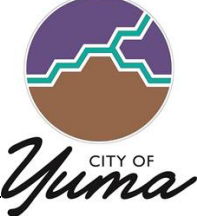


Notice of Public Meeting of the Design and Historic Review Commission of the City of Yuma

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 August 10, 2022 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 <i>City Hall Council Chambers One City Plaza</i> Wednesday, August 10, 2022 4:00 p.m.
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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

July 27, 2022

ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION

HISTORIC DISTRICT:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-40369-2022**: This is a request by JB Rios Construction, for historic review of a carport conversion into new dwelling space in the Century Heights Conservancy Residential Historic District, for the property located at 611 S. 1st Avenue, Yuma, AZ.
2. **DHRC-40409-2022**: This is a request by Chad Noble, for historic review of a new 10' by 12' storage shed in the Century Heights Conservancy Residential Historic District, for the property located at 443 S. 1st Avenue, Yuma, AZ.

AESTHETIC OVERLAY

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

None

COMMISSION DISCUSSION

None

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
July 27, 2022**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, July 27, 2022 at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

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

STAFF MEMBERS present included Robert Blevins, Principal Planner; Amelia Griffin, Associate Planner and Alejandro Marquez, Administrative Specialist.

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

APPROVAL OF MINUTES

July 13, 2022

Motion by Anthony, second by Coltman to APPROVE the minutes of July 13, 2022. Motion carried unanimously, (6-0) with one absent.

ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION

DHRC-40223-2022: *This is a request by Core Engineering Group, on behalf of AMERCO Real Estate Company, LLC, for aesthetic review of the exterior appearance of a new self-storage facility, to be located at 808 S. Rio Vista Drive, in the General Commercial/Aesthetic Overlay (B-2/AO) District.*

Amelia Griffin, Associate Planner summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Lora Lakov, representing U- Haul via Zoom, was available for questions.

Johnathan Klein, representing Core Engineering, was present and available for questions.

PUBLIC COMMENT

None

Motion by Moody, second by Sheldahl, to APPROVE Case Number DHRC-40223-2022 subject to the Conditions of Approval in Attachment A. Motion carried unanimously, (6-0) with one absent.

COMMISSION DISCUSSION

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

Robert Blevins, Principal Planner summarized the "Side Trip" of the Hotel Del Sol in Yuma AZ.

QUESTIONS

Commissioner Leal-Rubio asked would the Commission be able to tour the hotel. **Blevins** replied that he would have to get permission. **Commissioner Moody** asked if the City had budgeted any money for the restoration of the hotel. **Blevins** answered yes, but he was not sure of the actual amount.

INFORMATION ITEMS

Staff

None

Administrative Approvals

None

National Heritage Area

Chairman Rushin stated the Executive Director had retired, and that Charles Flynn had been temporarily appointed as the Interim Director.

Commission

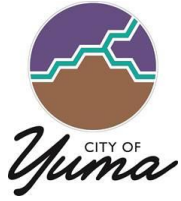
None

ADJOURNMENT

The meeting was adjourned at 4:27 p.m.

Minutes approved this _____ day of _____, 2022.

