

**Design and Historic Review Commission
Agenda**

*City Hall Council Chambers
One City Plaza*

Wednesday, September 14, 2022 4:00 p.m.

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

August 10, 2022

ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION

HISTORIC DISTRICT:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-40472-2022:** This is a request by Sheridan Osborn for historic review of retaining wall modifications on the individually listed property in the Old Town Zoning District, located at 248 S. 1st Avenue.
2. **DHRC-40482-2022:** This is a request by Luciano and Dina Munoz to paint the building and construct new detached outdoor restrooms, in the Main Street Historic District, for the property located at 197 S. Gila Street.
3. **DHRC-40484-2022:** This is a request by Penn Neon Sign Co., Inc., on behalf of Carolyn McKelvey Malouff, for historic review of a new wall-mounted sign at the individually-listed property (the historic Methodist/Episcopal Church) at 256 S. 1st Avenue, in the Old Town Zoning District.

AESTHETIC OVERLAY

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-40490-2022:** This is a request by Cooper Goldstein, on behalf of EHC Yuma LP., for aesthetic review of a new helipad in the General Commercial / Aesthetic Overlay (B-2/AO) District, in conjunction with the new hospital located at 2648 S. Araby Road, Yuma, AZ.
2. **DHRC-40518-2022:** This is a request by Thompson Design Architects, on behalf of the Chris N. Miller Living Trust, for aesthetic review of new exterior additions and remodeling of the existing building in the General Commercial / Aesthetic Overlay (B-2/AO) District, located at 2175 S. Harley Drive, Yuma, AZ.

COMMISSION DISCUSSION

None

INFORMATION ITEMS

1. Staff

Administrative Approvals:

Historic District

1. **DHRC-35668-2021**: This is a request by the Bordertown Arts Project for new rooftop ventilation for Cafecito, located at 176 S. Main Street, in the Main Street Historic District.
2. **DHRC-35666-2021**: This is a request by the City of Yuma, for a new fountain / sculpture, located in front of 224 S. Main Street, in the Main Street Historic District.

Aesthetic Overlay

None

1. National Heritage Area
2. Commission
3. **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
August 10, 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. Commissioners Amanda Coltman, Sandra Anthony and Chris Hamel were absent.

STAFF MEMBERS present included Alyssa Linville, Assistant Director of Planning; Robert Blevins, Principal Planner; Amelia Griffin, Associate Planner; Erika Peterson, 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 27, 2022

Motion by Moody, second by Leal-Rubio to APPROVE the minutes of July 27, 2022. Motion carried unanimously, (4-0) with three absent.

ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION

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.*

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

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Jose Rios, 576 S. 6th Ave. Yuma AZ, was present and available for questions. **Leal-Rubio** asked if the applicant was replacing the existing roof. **Rios** replied no. **Moody** asked the applicant if he was adding any duct work. **Rios** replied no, and added that a mini spit a/c unit was going to be installed.

PUBLIC COMMENT

None

Motion by Leal-Rubio, second by Sheldahl, to APPROVE Case Number DHRC-40369-2022 subject to the Conditions of Approval in Attachment A. Motion carried unanimously, (4-0) with three absent.

DHRC-40409-2022: *This is a request by Chad Noble, for historic review of a new 10' X 12' storage shed in the Century Heights Conservancy Residential Historic District, for the property located at 443 S. 1st Avenue, Yuma, AZ.*

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

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT’S REPRESENTATIVE

Alan Noble, 263 S. 6th Avenue, Yuma AZ, was present and available for questions. **Leal-Rubio** asked if the shed was purchased from Home Depot. **Noble** replied yes.

PUBLIC COMMENT

None

Motion by Moody, second by Sheldahl, to APPROVE Case Number DHRC-40409-2022 subject to the Conditions of Approval in Attachment A. Motion carried unanimously, (4-0) with three absent.

COMMISSION DISCUSSION

None

QUESTIONS

None

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

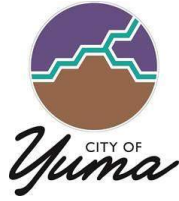
None

ADJOURNMENT

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

Minutes approved this _____ day of _____, 2022.

Chairman



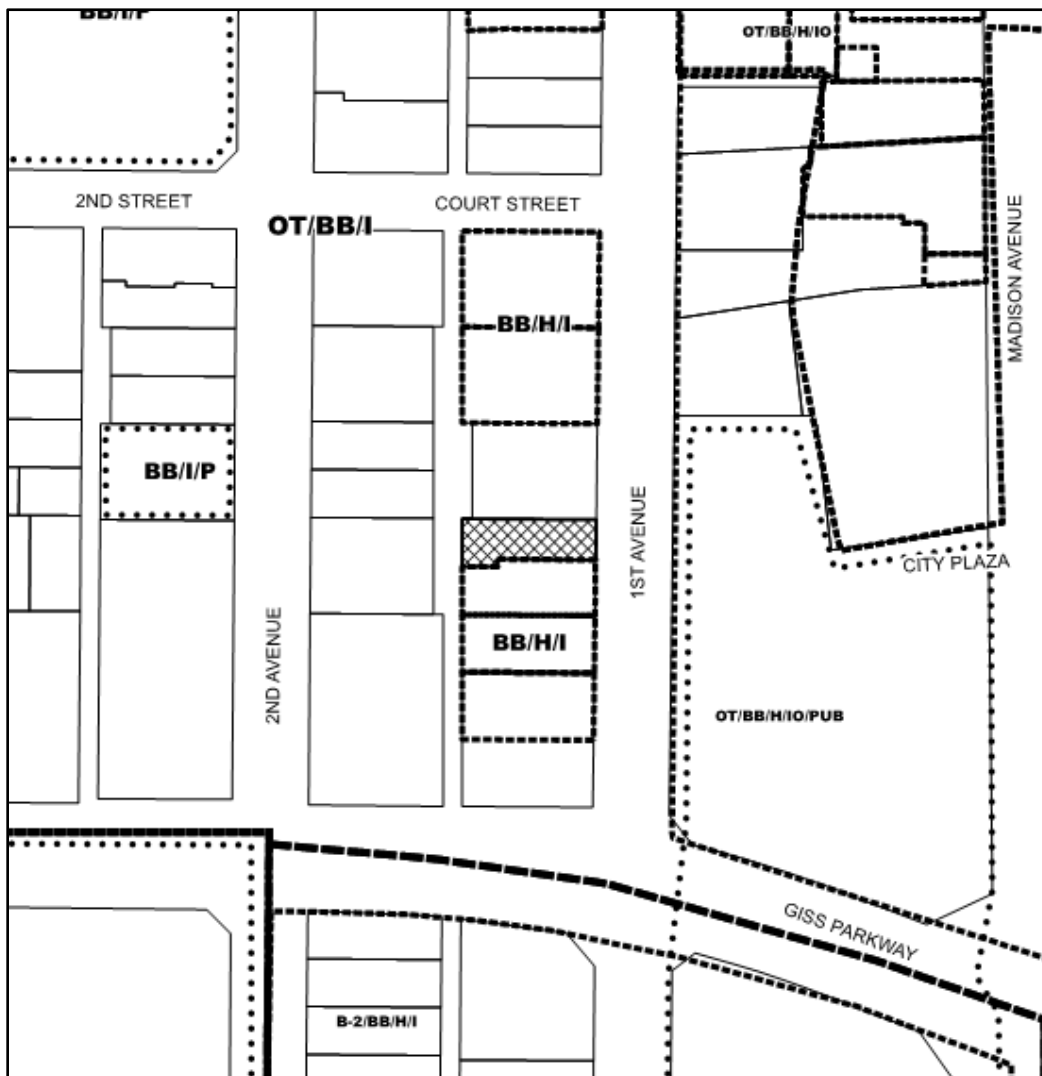
STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-40472-2022
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
 COMMUNITY PLANNING
 CASE PLANNER: AMELIA GRIFFIN

Hearing Date: September 14, 2022

Case Number: DHRC-40472-2022

Project Description/Location: This is a request by Sheridan Osborn for historic review of retaining wall modifications on the individually listed property in the Old Town Zoning District, located at 248 S. 1st Avenue.

Location Map:



Location Specific Information:

Aesthetic Overlay:	N/A
Historic District:	N/A
Parcel Number:	633-43-004
Historic Listing Status:	Individually listed
Address:	248 S. 1 st Avenue
Property Owner: Property Owner's Agent	Sheridan and Clint Osborn
Zoning of the Site:	OT/H/BB
Existing Land Use(s) on the Site:	Residence
Surrounding Zoning and Land Uses:	
○ North:	OT/BB; Office
○ South:	OT/H/BB; Methodist Episcopal Church
○ East:	OT/H/P/BB; City Hall
○ West:	OT/BB; Multi-family
Related Actions or Cases:	DHRC-3229-2013
Land Division Status:	Parcel is a legal lot of record.
Flood Plain Designation:	Zone X

Description of Proposed Project / Background / Use:

The applicant is proposing modifications to the existing white retaining wall located along the front property line. As shown on Attachment B, the applicant is proposing a 16" high cement bench and it will be painted white to match the existing retaining wall. In addition, the applicant is installing two 2' x 2' x 26" tall brick pillars with caps and lights. A solid piece stone surface (textured marble or slate) will be used to re-top the existing front steps.

Staff Analysis:

Constructed in 1893, the structure located at 248 S. 1st Avenue is known as The Methodist Parsonage. The Methodist Parsonage is an individually listed structure on the National Register of Historic Places (#82001646) on a block that has several other individually listed structures. On the adjacent property to the south is the Methodist Episcopal Church.

The Secretary of the Interior's Standards:

Any addition or modification to a site or structure on this block of 1st Avenue not only impacts the specific site, but also the integrity of this group of noteworthy structures. The Secretary of the Interior's Standards and Guidelines for the Rehabilitation of Historic Buildings were used when reviewing the applicant's proposals.

The Standards for Rehabilitation for alterations/additions recommend the change should consider "the design for a new addition in terms of its relationship to the historic building as well as the historic district, neighborhood, and setting."

"Some exterior and interior alterations to the historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, feature, or finishes."

While no alterations or additions are being proposed for the structure at this time, the retaining wall modifications will enhance the overall appearance of the property. The modifications do not damage or obscure character-defining features on the individually listed structure. Staff's opinion is that the retaining wall improvements meets the Secretary

of the Interior's Standards and will have a positive impact on this site and the surrounding properties.

