

Design and Historic Review Commission Meeting Minutes
June 14, 2023

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, June 14, 2023 at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

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

STAFF MEMBERS present included John LeSueur, Assistant City Attorney; Jennifer Albers, Assistant Director of Planning; Robert Blevins, Principal Planner, Amelia Dombly, Senior Planner; Erika Peterson, Associate Planner; Zenia Fiveash, Assistant Planner; Guillermo Moreno-nunez, Assistant 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

May 10, 2023

Motion by Commissioner Juan Leal-Rubio, second by Commissioner James Sheldahl to APPROVE the minutes of May 10, 2023. Motion carried unanimously, (5-0) with two absent.

ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION

DHRC-41414-2023: *This is a request by Brandon Chavez, for restoration of the Individually-listed Hodges House in the Century Heights Conservancy Residential Historic District, for the property located at 209 S. Orange Avenue, Yuma, AZ.*

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

QUESTIONS FOR STAFF

Commissioner Juan Leal-Rubio asked if the property was one lot or three individual lots. **Blevins** replied the lot was one parcel with three different addresses. **Commissioner Juan Leal-Rubio** then asked if the home located at 247 S. Orange Avenue was habitable. **Blevins** answered that the home was currently rented out. **Commissioner Juan Leal-Rubio** asked if there was only one driveway to the property. **Blevins** replied that driveway was only for 247 S. Orange Avenue and that the driveway for 209 S. Orange Ave. had not been done yet.

Commissioner James Sheldahl asked if the property owner was going to keep the original exterior walls. **Blevins** replied yes. **Commissioner James Sheldahl** then asked if stucco was the recommended application for exterior treatment on adobe. **Blevins** answered that water could get trapped behind the stucco which is not good next to adobe.

Commissioner Sandra Anthony asked if the parking was to be located on the street. **Blevins** answered yes.

APPLICANT / APPLICANT'S REPRESENTATIVE

Brandon Chavez, property owner, was present, and introduced **Jesse Luna, representing Lunaglar Building and Development**, then referred to **Commissioner Sheldahl's** question concerning the exterior walls, and stated that there will be plaster applied in between the stucco and the adobe to create a protective barrier against moisture.

Chavez stated that he and Luna had been working to keep the original look, color and style within the era of when the home was built.

Commissioner Juan Leal-Rubio thanked Chavez for investing and rebuilding the historical buildings in the downtown area. **Commissioner Juan Leal-Rubio** then asked if Chavez was planning on developing the open space around the proposed project. **Chavez** replied yes, and that he wanted to finish the proposed project first then plans will be made to develop the open spaces.

Commissioner Chris Hamel asked if the front porch was going remain on the home. **Chavez** replied yes. **Commissioner Chris Hamel** then stated that the porch is the main focus point of the home, and was pleased that it will remain. **Commissioner Chris Hamel** went on to say that he is glad to see that the home is being rebuilt and not torn down and congratulated Chavez on the work that is being done to the home.

Commissioner James Sheldahl asked if there were any complications in the construction between the home and the store. **Luna** replied that the only concern was the fire wall protective spacing between the buildings. **Luna** then stated that he had spoken to the Building Safety Department and they were fine with the spacing. **Commissioner James Sheldahl** thanked the applicant for continuing with this project. **Chavez** thanked staff for their advice and recommendations that helped with the completion of the proposed project.

Chairman Tom Rushin stated that he has additional comments about the proposed project that he will make after the vote because the comments would not affect the outcome of the commission's decision.

PUBLIC COMMENT

None

Motion by Commissioner Chris Hamel, second by Commissioner James Sheldahl, to APPROVE Case Number DHRC-41414-2023 as presented. Motion carried unanimously, (5-0) with two absent.

Chairman Tom Rushin commented that the home had been sitting unoccupied for some time, and the reason for that was the former commission would not allow a wood or a composite asphalt shingled roof at that time, and because of that decision the previous owner did not proceed with the rebuilding of the home. **Chairman Tom Rushin** then thanked Chavez for the work he is doing on the restoration of that corner of the downtown area.

COMMISSION DISCUSSION

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

Robert Blevins, Principal Planner summarized the "Side Trip" of the apartment complex located at 601 S. Orange Ave.

Commissioner James Sheldahl asked if the building located on 6th St. & 4th Ave was built around the same time. **Blevins** replied that he was not sure, but will look into it.

INFORMATION ITEMS

Staff

None

Administrative Approvals

None

National Heritage Area

Chairman Tom Rushin stated that a representative will give a presentation within the next month.

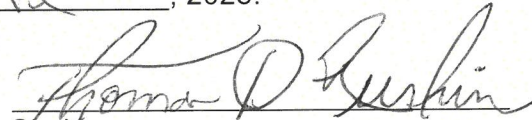
Commission

Commissioner Juan Leal-Rubio thanked staff for the tour of the Hotel Del Sol.

ADJOURNMENT

The meeting was adjourned at 4:26 p.m.

Minutes approved this 28 day of June, 2023.


Chairman