Chairman

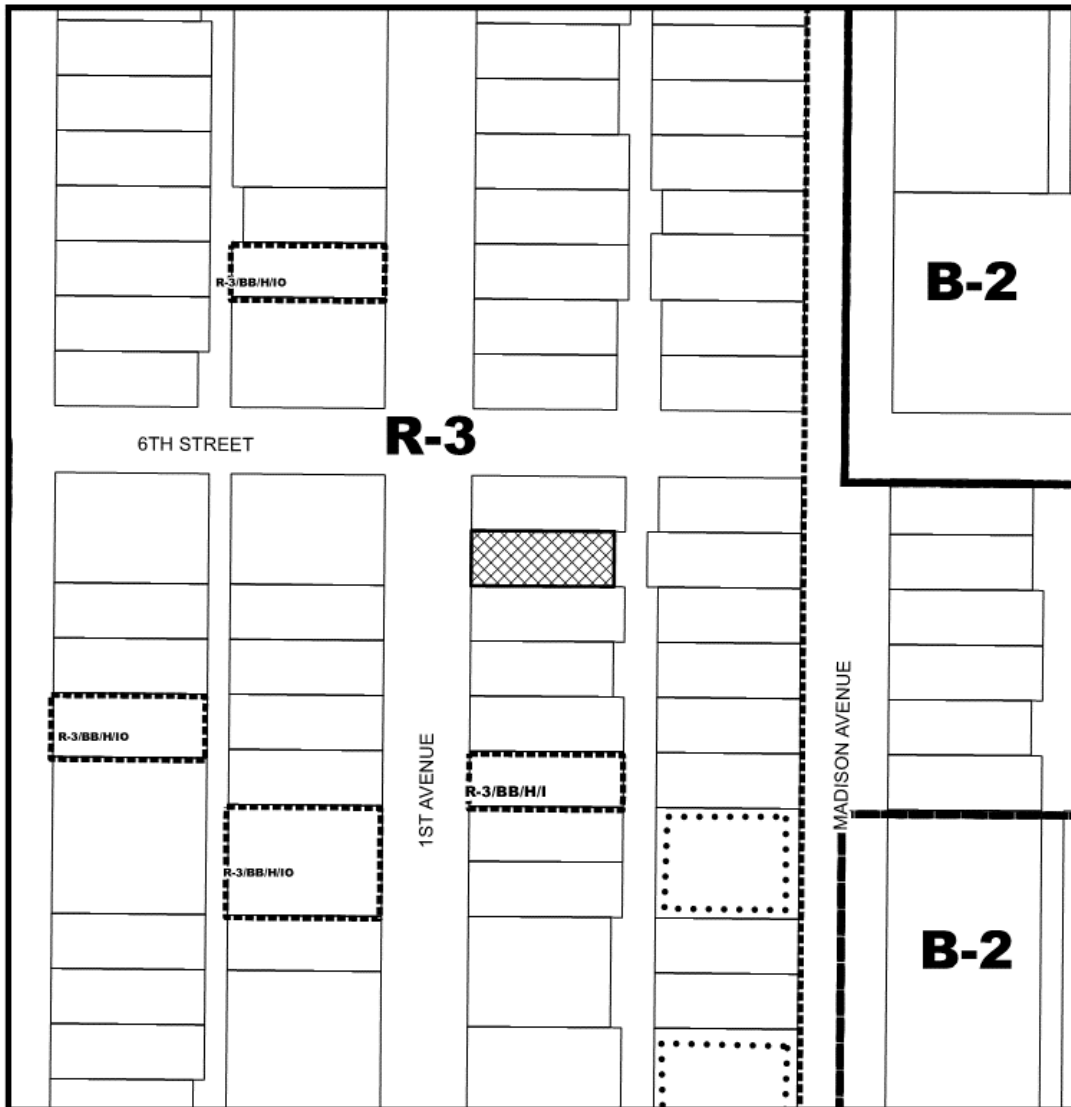


STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-40369-2022
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: BOB BLEVINS

Hearing Date: August 10, 2022 **Case Number:** DHRC-40369-2022

Project Description/Location: This is a request by JB Rios Construction, for historic review of a carport conversion into new dwelling space in the Century Heights Conservancy Residential Historic District, for the property located at 611 S. 1st Avenue, Yuma, AZ.

Location Map:



Location Specific Information:

Aesthetic Overlay:	No
Historic District:	Century Heights
Parcel Number:	633-59-193
Historic Listing Status:	None
Address:	611 S. 1 st Avenue
Property Owner:	Carlos A. Conde
Property Owner's Agent	JB Rios Construction
Zoning of the Site:	R-3/H/IO/BB
Existing Land Use(s) on the Site:	Single-family home
Surrounding Zoning and Land Uses:	
○ North:	R-3/H/IO/BB; Multi-family home
○ South:	R-3/H/IO/BB; Single-family home
○ East:	R-3/H/IO/BB; Single-family home
○ West	R-3/H/IO/BB; Multi-family home
Related Actions or Cases:	DHRC-5812-2014 for new roofing.
Land Division Status:	Legal lot of record
Flood Plain Designation:	Flood Zone X.

Description of Proposed Project / Background / Use:

The applicant states the scope of work as:

“Enclosing existing carport to livable. Stucco finish to match current one on the structure. Paint color to match the same color of home. Using same light fixture to match the one on the front porch. Adding one new window 40/40 dual pane, low to match existing.”

