

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

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Design and Historic Review Commission of the City of Yuma and to the general public on that the Design and Historic Review Commission will hold a meeting open to the public on September 27, 2023 at 4:00 p.m. in the City Hall Council Chambers, One City Plaza, Yuma, AZ. The Agenda for the meeting is as follows:



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

*City Hall Council Chambers  
One City Plaza*

**Wednesday, September 27, 2023 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](mailto:planning@yumaaz.gov) no later than 15 minutes prior to the start of the scheduled meeting. Comments received timely will be read into the record when the referenced agenda item is discussed.

#### **CALL TO ORDER**

#### **APPROVAL OF MINUTES**

July 26, 2023

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

##### **HISTORIC DISTRICT:**

###### **PRELIMINARY REVIEWS**

None

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

1. **DHRC-41808-2023:** *This is a request by Sam Lewis, on behalf of the City of Yuma, for historic review of a new shade structure to be located on the back side of the existing building, in the Main Street Historic District. The property is located at 270 S. Main Street, Yuma, AZ.*
2. **DHRC-41809-2023:** *This is a request by Greg LaVann of the Yuma Children's Museum, on behalf of Cunningham Sample, LLC., for historic review of new wall-mounted signage in the Brinley Avenue Historic District. The property is located at 200 S. Main Street, Yuma, AZ.*

##### **AESTHETIC OVERLAY**

###### **PRELIMINARY REVIEWS**

None

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

None

###### **COMMISSION DISCUSSION**

None

##### **INFORMATION ITEMS**

###### 1. Staff

Memorandum:

Policy for Consideration of color changes following DHRC approvals

Administrative Approvals:

Historic District

1. **DHRC-40808-2022:** *This is a request by Signmasters, on behalf of Debra and David Mansheim, for review of a new wall-mounted sign for Dosis VR Games in the Main Street Historic District. The property is located at 245 S. Main Street, Yuma, AZ.*
2. **DHRC-40781-2022:** *This is a request by the City of Yuma to replace the front doors on City Hall in the Main Street Historic District. The property is located at One City Plaza, Yuma, AZ.*
3. **DHRC-40540-2022:** *This is a request by Air Central Heating and Cooling, on behalf of Bob Lutes, for new rooftop A/C equipment, to be located at 221 S. Main Street, in the Main Street Historic District, Yuma, AZ.*

4. **DHRC-41581-2023**: *This is a request by Hansberger Refrigeration and Electric, on behalf of Cunningham Sample, LLC., for historic review of the replacement of roof-mounted air conditioning equipment in the Brinley Avenue Historic District. The property is located at 200 S. Main Street, Yuma, AZ.*

#### Aesthetic Overlay

1. **DHRC-41585-2023**: *This is a request by Yuma Electric Service, on behalf of Sharon L. Miller, for a new outdoor generator for the property located at 1463 E. 10th Street, in the General Commercial/Aesthetic Overlay (B-2/AO) District., Yuma, AZ.*
2. National Heritage Area
3. Commission
4. **Public** - Any member of the public may request to address the Historic District Review Commission on matters that are not listed on the Commission agenda. The Historic District Review Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Historic District Review Commission meetings are recorded.

#### **ADJOURN**

A copy of the agenda for this meeting may be obtained at the office of the City Clerk at City Hall, One City Plaza, Yuma, Arizona, 85364, during business hours, Monday through Friday, 8:00 A.M. to 5:00 P.M. In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, PO Box 13012, Yuma, AZ 85366-3012; (928) 373-5125 or TTY (928) 373-5149.

*Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Design and Historic Review Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.*

**Design and Historic Review Commission Meeting Minutes**  
**July 26, 2023**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, July 26, 2023 at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

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

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

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**APPROVAL OF MINUTES**

June 28, 2023

**Motion by Commissioner Chris Hamel, second by Vice-Chairman Amanda Coltman to APPROVE the minutes of June 28, 2023. Motion carried unanimously, (5-0) with two absent.**

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**ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION**

**Robert Blevins, Principal Planner**, presented a preliminary review of the Ratification of changes made to case DHRC-41271-2023.

**Chairman Tom Rushin** asked if staff was asking for the Commission's opinion on this case and other cases that are similar. **Blevins** replied yes.

**Commissioner Chris Hamel** stated that the design of the paint scheme does not fit in with the surrounding buildings, but aesthetically it does look good. **Commissioner Chris Hamel** then asked for confirmation if staff was asking for help in deciding whether the decision to approve these types of changes after an approval had been made if it would be left up to the commission or staff to approve or deny. **Blevins** answered yes whether the case would be administrative or a commission decision. **Blevins** then stated that he would not have brought this case into question if the colors were solid. **Commissioner Chris Hamel** stated that he would prefer the case or similar types of cases to be placed under an administrative decision. **Blevins** stated that this particular case could end up as an administrative case in the near future.

