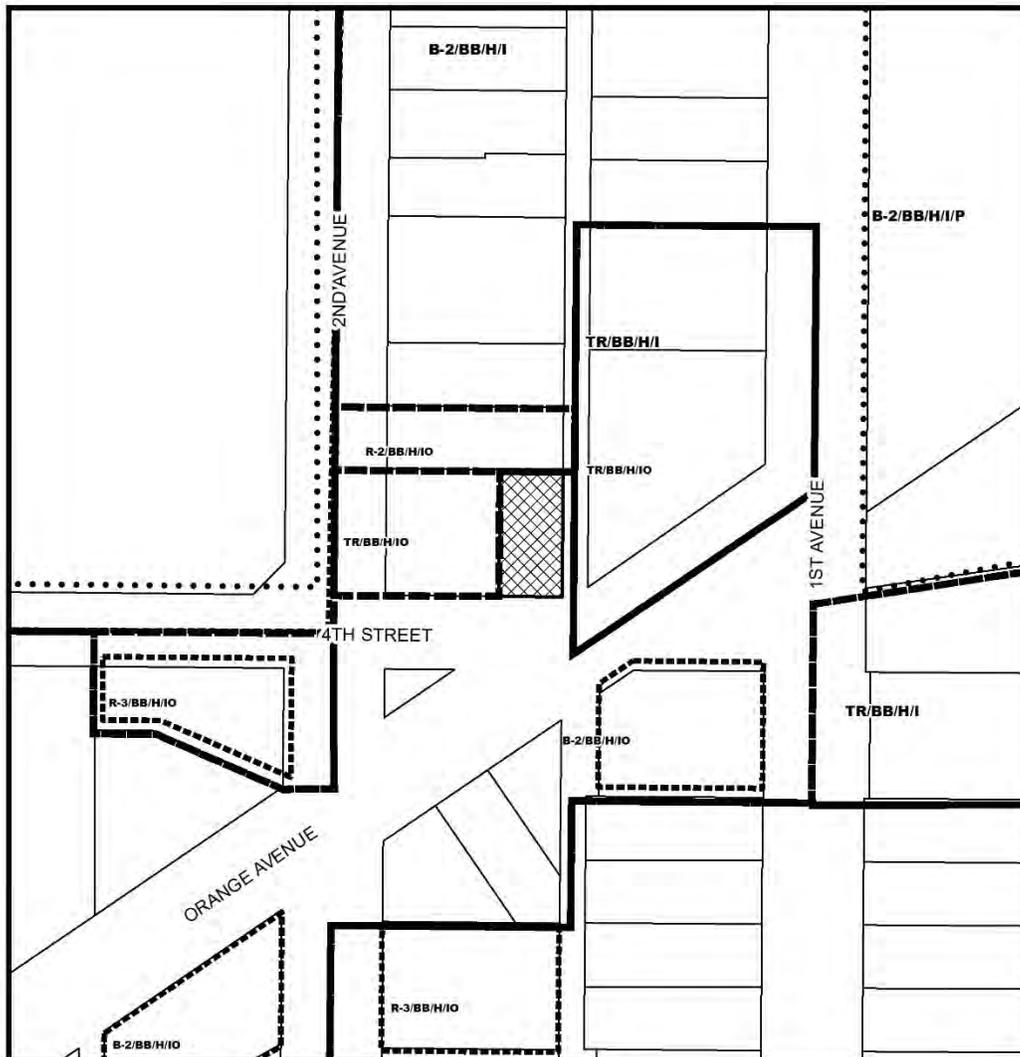
STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-28969-2019
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER: BOB BLEVINS

Hearing Date: January 22, 2020

Case Number: DHRC-28969-2019

Project Description/Location: This is a request by Raymond Hanna, for historic review of a new detached garage, for the property located at 389 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 District
Parcel Number:	633-51-159
Historic Listing Status:	N/A
Address:	389 S. 2 nd Avenue
Property Owner:	Raymond Hanna
Property Owner's Agent	None
Zoning of the Site:	TR/B-2/H/IO/B&B
Existing Land Use(s) on the Site:	Single-family dwelling
Surrounding Zoning and Land Uses:	
○ North:	R-2/H/IO/B&B; 2 Single-family dwellings
○ South:	B-2/H/IO/B&B; Hom's Market
○ East:	TR/H/IO/B&B; Apartments
○ West	TR/H/IO/B&B/P; Fire Station
Related Actions or Cases:	ZH88-2 (Rezoning); HR2004-026 (Renovations); LS2004-023 (Split lots); Z2004-021 (Rezoned to TR & B-2); HR2005-020 (Wall).
Land Division Status:	Parcel is a legal lot of record.
Flood Plain Designation:	Zone X

Description of Proposed Project / Background / Use:

The new detached garage is proposed for the north side of the property adjacent to, but not attached to, the existing home. A recent ownership change and interior remodeling are now occurring. This new 525 square foot garage will be 14 feet in height, and will be finished in a style similar to the dwelling with a stucco finish and roof tile accents.

Staff Analysis:

This property was not part of the 1986 Arizona State Historic Property Survey. The Assessor shows the home was built in 1934; it has been a residence for many years. The design and location of the garage will not detract from or overpower the existing home, but will complement the home and provide storage needed by the residents. A paved driveway to the location of the new garage already exists. There will be no new alley access. No structures will be removed to accommodate the new construction.

The Secretary of the Interior's Standards for Rehabilitation address a building's site and environment, plus any related landscape features, as well as attached, adjacent, or related new construction. Two of the Standards confirm the suitability of this project:

- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff Recommendation: Staff recommends **APPROVAL** of the request for historic review of a new detached garage, for the property located at 389 S. 2nd Avenue, in the Century Heights Conservancy Residential Historic District, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** DHRC-28969-2019 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 Raymond Hanna for construction of a new detached garage, for the property located at 389 S. 2nd Avenue, in the Century Heights Conservancy Residential Historic District.