Staff Analysis:

The 936 sq. ft. home was built in 1971 on a 6,500 sq. ft. lot. When enclosing a carport for use as dwelling space (in this case approximately 198 sq. ft. of new enclosed interior space), City Staff reviews the plans to ensure sufficient parking remains. On this property paved parking accessed off the alley is shown on the site plan; this will meet the on-site parking requirement. Additionally, on-street parking is not prohibited in this neighborhood. The new construction will still maintain a 21 ft. front yard setback, as the roof line will not expand in the front.

The Secretary of the Interior's Standards do not have guidelines directly relating to additions to modern homes in historic districts, but the City of Yuma Historic (H) District states as part of its Purpose and Intent:

New structures erected within a historic district or the renovation of an existing structure within an historic district shall harmonize with the general character or ambiance of existing structures in the district in order to preserve the architectural heritage of the district and to promote the historical significance of the site or district among residents and visitors to the community.

The new addition will have a finish to match the existing with Behr Paint “Renoir Bisque” #PPU4-14. Staff feels this new addition will not overpower or distract from the view and appearance on 1st Avenue in this historic district. The new addition will provide a more spacious and usable dwelling space, and reduce the number of a cars parked in the front yard along 1st Avenue.

Staff Recommendation:

Staff recommends **APPROVAL** of the historic review of a carport conversion into new dwelling space in the Century Heights Conservancy Residential Historic District, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-40369-2022 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 JB Rios Construction, for a carport conversion into new dwelling space in the Century Heights Conservancy Residential Historic District, for the property located at 611 S. 1st Avenue, Yuma, AZ. subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Historic District 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: 07/29/22

Final staff report delivered to applicant on: 08/03/22

- Applicant agreed with all of the conditions of approval on: 07/29/22
- 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. Site Plan (Existing and Proposed New Floor Plan)
- C. Elevations, Colors and Materials
- D. Aerial Photo

Prepared By: *Robert M. Blevins*
Robert Blevins
Principal Planner

Date: 07-29-22

Approved By: *Alyssa Linville*
Alyssa Linville,
Assistant Director

Date: 08-03-22

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:**

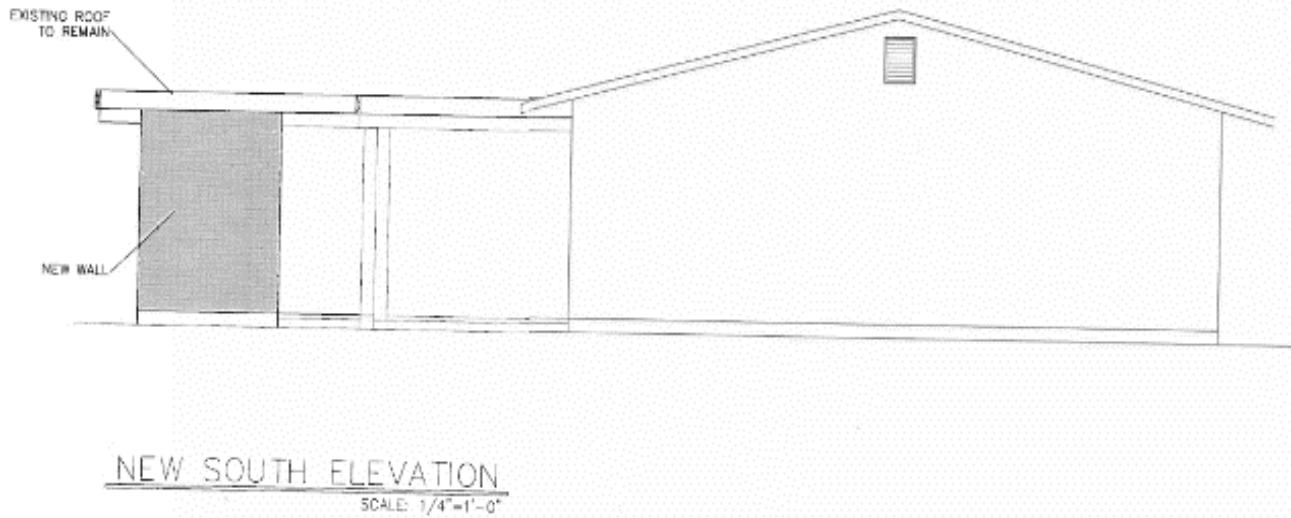
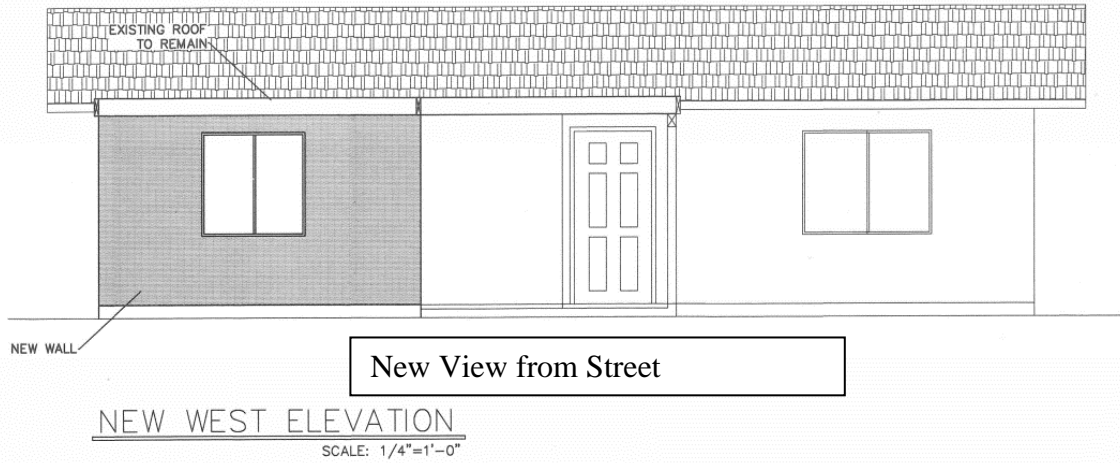
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