Staff Recommendation: Staff recommends **APPROVAL** of the historic review of retaining wall modifications on the individually listed property, in the Old Town Zoning District, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** DHRC-40472-2022 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 the request by Sheridan Osborn for historic review of retaining wall modifications on the individually listed property in the Old Town Zoning District, located at 248 S. 1st Avenue, Yuma, AZ, 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: 8/30/22

Final staff report delivered to applicant on: 09/06/22

Applicant agreed with all of the conditions of approval on: August 31, 2022

Attachments:

- A. Conditions of Approval
- B. Rendering
- C. Site Photo
- D. Aerial Photo

Prepared By: *Amelia Griffin* **Date:** 8/31/22
Amelia Griffin
Senior Planner Amelia.Griffin@yumaz.gov (928)373-5000, x3034

Reviewed By: *Robert M. Blevins* **Date:** 08-31-22
Robert Blevins
Principal Planner

Approved By: *Alyssa Linville* **Date:** 09/06/22
Alyssa Linville,
Assistant Director Community Planning

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:

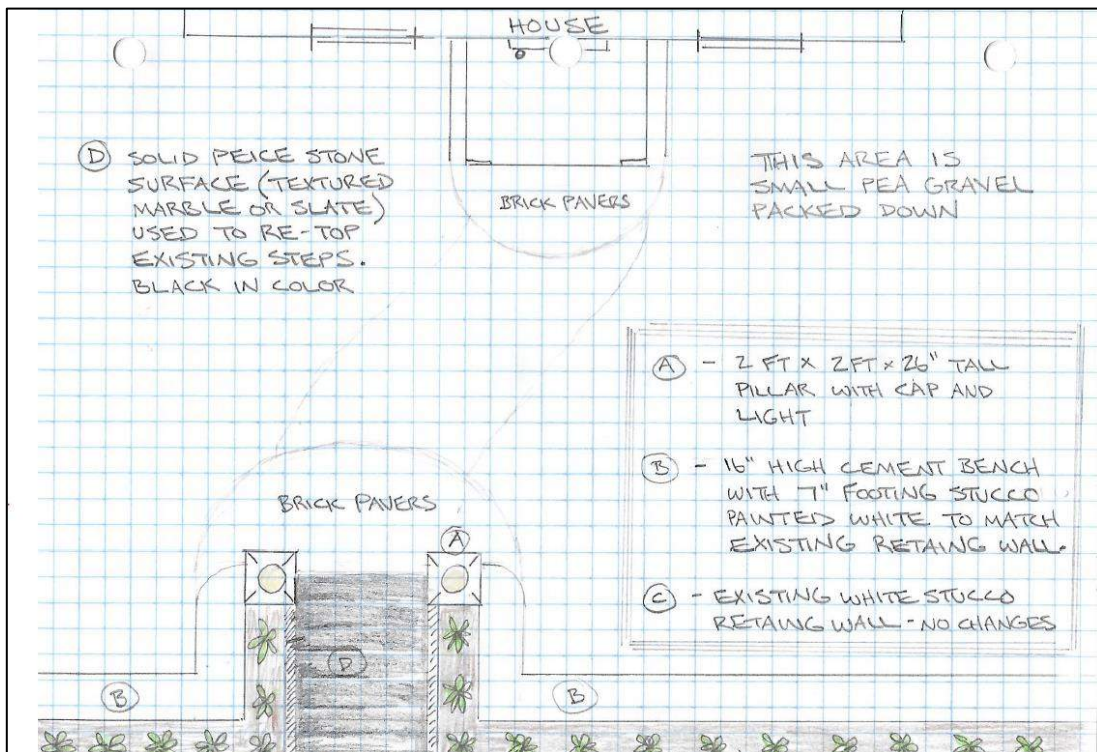
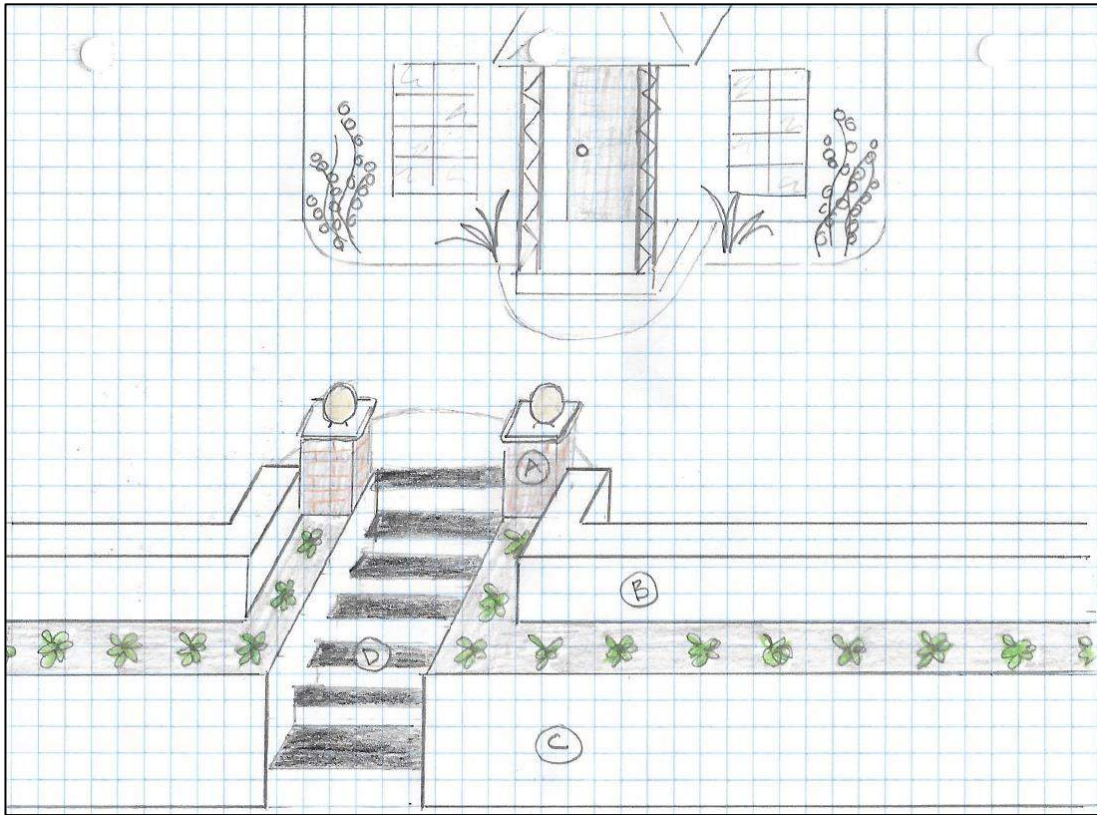
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

Community Planning, Amelia Griffin, Senior Planner (928) 373-5000 ext. 3034

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.

