

**Design and Historic Review Commission
Agenda**

*City Hall Council Chambers
One City Plaza*

Wednesday, October 12, 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

September 28, 2022

ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION

HISTORIC DISTRICT:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-40585-2022:** This is a request by Lisa M. Gill, for historic review of an exterior remodel of the home/office in the Century Heights Conservancy Residential Historic District, for the property located at 577 S. 4th Avenue, Yuma, AZ.

AESTHETIC OVERLAY

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-40581-2022:** This is a request by Yuma County, for historic review of the demolition of the existing buildings, and a new office building in the Main Street Historic District, for the property located at 197 S. Main Street, Yuma, AZ.

COMMISSION DISCUSSION

None

INFORMATION ITEMS

1. Staff

Administrative Approvals:

Historic District

1. **DHRC-38874-2022:** This is a request by Sunsolar Solutions, Inc., on behalf of Juventino Morales, for additional rooftop solar, for the property located at 520 S. 2nd Avenue, in the Century Heights Conservancy Residential Historic District.
2. **DHRC-39522-2022:** This is a request by Signmasters of Yuma LLC, on behalf of Yuma County, for replacement and new signage for the property located at 102 S. Main Street, in the Main Street Historic District

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
September 28, 2022**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, September 28, 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, Chris Hamel and Sandra Anthony. Commissioners William Moody and Amanda Coltman were absent.

STAFF MEMBERS present included Alyssa Linville, Director of Planning and Neighborhood Services; Robert Blevins, Principal Planner; Amelia Dombay, Senior 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

September 14, 2022

Motion by Leal-Rubio, second by Hamel to APPROVE the minutes of September 14, 2022. Motion carried unanimously, (5-0) with two absent.

ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION

DHRC-40567-2022: *This is a request by Page Misenhimer, on behalf of the City of Yuma, to review two new steel shade structures to be placed in front of the Pint House, for the leased property to the east of 265 S. Main Street, in the Main Street Historic District*

Amelia Dombay, Senior Planner summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

Commissioner Hamel asked for clarification of the size of the planter boxes. **Dombay** deferred the question to the applicant. **Hamel** then asked if the proposed project would affect any of the surrounding walkways and other businesses trying to extend into the same area. **Dombay** replied the proposed project would maintain a 5 foot walkway under the shade structures and a 9 foot walkway across the front. **Dombay** went on to say that the owners had renewed their Extension of Premises Permit, and that the design plans had been approved by City Staff.

APPLICANT / APPLICANT'S REPRESENTATIVE

Page Misenhimer, 3069 W. 12th Lane, Yuma, AZ, co-owner of the Pint House, responded to **Hamel's** question regarding the planter boxes, stating the planters would be 18 inches deep and that there were two different styles of planters, but because of the cost a decision had not been made on which design to use. **Misenhimer** went on to say that the existing planters would have trees and were to be moved so that they would not interfere with the walkways. **Misenhimer** then stated the shade structure would be painted a rust color so that it blends in with the aesthetics of the downtown area. **Hamel** commented that he liked the overall design of the proposed project.

Commissioner Leal-Rubio asked if there would be ceiling fans installed. **Misenhimer** replied yes, adding that misters would be attached to them.

Leal-Rubio then asked for the seating capacity. **Amy Biallas, 3878 W. 36th Street, Yuma, AZ, co-owner of the Pint House**, stated that depending on the configuration of the space available, there would be 16-25 tables. **Misenhimer** stated the capacity would be 60-80 seats.

PUBLIC COMMENT

None

Motion by Hamel, second by Sheldahl, to APPROVE Case Number DHRC-40567-2022 subject to the Conditions of Approval in Attachment A. Motion carried unanimously, (5-0) with two absent.

DHRC-40543-2022: *This is a request by BMH As-Built USA of Arizona, on behalf of EHC Yuma LP., for aesthetic review of new company housing in the General Commercial / Aesthetic Overlay (B-2/AO) District, in conjunction with the new hospital located at 2648 S. Araby Road, Yuma, AZ.*

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

QUESTIONS FOR STAFF

Hamel commented that he was impressed with the design of the proposed project.

APPLICANT / APPLICANT’S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Leal-Rubio, second by Hamel, to APPROVE Case Number DHRC-40543-2022 subject to the Conditions of Approval in Attachment A. Motion carried unanimously, (5-0) with two absent.

COMMISSION DISCUSSION

None

QUESTIONS

None

INFORMATION ITEMS

Staff

None

Administrative Approvals

None

National Heritage Area

None

Commission

None

ADJOURNMENT

The meeting was adjourned at 4:31 p.m.

Minutes approved this _____ day of _____, 2022.