**Vice-Chairman Amanda Coltman** stated that the paint scheme of this case did not fit in with the other downtown businesses in this area, and then asked if staff was asking the Commission to make a decision on this particular case or future cases.

**Commissioner Sandra Anthony** noted that she was in approval of the paint scheme.

**Vice-Chairman Amanda Coltman** then stated that going forward the commission should be made aware of these types of changes.

**Commissioner Juan Leal-Rubio** asked what would have been staff's recommendation to this case and would it have met the Downtown Main Street Area guidelines. **Blevins** answered that the colors would not cause permanent damage to the building, but this particular case the paint scheme is vibrant and does not match the surrounding buildings, but staff possibly would recommend approval if the case met enough of the guidelines.

**Chairman Tom Rushin** gave a summary of when the color changes to the downtown area were made, and which committee/commission adopted the changes. **Chairman Tom Rushin** then stated that he did not like the way the changes were made after the Commission had already approved the original color scheme, and that the applicant should have come back before the commission to get an approval for a change that is so substantial.

**Blevins** stated that staff never saw any plans to change to the color of the wall, then asked was the change substantial. **Commissioner Chris Hamel** answered yes, because what was presented and what was painted were very different, and he was not in favor of how the project was not presented to the commission with such a substantial change to the original design. **Blevins** then asked how the Commission wants to handle that situation in future cases.

**Vice-Chairman Amanda Coltman** agreed with **Hamel** and **Rushin**.

**Commissioner Chris Hamel** stated that **Blevins** had asked how the commission should handle this type of situation so that the applicant would not have to come back and present another case for a color change. **Vice-Chairman Amanda Coltman** asked if this type of situation had happened in the past. **Blevins** replied no. **Commissioner Chris Hamel** then referred to the hotel by the federal courthouse that the applicant had made changes to the color scheme, and then asked if staff had approved or recommended the color changes without the applicant having to present the changes to the commission. **Blevins** answered yes but the changes were not considered substantial. **Commissioner Chris Hamel** stated that if these types of situations are not addressed future applicants might take advantage and make changes with the Commissions consent.

**Commissioner Juan Leal-Rubio** stated that he was in agreement with the commissioners that the color change was substantial to what was originally presented, then stated that maybe they can find a way to bring attention to changes to the original approved plans that might need the approval of the commission or staff before final inspections are made. **Commissioner Juan Leal-Rubio** then asked if there had been any final inspections on the proposed project. **Blevins** answered this particular case could have had a final inspection for the sign but not the wall and he was not sure if the wall was painted before the sign was installed.

**Jennifer Albers, Assistant Director of Planning**, stated that there is another case regarding the under-canopy sign following this discussion, and that staff had enough input from the commission to put together some direction to what is considered significant change or not, and that staff will address this particular case at a future meeting.

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**DHRC-41643-2023:** *This is a request by Del Outdoor/Sign Pro, on behalf of Main Street Two LLC, for historic review of a new under canopy LED sign in the Main Street Historic District. The property is located at 304 S. Main Street, Yuma, AZ.*

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

#### **QUESTIONS FOR STAFF**

None

#### **APPLICANT / APPLICANT'S REPRESENTATIVE**

**Brandy Wright, on behalf of Del Outdoor/Sign Pros**, was available for questions.

#### **PUBLIC COMMENT**

None

**Commissioner Chris Hamel** stated that he was in favor of the sign because it matches the overall design of the front of the building.

**Motion by Commissioner Chris Hamel, second by Commissioner Sandra Anthony, to APPROVE Case Number DHRC-41643-2023 as presented.**

**Commissioner Juan Leal-Rubio** stated that he was having a hard time with the approval of this case, because of the issues with the parts of the building that were painted without the commissions consent, and he would recommend disapproval until the issue have been resolved or until staff provides direction on how to proceed with the case in question.

**Commissioner Chris Hamel** asked for clarification if this case was for the under-canopy sign or both signs including the sign on the wall. **Domby** answered that this case is only for the under-canopy sign.

**Chairman Tom Rushin** stated that wall sign had previously been approved.

**Commissioner Juan Leal-Rubio** stated that he understood that this approval was for the undersign, but it is part of the same building that was in violation because it was painted a different color than was previously approved by the commission.

**Albers** confirmed that the signs were two separate requests, and that the color and the background was for the previous request for a wall sign, and that this request was for the under-canopy sign.