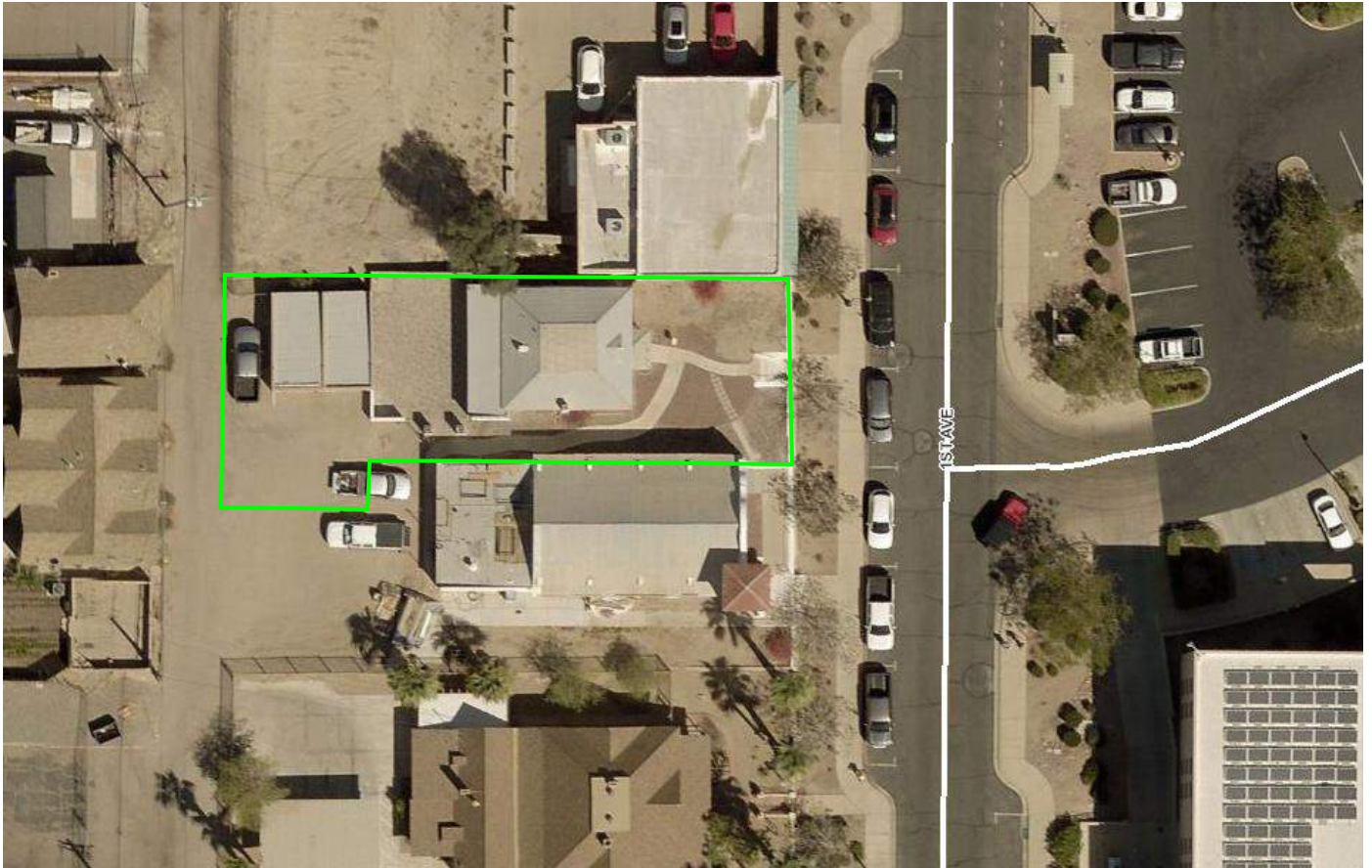
ATTACHMENT B
Rendering

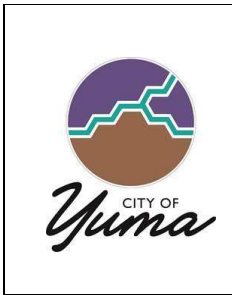


ATTACHMENT C
Site Photo



ATTACHMENT D
Aerial Photo



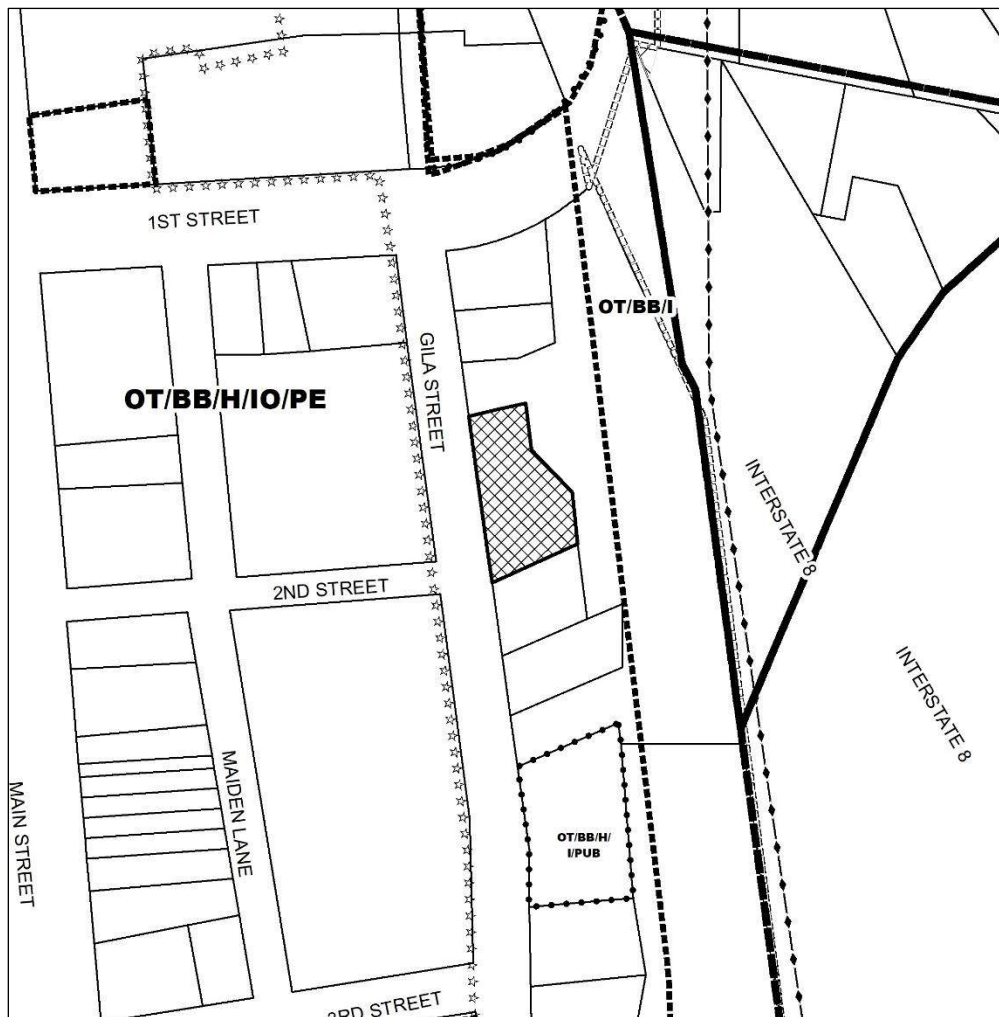


STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-40482-2022
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: AMELIA GRIFFIN

Hearing Date: September 14, 2022 **Case Number:** DHRC-40482-2022

Project Description/Location: This is a request by Luciano and Dina Munoz to paint the building and construct new detached outdoor restrooms in the Main Street Historic District, for the property located at 197 S. Gila Street.

Location Map:



Location Specific Information:

Aesthetic Overlay:	N/A
Historic District:	Main Street Historic District
Parcel Number:	633-36-264
Historic Listing Status:	Not individually listed
Address:	197 S. Gila Street
Property Owner: Property Owner's Agent	Luciano and Dina Munoz
Zoning of the Site:	OT/H/IO/BB
Existing Land Use(s) on the Site:	Event Venue and Residential Apartment
Surrounding Zoning and Land Uses:	
○ 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
Related Actions or Cases:	HR1997-010; DH2011-051
Land Division Status:	Legal lot of record
Flood Plain Designation:	X

Description of Proposed Project / Background / Use:

The applicant states:

“Our Venue business has been growing, and we would like to add two bathrooms towards the back end of the Venue. Adding these bathrooms would allow our clients to use new bathrooms that comply with ADA standards.

“The paint color that will be used for these bathrooms and the entire building will be a light grey color. We will keep the same color trimming for the building.”

Staff analysis:

The building located at 197 S. Gila Street was constructed in 1911. The building is known as the Railroad Express Office, and was used by the Southern Pacific Railroad. While the property is not individually listed, it does contribute to the neighborhood as an example of early railroad buildings. Presently, the first floor commercial space is an event venue and the second floor is a residential apartment.

The proposed restrooms will be approximately 100 square feet in size and painted “Sculptor Clay” to match the building. In addition, the applicant will be using Oakridge Brownwood Laminated Architectural Roof Shingles for the proposed outdoor restrooms.

The Secretary of the Interior’s Standards for Rehabilitation note:

“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 feels the new paint and constructing detached outdoor restrooms will not permanently damage any possible historic aspect of the subject property or harm the integrity of the original building.

Staff Recommendation: Staff recommends **APPROVAL** of the request to paint the building and construct new detached outdoor restrooms in the Main Street Historic District, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** DHRC-40482-2022 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 the request by Luciano and Dina Munoz to paint the building and construct new detached outdoor restrooms in the Main Street Historic District, for the property located at 197 S. Gila Street, 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: 8/30/22

Final staff report delivered to applicant on: 9/6/21

Applicant agreed with all of the conditions of approval on: 9/1/22

Attachments:

- A. Conditions of Approval
- B. Site Plan
- C. Elevation
- D. Paint Color and Materials
- E. Site Photo
- F. Aerial Photo

Prepared By: *Amelia Griffin* **Date:** **9/1/22**
Amelia Griffin
Senior Planner Amelia.Griffin@yumaz.gov (928)373-5000, x3034

Reviewed By: *Robert M. Blevins* **Date:** **09/01/22**
Robert Blevins
Principal Planner

Approved By: *Alyssa Linville* **Date:** **09/06/22**
Alyssa Linville,
Assistant Director Community Planning

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 Planning and Neighborhood Services Comments: Alyssa Linville, Assistant Director (928) 373-5000, x 3037:

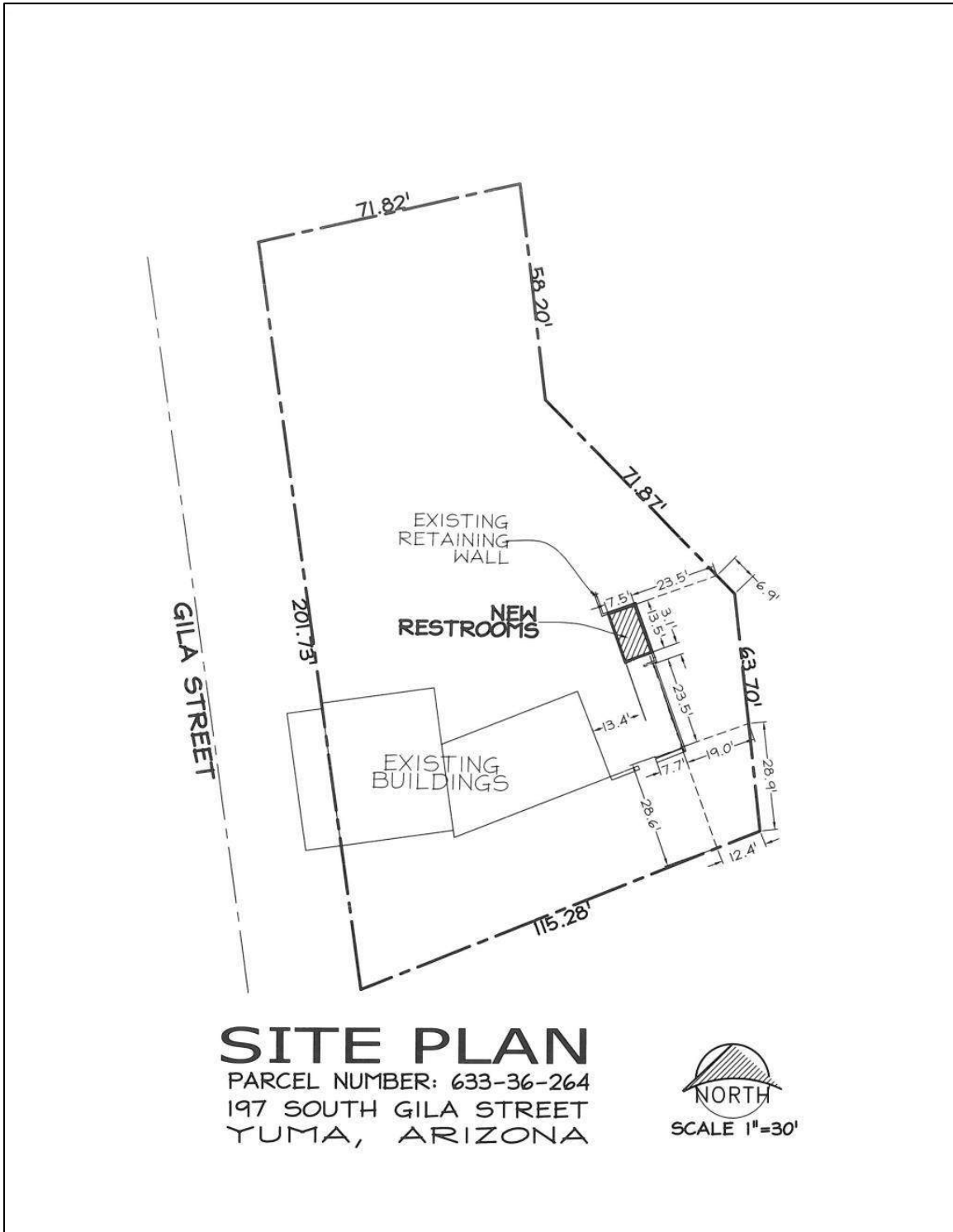
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

Community Planning, Amelia Griffin, Senior Planner, (928) 373-5000 x3034

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.

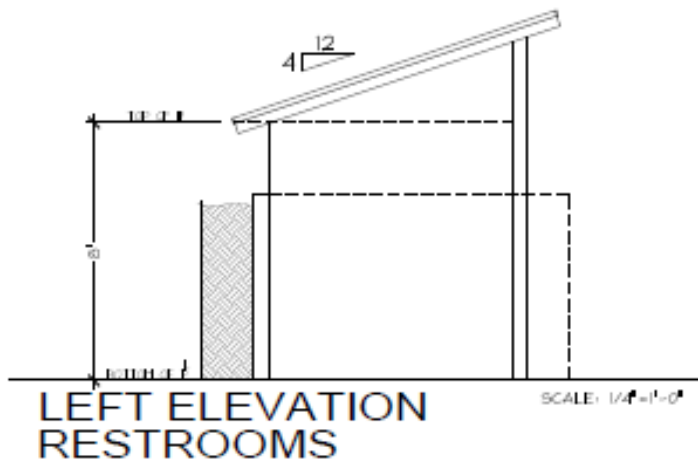
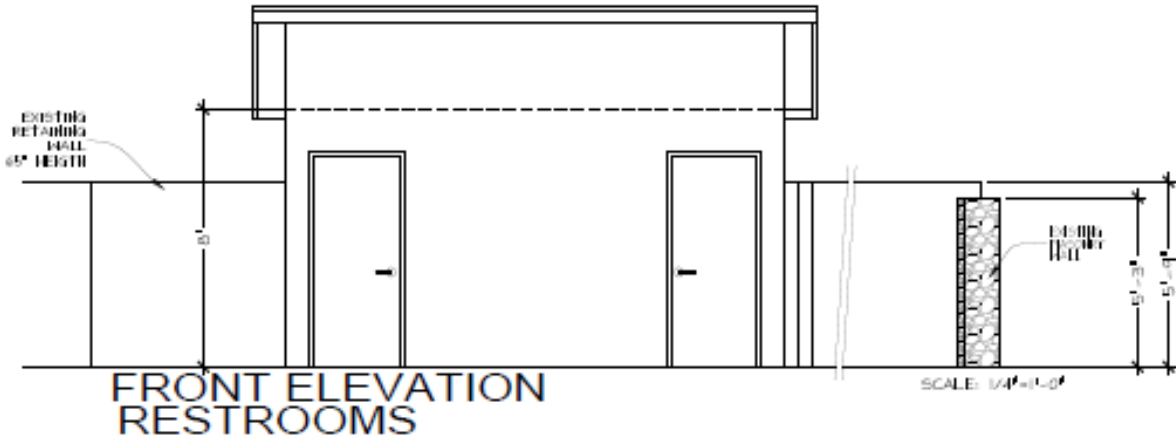
ATTACHMENT B
Site Plan