Chairman

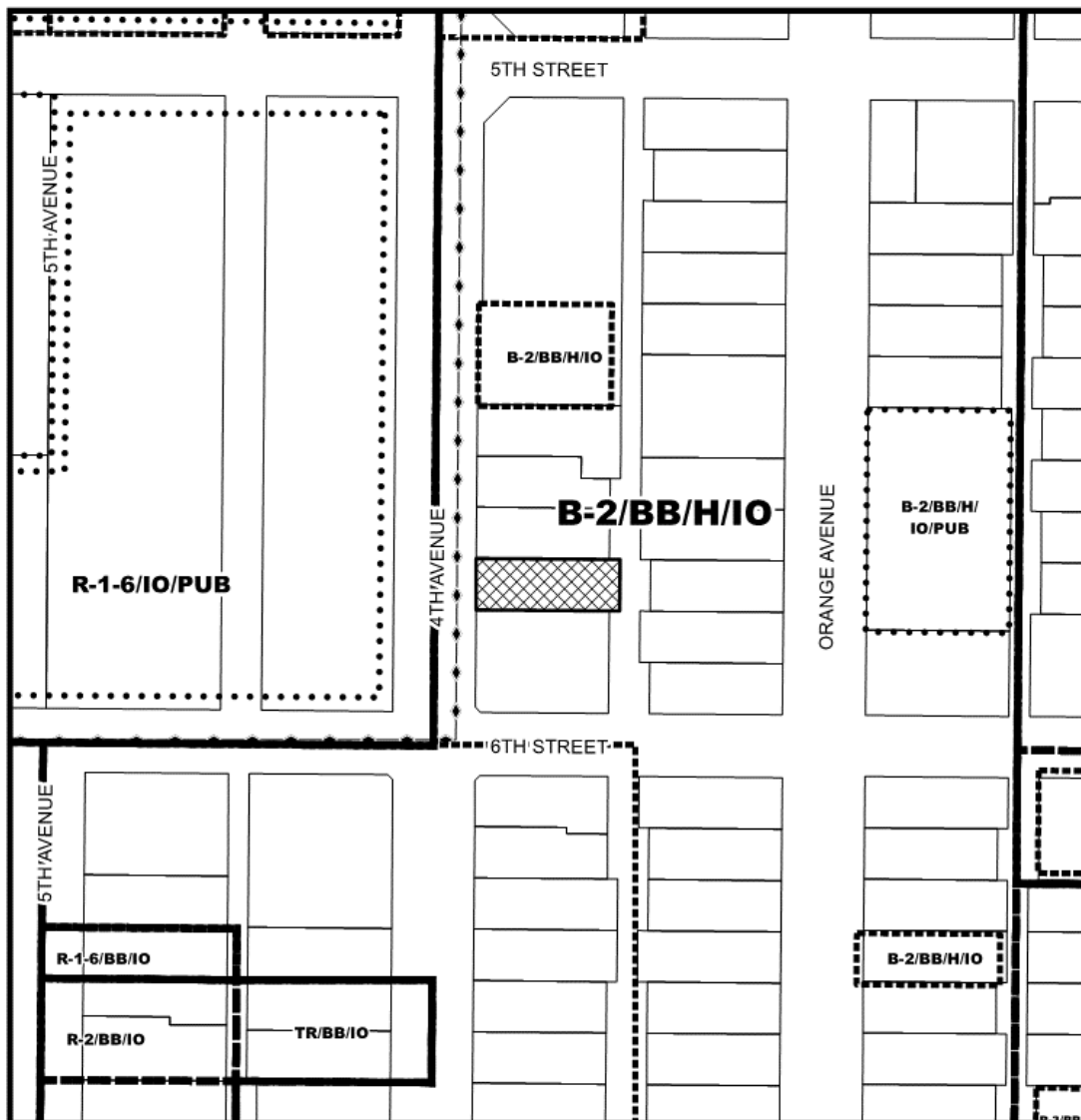


STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-40585-2022
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: BOB BLEVINS

Hearing Date: October 12, 2022 **Case Number:** DHRC-40585-2022

Project Description/Location: This is a request by Lisa M. Gill, for historic review of the exterior remodeling of an office building in the Century Heights Residential Conservancy Historic District, for the property located at 577 S. 4th Avenue, Yuma, AZ.

Location Map:



Location Specific Information:

Aesthetic Overlay:	No
Historic District:	Century Heights Conservancy Residential Historic District
Parcel Number:	633-59-155
Historic Listing Status:	Contributing Structure
Address:	577 S. 4 th Avenue
Property Owner: Property Owner's Agent	Lisa Gill
Zoning of the Site:	B-2/H/IO/BB
Existing Land Use(s) on the Site:	Historic Ted Larkin Home- 1925
Surrounding Zoning and Land Uses:	
○ North:	B-2/H/IO/BB; Offices
○ South:	B-2/H/IO/BB; Offices
○ East:	R-3/H/IO/BB; Residences
○ West:	B-2/H/IO/BB; School
Related Actions or Cases:	DHRC-12209-2015 (free-standing sign).
Land Division Status:	Legal lot of record
Flood Plain Designation:	Flood Zone X

Description of Proposed Project / Background / Use:

Referred to as the Ted Larkin Home, the nearly 1,300 square foot structure was built in 1925 in the Bungalow Style. Historically, the structure was residential; in recent years, it has been converted into office space for a variety of businesses. A number of the historical design elements have been maintained.

Constructed of wood framing and a concrete foundation, the residence exhibits many elements reminiscent of the Bungalow Form; the most prevalent residential architectural form within the district. Some of the prominent features of the Bungalow structure include the multi-gabled roof featuring exposed rafters, a recessed entry and an off-center porch.

From the Applicant:

Demolish: All existing clapboard siding down to framing; Remove all existing wood doors, windows, and frame; Patch and repair framing.

To Remain: Existing fire place and chimney; existing raised stone decking and columns- patch and repair; all existing roof systems to remain as is- patch and repair.

New Construction: New plywood exterior sheathing with new insulation; New horizontal wood grain vinyl exterior wall covering over moisture-proof wall wrap; New insulated single-hung windows custom made to sizes that are currently on the home; New door and frame vinyl-clad insulated with ADA compliant hardware; Patch and repair all exposed trim; Replace gable end attic vents- maintain existing sizes and shapes. Replace sign in lawn- due to wind damage. New front entrance lights and back door light- exterior.

Staff Analysis:

The Secretary of the Interior’s Standards note:

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. Standards for Rehabilitation include:

- A property will be used as it was historically, or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The careful replacement of the exterior siding, windows, and doors will revitalize this building for use as an office along 4th Avenue, while honoring its historic appearance along the busy commercial street.

Staff Recommendation: Staff recommends **APPROVAL** of the historic review of the exterior remodeling of an office building in the Century Heights Residential Conservancy Historic District, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** DHRC-40585-2022 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 Lisa M. Gill, for historic review of the exterior remodeling of an office building in the Century Heights Residential Conservancy Historic District, for the property located at 577 S. 4th 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: 09/27/22

Final staff report delivered to applicant on: 09/29/22

- Applicant agreed with all of the conditions of approval on: 09/27/22
- Applicant did not agree with the following conditions of approval: (list #'s)

Attachments:

- A. Conditions of Approval
- B. Present Photos
- C. Elevations
- D. Colors and Finishes
- E. Aerial Photo

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

Date: 09-26-22

Approved By: *Alyssa Linville*
Alyssa Linville,
Director of Planning and Neighborhood Services

Date: 10-05-2022

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, Director of Planning and Neighborhood Services (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

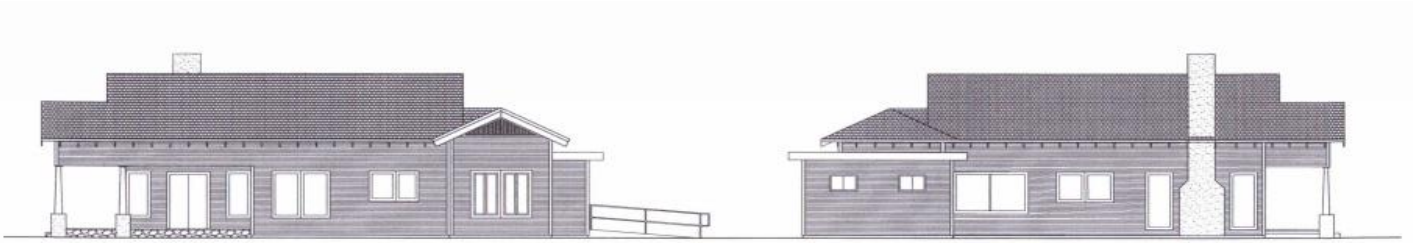
3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

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 Photos



ATTACHMENT C
Elevations



EXISTING SOUTH ELEVATION

SCALE: 3/8" = 1'-0"

EXISTING NORTH ELEVATION

SCALE: 3/8" = 1'-0"



EXISTING EAST ELEVATION

SCALE: 3/8" = 1'-0"