**Commissioner Chris Hamel** then remade the motion for approval.

**Chairman Tom Rushin** stated that a motion had previously been made, so a new motion was not necessary.

**Motion carried unanimously, (3-2) with Commissioners Juan Leal-Rubio and Amanda Coltman voting Nay, and two absent.**

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**COMMISSION DISCUSSION**

None

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**INFORMATION ITEMS**

**Staff**

None

**Administrative Approvals**

None

**National Heritage Area**

None

**Commission**

**Commissioner Chris Hamel** commented that the Commission would like to give their condolences to the family of Commissioner William Moody on the passing of his mother.

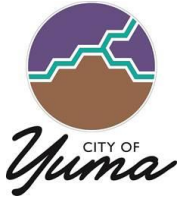
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**ADJOURNMENT**

The meeting was adjourned at 4:30 p.m.

Minutes approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Chairman



**STAFF REPORT**  
**TO THE DESIGN AND HISTORIC REVIEW COMMISSION**  
**CASE #: DHRC-41808-2023**  
**DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES**  
COMMUNITY PLANNING  
CASE PLANNER: AMELIA DOMBY

**Hearing Date:** September 27, 2023

**Case Number:** DHRC-41808-2023

**Project Description/Location:** This is a request by Sam Lewis, on behalf of the City of Yuma, for historic review of a new shade structure to be located on the back side of the existing building, in the Main Street Historic District. The property is located at 270 S. Main Street, Yuma, AZ.

**Location Map:**



**Location Specific Information:**

Aesthetic Overlay:	N/A
Historic District:	Main Street Historic District
Parcel Number:	633-44-106
Historic Listing Status:	Not individually listed
Address:	270 S. Main Street
Property Owner: Property Owner's Agent	City of Yuma Sam Lewis
Zoning of the Site:	OT/H/IO/BB
Existing Land Use(s) on the Site:	Black Box Theatre
Surrounding Zoning and Land Uses:	
○ North:	OT/H/IO/BB: Yuma Visitor Information Center
○ South:	OT/H/IO/BB: Loan Suite
○ East:	OT/H/IO/BB: Retail
○ West:	OT/H/IO/BB: Public Parking
Related Actions or Cases:	HR2005-039
Land Division Status:	Legal lot of record
Flood Plain Designation:	X

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

The applicant states:

“The City of Yuma is proposing a new aluminum shade structure approximately 350 square feet in size. The new aluminum shade structure will be installed on the back side of the existing building. The structure will be attached to the shared wall on the south side of the patio. In addition, the structure will be anchored to the existing concrete slab with concrete anchors connected to three 3x3 square upright posts.”

**Staff analysis:**

The subject property is located at 270 S. Main Street, within the Main Street Historic District. The building located at this property was constructed in 1920.

Staff has determined the new structure will not permanently damage any historic aspect of the subject property, or harm the integrity of the original building. In addition, the new structure will also be reviewed with a permit for additional Code requirements.

The Secretary of the Interior's Standards note that “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.”

Staff has determined that this request meets the Secretary of the Interior's Standards, and it does not harm the historic integrity of the surrounding properties or neighborhood.

**Staff Recommendation:** Staff recommends **APPROVAL** of the request for a new shade structure to be located on the back side of the existing building in the Main Street Historic District, subject to the conditions outlined in Attachment A.

**Suggested Motion:** Move to **APPROVE** DHRC-41808-2023 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 Sam Lewis, on behalf of the City of Yuma, for historic review of a new shade structure to be located on the back side of the existing building, in the Main Street Historic District. The property is located at 260 S. Main Street, 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:** 09/11/23

**Final staff report delivered to applicant on:** 09/14/23

Applicant agreed with all of the conditions of approval on: 09/11/23

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Attachments:

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

**Prepared By:** *Amelia Domby* **Date:** September 14, 2023

Amelia Domby  
Senior Planner Amelia.Domby@yumaaz.gov (928) 373-5000 ext. 3034

**Reviewed By:** *Robert M. Blevins* **Date:** 09/14/23

Robert M. Blevins,  
Principal Planner

**Approved By:** *Jennifer L. Albers* **Date:** 9/18/23

Jennifer Albers,  
Assistant Director of 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, Director of Community Development (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 Domby, Senior Planner, (928) 373-5000 x 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**  
Elevation