SITE PLAN
PARCEL NUMBER: 633-36-264
197 SOUTH GILA STREET
YUMA, ARIZONA



ATTACHMENT C
Elevations



ATTACHMENT D
Paint Color and Material



**Oakridge Brownwood Laminated
Architectural Roof Shingle**

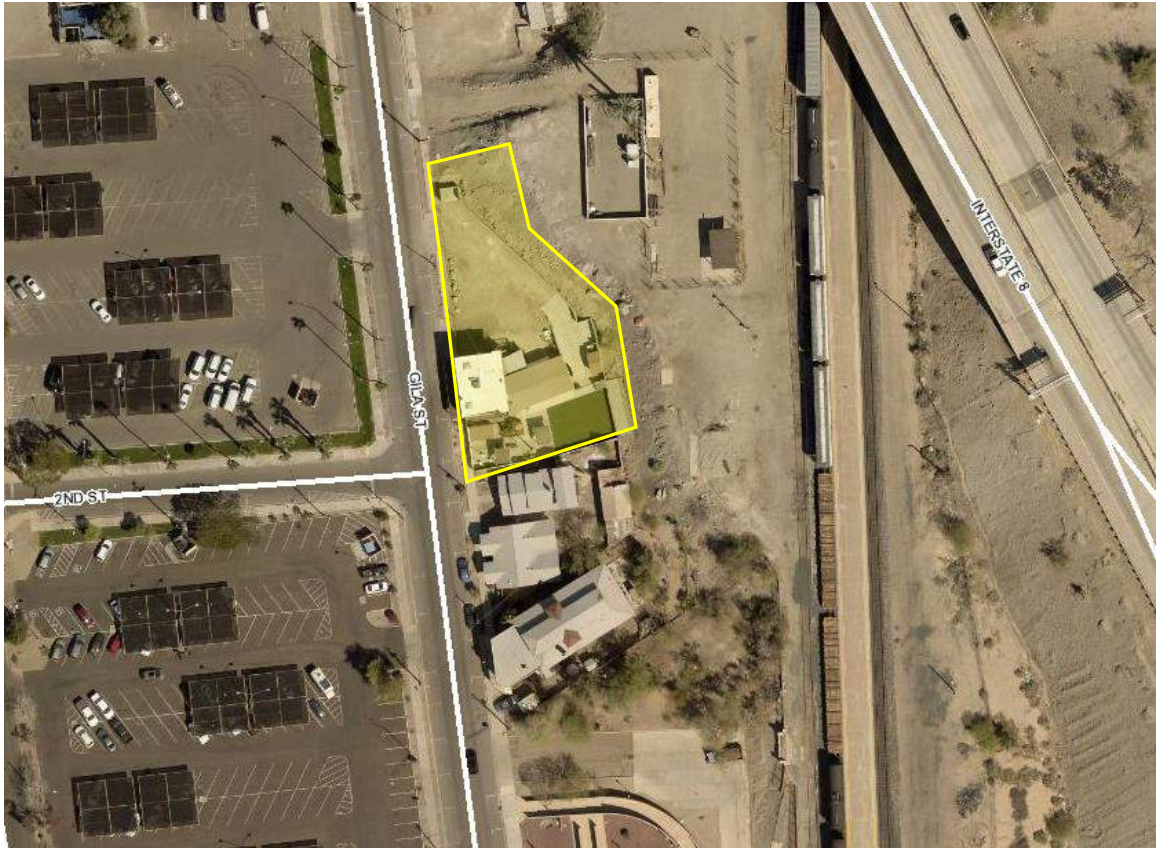


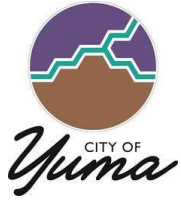
Restroom and Building Paint Color

ATTACHMENT E
Site Photo



ATTACHMENT F
Aerial Photo



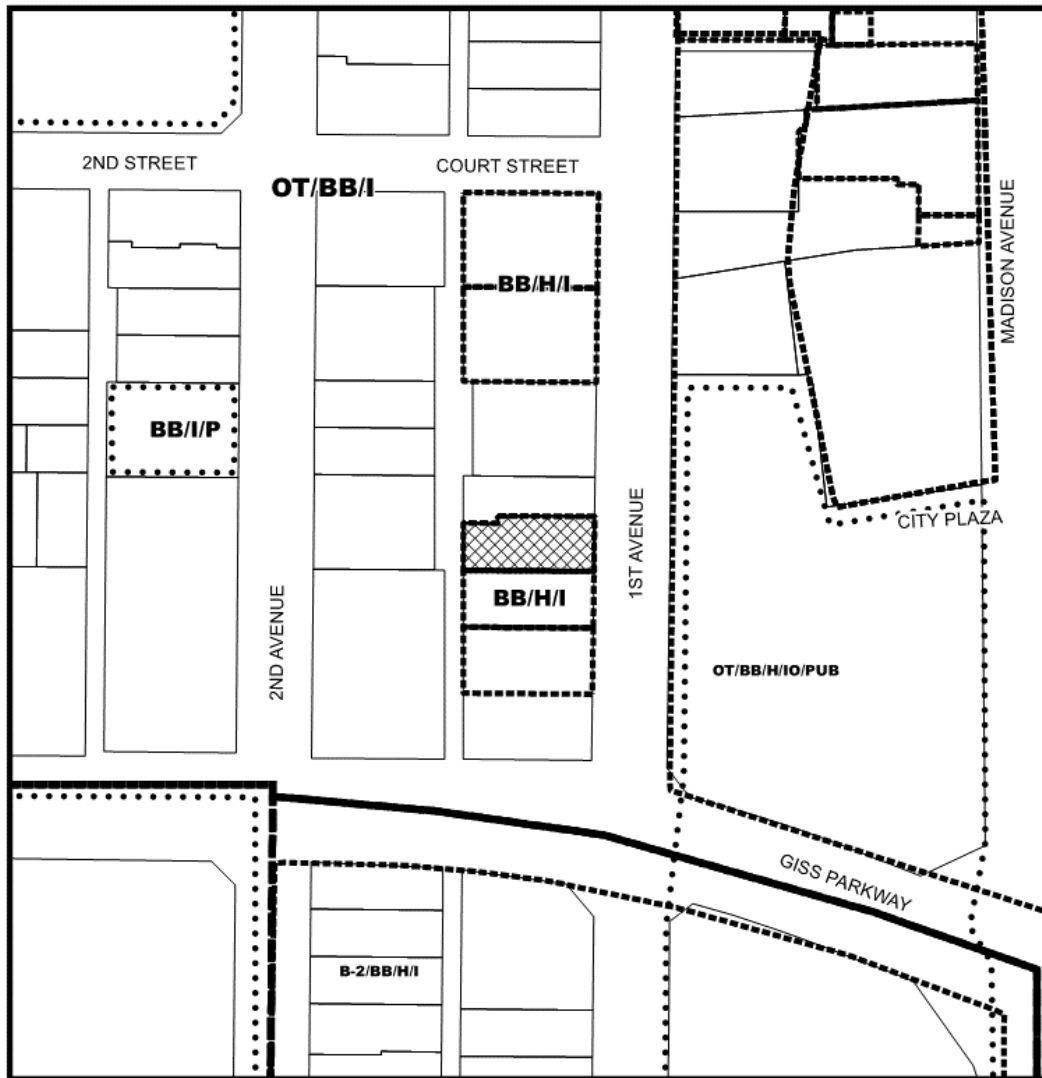


STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-40484-2022
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: BOB BLEVINS

Hearing Date: September 14, 2022 **Case Number:** DHRC-40484-2022

Project Description/Location: This is a request by Penn Neon Sign Co., Inc., on behalf of Carolyn McKelvey Malouff, for historic review of a new wall-mounted sign at the individually-listed property (the historic Methodist/Episcopal Church) at 256 S. 1st Avenue, in the Old Town Zoning District.

Location Map:



Location Specific Information:

Aesthetic Overlay:	N/A
Historic District:	Old Town Zoning District
Parcel Number:	633-43-005
Historic Listing Status:	Individually listed
Address:	256 S. 1 st Ave.
Property Owner: Property Owner's Agent	Carolyn McKelvey Malouff Penn Neon Sign Co., Inc.
Zoning of the Site:	(OT/H/BB/IO)
Existing Land Use(s) on the Site:	Former Church/Proposed Event Center
Surrounding Zoning and Land Uses:	
○ North:	OT/H/BB/IO; Church Parsonage
○ South:	OT/H/BB/IO; Office
○ East:	OT/H/BB/IO; Office
○ West	OT/H/BB/IO; City Hall
Related Actions or Cases:	DHRC-31141-2020 (water heater); DHRC-34133-2021 (alter roof).
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:

“The wall sign is to be flat cut out .25” thick aluminum with a black enamel finish. The mounting is by hidden aluminum studs. The sign overall size is 3’-4” x 7’-0”; overall square feet: 22.4.

“Cut out signs are very historic, we are using aluminum so it will not rust and be lighter than wood or metal. There is an existing light on the building; we will be replacing this with a LED fixture.

“We feel this sign looks good aesthetically, and is a historic style, and granting a positive approval for this sign would not be detrimental to the City’s overall aesthetic or historic plan.”

The Methodist Episcopal Church is an individually-listed structure on the National Register of Historic Places (#82001645) on a block that has several other individually-listed structures. On the adjacent property to the north is the Methodist Parsonage circa 1893.

The Church was constructed in 1905 and is noteworthy as an example of Mission Revival architecture and for its association with the development of religious institutions in Yuma. The building is located on the site of the first Protestant Church in Yuma. The church itself was organized in 1892 by the Reverend J. A. Crouch, a missionary whose service began in Arizona in 1888. In 1937, the church was sold to finance construction of a newer and larger facility. The Methodist Episcopal Church is a local landmark of great significance.

Staff Analysis:

The Secretary of the Interior’s Standards Guidelines for Rehabilitating Historic Buildings says:

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale

and proportion, and massing to protect the integrity of the property and its environment. New additions and adjacent or related new construction will 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.

The City of Yuma Historic District Design Guidelines list several guidelines to be considered when placing signage on a historic building, including:

- Use a brief message;
- Avoid hard-to-read overly-intricate typefaces;
- Avoid faddish or bizarre typefaces;
- Sign colors should be selected to contribute to legibility and design integrity;
- Use significant contrast between the lettering and the background;
- Limit colors to three or less;
- Place signs at or near the entrance;
- Sign size should be proportionate to the scale of the structure;
- Avoid signs with strange, unnecessarily narrow or oddly-shaped designs;
- Direct or indirect lighting is encouraged provided that it is not harsh or too bright.

Staff believes the new sign meets the local and national guidelines, with the caution that, if removed in the future, the sign mounting system does not harm the exterior finish of this property.