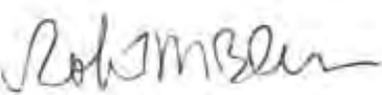
Proposed conditions delivered to applicant on: 01/02/20

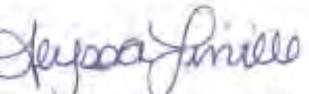
Final staff report delivered to applicant on: 01/14/20

Applicant agreed with all of the conditions of approval on: 01/02/20

Attachments:

- A. Conditions of Approval
- B. Proposed Site Plan
- C. Site Photo
- D. Elevations
- E. Colors, Textures, and Materials
- F. Aerial Photo

Prepared By:  **Date:** 1/2/20
Robert M. Blevins
Principal Planner Robert.Blevins@yumaaz.gov (928)373-5189

Approved By:  **Date:** 01/07/20
Alyssa Linville
Assistant Director/Zoning Administrator

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:

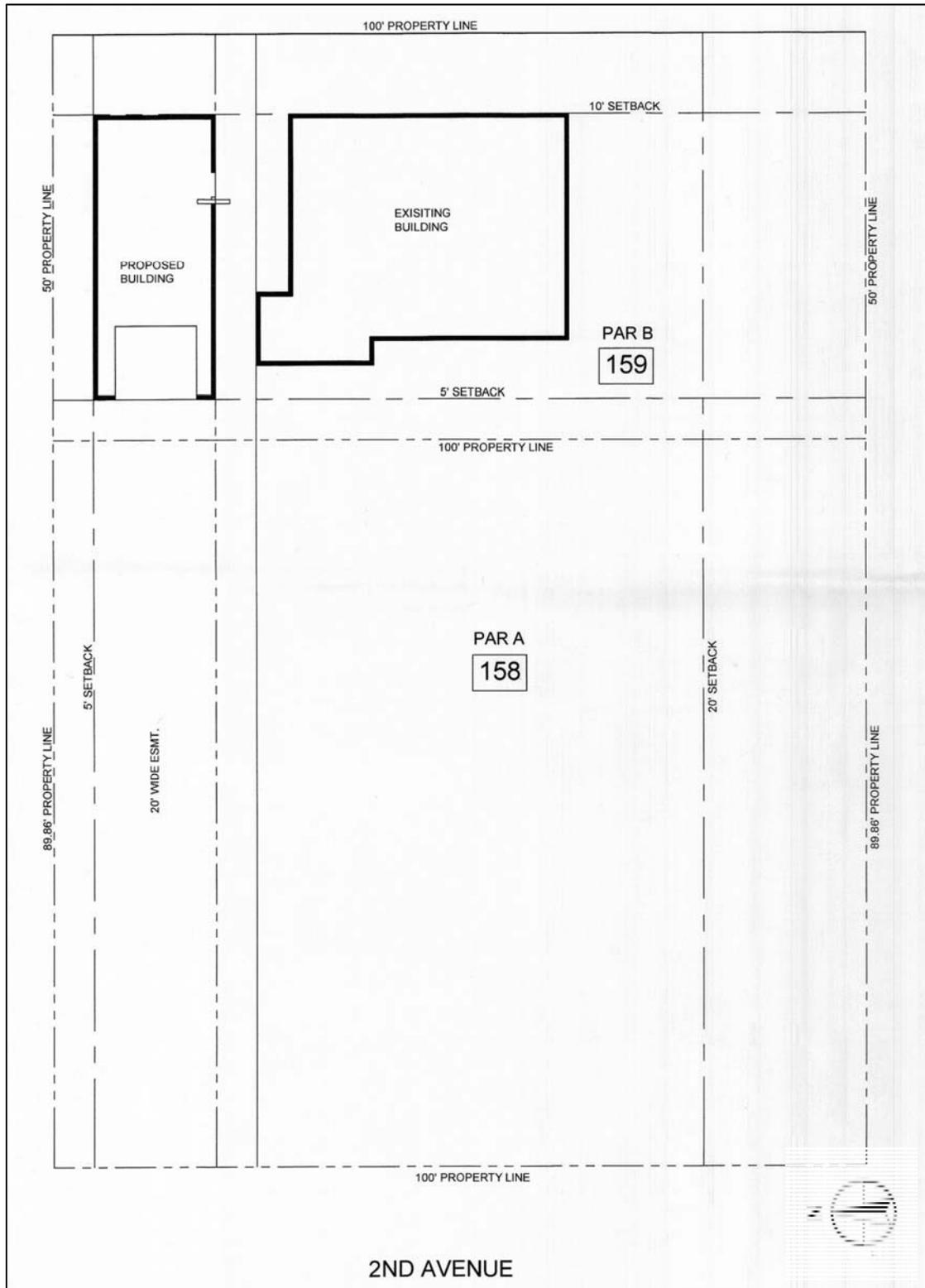
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

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.