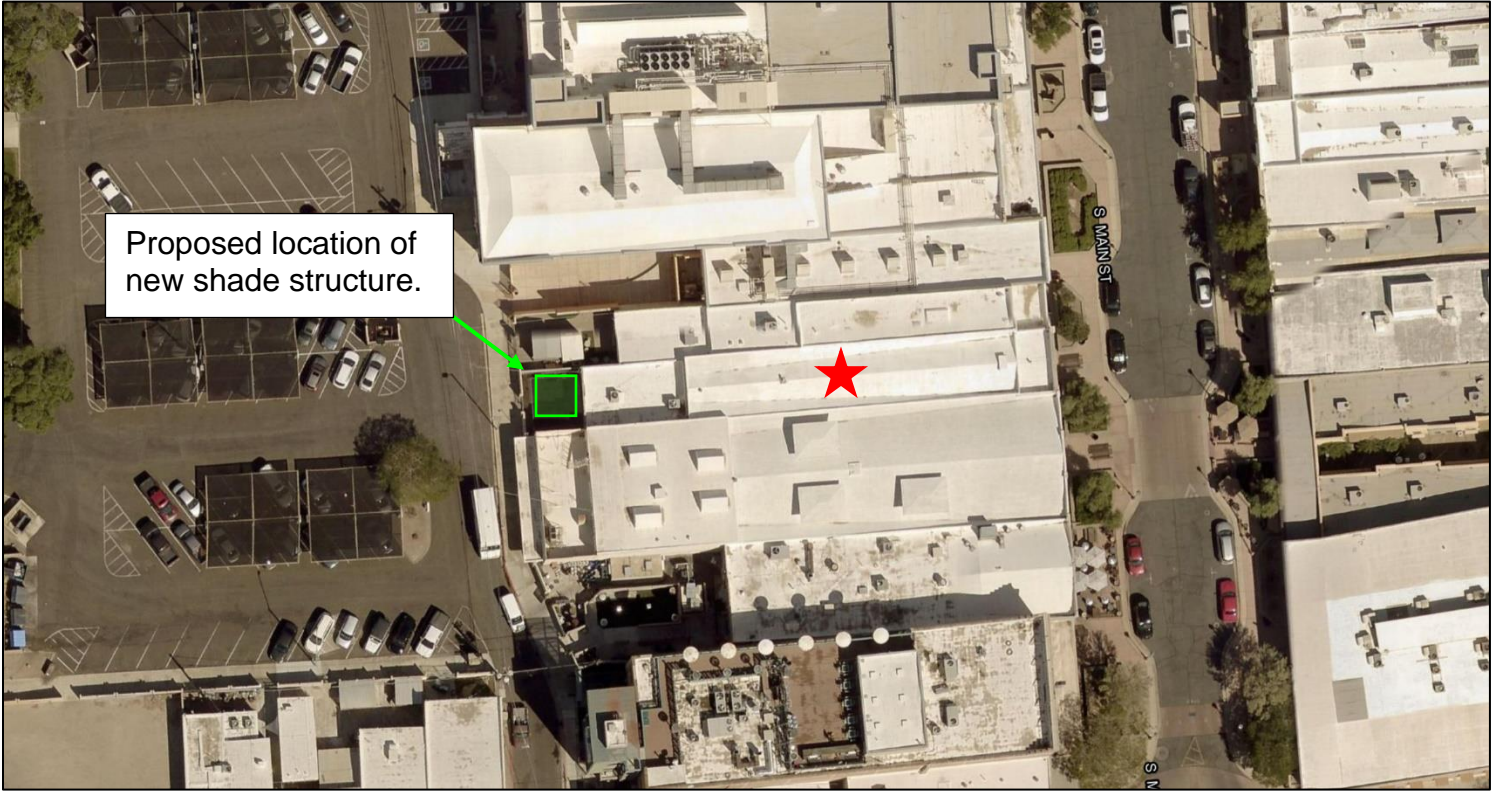


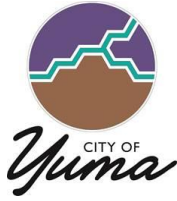
**ATTACHMENT C**  
Site Photo





**ATTACHMENT D**  
Aerial Photo





**STAFF REPORT**  
**TO THE DESIGN AND HISTORIC REVIEW COMMISSION**  
**CASE #: DHRC-41809-2023**  
**DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES**  
**COMMUNITY PLANNING**  
**CASE PLANNER: BOB BLEVINS**

**Hearing Date:** September 27, 2023

**Case Number:** DHRC-41809-2023

**Project Description/Location:**

This is a request by Greg LaVann of the Yuma Children's Museum, on behalf of Cunningham Sample, LLC., for historic review of new wall-mounted signage in the Brinley Avenue Historic District. The property is located at 200 S. Main Street, Yuma, AZ.