Staff Recommendation:

Staff recommends **APPROVAL** of the historic review of a new wall-mounted sign at the individually-listed property (the historic Methodist/Episcopal Church) at 256 S. 1st Avenue, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-40484-2022 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 the request by Penn Neon Sign Co., Inc., on behalf of Carolyn McKelvey Malouff, for a new wall-mounted sign at the individually-listed property (the historic Methodist/Episcopal Church) at 256 S. 1st Avenue, in the Old Town Zoning District, 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: 08/30/22

Final staff report delivered to applicant on: 09/06/22

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Applicant agreed with all of the conditions of approval on: 08/30/22 |
| <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. Elevation, Colors and Materials
- C. Aerial Photo

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

Date: 08-30-22

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

Date: 08-30-22

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:**

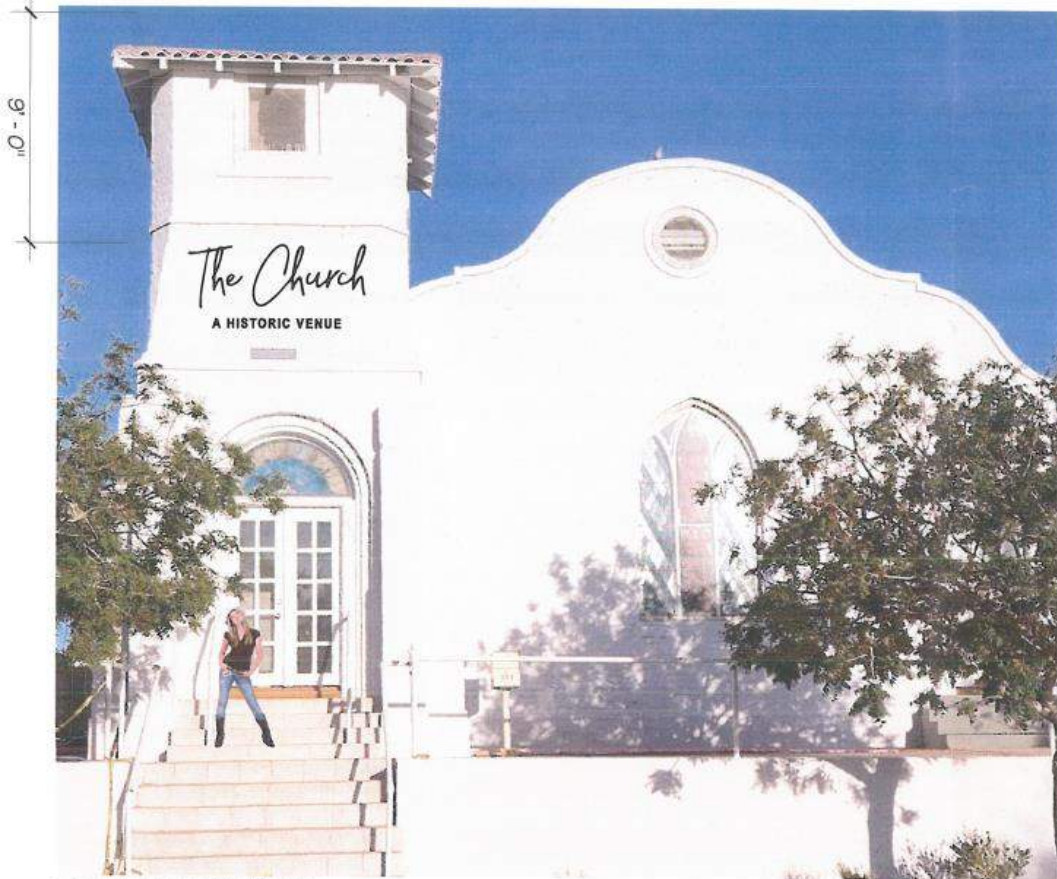
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

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.

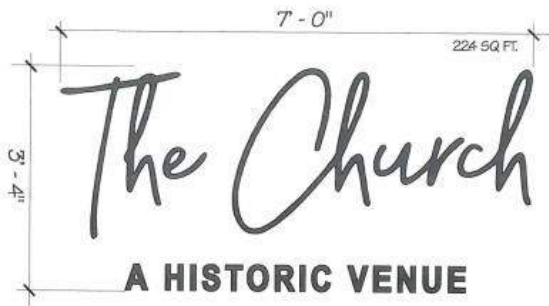
Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B
Elevation, Colors, and Materials

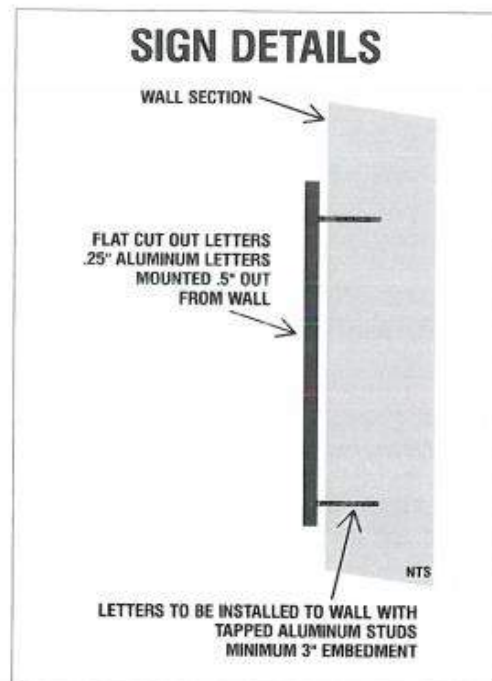


EAST ELEVATION

SCALE: 3/16" = 1'-0"



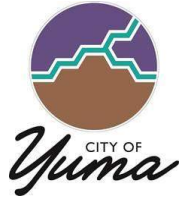
NON-ILLUMINATED FLAT CUT OUT ALUMINUM LETTERS
WITH HIDDEN STUD MOUNTING. PAINTED BLACK



ATTACHMENT C
Aerial Photo



Sign Location

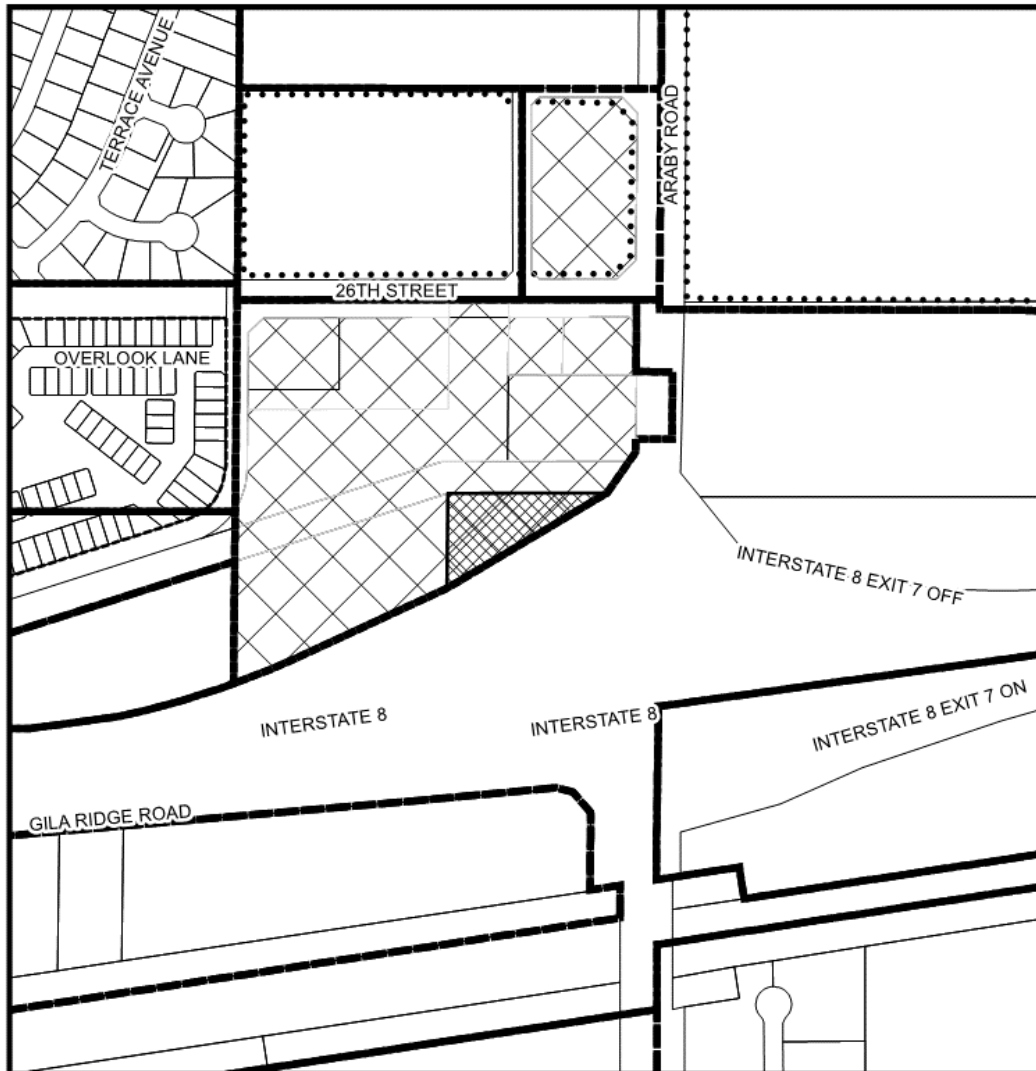


STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-40490-2022
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: BOB BLEVINS

Hearing Date: September 14, 2022 **Case Number:** DHRC-40490-2022

Project Description/Location: This is a request by Cooper Goldstein, on behalf of EHC Yuma LP., for aesthetic review of a new helipad in the General Commercial / Aesthetic Overlay (B-2/AO) District, in conjunction with the new hospital located at 2648 S. Araby Road, Yuma, AZ.

Location Map:



Location Specific Information:

Aesthetic Overlay:	Yes
Historic District:	N/A
Parcel Number:	197-04-008
Historic Listing Status:	N/A
Address:	2648 S. Araby Road
Property Owner:	EHC Yuma LP.
Property Owner's Agent	Copper Goldstein
Zoning of the Site:	B-2/AO
Existing Land Use(s) on the Site:	Vacant
Surrounding Zoning and Land Uses:	
○ North:	B-2/AO; Hospital
○ South:	AG; Interstate 8
○ East:	B-2/AO; Vacant
○ West:	B-2/AO; Vacant
Related Actions or Cases:	None
Land Division Status:	Legal lot of record
Flood Plain Designation:	Flood Zone X

Description of Proposed Project / Background / Use:

This proposal is for a new 75 ft. by 75 ft. helipad, with a 120 ft. by 120 ft. Safety Area, a retention basin, landscaping, and an access road to the new hospital to the north-Exceptional Community Hospital. As stated in a recent article in the Yuma Daily Sun: "Exceptional works with air ambulances to ensure fast transfer of patients to larger hospitals needing a higher level of care."

Staff Analysis:

The purpose of the Aesthetic Overlay is to enhance the community's image and attractiveness through creation of visually pleasing and inviting entryways to the City of Yuma as well as providing community focal points or areas where the design of the physical improvements and landscape enhances the community's appearance. The focus is on the gateways to Yuma.

This project accomplishes the purpose of the Aesthetic Overlay by:

- Providing for site development that utilizes the unique characteristics of the site (such as location, surroundings, topography or natural resources) and creates areas which are visually attractive to both the occupants, and the general public;
- Minimizing conflicts between automobiles, pedestrians and bicycles; creating access areas which are attractive and unobtrusive; and maintaining efficient vehicular circulation;
- Providing safe convenient access between and within all development in the district; and
- Providing landscaping which visually enhances both on-site and off-site development.