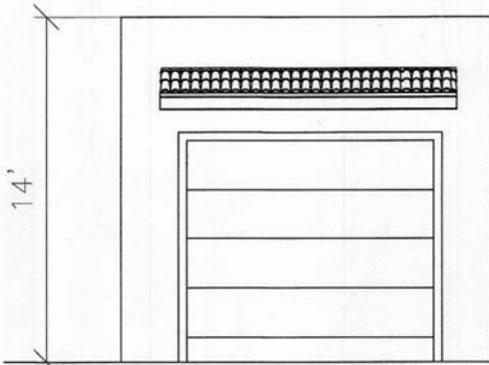
ATTACHMENT B
Site Plan



ATTACHMENT C
Site Photo

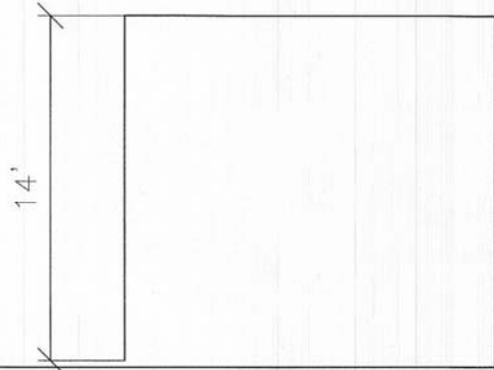


ATTACHMENT D
Elevations

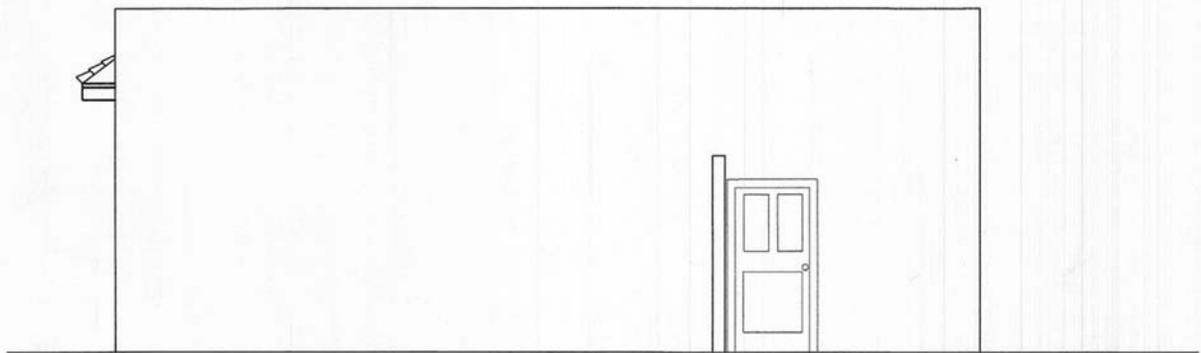


WEST SIDE ELEVATION

SCALE: 1/4"=1'-0"

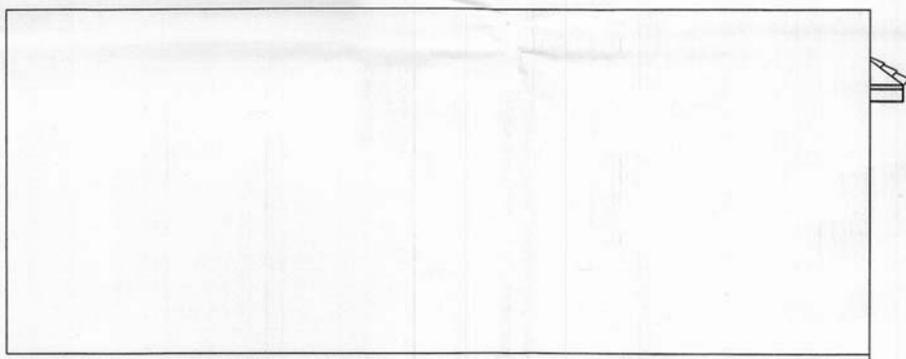


EAST SIDE ELEVATION



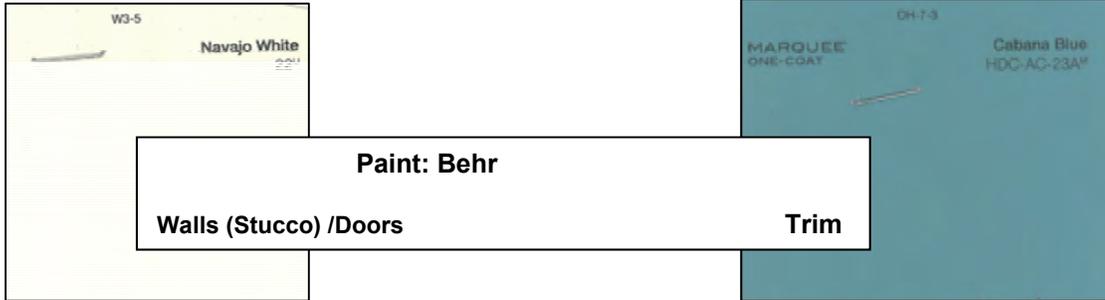
SOUTH SIDE ELEVATION

SCALE: 1/4"=1'-0"



NORTH SIDE ELEVATION

ATTACHMENT E
Colors, Textures, Materials



Eagle Roofing



ATTACHMENT F
Aerial Photo

Garage location





MEMORANDUM

Department of Community Development/Planning

DATE: January 22, 2020
TO: Design and Historic Review Commission
FROM: Bob Blevins, Principal Planner *RB*
SUBJECT: 2019 Annual Report with Case Types

The following tables show a breakdown of hearing dates and case types with totals for the year 2019. Additional totals from previous years are included for comparison. Staff will do further analysis on any particular case types or trends as requested.

2019 DHRC Cases

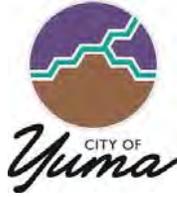
2019 Hearing Dates	Historic	Admin. Historic	Aesthetic	Admin. Aesthetic
Jan 23	X	XXX	X	
Feb 13	XXX	XXX		X
Feb 27	X	X		X
Mar 13		X	X	
Apr 10	X	XXX		
May 08	X	X		
May 22	X			
Aug 14	XXXX	X		
Sep 11	XX			
Oct 23			X	XX
Nov 13	X			
Dec 11	XXXX	X		
2019 total 40	19	14	3	4

Prelim. Review / Presentations	Commission Discussion Items
	X
	X
	X
	X
	X
	X
	X
	X
	X
	X
	X
	X
0	10