**Location Map:**



**Location Specific Information:**

Aesthetic Overlay:	N/A
Historic District:	Brinley Avenue Historic District
Parcel Number:	
Historic Listing Status:	Individually-listed Sanguinetti Store
Address:	200 S. Main Street
Property Owner: Property Owner's Agent	Cunningham Sample, LLC Greg Lavann
Zoning of the Site:	OT/H/IO/BB
Existing Land Use(s) on the Site:	Children's Museum of Yuma County
Surrounding Zoning and Land Uses:	
○ North:	OT/H/IO/BB: Yuma County Offices
○ South:	OT/H/IO/BB: Vacant Retail building
○ East:	OT/H/IO/BB: Offices/Retail buildings
○ West	OT/H/IO/BB: Vacant Offices/Parking lot
Related Actions or Cases:	HR97-008 (Call Task); HR98-16 (Gustaf's); HR2008-050 (Brazilian Jiu-Jitsu).
Land Division Status:	Parcel is a legal lot of record
Flood Plain Designation:	Zone X

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

The Children's Museum of Yuma County is proposing new wall-mounted signage on the front façade of the canopy on Main Street. The sign measures 5 ft. high by 40 ft. long and consists of an "aluminum composite sign decorated with premium vinyl to read CHILDREN'S MUSEUM in logo format and color (composed of 4 separate panels)."

**History:**

The contributing structure was built in 1900 for E. F. Sanguinetti for his general merchandise store and office. Later it was occupied by Imperial Hardware. The prominent corner building contributes to the Brinley Avenue Historic District due to its age and appearance- retaining some vestige of its brick construction origins.

**The Historic District Guidelines:**

The City of Yuma Main Street Historic District Design Guidelines, which also encompasses the Brinley Avenue Historic District, has dimensional standards for wall-mounted signage. The Guidelines are based, in general, on the dimensions of the storefront on which the sign is to be placed.

In the Guidelines, relating to signs, the Introduction states:

"In many American communities like Yuma the visual distinction between the traditional downtown business district and outlying commercial strips has become blurred. Sign manufacturers and designers have encouraged businesses downtown to adopt the large-scale signs used on the strip or along commercial highways. In those locations, signs need to be large to attract the attention of motorists whizzing past.

"But established downtown pedestrian-oriented commercial areas were designed to accommodate shoppers strolling along sidewalks and motorists driving at slower

speeds. Such a pace allows people to take in more of the surroundings at a glance, including signs scaled more appropriately to the pedestrian’s environment.

“Along the vehicular commercial strip of the City of Yuma, businesses in relatively nondescript buildings often rely on large, flashy signs to attract attention. In contrast, the Main Street Historic District offers an exciting variety of building types, architectural styles, materials, and well-crafted details that form a distinctive, memorable context for individual businesses.

“Thus, large signs are not only out- of-scale here, they also overwhelm the very architectural features that make the Main Street Historic District special.”

**Proposal Compared to Guidelines:**

To determine the appropriate dimensions for wall-mounted signage, the Guidelines recommend:

Storefronts 30 feet wide or less	Maximum 12 inch high letters
Storefronts 30 feet to 60 feet wide	Maximum 18 inch high letters
Storefronts 60 feet or greater width	Maximum 24 inch high letters

Additionally, the Guidelines recommend the total sign area to be limited to one square foot of signage per one linear foot of the business establishment frontage.

The proposed wall-mounted sign does not meet another Guideline, which is to limit the colors to three on a single sign:

“Too many colors overwhelm the basic function of communication. The colors compete with content for the viewer’s attention. Limited use of the accent colors can increase legibility, while large areas of competing colors tend to confuse and disturb.”

Comparing this proposal to the Main Street Design Guidelines:

- Wall-mounted sign maximum sq. ft. is based on storefront linear feet. The storefront is 53 linear feet- so the maximum would be 53 sq. ft. The proposed sign is 200 sq. ft.
- Wall-mounted sign lettering height is based on storefront linear feet. The storefront is 53 linear feet- so the maximum letter height is 18 inches. The proposed sign has letters of approximately 30 inches in height.
- Limit the colors to three per sign. The lettering in the proposed sign has five colors.

**Conclusion:**

Staff has discussed a recommendation of denial with the applicant and sign company, with the suggestion for them to propose some alternatives which meet the dimensional standards in the Guidelines. The customer was offered to proceed as proposed, in which case Staff would be discussing these guidelines in this report to the DHRC, with a recommendation the Guidelines be followed- just as other businesses in this district have done.

**Staff Recommendation:**

Staff recommends **DENIAL** of the request for new wall-mounted signage in the Brinley Avenue Historic District. If the Design and Historic Review Commission **APPROVES** this case, Staff recommends the approval be subject to the conditions outlined in Attachment A.

**Suggested Motion:**

Move to **DENY** DHRC-41809-2023 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

**Effect of the Approval:**

By denying the request, the Design and Historic Review Commission is not authorizing the request by Greg LaVann of the Yuma Children's Museum, on behalf of Cunningham Sample, LLC., for historic review of new wall-mounted signage in the Brinley Avenue Historic District. The property is located at 200 S. Main Street, Yuma, AZ, and affirmatively finds this action is in keeping with the Main Street Design Guidelines.