Staff Recommendation:

Staff recommends **APPROVAL** of the aesthetic review for the new helipad in the General Commercial / Aesthetic Overlay (B-2/AO) District, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-40490-2022 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 the request by Cooper Goldstein, on behalf of EHC Yuma LP., for aesthetic review of a new helipad in the General Commercial / Aesthetic Overlay (B-2/AO) District, in conjunction with the new hospital located at 2648 S. Araby Road, Yuma, AZ., subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Aesthetic Overlay 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: 08/29/22

Final staff report delivered to applicant on: 09/06/22

- Applicant agreed with all of the conditions of approval on: 08/30/22
- 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
- C. Aerial Photo

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

Date: 08-30-22

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

Date: 08-31-22

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:

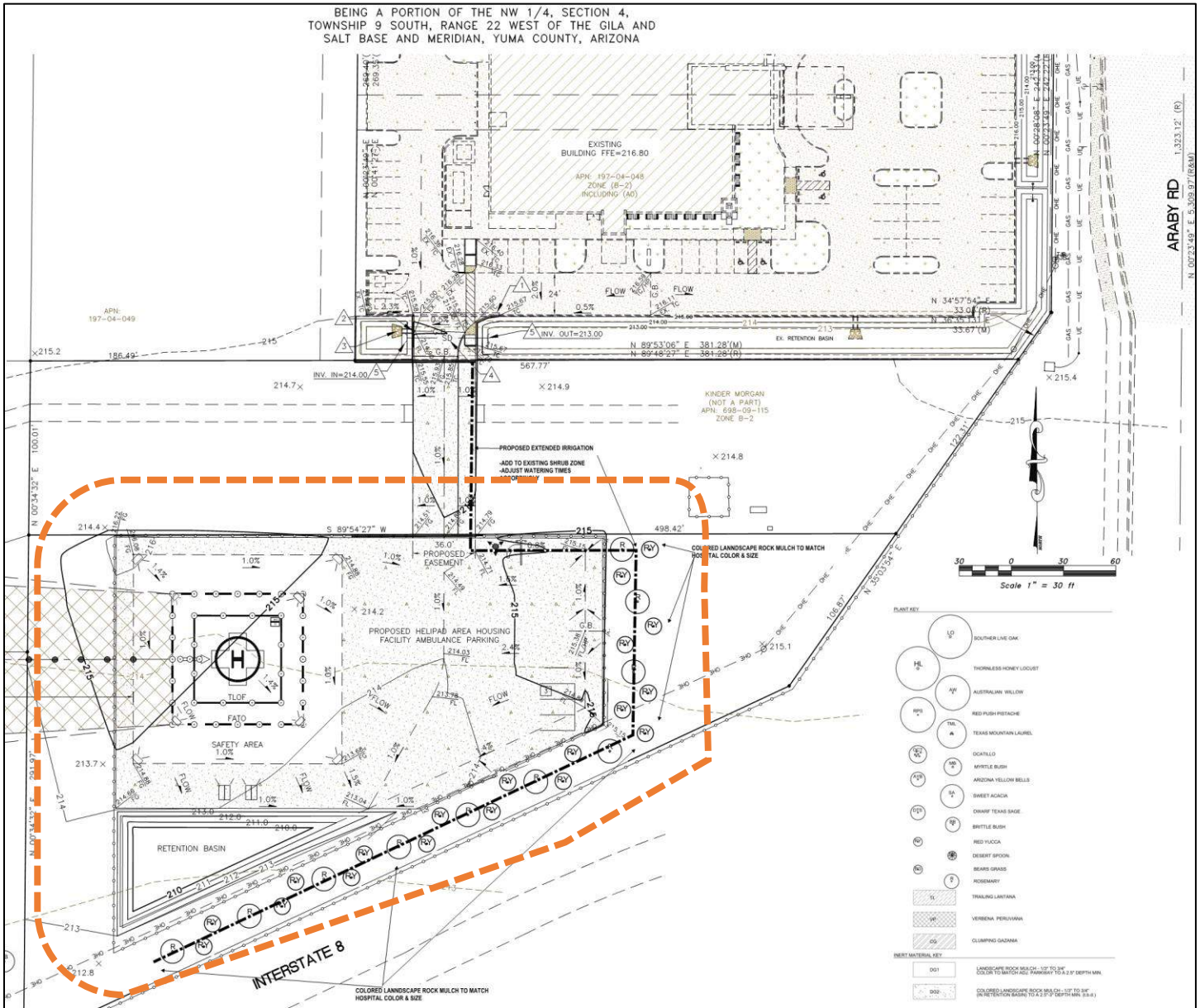
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

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.

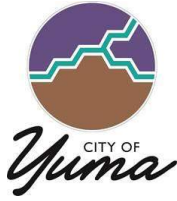
Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B Site Plan



ATTACHMENT C
Aerial Photo



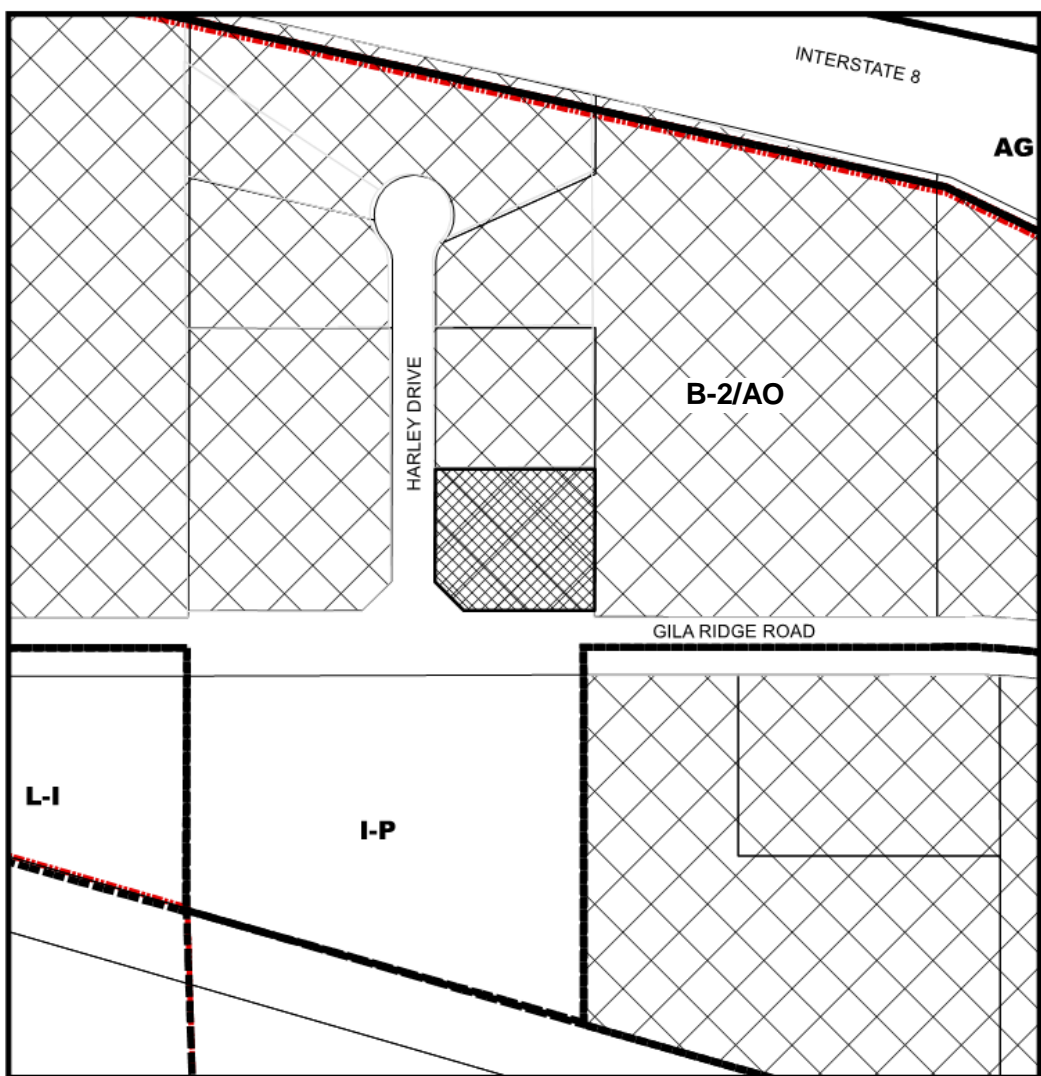


STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-40518-2022
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: BOB BLEVINS

Hearing Date: September 14, 2022 **Case Number:** DHRC-40518-2022

Project Description/Location: This is a request by Thompson Design Architects, on behalf of the Chris N. Miller Living Trust, for aesthetic review of new exterior additions and remodeling of the existing building in the General Commercial / Aesthetic Overlay (B-2/AO) District, located at 2175 S. Harley Drive, Yuma, AZ.

Location Map:



Location Specific Information:

Aesthetic Overlay:	Yes
Historic District:	N/A
Parcel Number:	666-51-010
Historic Listing Status:	N/A
Address:	2175 S. Harley Drive
Property Owner:	Chris N. Miller Living Trust
Property Owner's Agent	Thompson Design Architects
Zoning of the Site:	B-2/AO
Existing Land Use(s) on the Site:	Existing Vacant Commercial Building
Surrounding Zoning and Land Uses:	
○ North:	B-2/AO; Mini-Storage
○ South:	I-P; Commercial Buildings
○ East:	B-2/AO; Mini-Storage
○ West	B-2/AO; Motorcycle Dealer
Related Actions or Cases:	DHRC-22286-2018 (sign); DR2005-15 (LZ Bar & Grill).
Land Division Status:	Legal lot of record
Flood Plain Designation:	Flood Zone X

Description of Proposed Project / Background / Use:

The existing building was constructed in 2006. This new interior remodeling and building expansion is for "Pour Behavior", a new bar and grill. The existing building has approximately 3,720 sq. ft. of indoor space. The new construction will add a 429 sq. ft. kitchen addition on the east side, fully enclose an existing patio dining area on the north, create a new outdoor serving area patio on the north, repurpose the west side old main entrance, and enclose a covered area on the south where the new main entrance and foyer/waiting area will be. From the customer:

- There will be a wainscot of brick veneer around the building: <https://www.eldoradostone.com/products/tundrabrick/> in the "Ashland" color.
- We're going to say good-bye to the faded blue roof and it will be painted a warm grey color: Sherwin Williams "Dovetail" SW7018 <https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-family/SW7018-dovetail>
- The metal paneling will be "Coal Black" https://www.mbc.com/wp-content/uploads/Widen%20Assets/Color%20Charts/MBCI22_Architectural-Color-Chart_0705209991178_MS_0522_WEB.pdf
- The existing masonry will be sandblasted to a smooth finish and will be concrete-grey in color with exposed aggregate. Photo attached.
- They will be doing a sign over the new south entry along with an update to the monument/pole sign.

Staff Analysis:

The purpose of the Aesthetic Overlay is to enhance the community's image and attractiveness through creation of visually pleasing and inviting entryways to the City of Yuma as well as providing community focal points or areas where the design of the physical improvements and landscape enhances the community's appearance. The focus is on the gateways to Yuma.

The new outdoor seating, revived landscaping, fresh colors, and exterior details will be a welcome makeover of this prominent building. This project accomplishes the purpose of the Aesthetic Overlay by:

- Providing for site development that utilizes the unique characteristics of the site (such as location, surroundings, topography or natural resources) and creates areas which are visually attractive to both the occupants, and the general public;
- Minimizing conflicts between automobiles, pedestrians and bicycles; creating access areas which are attractive and unobtrusive; and maintaining efficient vehicular circulation;
- Providing safe convenient access between and within all development in the district; and
- Providing landscaping which visually enhances both on-site and off-site development.

