

## **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 June 9, 2021 at 4:00 p.m. in the City Hall Council Chambers, One City Plaza, Yuma, AZ. The Agenda for the meeting is as follows:



## **Design and Historic Review Commission Agenda**

*City Hall Council Chambers  
One City Plaza*

**Wednesday, June 9, 2021, 4:00 p.m.**

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](mailto: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**

May 26, 2021

### **ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION**

#### **HISTORIC DISTRICT:**

##### **PRELIMINARY REVIEWS**

None

##### **CASES REQUIRING ACTION**

1. **DHRC-35431-2021:** *This is a request by Kathi Marcus of the Yuma County Historical Society, to paint new murals on the front façade of the Jack Mellon House, located at 248 S. Madison Avenue, in the Brinley Avenue Historic District.*

#### **AESTHETIC OVERLAY**

None

##### **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.

*Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, 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  
May 26, 2021**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, May 26, 2021, at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

**DESIGN AND HISTORIC REVIEW COMMISSION MEMBERS** present included Chairman Tom Rushin, Vice-Chairman Juan Leal-Rubio and Commissioners Amanda Coltman, Chris Hamel, James Sheldahl and Sandra Anthony. Commissioner Moody was absent.

**STAFF MEMBERS** present included Randall Crist, Interim DCD Director; Robert Blevins, Principal Planner; Chad Brown, Associate Planner; Amelia Griffin, Associate Planner; Erika Peterson, Assistant Planner; Alexis Garcia, Assistant Planner; Alejandro Marquez, Administrative Assistant, and Lizbeth Sanchez, Administrative Assistant.

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

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**APPROVAL OF MINUTES**

May 12, 2021

**Chairman Rushin** asked to correct the motion for case DHRC-34825-2021 to include his recusal.

**Motion by Rushin, second by HAMEL to APPROVE the minutes of May 12, 2021 as corrected, Motion carried unanimously (5-0) with two absent.**

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**ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION.**

**Vice-Chairman Juan Leal-Rubio** declared a conflict and recused himself.

**Commissioner Sheldahl** joined the meeting.

**DHRC-34949-2021:** *This is a request by Nathan Vassar of Solon Corporation, on behalf of Yuma County, to install solar canopies over the existing parking spaces at the Yuma County Adult Probation Building, located at 405 S. Main Street, in the Main Street Historic District.*

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

**QUESTIONS FOR STAFF**

**Commissioner Hamel** asked what direction the proposed shade structures would face. **Blevins** deferred question to the applicant's representative.

**Commissioner Anthony** asked if there would be four solar shade structures. **Blevins** replied yes.

**APPLICANT / APPLICANT'S REPRESENTATIVE**

**Joe Rynes, Solon Corp, 14952 S. 184<sup>th</sup> Ave, Goodyear AZ, Project Manager**, addressed Hamel's question by stating that structures A & B would tilt south and structures C & D would be facing east, with all high sides facing the building. **Hamel** asked if the reason for the position of the structures was for the best solar energy retention. **Rynes** replied yes. **Hamel** then asked what the height of the lower side of the structures would be. **Rynes** stated that the clearance would be 10' feet.

**PUBLIC COMMENT**

None

**Motion by Hamel, second by Coltman, to APPROVE Case Number DHRC-34949-2021 subject to the Conditions of Approval in Attachment A. Motion Carried unanimously (5-0) with one absent and one recused.**

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Leal-Rubio returned to the dais.

**COMMISSION DISCUSSION**

None

**INFORMATION ITEMS**

**Staff**

**Blevins** introduced and welcomed Alexis Garcia, Assistant Planner for the City of Yuma.

**Administrative Approvals**

None

**National Heritage Area**

None

**Commission**

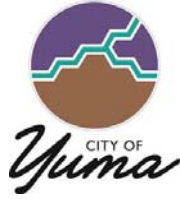
None

**ADJOURNMENT**

The meeting was adjourned at 4:11 p.m.