Prior Years Totals

2018	41	23	9	9	0
2017	30	21	7	1	1
2016	28	15	3	10	0
2015	51	20	18	10	3

1	13
3	9
1	11
2	13

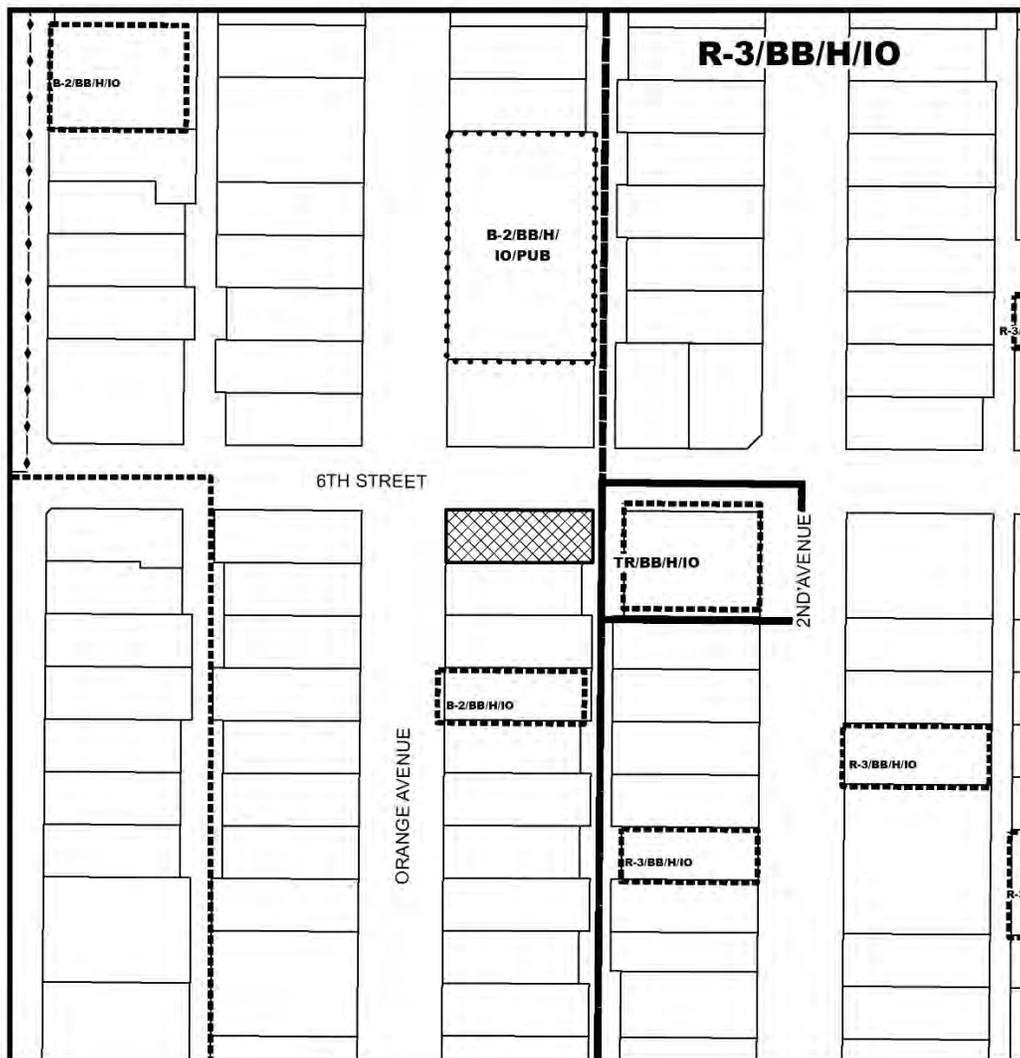


STAFF MEMO
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
ADMINISTRATIVE REVIEW CASE #: DHRC-20562-2017
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER: BOB BLEVINS

Hearing Date: January 22, 2020 **Case Number:** DHRC-20562-2017

Project Description/Location: This is a request by Polar Cooling, on behalf of Achieve Human Services, for the review of new air conditioning units for the property located at 601 S. Orange Avenue, in the Century Heights Residential Conservancy Historic District.

Location Map:



Location Specific Information:

Historic District:	Brinley Avenue	Century Heights	X	Main Street		None
Individually Listed Historic Buildings on-site:	Yes	No	X			
Aesthetic Overlay:	Yes	No	X			
Parcel Number:	633-59-097					
Address:	601 S. Orange Avenue					
Property Owner:	Achieve Human Services					
Property Owner's Agent:	Polar Cooling					
	Existing Zoning			Existing Land Use		
Site	B-2/H/IO/BB			Apartments		
North	B-2/H/IO/BB			Residence		
South	B-2/H/IO/BB			Residence		
East	R-3/H/IO/BB			Residence		
West	B-2/H/IO/BB			Residence		
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:	This 2 story apartment building was constructed in 1916. While not individually-listed, it does contribute to the neighborhood as a fine example of early apartment living.
----------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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:	This request is for seven replacement ground-level air conditioning units.
----------------------------	----------------------------------------------------------------------------

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:	The replacement units do not harm the integrity of the original building.
----------------------------	---------------------------------------------------------------------------

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

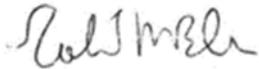
No

Explain/Describe/ Discuss:	The ongoing maintenance of this structure is needed to protect and enhance the property and district.
----------------------------	-------------------------------------------------------------------------------------------------------

Staff Summation: Staff APPROVED the request for a replacement a/c units on 12/07/17 in the Century Heights Conservancy Residential Historic District. This action does not have an adverse effect on the property, surrounding properties, or the district as a whole.

Attachments:	
A.	Photo
B.	Aerial Photo

Approved By:
Robert Blevins
Principal Planner



Date:

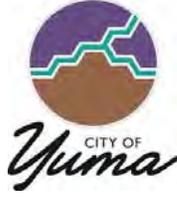
10/16/19

ATTACHMENT A
Site Photo



ATTACHMENT B
Aerial Photo



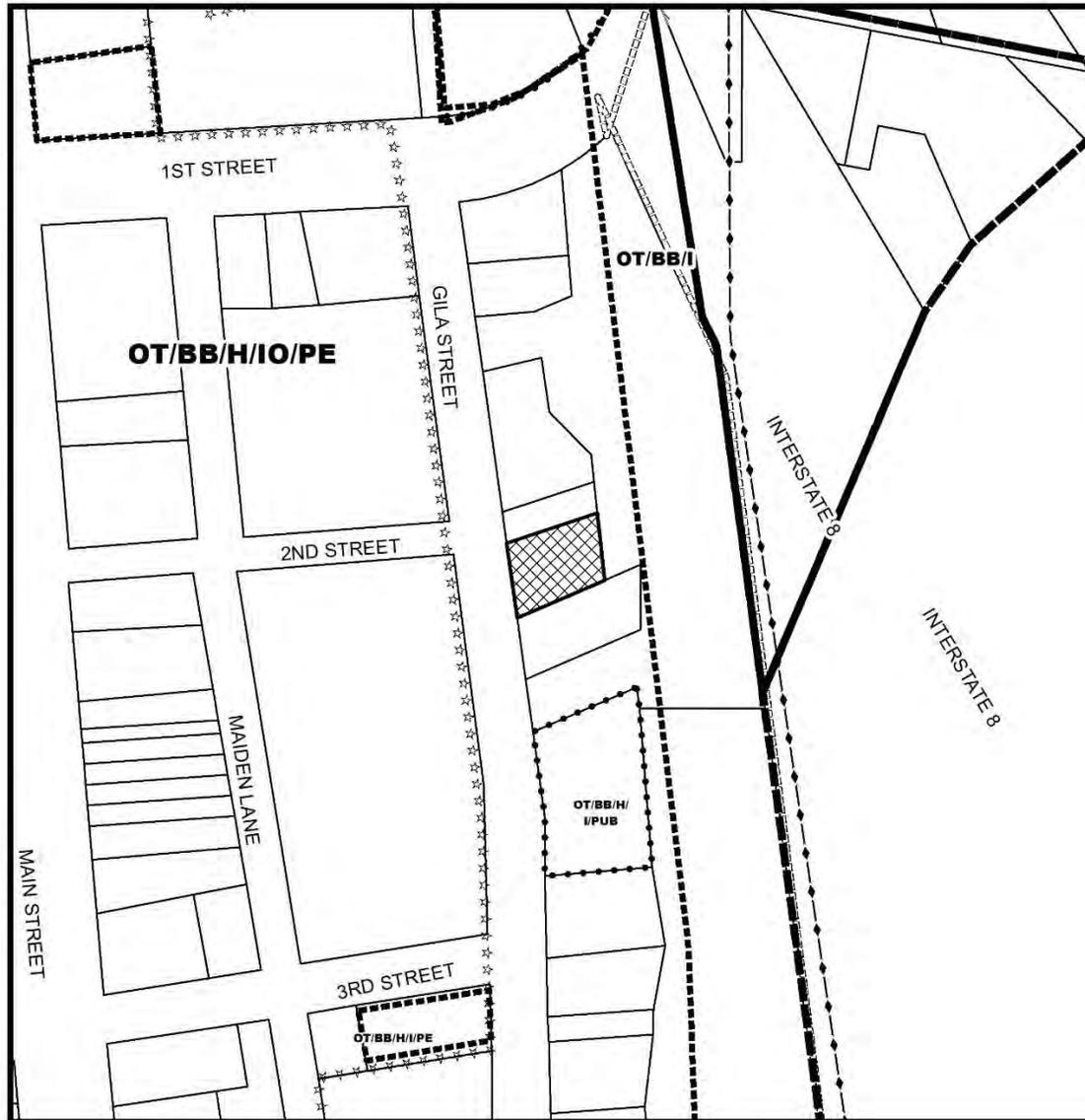


STAFF MEMO
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
ADMINISTRATIVE REVIEW CASE #: DHRC-26137-2019
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER: BOB BLEVINS

Hearing Date: January 22, 2020 **Case Number:** DHRC-26137-2019

Project Description/Location: This is a request by Elsie Negroni for the review of new paint, and screening for the property located at 217 S. Gila 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:	633-44-155				
Address:	217 S. Gila Street				
Property Owner:	Elsie Negroni				
Property Owner's Agent:	None				
	Existing Zoning	Existing Land Use			
Site	OT/H/IO/BB	Residences			
North	OT/H/IO/BB	Residence			
South	OT/H/IO/BB	Hotel			
East	County LI	Railroad			
West	B-2	Public Parking			
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:	Duplex bungalow built circa 1911.
----------------------------	-----------------------------------

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:	This request is for a replacement of screening, repairing screen porch, and exterior paint.
----------------------------	---------------------------------------------------------------------------------------------

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:	The replacement screening and repaint do not harm the integrity of the original duplex.
----------------------------	-----------------------------------------------------------------------------------------

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

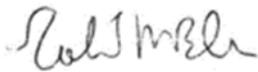
No

Explain/Describe/ Discuss:	The ongoing maintenance of this structure is needed to protect and enhance the property and district.
----------------------------	-------------------------------------------------------------------------------------------------------

Staff Summation: Staff APPROVED the request for a replacement screening and paint on 05/06/2019 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.	Photos Before and After
B.	Aerial Photo

Approved By:
Robert Blevins
Principal Planner



Date:

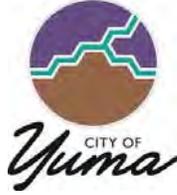
10/16/19

ATTACHMENT A
Site Photos Before and After



ATTACHMENT B
Aerial Photo



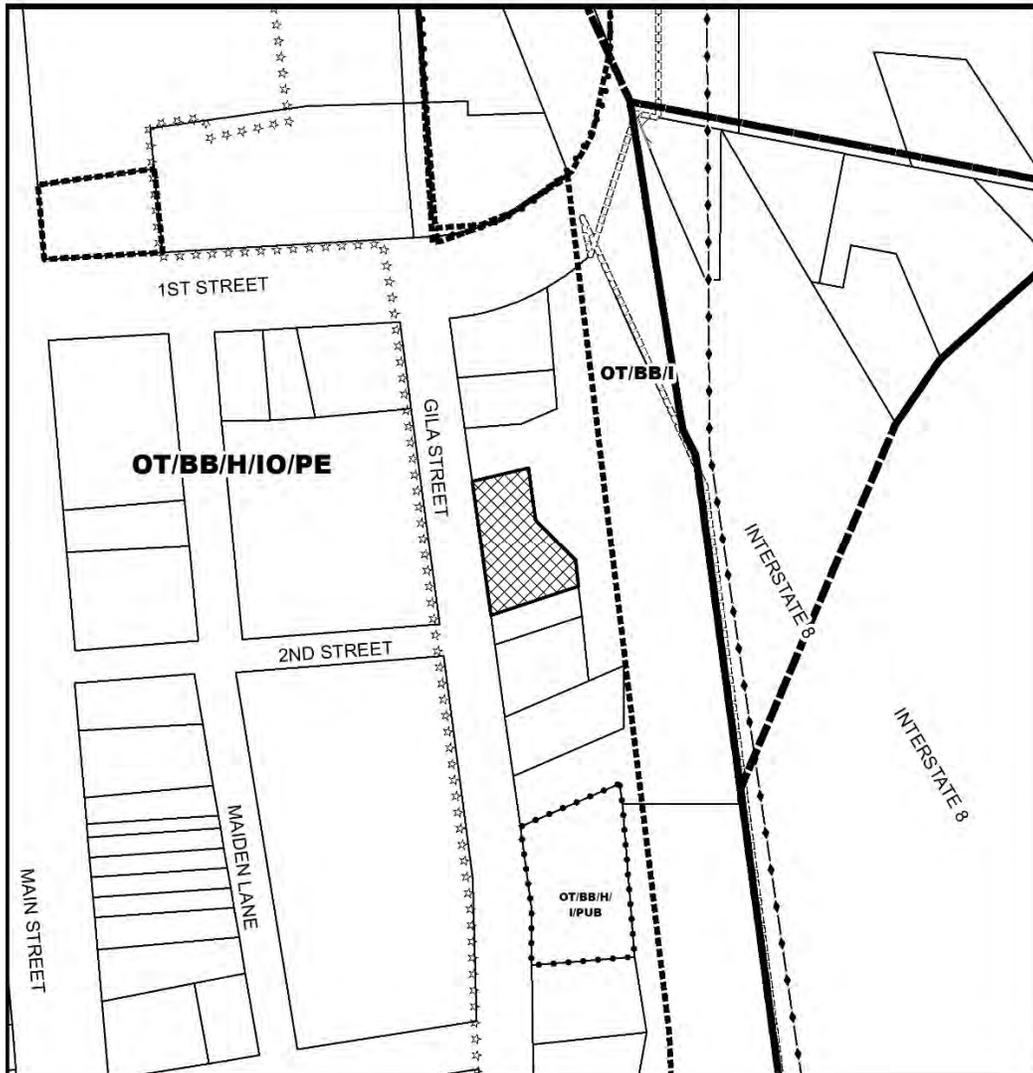


STAFF MEMO
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
ADMINISTRATIVE REVIEW CASE #: DHRC-26375-2019
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER: BOB BLEVINS

Hearing Date: January 22, 2020 **Case Number:** DHRC-26375-2019

Project Description/Location: This is a request by Royal Electric, on behalf of Luciano and Dina Munoz, for the review of a new electric service entrance for the property located at 195 S. Gila 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:	633-36-249				
Address:	195 S. Gila Street				
Property Owner:	Luciano and Dina Munoz				
Property Owner's Agent:	Royal Electric				
	Existing Zoning	Existing Land Use			
Site	OT/H/IO/BB	Railroad Express Office			
North	OT/H/IO/BB	Vacant			
South	OT/H/IO/BB	Residences			
East	OT/H/IO/BB	Railroad			
West	OT/H/IO/BB	Public Parking			
Prior Related Actions or Cases:	NHR1997-010 (mural and sign); DH2011-051 (windows).				
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:	This 2 story apartment building was constructed in 1916. While not individually-listed, it does contribute to the neighborhood as a fine example of early railroad buildings.
----------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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:	This request is to replace an electric service entrance panel.
----------------------------	----------------------------------------------------------------

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:	The replacement panel does not harm the integrity of the original building.
----------------------------	-----------------------------------------------------------------------------

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

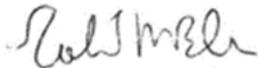
No

Explain/Describe/ Discuss:	The ongoing maintenance of this structure is needed to protect and enhance the property and district.
----------------------------	-------------------------------------------------------------------------------------------------------

Staff Summation: Staff APPROVED the request for a replacement electric service entrance panel on 05/20/19 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.

Attachment:	
A.	Photo

Approved By:
Robert Blevins
Principal Planner

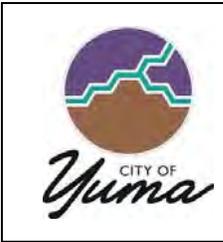


Date:

10/16/19

ATTACHMENT A
Site Photo





STAFF MEMO
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
ADMINISTRATIVE REVIEW CASE #: DHRC-28148-2019
 DEPARTMENT OF COMMUNITY DEVELOPMENT
 COMMUNITY PLANNING DIVISION
 CASE PLANNER: CHERI SKINNER

Hearing Date: January 22, 2020

Case Number: DHRC-28148-2019

Project Description/Location: **CASE SUMMARY:** This is a request by D & M Shops, Inc., to replace an existing rear door with a steel door, for the property located at 30 W. 3rd Street, in the Main Street Historic District.

Location Specific Information:

Historic District:	Brinley Avenue	Century Heights	Main Street	X	None
Individually Listed Historic Buildings on-site:	Yes	X	No		
Aesthetic Overlay:	Yes		No	X	
Parcel Number:	633-44-090				
Address:	30 W. 3 rd Street				
Property Owner:	Marilyn M. Davis				
Property Owner's Agent:	N/A				
	Existing Zoning		Existing Land Use		
Site	OT/BB/H/IO		Retail		
North	OT/BB/H/IO		Parking Lot		
South	OT/BB/H/IO		Parking Lot		
East	OT/BB/H/IO		Apartment Building		
West	OT/BB/H/IO		Plaza Paint		
Prior Related Actions or Cases:	None				
Land Division Status:	Legal lot of record				
Flood Plain Designation:	Flood 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:	This property is individually listed on the National Register of Historic Places, as the Cactus Press-Plaza Paint building.
----------------------------	-----------------------------------------------------------------------------------------------------------------------------

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:	The property owner proposes to replace an existing rear door with a steel door.
----------------------------	---------------------------------------------------------------------------------

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 Historic District.