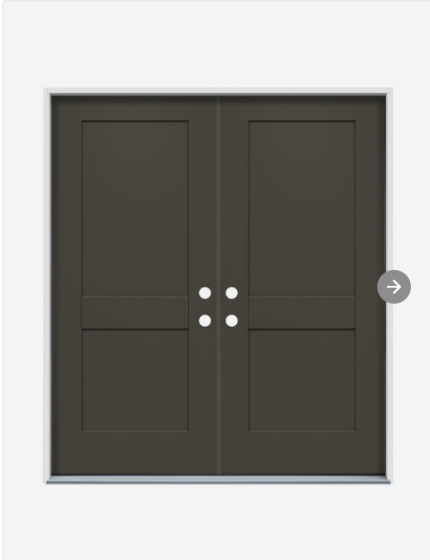


EXISTING WEST ELEVATION

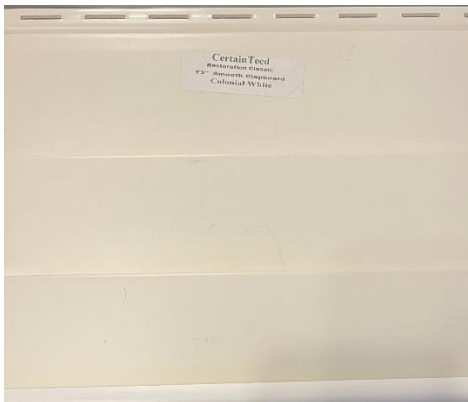
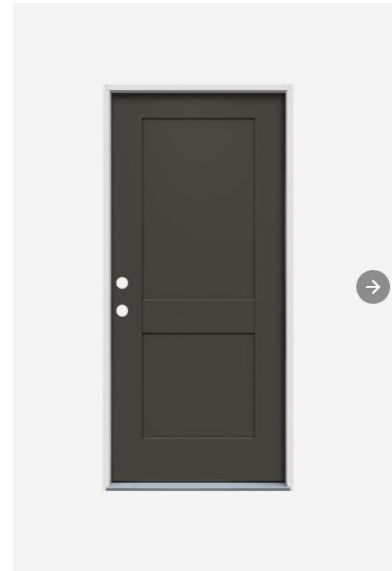
SCALE: 3/8" = 1'-0"

ATTACHMENT D
Colors and Finishes

ReliaBilt-Right-Hand-Inswing-Thunder-Gray-Paint-Painted-Steel-Prehung-Double-Entry-Door-with-Insulating-Core-Common-64-in-x-80-in

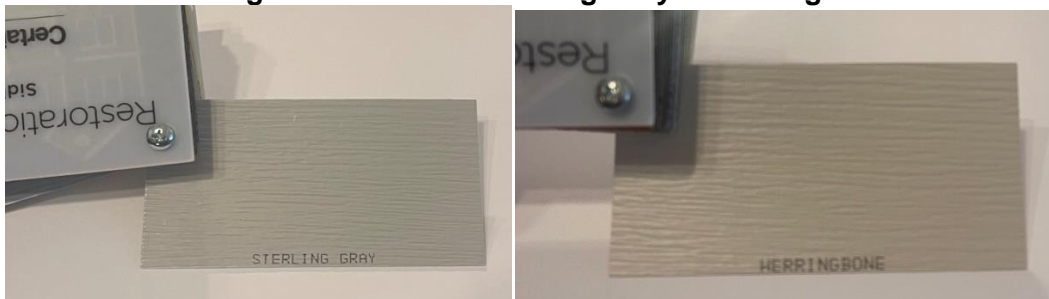


ReliaBilt-Right-Hand-Inswing-Thunder-Gray-Paint-Painted-Steel-Prehung-Entry-Door-with-Insulating-Core-Common-32-in-x-80-in



[Certainteed.com/siding/products/restoration-classic](https://certainteed.com/siding/products/restoration-classic)

Siding Color Choices: Sterling Grey or Herringbone



Re-Paint all Trim White and match all exterior pillar colors with house siding.

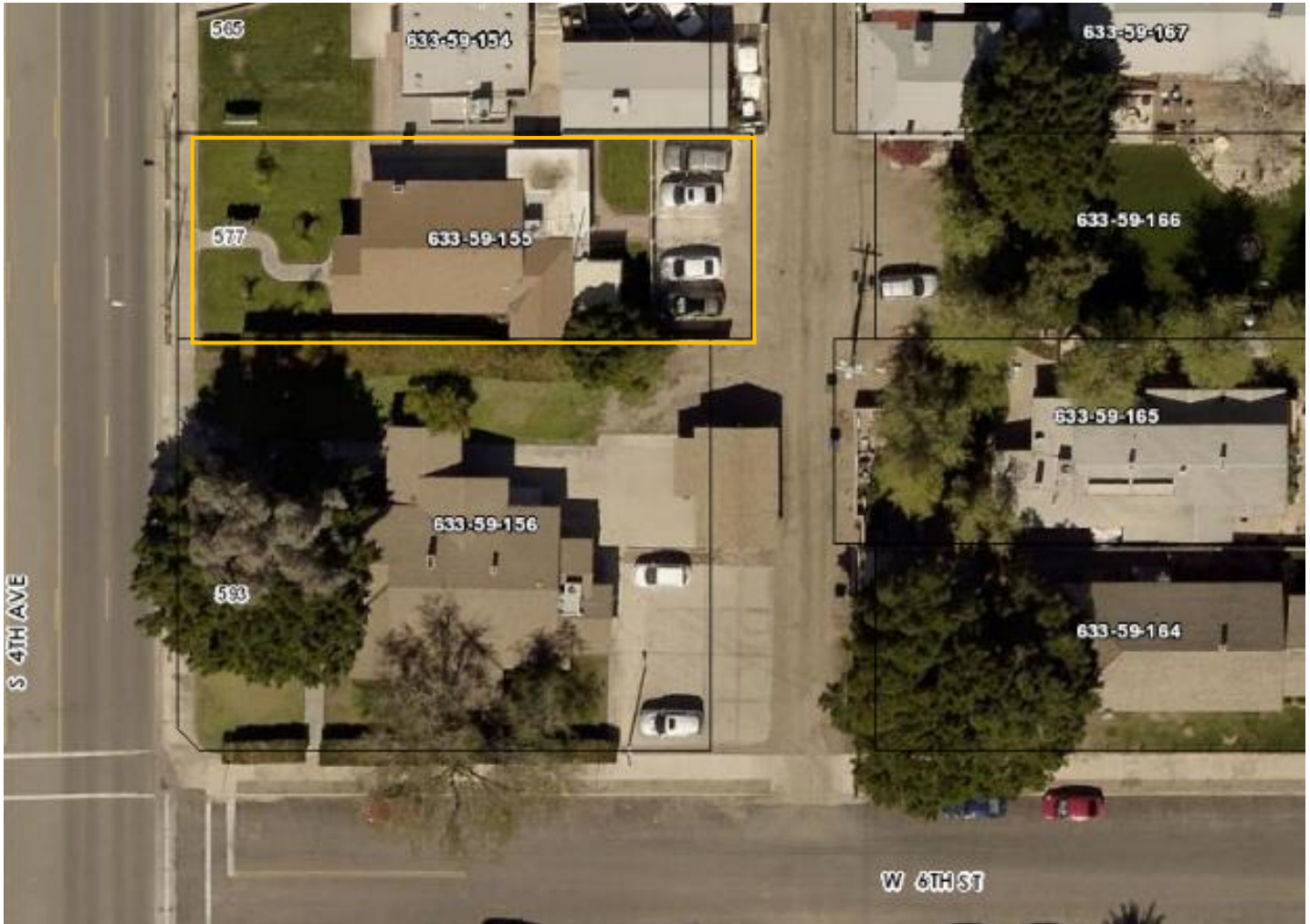


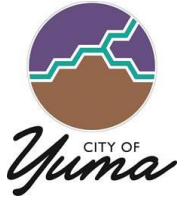
Back Door Light-Exterior (1)
[Winston Porter Arryonna Wall Light & Reviews | Wayfair](#)



