

**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 questioned 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 seal the area and have a standard door.

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 is deemed structurally unsound by the Chief Building Official.

Commissioner 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.

Commissioner 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 **Commissioner 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**, 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.

Commissioner 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** clarified he was speaking with Randy Crist from Building Safety, that the time frame is in the 8 to 9-month mark, and that he is the property owner.

Commissioner 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. **Commissioner 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.

Commissioner Moody stated that he acknowledges the front portion of the building is condemned, however, he would suggest renovating the structure versus having a demolition. **Commissioner Moody** is always opposed to a demolition when there is no plan of development on the property. **Commissioner 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, **Commissioner 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. **Commissioner Moody** stated he sees this potential or the purchase of this property and the lot beside this property, **Scarborough** agreed. **Commissioner 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. **Commissioner 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.

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

Chairman Rushin advised that the best process on condemnation would be the example of the project on Maiden Lane. **Chairman 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.

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

Commissioner 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

Commissioner 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. 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.

Commissioner 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.

Commissioner Moody questioned when the location will be reopened. **Contreras** responded with the possibility of 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 available for questions. **Benacka** 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. **Edmondson** mentioned he hopes the city approves the sculpture for everyone to see on Main Street.

Commissioner Coltman questioned what color the sculpture is going to remain. **Edmondson** advised they used hydrogen peroxide vinegar to artificially rust the sculpture, but remain with the original colors found. **Edmondson** 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 **Edmondson'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

Commissioner 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.

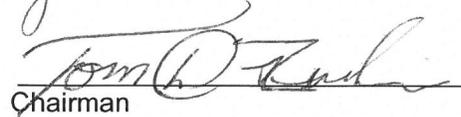
Commissioner Coltman advised she did StoryCorps with her husband and will be doing it again with her father. **Coltman** praised the project and encouraged others to partake as well.

Public
None

ADJOURNMENT

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

Minutes approved this 22 day of January, 2020.


Chairman