Is this statement correct for this application?

Yes

No

Explain/Describe/ Discuss:	The request matches the minor maintenance modifications found in the Yuma City Code Title 15, Chapter 154, Section 02.04(E)(1)
----------------------------	--------------------------------------------------------------------------------------------------------------------------------

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:	This action is in keeping with the Historic District Standards and will not have a detrimental effect on the structure or the district as a whole. The new door will be aesthetically pleasing and be consistent with the area as well as provide better security.
----------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Staff Summation: Staff **APPROVED** the request to replace an existing door on August 28, 2019. This action does not have an adverse effect on the property, surrounding properties, or the district as a whole.

Attachment (s)

- A. Photos
- B. Aerial Photo

Proposed conditions delivered to applicant on: N/A

Final staff report delivered to applicant on: N/A

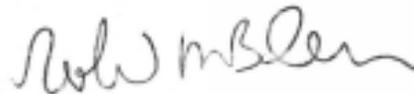
Prepared By:

Cheri Skinner 
Associate Planner cheri.skinner@yumaaz.gov

Date: 1-2-2020

(928)373-5000, x3040

Approved By:


Robert Blevins
Principal Planner

Date: 1.2.20

ATTACHMENT A
Photos

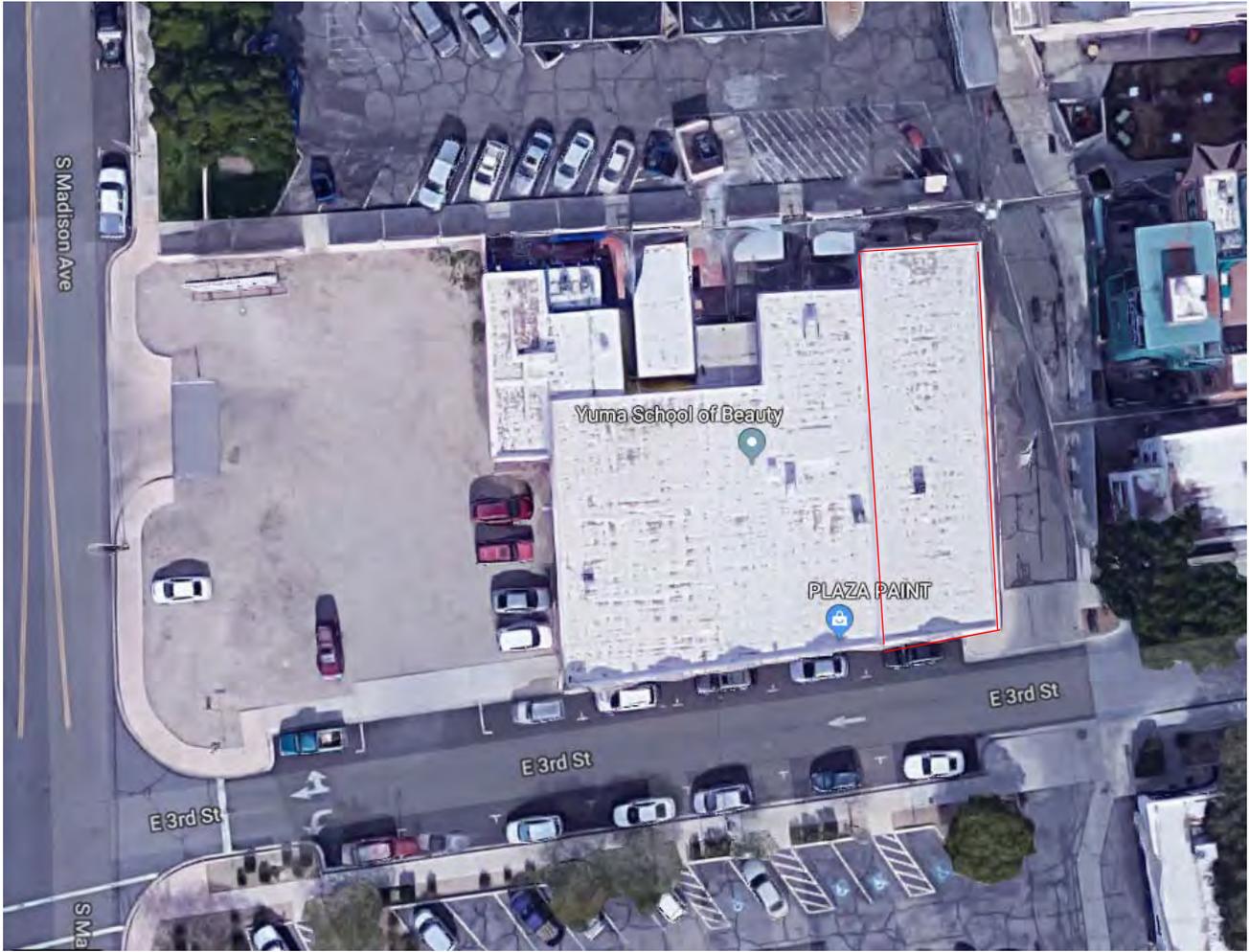


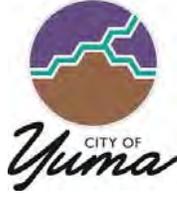
Before Photo



After Photo

ATTACHMENT B
Aerial Photo



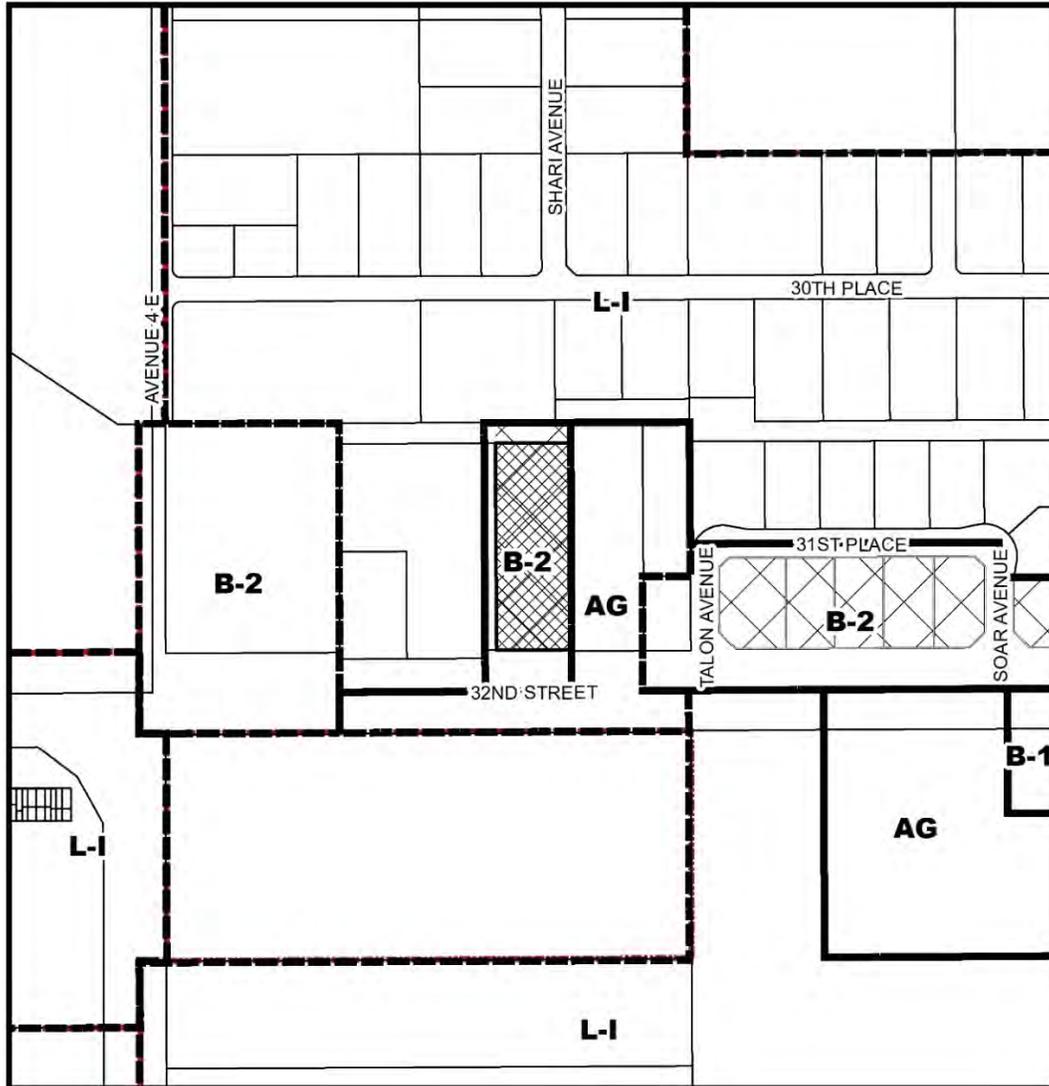


STAFF MEMO
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
ADMINISTRATIVE REVIEW CASE #: DHRC-27263-2019
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER: BOB BLEVINS

Hearing Date: January 22, 2020 **Case Number:** DHRC-27263-2019

Project Description/Location: This is a request by Blue Streak Signs, on behalf of Crystal Whitaker, for the review of a new wall-mounted sign, awnings and new paint for the property located at 4228 E. 32nd Street, Building A, in the General Commercial/Aesthetic Overlay (B-2/AO) District.

Location Map:



Location Specific Information:

Historic District:	Brinley Avenue		Century Heights		Main Street		None	X
Individually Listed Historic Buildings on- site:	Yes		No		X			
Aesthetic Overlay:	Yes		X		No			
Parcel Number:	697-25-018							