**Proposed conditions delivered to applicant on:** 09/19/23

**Final staff report delivered to applicant on:** 09/20/23

Applicant agreed with all of the conditions of approval on: 09/19/23

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Attachments:

- A. Conditions of Approval
- B. Proposed Signage
- C. Alternative Proposal

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

**Date:** 09/19/23

**Approved By:** *Jennifer L. Albers*  
Jennifer L. Albers  
Assistant Director of Planning

**Date:** 9/19/23



**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 (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, Robert M. 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**  
Proposed Signage



**SIGN DETAILS** PG. 2

5'(h) x 40'(w) aluminum composite sign decorated with premium vinyl to read CHILDREN'S MUSEUM in logo format and color (composed of 4 separate panels).



YUMA, AZ - 1165 S. 4TH AVE.  
928-782-7497  
SALES@YUMASIGNMASTERS.COM  
WWW.YUMASIGNMASTERS.COM

DATE	REVISION
7.14.2023	V1 - INITIAL

PROJECT	CHILDREN'S MUSEUM
PROJECT MANAGER	RICH WAYAS
DESIGNER	RICH WAYAS

**ATTACHMENT C**  
Alternative Proposal





# MEMORANDUM

## Department of Planning and Neighborhood Services

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**DATE:** September 18, 2023  
**TO:** Design and Historic Review Commission  
**FROM:** Planning and Neighborhood Services Staff  
**SUBJECT:** Policy for consideration of color changes following DHRC approvals

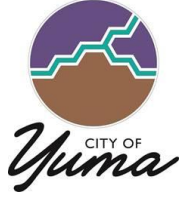
On July 27, 2023, the Design and Historic Review Commission had a detailed discussion on what level of review is required when there are changes to the painted façade of a building in the Historic Districts that is a differentiation from what was approved by the DHRC.

Staff has the ability to bring forward cases for “Ratification” by the DHRC when some aspect of a project did not get review prior to construction or installation. Usually the construction/addition needing ratification was done during a remodeling which went beyond what was approved by the DHRC.

Following Commission discussion, Staff recommends the following to the Commission to address color changes following Design and Historic Review Commission action:

- 1) Changes to the shade of a single color (for example, white to gray or light red to dark red), would be handled administratively by Staff and brought to the DHRC for Ratification.
- 2) Changes to the single color (white to black or blue to red) or the number of colors (from one color to two colors or two colors to three colors), would require DHRC review and approval, and the change would be brought forward to the DHRC as a public hearing item.

Staff looks forward to continuing this discussion at the meeting of September 27, 2023.