Staff Recommendation:

Staff recommends **APPROVAL** of the aesthetic review for the exterior additions and remodeling of the existing building in the General Commercial / Aesthetic Overlay (B-2/AO) District, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-40518-2022 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 Thompson Design Architects, on behalf of the Chris N. Miller Living Trust, for new exterior additions and remodeling of the existing building in the General Commercial / Aesthetic Overlay (B-2/AO) District, located at 2175 S. Harley Drive, Yuma, AZ., subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Aesthetic Overlay 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: 08/31/22

Final staff report delivered to applicant on: 09/06/22

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Applicant agreed with all of the conditions of approval on: 08/31/22 |
| <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/Photos of Existing
- C. Elevations
- D. Colors/Textures/Materials
- E. Aerial Photo

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

Date: 08-31-22

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

Date: 09-06-22

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:

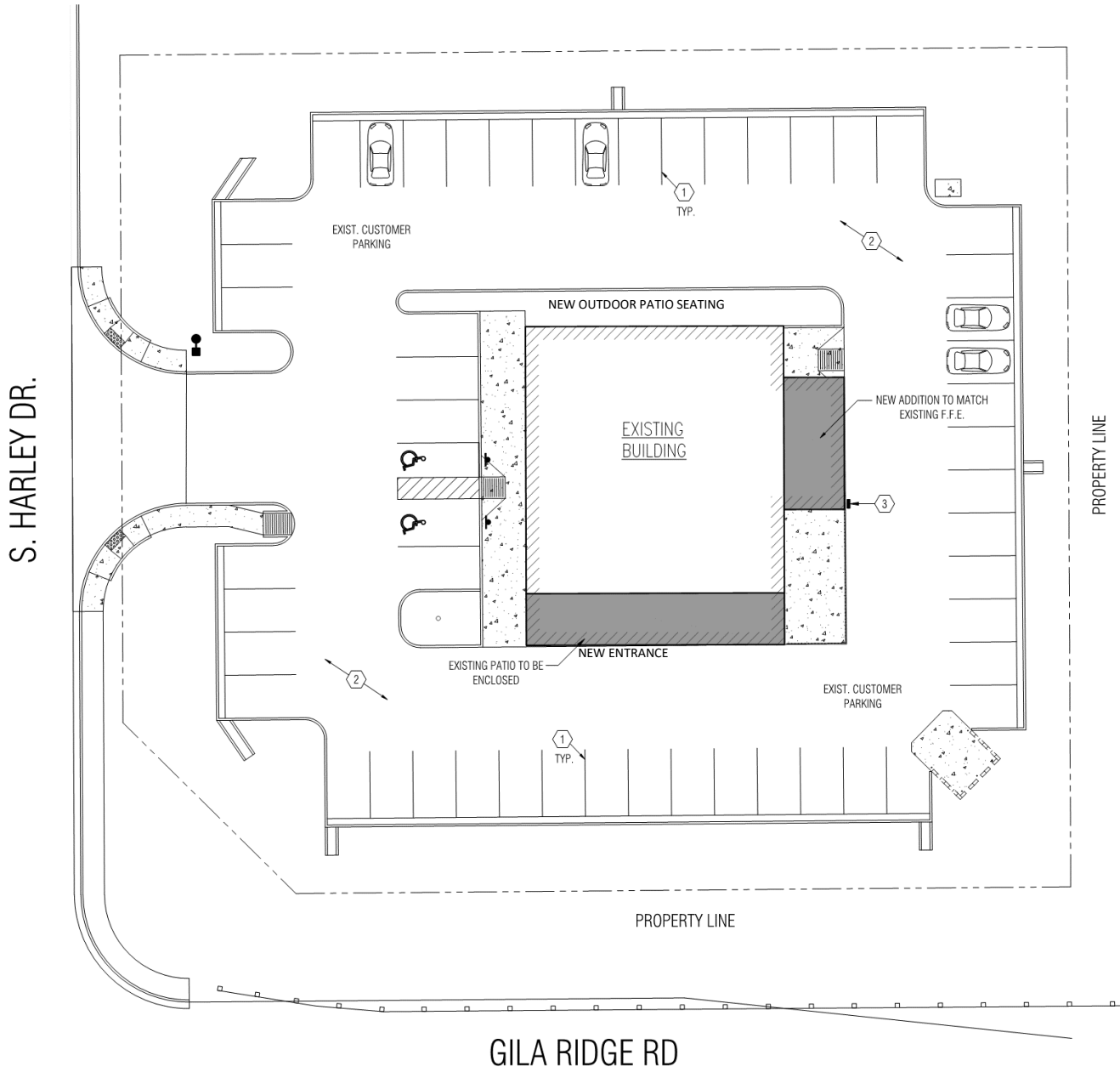
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

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/ Photos of Existing



OVERALL SITE PLAN

SCALE: 1/16" = 1'-0"



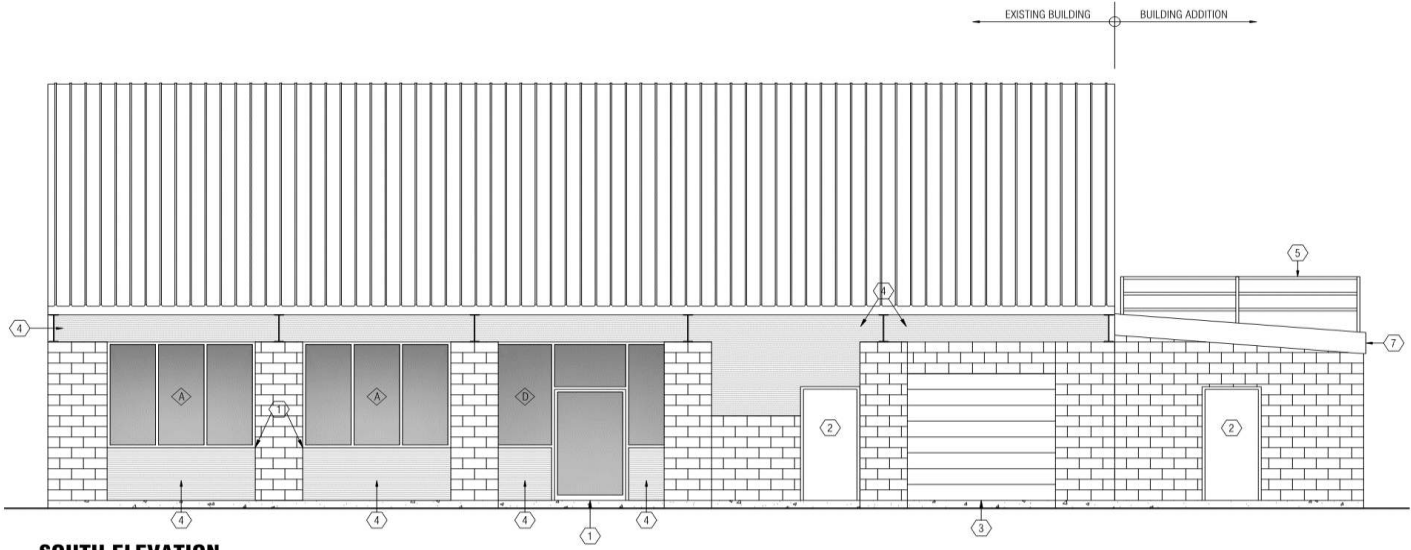
KEYNOTES

- 1 EXISTING PARKING STALL STRIPING
- 2 EXISTING ASPHALT TO REMAIN
- 3 MOVE WATER METER



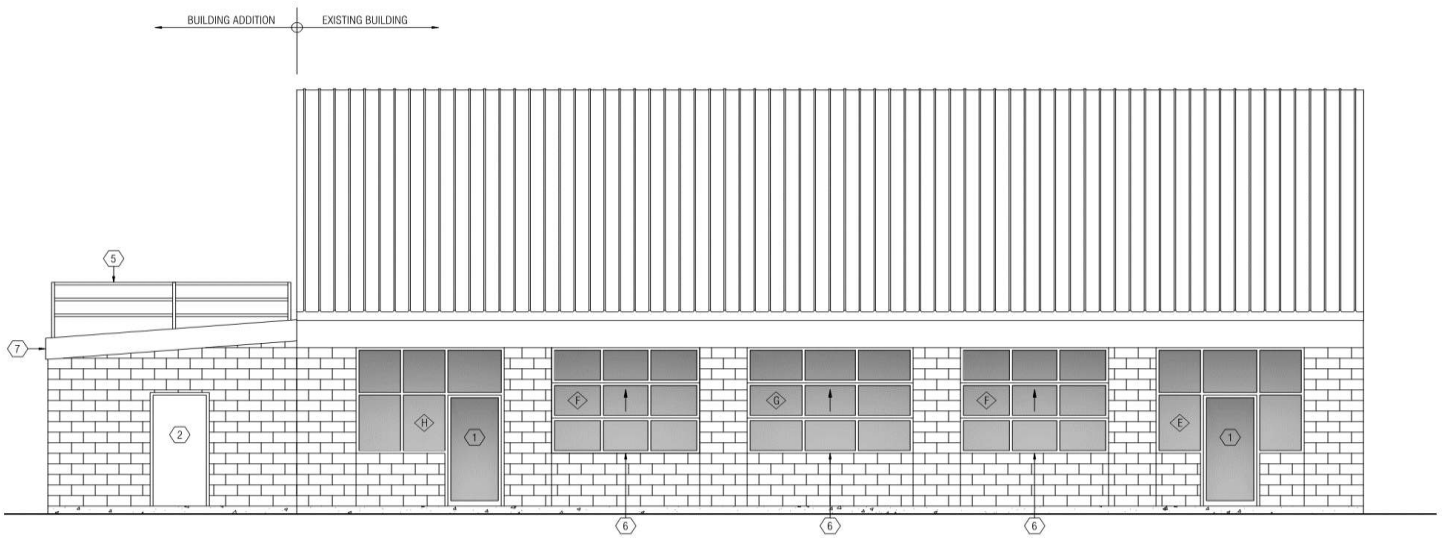
ATTACHMENT C

Elevations



SOUTH ELEVATION

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



NORTH ELEVATION

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

ATTACHMENT D
Colors/Textures/Building Materials

SW 7018
Dovetail
Interior / Exterior
Location Number: 244-C5

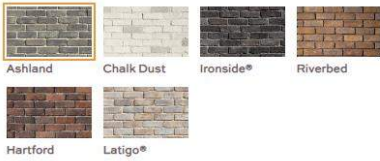


244

COORDINATING COLORS SIMILAR COLORS DETAILS



TundraBrick™



About Us • Blog • Stone Visualizer • Contact Search Keywords

WHY ELDORADO? PRODUCTS IMAGINE RESOURCES WHERE TO BUY



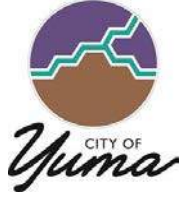
TundraBrick is a classically-shaped profile with all the surface character you could want. Slightly squared edges are chiseled and worn as if they'd braved the elements for decades. Corners available.