Address:	4228 E. 32 nd Street, Building A							
Property Owner:	Crystal Whitaker							
Property Owner's Agent:	Blue Streak Signs							
	Existing Zoning			Existing Land Use				
Site	B-2/AO			Commercial Buildings				
North	L-I			Industrial Buildings				
South	L-I			Vacant Land				
East	AG			Commercial Buildings				
West	L-I			Commercial Buildings				
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 property contains several commercial buildings of no historic significance.
----------------------------	---------------------------------------------------------------------------------

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:	This request is for a replacement sign, new awnings, and new paint on an existing building.
----------------------------	---------------------------------------------------------------------------------------------

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:	The replacement sign does not harm the integrity of the building and the awning compliments the new building colors.
----------------------------	----------------------------------------------------------------------------------------------------------------------

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:	New signage, awnings, and building paint will be an asset to the property and promote the success of the businesses.
----------------------------	----------------------------------------------------------------------------------------------------------------------

Staff Summation: Staff APPROVED the request for a replacement sign, awnings, and paint on 10/22/19 in the B-2/AO District. This action does not have an adverse effect on the property, surrounding properties, or the district as a whole.

Attachments:	
A.	Sign and Paint Colors
B.	Site Photo
C.	Aerial Photo

Prepared By: 
 Robert M. Blevins, Principal Planner (928) 373-5189 Date: 11/26/19
 Robert.Blevins@yumaaz.gov

ATTACHMENT A

Sign and Paint Colors

SOUTH ELEVATION



3'-5" x 7'-7" non-illuminated, flat cut out 1/8" aluminum sign panel with vinyl graphics. Sign panel to be installed on fascia with 8) 1/4" x 2" screws. Sign panel will be installed so that top of sign will be 6" below roof line.



Lowe's Paint: Long Horizon 237A



White Core 405

ATTACHMENT B
Site Photo