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.

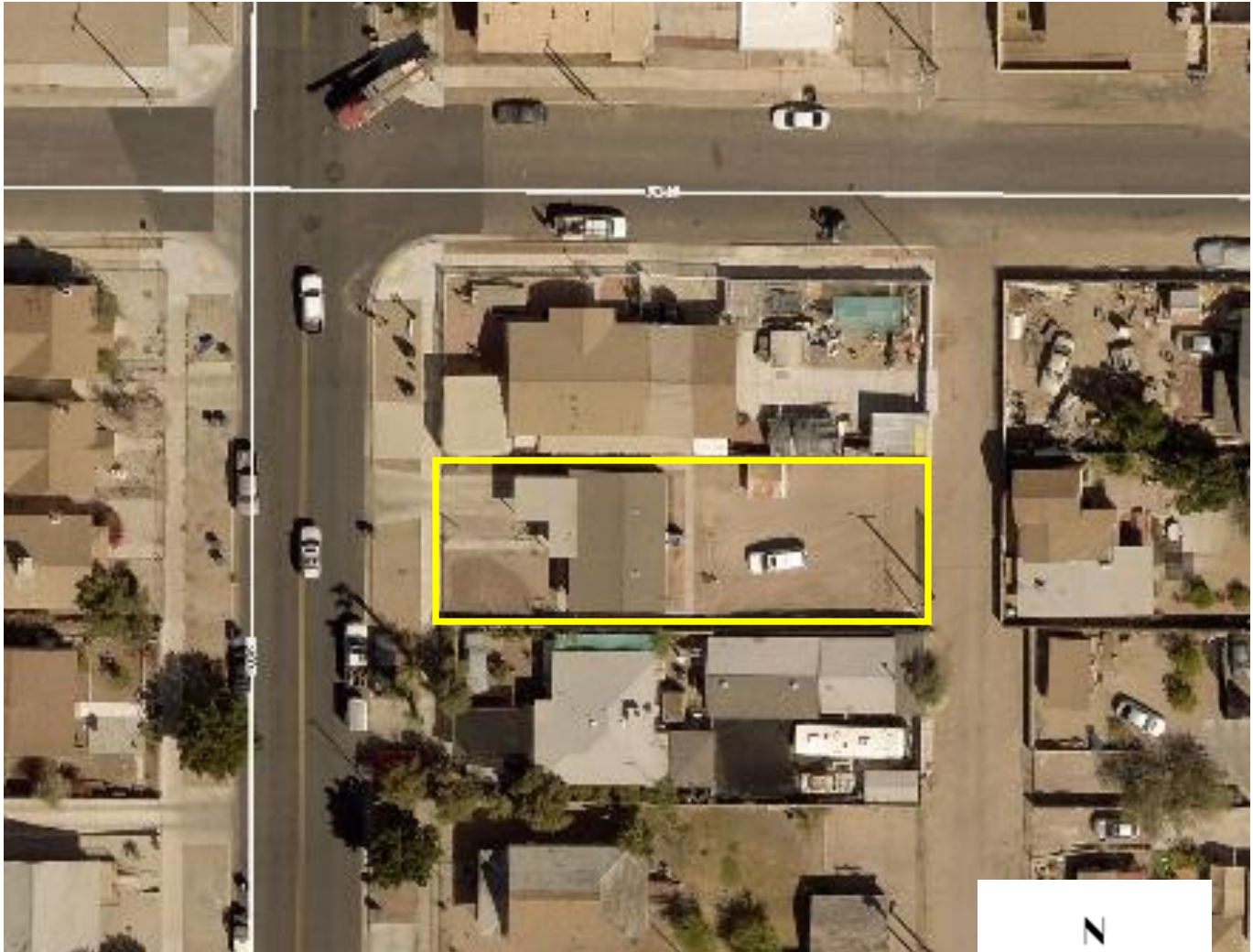
ATTACHMENT C
Elevations, Colors, and Materials