Front Entrance Lights (2)
[Breakwater Bay Shavarsh 1 -Bulb 10.75" H Outdoor Pendant & Reviews | Wayfair](#)

ATTACHMENT E
Aerial Photo



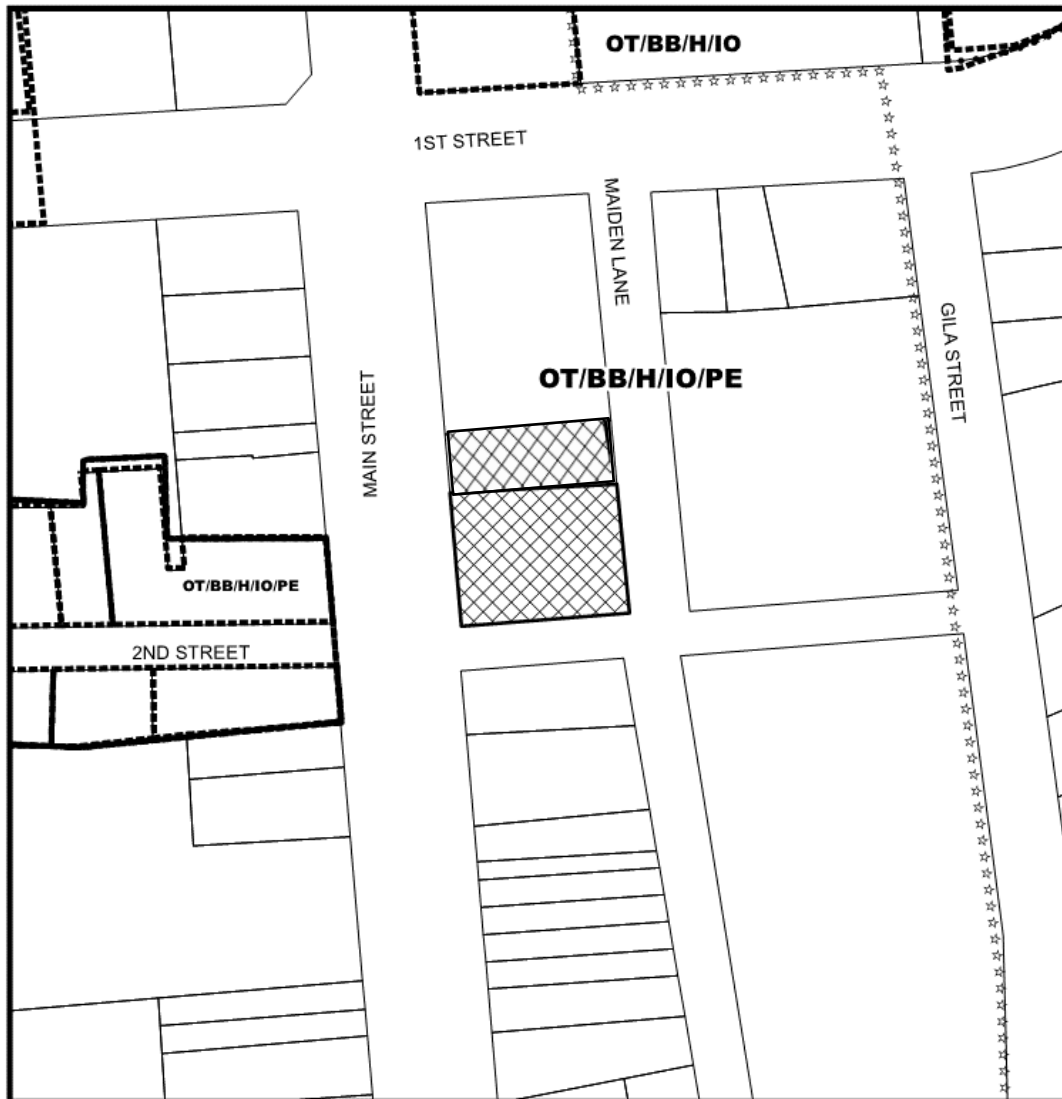


STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-40581-2022
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: BOB BLEVINS

Hearing Date: October 12, 2022 **Case Number:** DHRC-40581-2022

Project Description/Location: This is a request by Yuma County, for historic review of the demolition of the existing buildings, and a new office building in the Main Street Historic District, for the property located at 197 S. Main Street, Yuma, AZ.

Location Map:



Location Specific Information:

Aesthetic Overlay:	No
Historic District:	Main Street Historic District
Parcel Number:	633-36-243 & 244
Historic Listing Status:	Contributing Structure
Address:	197 S. Main Street
Property Owner:	Yuma County
Property Owner's Agent	Dave Hylland
Zoning of the Site:	OT/H/ IO/BB
Existing Land Use(s) on the Site:	Former Yuma County Offices
Surrounding Zoning and Land Uses:	
○ North:	OT/H/ IO/BB; Theater
○ South:	OT/H/ IO/BB; Offices
○ East:	OT/H/ IO/BB; Parking Lot
○ West	OT/H/ IO/BB; Yuma County Offices
Related Actions or Cases:	HR2008-040 signage; HR2005-11 signage; HR2001-01 windows & a/c; HR2000-21 loading dock; HR2000-10 Arizona Ted's; MS95-14 signage; DHRC-9136-205 remodel.
Land Division Status:	Legal lot of record
Flood Plain Designation:	Flood Zone X

Description of Proposed Project / Background / Use:**From the Applicant:**

- *3-story Office Building with 27,000 – 28,000 sf/floor*
- *Basement with approximately 19,000 sf of storage and maintenance shop*
- *The basement floor elevation will be approximately 14 ft below grade.*
- *The 2nd floor will be approximately 18 ft above the 1st floor.*
- *The 3rd floor will be approximately 14 ft above the 2nd floor.*
- *An atrium may be provided for the main entry lobby.*

SITE CONCEPT

This 100,000 SF building is situated on its downtown Yuma site with public access on three sides. The west entry faces Main Street, providing a traditional urban presence. The east and south entries provide convenient access from the east-side parking areas. The County could elect to make the east side doorway a staff -only entry or an exit only. A canopy supported by stone-clad columns shades the Main Street sidewalk.