The existing masonry will be sandblasted to a smooth finish and will be concrete-grey in color with exposed aggregate



ATTACHMENT E
Aerial Photo



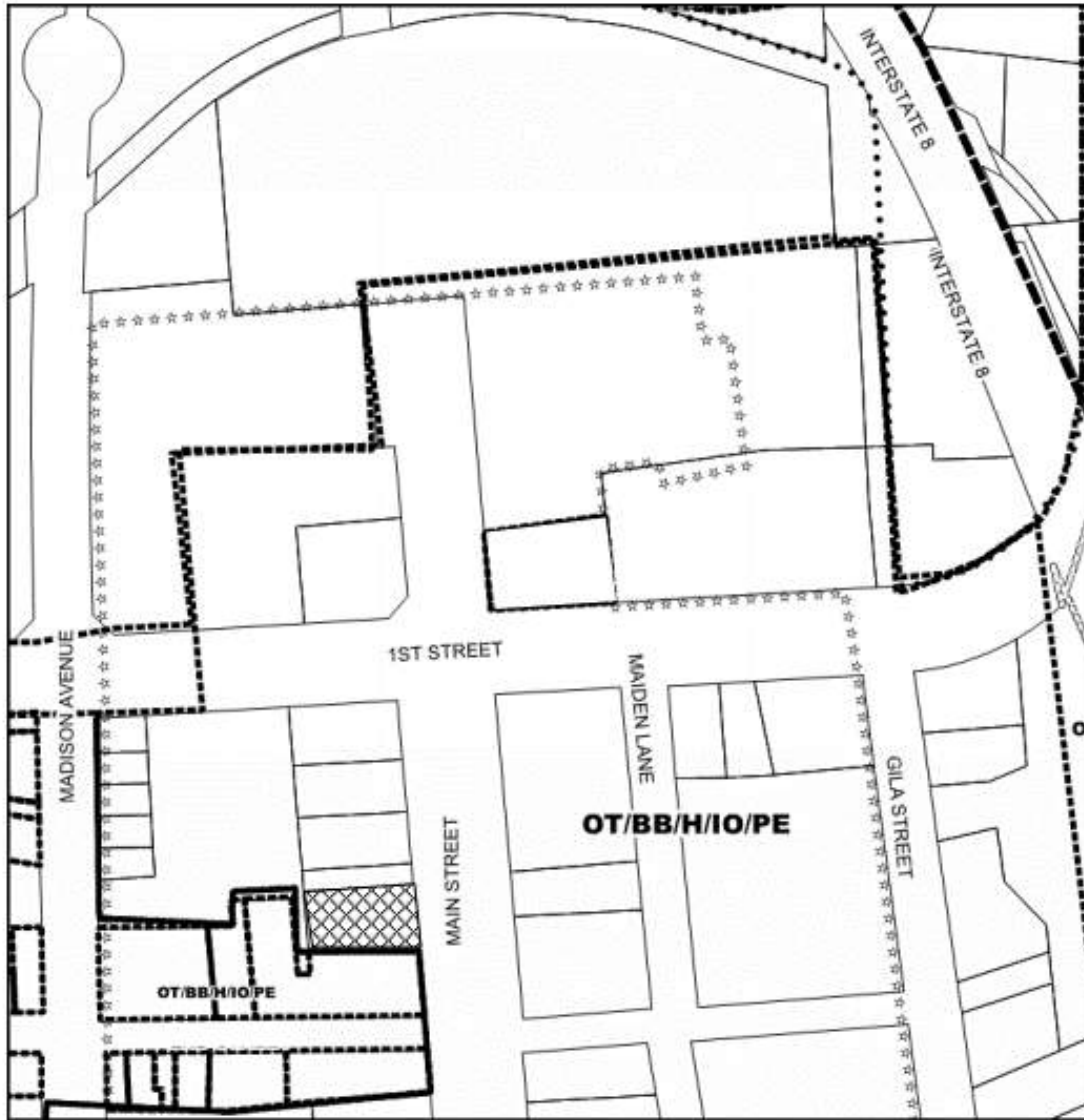


STAFF MEMO
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
ADMINISTRATIVE REVIEW CASE #: DHRC-35668-2021
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER:

Hearing Date: September 14, 2022 **Case Number:** DHRC-35668-2021

Project Description/Location: This is a request by the Bordertown Arts Project for new rooftop ventilation for Cafecito, located at 176 S. Main Street, in the Main Street Historic District.

Location Map:



Location Specific Information:

Historic District:	Brinley Avenue	Century Heights	Main Street	X	None
Individually Listed Historic Buildings on-site:	Yes	No	X		
Aesthetic Overlay:	Yes	No	X		
Parcel Number:	633-36-228				
Address:	176 S. Main Street				
Property Owner:	Bordertown Arts Project				
Property Owner's Agent:					
Site	OT/H/IO/BB:	Cafecito			
North	OT/H/IO/BB:	Red Moon Ale House			
South	OT/H/IO/BB:	Yuma County Offices			
East	OT/H/IO/BB:	Regency Theaters/Legacy Venue			
West	OT/H/IO/BB:	Public Parking			
Prior Related Actions or Cases:	MS 89-2; MS 95-7; HR2000-019 & 019R.; DHRC-27187-2019; DHRC-35214-2020.				
Land Division Status:	N/A				
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 proposal is for new rooftop ventilation.
----------------------------	--

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 is new equipment as part of a kitchen remodel.
----------------------------	---

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:	This is a necessary ventilation and safety project.
----------------------------	---

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 improvement will not harm any historic structure.
----------------------------	--

Staff Summation: Staff APPROVED the request on May 17, 2021 for the new ventilation (PPR-34733-2021) 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.

Proposed conditions delivered to applicant on: N/A

Final staff report delivered to applicant on: N/A

- Applicant agreed with all of the conditions of approval on: N/A
- 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.	Photo
B.	Aerial Photo

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

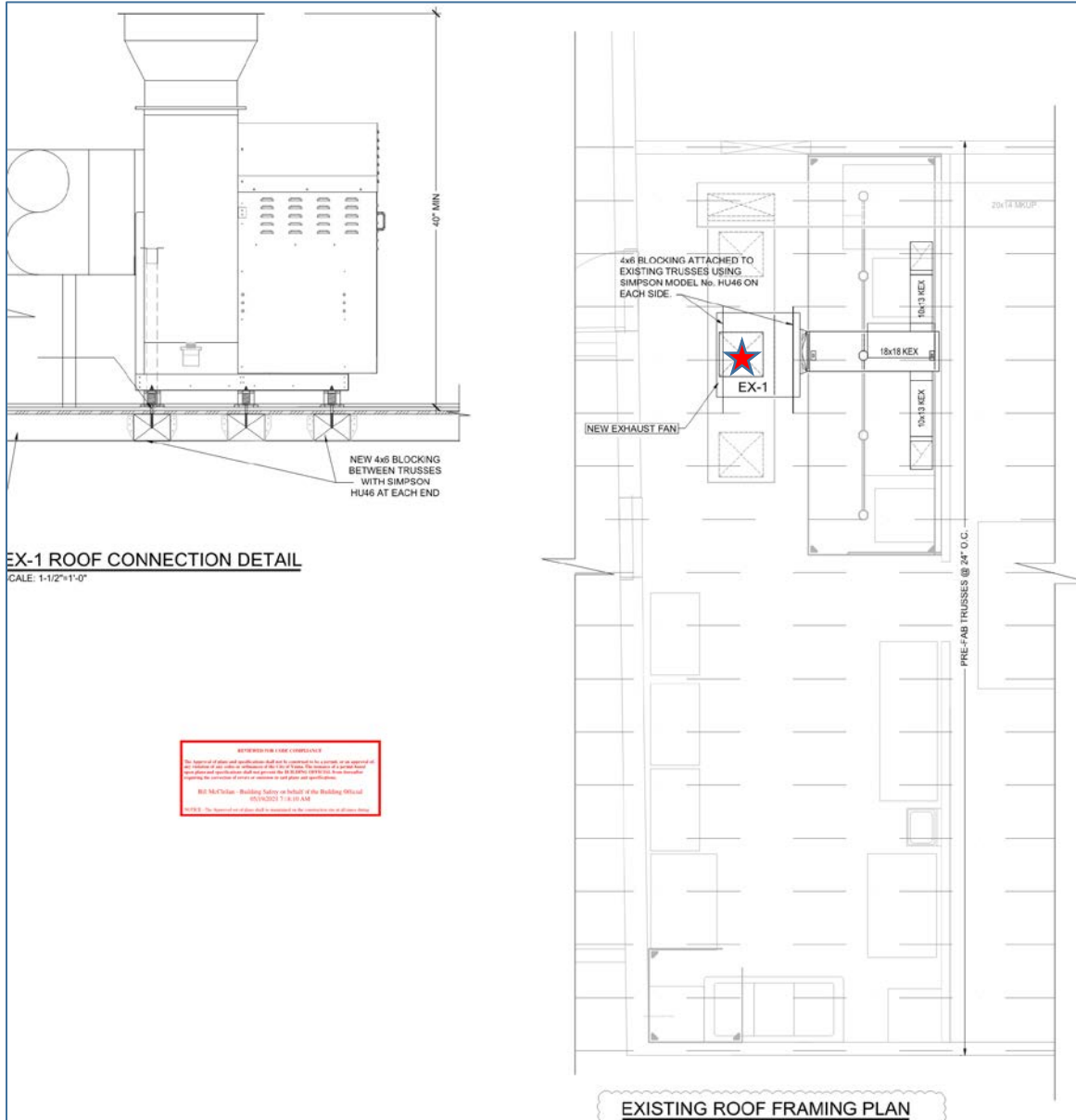
Date: 09-01-22

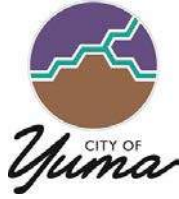
ATTACHMENT A
Photo



ATTACHMENT B

Roof Plan





STAFF MEMO
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
ADMINISTRATIVE REVIEW CASE #: DHRC-35666-2021
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER:

Hearing Date: September 14, 2022 **Case Number:** DHRC-35666-2021

Project Description/Location: This is a request by the City of Yuma, for a new fountain/sculpture, located in front of 224 S. Main Street, in the Main Street Historic District.

Location Map:



Location Specific Information:

Historic District:	Brinley Avenue	Century Heights	Main Street	X	None
Individually Listed Historic Buildings on-site:	Yes	No	X		
Aesthetic Overlay:	Yes	No	X		
Parcel Number:	In City right-of-way				
Address:	N/A. In front of 224 S. Main Street				
Property Owner:	City of Yuma				
Property Owner's Agent:	N/A				
	Existing Zoning	Existing Land Use			
Site	OT/H//IO/BB	Main Street Mall			
North	OT/H//IO/BB	Main Street Mall			
South	OT/H//IO/BB	Main Street Mall			
East	OT/H//IO/BB	Law Offices			
West	OT/H//IO/BB	224 Main Street Shops			
Prior Related Actions or Cases:	None				
Land Division Status:	N/A				
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 proposal is for a new fountain and sculpture to replace a damaged fountain.
----------------------------	---

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 is a replacement.
----------------------------	------------------------

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 new fountain/sculpture is an appropriate addition to the streetscape.
----------------------------	---

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 improvement will not harm any historic structure.
----------------------------	--

Staff Summation: Staff APPROVED the request for the new sculpture/fountain after an initial review by the DHRC on March 10, 2021, 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.

Proposed conditions delivered to applicant on: N/A

Final staff report delivered to applicant on: N/A

- Applicant agreed with all of the conditions of approval on: N/A
- 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.	Photo
B.	Aerial Photo

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

Date: 09-01-22

ATTACHMENT A
Photo



ATTACHMENT B
Aerial Photo