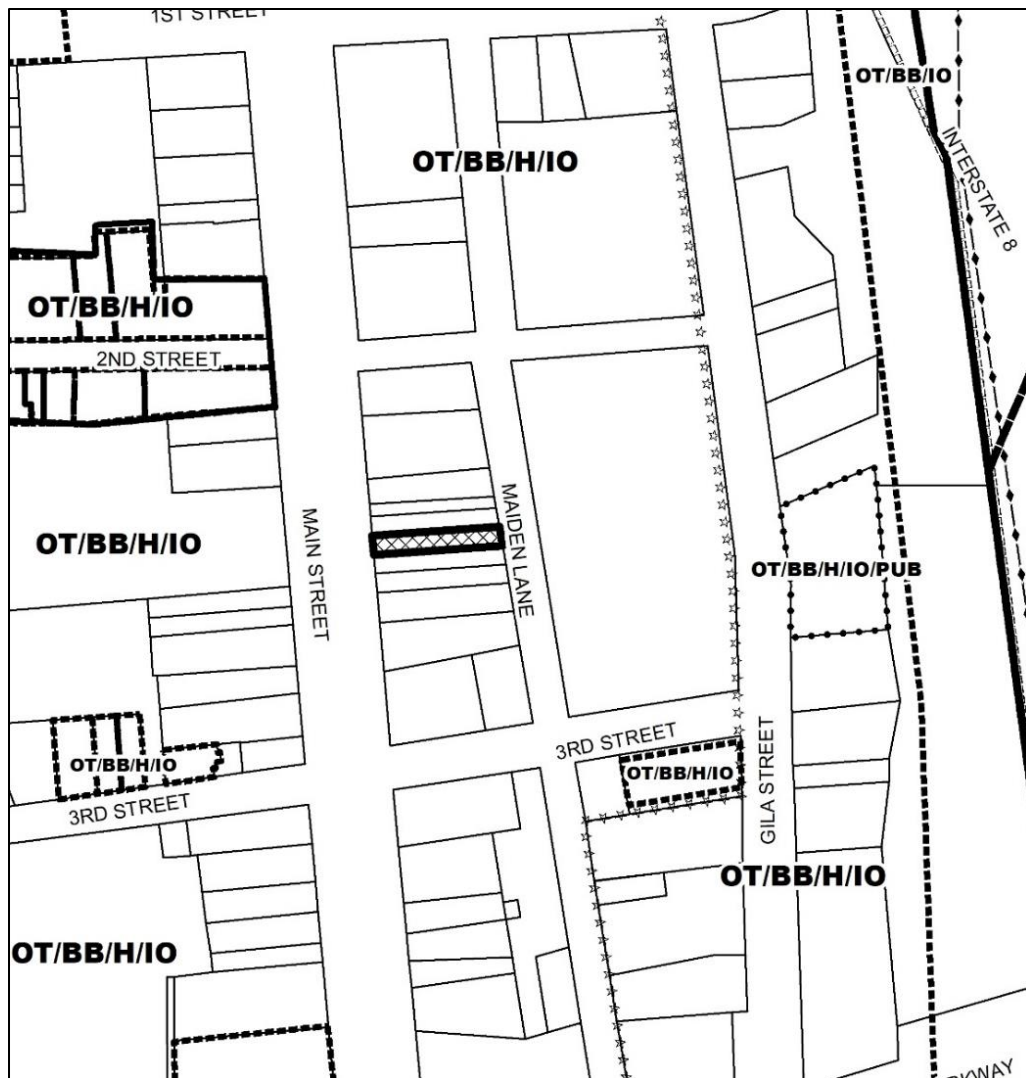


**STAFF MEMO**  
**TO THE DESIGN AND HISTORIC REVIEW COMMISSION**  
**ADMINISTRATIVE REVIEW CASE #: DHRC-40808-2022**  
 DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES  
 COMMUNITY PLANNING DIVISION  
 CASE PLANNER: AMELIA DOMBY

**Hearing Date:** September 27, 2023    **Case Number:** DHRC-40808-2022

**Project Description/Location:** This is a request by Signmasters, on behalf of Debra and David Mansheim, for review of a new wall-mounted sign for Dosis VR Games in the Main Street Historic District. The property is located at 245 S. Main Street, Yuma, Arizona.

**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:	633-44-137				
Address:	245 S. Main Street				
Property Owner:	Debra and David Mansheim				
Property Owner's Agent:	Signmasters of Yuma LLC				
Site	OT/H/IO/BB	Dosis VR Games			
North	OT/H/IO/BB	Attorney's Office			
South	OT/H/IO/BB	Restaurant			
East	OT/H/IO/BB	Parking Lot			
West	OT/H/IO/BB	Yuma Theatre			
Prior Related Actions or Cases:	HR98-002; HR99-008; HR01-012; HR05-033; DHRC-22898-2018				
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:	This proposal is a replacement of a wall-mounted sign.
----------------------------	--

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 signage is an insignificant change. In addition, a similar sign was previously installed at a different location within the Main Street Historic District.
----------------------------	--

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 new sign addition will complement the existing building.
----------------------------	---

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 action is in keeping with the Secretary of the Interior's Standards and will not have a detrimental effect on the structure or the district as a whole.
----------------------------	--

**Staff Summation: Staff APPROVED the request on November 9, 2022 for the sign (PPR-77394-2022) 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

<b>Attachments:</b>	
<b>A.</b>	Sign Details
<b>B.</b>	Site Photo
<b>C.</b>	Aerial Site Plan