Planters located between the columns protect the building, introduce landscape vitality, and could provide seating opportunities. Pocket parks provide the public and staff with an alternative outdoor space and people-watching vantage point. Hardscaped areas are expanded at the building entries to soften the transition from outside to in. Street trees located on the south and east sides give the building scale and pedestrians shade. The loading area is located across from a curb cut into the east side parking lot to make loading easier.

EXTERIOR IMAGE

The building is designed to serve Yuma County for 50 years or more. As part of the programming and planning process, our team conducted a “dot polling” exercise with the design committee. During this workshop, participants were asked to mark and

comment on a variety of interior and exterior building images. Photographs ranged from traditional to more contemporary architecture and much in between. From the information gathered, building forms and an architectural vocabulary were created for the new building. The resultant aesthetic responds to the various solar exposures, Main Street frontages, and view sheds.

Exterior materials and systems are intended to be durable, long-lasting, and easy to maintain. Building elements include a limestone rain screen and veneer, perforated metal skin, composite insulated panels, and a canopy/colonnade at street level along Main Street. Various passive shade features include horizontal and vertical, fixed louvers, aluminum window surrounds, and perforated screening. Windows are comprised of high-performance glazing in the thermally broken aluminum storefront. Energy-efficient mechanical equipment will be roof-mounted and completely screened from view.

LANDSCAPE

All portions of the development site not occupied by buildings, structures, parking areas, and loading and unloading areas shall be landscaped in accordance with Article 20 of the Yuma Code of Ordinances, along with specific historic district guidelines to preserve Old Town and Main Street character. As a historic street, the established context will guide the design of the streetscape. New enhanced landscaping will provide an attractive buffer between the new administration building and the street. Benches, lampposts, and other site furnishings will be of a historic design to maintain the authenticity of the historic district. Plant material will also be chosen to maintain cohesion with the rest of Main Street.

New entry plazas will be designed along S. Main Street and in front of the building entrance on E. 2nd Street. The plazas will extend the patterns of the façade on the ground plane and incorporate landscape areas. The plants for these areas will be strategically chosen to maintain an aesthetically pleasing landscape throughout the year and maintain heights that will not interfere with views to the entrance. Parklets will be designed to include trees and benches, adding variety to the streetscape, and creating an extension of the sidewalk for pedestrian respite.

Proposed planters along the streetscape will function for additional planting opportunities as well as provide additional protection between vehicular traffic and the building. Proposed column locations and spacing will be integrated into the hardscape design to maintain a cohesive design between the building and landscape. To continue to create a walkable environment in Downtown Yuma, trees will be strategically placed where possible to be outside of utility easements and to avoid conflict with any shade canopies. Plants will be chosen from the recommended plant list.

Staff Analysis:

The Main Street Historic District Guidelines note that Main Street arcades and other retail storefront establishments are the most prevalent building type in the district:

“Although the storefront is only one of the architectural features of the façade, it is the most important visual element. The traditional storefront had few decorative elements other than those details which were often repeated across the face of the building, integrating the storefront into the character of the facade.

“Emphasis was placed on the display windows and their contents. The Main Street Historic District has many excellent examples of the classic Main Street storefront as well as beautiful showcase storefront buildings.”

Section 154-10.01(A), The Purpose Statement for the Old Town District (OT), includes the following:

“The Old Town District (OT) is intended to be a retail, business and government center with a special emphasis on tourism and historic preservation, due to the unique qualities present that set it apart from all other districts. The priority of this district is to establish and support a mixture of commercial, cultural, governmental and residential uses that will help to ensure a lively pedestrian-oriented district.”

Staff encourages the preservation of characteristics that contribute to the storefront window theme on Main Street. An interesting, walkable corridor under historic canopies is a unique aspect of this street. This project provides both the covered walkways and large expanses of glass “storefront” windows which bring a modern theme to tie-in with the traditional main characteristic of Main Street.

Hardly any of the original 1909 ornamental character remains on the exterior of this building, which is a reason why it is not recognized or eligible to be Individually-listed on the National Register of Historic Places. Its importance to the Main Street Historic District is its mass, location on a prominent corner, massive storefront windows, and the shaded canopies which continue a Yuma Main Street tradition. The new building should carry on with these important aspects so as to not overpower or detract from the character of the neighborhood.

In 1960, the exterior was modernized with the removal of the original decorative trim, and the in-fill of upper floor windows. Almost the entire building was sheathed in aluminum, with broad expanses of corrugation and louvering as the main design themes. Recently some of the 1960 exterior remodeling was removed showing little trace of the original embellishments.

The changes on the Maiden Lane frontage are welcomed as they will clean up the streetscape and provide a well-defined and welcoming entrance to the building from the parking area. The changes proposed to the Main Street and 2nd Avenue frontages should not increase or decrease the historic mass of the building.

Staff believes that the new building at 197 S. Main Street, in the Main Street Historic District is in keeping with the Secretary of the Interior's Standards. Over time, the many small changes in our historic districts are cumulative and threaten the viability of this distinct part in our community. While the loss of historic buildings is always a concern- there needs to be a balance of the new and old- adding to the vibrancy of this historic district. This new building hopefully will accomplish the intended purposes of providing a modern work space, while honoring its surroundings.

Staff Recommendation:

Staff recommends **APPROVAL** of the demolition of the existing buildings, and historic review of a new office building in the Main Street Historic District, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-40581-2022 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 Yuma County, for the demolition of the existing buildings, and a new office building in the Main Street Historic District, for the property located at 197 S. Main Street, 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: 09/23/22

Final staff report delivered to applicant on: 09/29/22

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Applicant agreed with all of the conditions of approval on: 09/23/22 |
| <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. Perspectives & Elevations
- D. Colors and Finishes
- E. Aerial Photo

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

Date: 09-23-22

Approved By: *Alyssa Linville*
Alyssa Linville,
Director of Planning and Neighborhood Services

Date: 10-04-2022

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, Director of Planning and Neighborhood Services (928) 373-5000, x 3037:

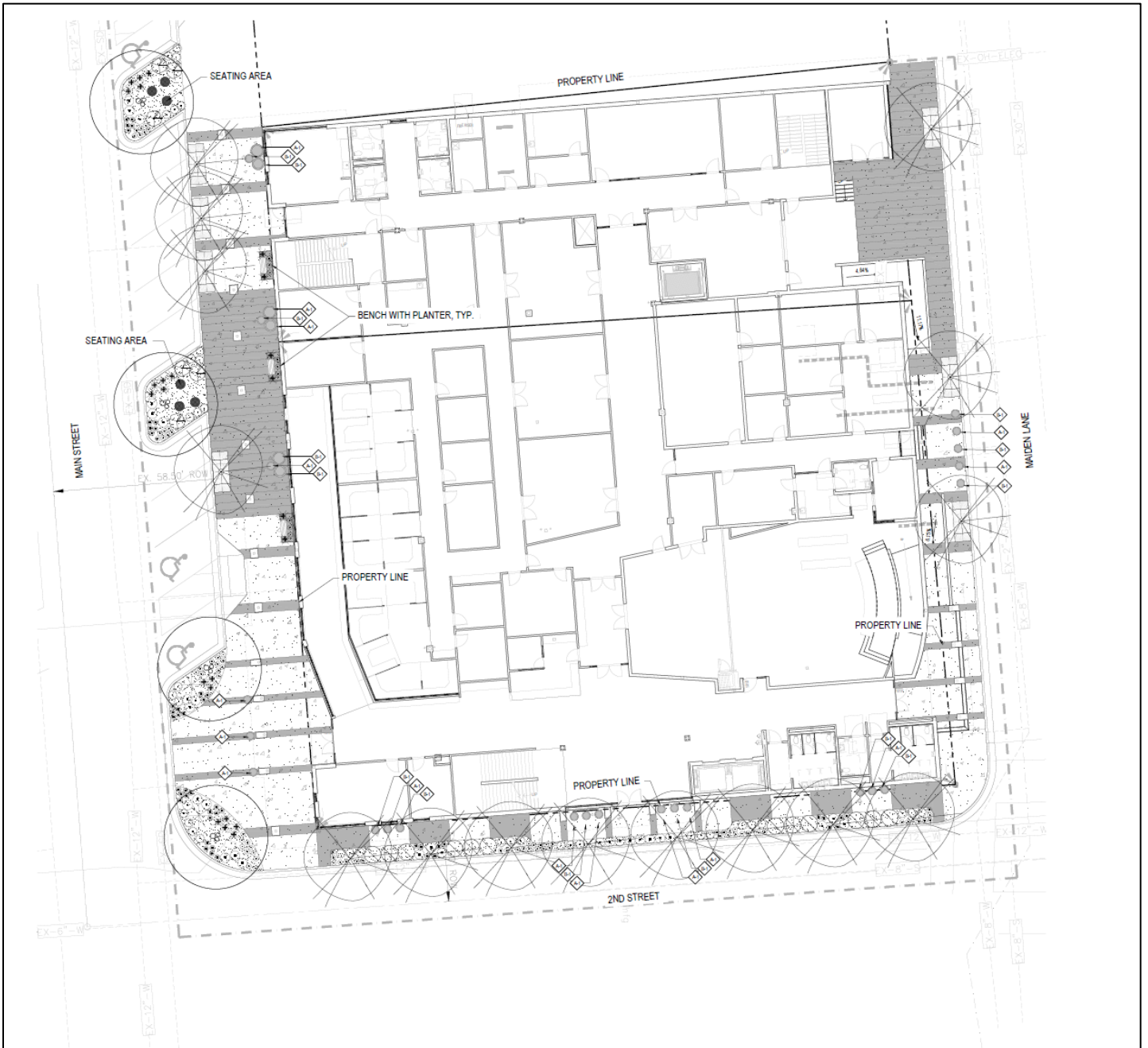
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

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
Perspectives & Elevations



YUMA COUNTY ADMINISTRATION CENTER

JWS ARCHITECTS



YUMA COUNTY ADMINISTRATION CENTER

bws ARCHITECTS

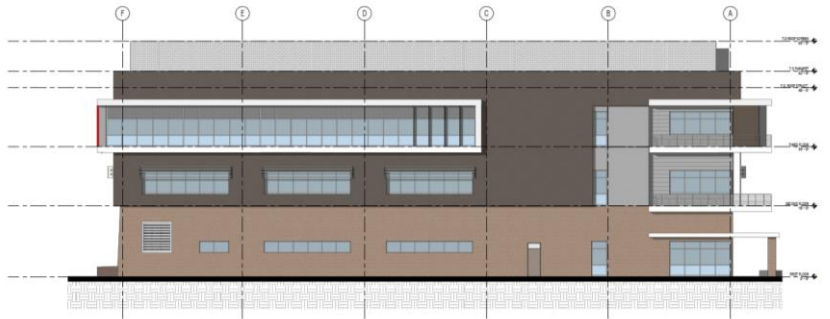




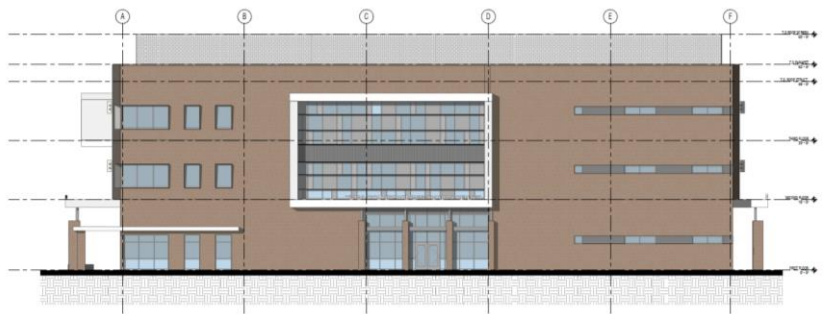
① BUILDING ELEVATION - EAST - COLORED
18' x 14'



② BUILDING ELEVATION - WEST - COLORED
18' x 14'



③ BUILDING ELEVATION - NORTH - COLORED
18' x 14'



④ BUILDING ELEVATION - SOUTH - COLORED
18' x 14'