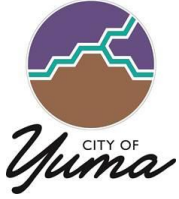






ATTACHMENT D
Aerial Photo



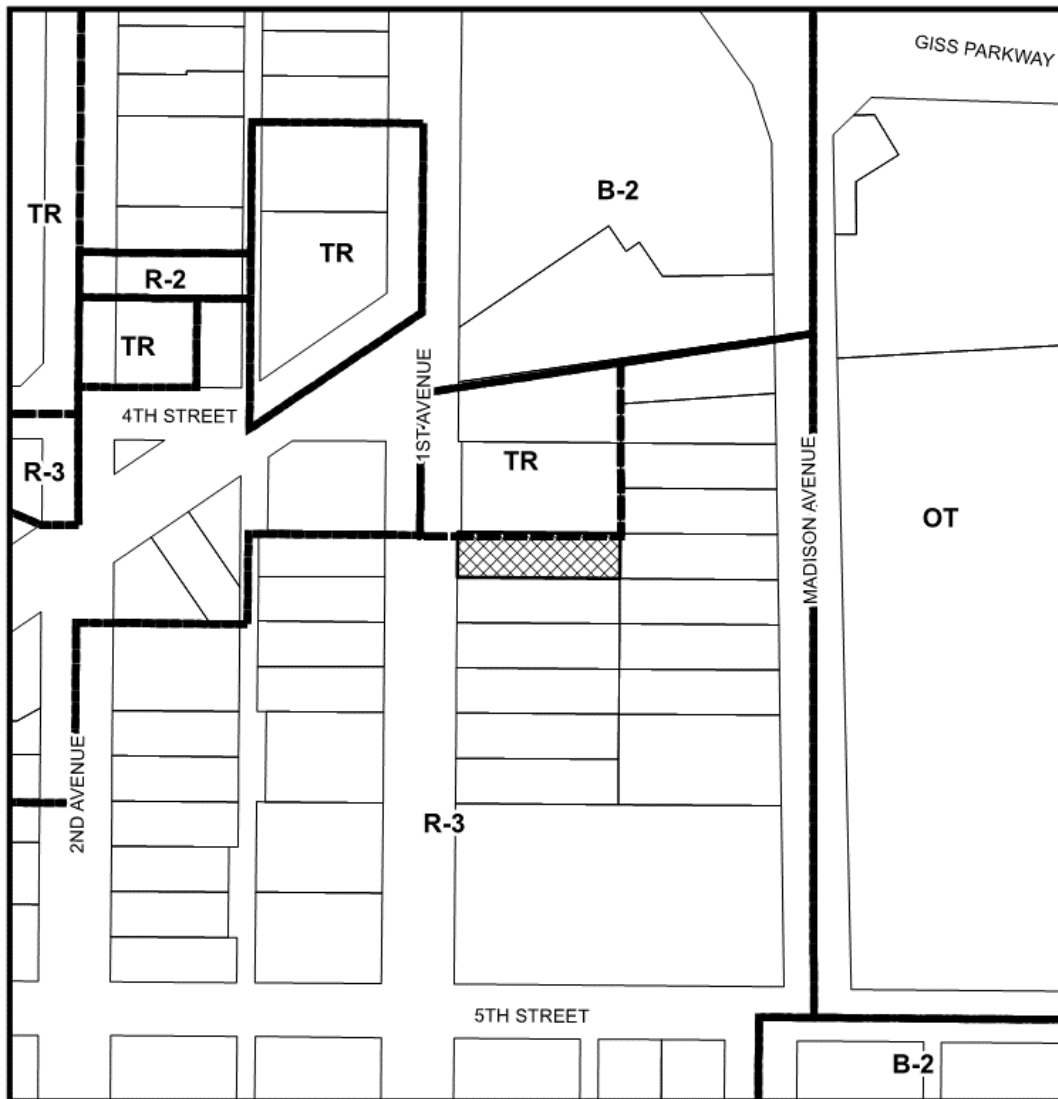


STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-40409-2022
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: BOB BLEVINS

Hearing Date: August 10, 2022 **Case Number:** DHRC-40409-2022

Project Description/Location: This is a request by Chad Noble, for historic review of a new 10' by 12' storage shed in the Century Heights Conservancy Residential Historic District, for the property located at 443 S. 1st Avenue, Yuma, AZ.

Location Map:



Location Specific Information:

Aesthetic Overlay:	No
Historic District:	Century Heights
Parcel Number:	633-51-165
Historic Listing Status:	None
Address:	443 S. 1 st Avenue
Property Owner: Property Owner's Agent	Chad Noble
Zoning of the Site:	R-3/H/IO/BB
Existing Land Use(s) on the Site:	Single-family home
Surrounding Zoning and Land Uses:	
○ North:	TR/H/IO/BB; Commercial
○ South:	R-3/H/IO/BB; Single-family home
○ East:	R-3/H/IO/BB; Single-family home
○ West:	R-3/H/IO/BB; Vacant
Related Actions or Cases:	HR2007-001 (new doors).
Land Division Status:	Legal lot of record
Flood Plain Designation:	Flood Zone X.

Description of Proposed Project / Background / Use:

The applicant states the request as:

“To build a shed in the back yard of the residence, not visible from the street. The shed is a Rookwood 10’ by 12’ wooden storage shed that will be placed on a cement pad. The shed features 2’ x 4’ wood framing, engineered wood siding and 5’-4” wide, 6’ tall double doors mounted on full-length galvanized steel hinges. The paint will match the existing residence’s color scheme of a custom shade of blue with light grey trim. The shingled roof will also match the existing residence’s shingles in shade and quality.”

Staff Analysis:

The 1,092 sq. ft. home was built in 2000 on a 9,000 sq. ft. lot. The new shed will be placed in the back yard behind the home. The Secretary of the Interior’s Standards do not have guidelines directly relating to new construction along side modern homes in historic districts, but the City of Yuma Historic (H) District states as part of its Purpose and Intent:

New structures erected within a historic district or the renovation of an existing structure within an historic district shall harmonize with the general character or ambiance of existing structures in the district in order to preserve the architectural heritage of the district and to promote the historical significance of the site or district among residents and visitors to the community.

As part of the quality design of this project, the shed will be painted and roofed to match the home. Staff feels this new shed will not overpower or distract from the view and appearance on 1st Avenue in this historic district.

Staff**Recommendation:**

Staff recommends **APPROVAL** of the historic review of a new storage shed in the Century Heights Conservancy Residential Historic District, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** DHRC-40409-2022 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 a new 10' by 12' storage shed in the Century Heights Conservancy Residential Historic District, for the property located at 443 S. 1st Avenue, Yuma, AZ. subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Historic District 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: 08/01/22

Final staff report delivered to applicant on: 08/02/22

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Applicant agreed with all of the conditions of approval on: 08/01/22 |
| <input type="checkbox"/> | Applicant did not agree with the following conditions of approval: (list #'s) |
| <input type="checkbox"/> | If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact. |

Attachments:

- A. Conditions of Approval
- B. Site Plan
- C. Elevations, Colors and Materials

Prepared By: *Robert M. Blevins*
Robert Blevins
Principal Planner

Date: 08-01-22

Approved By: *Alyssa Linville*
Alyssa Linville,
Assistant Director

Date: 08-03-22

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
Site Plan

Location:

The location of the shed on the property is indicated below in RED:



ATTACHMENT C
Elevations, Colors, and Materials

Virtual view from the backyard



Virtual view from the street (not visible)



Virtual view from side of property (not visible)