Minutes approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Chairman



**STAFF REPORT**  
**TO THE DESIGN AND HISTORIC REVIEW COMMISSION**  
**CASE #: DHRC-35431-2021**  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
COMMUNITY PLANNING DIVISION  
CASE PLANNER: BOB BLEVINS

**Hearing Date:** June 9, 2021

**Case Number:** DHRC-35431-2021

**Project Description/Location:** This is a request by Kathi Marcus of the Yuma County Historical Society, to paint new murals on the front façade of the Jack Mellon House, located at 248 S. Madison Avenue, in the Brinley Avenue Historic District.

**Location Map:**



**Location Specific Information:**

Aesthetic Overlay:	N/A
Historic District:	Brinley Avenue Historic District
Parcel Number:	633-44-081
Historic Listing Status:	Individually-listed Jack Mellon House
Address:	248 S. Madison Avenue
Property Owner:	The State of Arizona
Property Owner's Agent	Kathi Marcus, Yuma County Historical Society
Zoning of the Site:	OT/H/B&B/IO
Existing Land Use(s) on the Site:	Offices/Gift Shop
Surrounding Zoning and Land Uses:	
○ North:	OT/H/B&B/IO (Sanguinetti House museum)
○ South:	OT/H/B&B/IO (Gwynn House shops)
○ East:	OT/H/B&B/IO (parking lot)
○ West	OT/H/B&B/IO (Restaurant)
Related Actions or Cases:	DHRC-10676-2015 (mural)
Land Division Status:	Parcel is a legal lot of record.
Flood Plain Designation:	Zone X

**Description of Proposed Project / Background / Use:**

The applicant proposes to “paint rose vines on the storefront”. The artist is Peggy Andrews of Yuma High School. The paint will be various custom colors of Valspar Acrylic.

The Arizona State Historic Property Inventory 1978 - Reference Yu210 describes:

**Physical Description:**

“The Captain Jack Mellon House is a one story adobe building of rectangular plan. Twenty feet wide and 55 ft. deep, the building is set back about 12 ft. from the right-of-way. A pair of double door flanked by a six light window on each side is centered in the front façade. Fired-brick frames these openings and caps the parapet; the rest of the exterior wall are plastered. A porch modeled after general 19<sup>th</sup> Century precedents extends from the building front to the sidewalk and from the north side of the building to the adjacent Gwynn House. The passage between the buildings is trellised.

**Statement of Significance:**

“Built in 1873 by William Johnson, the house at 248 S. Madison Avenue is most notable for having served as the residence of Captain Jack Mellon from 1874 to 1883. Mellon was one of the most distinguished and skillful steamboat pilots on the Colorado River. He began work for the Colorado Steam Navigation Co. in 1864 and spent more than 30 years on the river. Although modified from its appearance when it was used by Mellon, the building still contains portions of the original fabric. Taken together- the history, scale, siting and material integrity of the property all contribute to the character of the Brinley Avenue Historic District.”

Staff Analysis: The applicant is not proposing any changes to the exterior doors, windows, or walls. The painting of new murals on the front façade should not damage the integrity

of the structure or its historic significance. These are important considerations when reviewing the Secretary of the Interior's Standards for Rehabilitation.

**Staff Recommendation:** Staff recommends **APPROVAL** of the request to paint new murals on the front of the Jack Mellon House, located at 248 S. Madison Avenue in the Brinley Avenue Historic District, subject to the conditions outlined in Attachment A.

**Suggested Motion:** Move to **APPROVE** DHRC-35431-2021 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 Kathi Marcus of the Yuma County Historical Society, to paint new murals on the front façade of the Jack Mellon House, located at 248 S. Madison 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:** 06/01/2021

**Final staff report delivered to applicant on:** 06/02/2021

- Applicant agreed with all of the conditions of approval on: 06/02/2021
- 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. Present-day Photos
- C. Proposed Mural

Prepared By:  Date: 6/2/21  
 Robert M. Blevins, Principal Planner      Robert.Blevins@yumaaz.gov (928) 373-5189

Approved By:  Date: 06/02/2021  
 Alyssa Linville, Assistant Director Community Development

**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**  
Present-day Photos





ATTACHMENT C  
Proposed Mural