ATTACHMENT D
Colors and Finishes

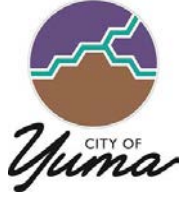
EXTERIOR MATERIALS & COLORS

YUMA COUNTY ADMINISTRATION CENTER 09.13.2022



ATTACHMENT E
Aerial Photo



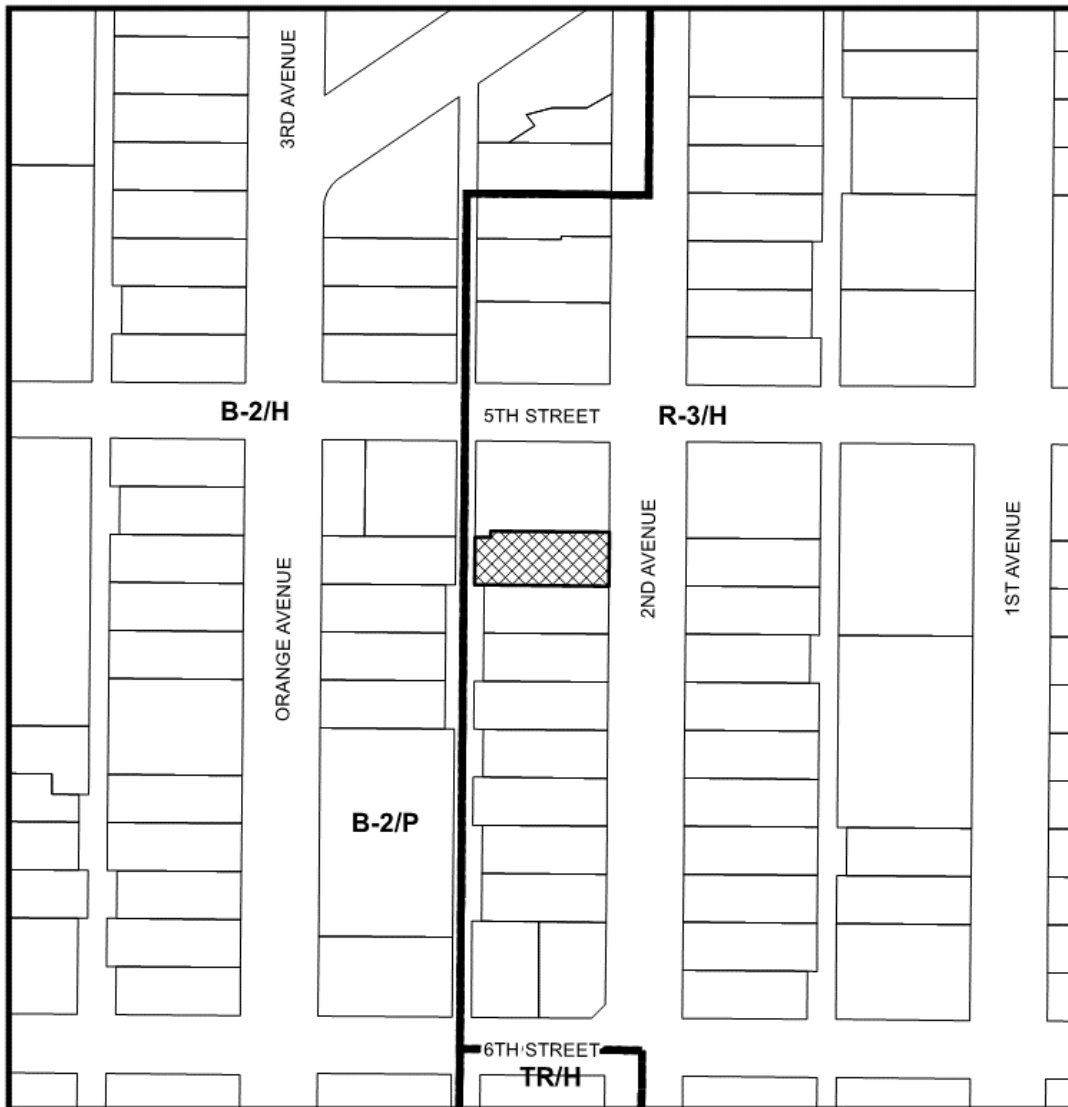


STAFF MEMO
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
ADMINISTRATIVE REVIEW CASE #: DHRC-38874-2022
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER:

Hearing Date: October 12, 2022 **Case Number:** DHRC-38874-2022

Project Description/Location: This is a request by Sunsolar Solutions, Inc., on behalf of Juventino Morales, for additional rooftop solar, for the property located at 520 S. 2nd Avenue, in the Century Heights Conservancy Residential Historic District.

Location Map:



Location Specific Information:

Historic District:	Brinley Avenue	Century Heights	X	Main Street		None
Individually Listed Historic Buildings on-site:	Yes	No	X			
Aesthetic Overlay:	Yes	No	X			
Parcel Number:	633-51-024					
Address:	520 S. 2 nd Avenue					
Property Owner:	Juventino Morales					
Property Owner's Agent:	Sunsolar Solutions, Inc.					
Site	R-3/H/IO/BB	Single-family residence				
North	R-3/H/IO/BB	Multi-family residence				
South	R-3/H/IO/BB	Single-family residence				
East	R-3/H/IO/BB	Single-family residence				
West	B-2/H/IO/BB	Single-family residence				
Prior Related Actions or Cases:						
Land Division Status:	Parcel is a legal lot of record.					
Flood Plain Designation:	Zone X					

Does the proposed request meet the criteria of §154-02.04(E) or §154-14.01(H) of the Yuma City Code?

A) Is this property individually listed on the National Register of Historic Places?

Yes No

Explain/Describe/ Discuss:	The proposal is for new rooftop solar panels.
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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 is being added to the existing panels.
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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 panels are not easily visible from the street.
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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.
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Staff Summation: Staff APPROVED the request on March 01, 2022 for the new solar panels (PPR-37568-2021) in the Century Heights Conservancy Residential Historic District. This action does not have an adverse effect on the property, surrounding properties, or the district as a whole.

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.	Rooftop Site Plan

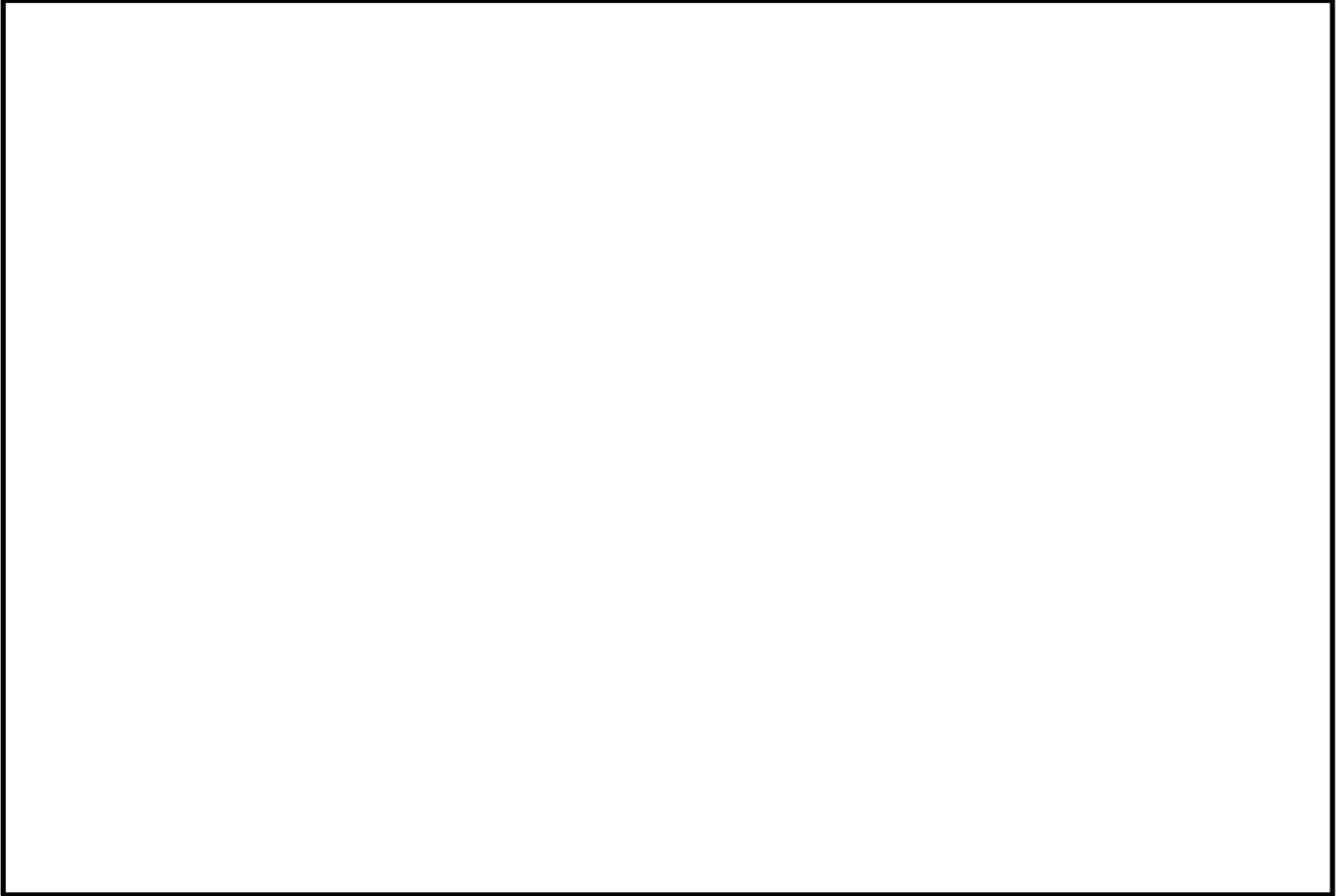
Approved By: *Robert M. Blevins*
 Robert Blevins
 Principal Planner

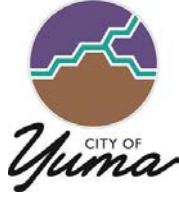
Date: 09/09/22

ATTACHMENT A
Photo



ATTACHMENT B
Roof Plan



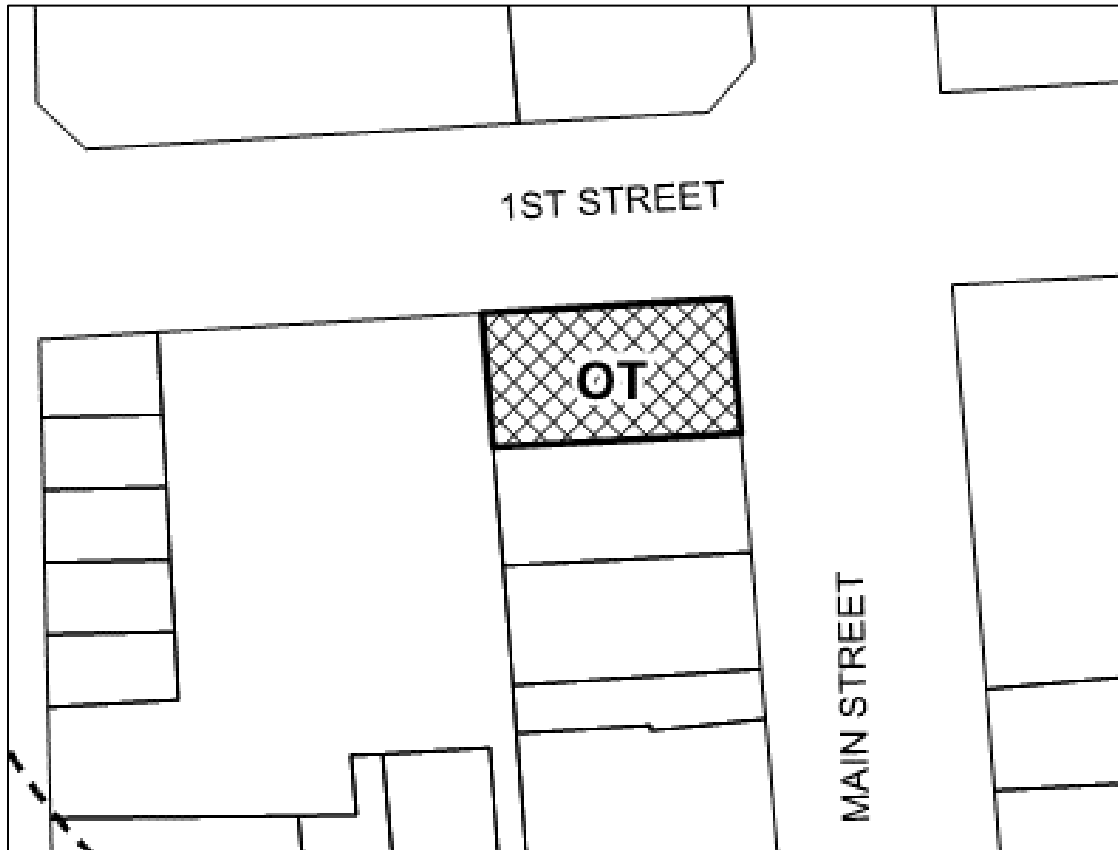


STAFF MEMO
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
ADMINISTRATIVE REVIEW CASE #: DHRC-39522-2022
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER:

Hearing Date: October 12, 2022 **Case Number:** DHRC-39522-2022

Project Description/Location: This is a request by Signmasters of Yuma LLC, on behalf of Yuma County, for replacement and new signage for the property located at 102 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:	633-36-232				
Address:	102 S. Main Street				
Property Owner:	Yuma County				
Property Owner's Agent:	Signmasters of Yuma LLC				
Site	OT/H/IO/BB	Yuma County Recorder			
North	OT/H/IO/BB	Vacant			
South	OT/H/IO/BB	Restaurant			
East	OT/H/IO/BB	Theater			
West	OT/H/IO/BB	Parking Lot			
Prior Related Actions or Cases:	DHRC-1683-2012 (Paint canopies); MS94-006 (Signs).				
Land Division Status:	Parcel is a legal lot of record.				
Flood Plain Designation:	Zone X				

Does the proposed request meet the criteria of §154-02.04(E) or §154-14.01(H) of the Yuma City Code?

A) Is this property individually listed on the National Register of Historic Places?

Yes No

Explain/Describe/ Discuss:	The proposal is for new and replacement wall-mounted signs.
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B) Is this request considered to be an administrative request, defined as:

- (a) In-kind replacement of existing wood or asphalt shingles
- (b) Patching or resurfacing an existing flat roof
- (c) Slight color palette changes or reapplication of applied paint or stain
- (d) Replacement of electric service panel and associated screening
- (e) Replacement of an HVAC unit and associated screening
- (f) Exterior wall or fencing alterations
- (g) Insignificant signage color or material changes

(Associated visual documentation of alterations must be submitted by applicant)

Yes No

Explain/Describe/ Discuss:	The new and replacement signs are an insignificant change.
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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 signs are appropriate for this corner building on Main Street.
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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. This is the former Hoppstetter's Office Supply built in 1954.
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Staff Summation: Staff APPROVED the request on April 25, 2022 for the signs (PPR-39487-2022) 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 Site Plan

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

Date: 09/09/22

ATTACHMENT A
Photos



ATTACHMENT B
Aerial Site Plan