**Prepared By:** *Amelia Domby*

**Date:** September 19, 2023

Amelia Domby  
Senior Planner

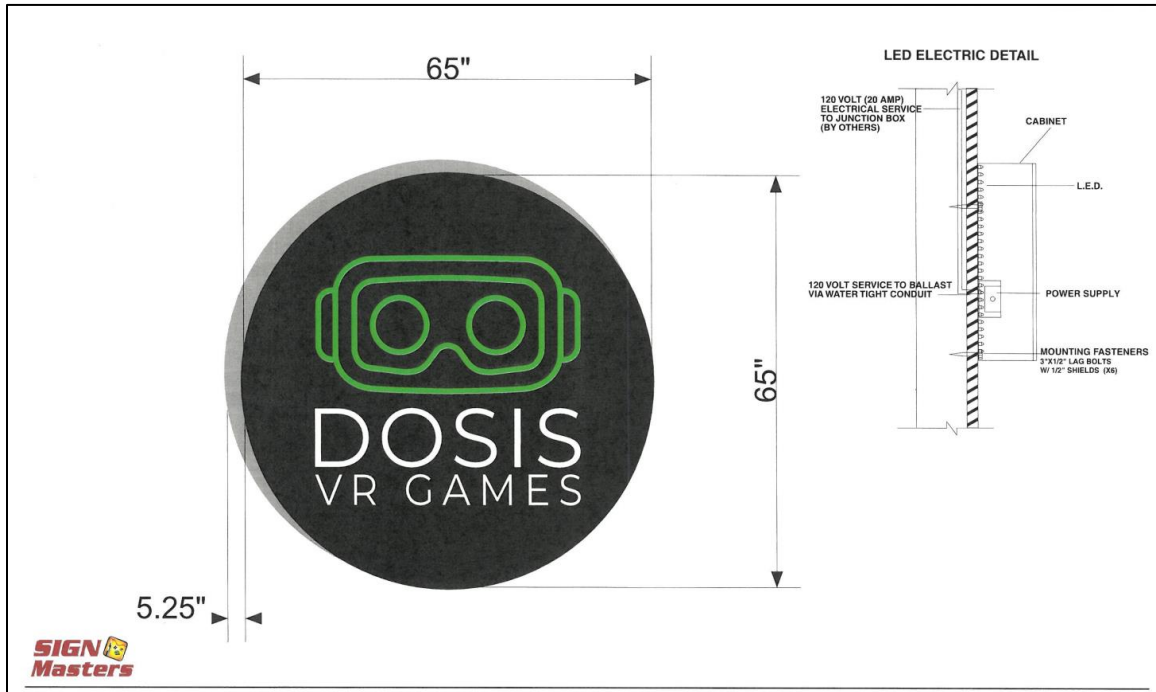
Amelia.Domby@yumaaz.gov (928) 373-5000 ext. 3034

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

**Date:** 09/19/23

Robert M. Blevins,  
Principal Planner

ATTACHMENT A  
Sign Details

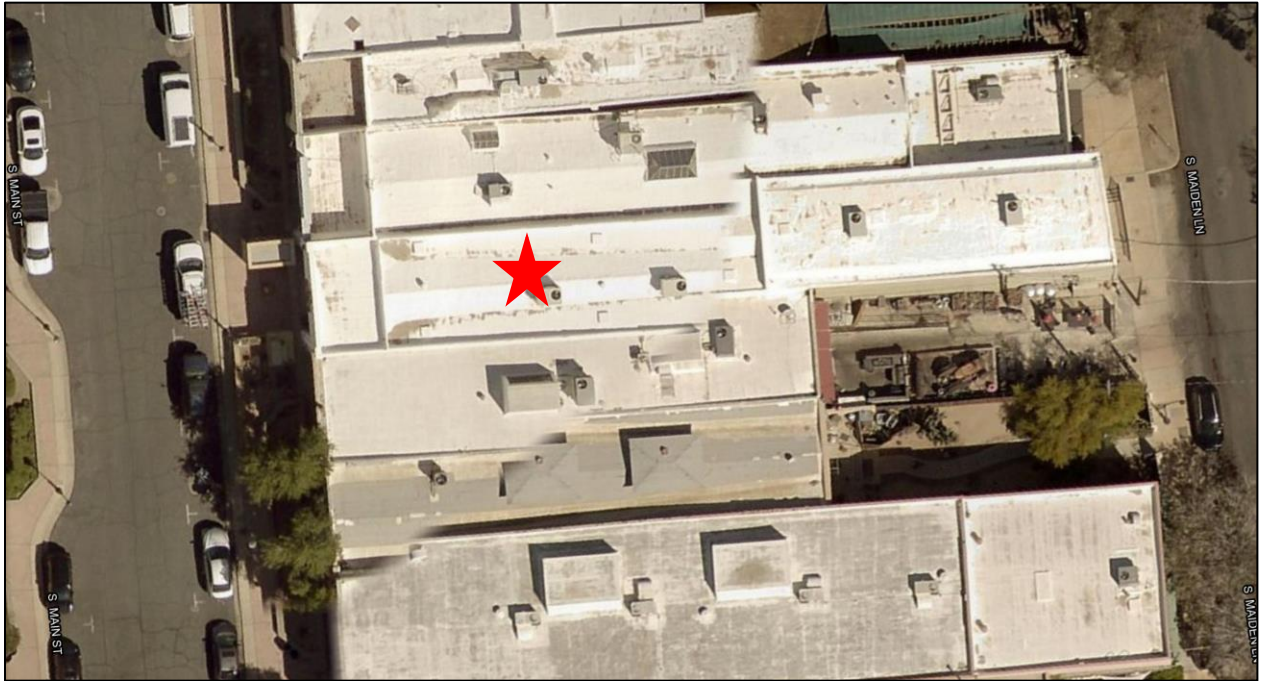


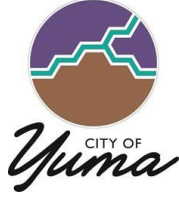


**ATTACHMENT B**  
Site Photo



**ATTACHMENT C**  
Aerial Photo



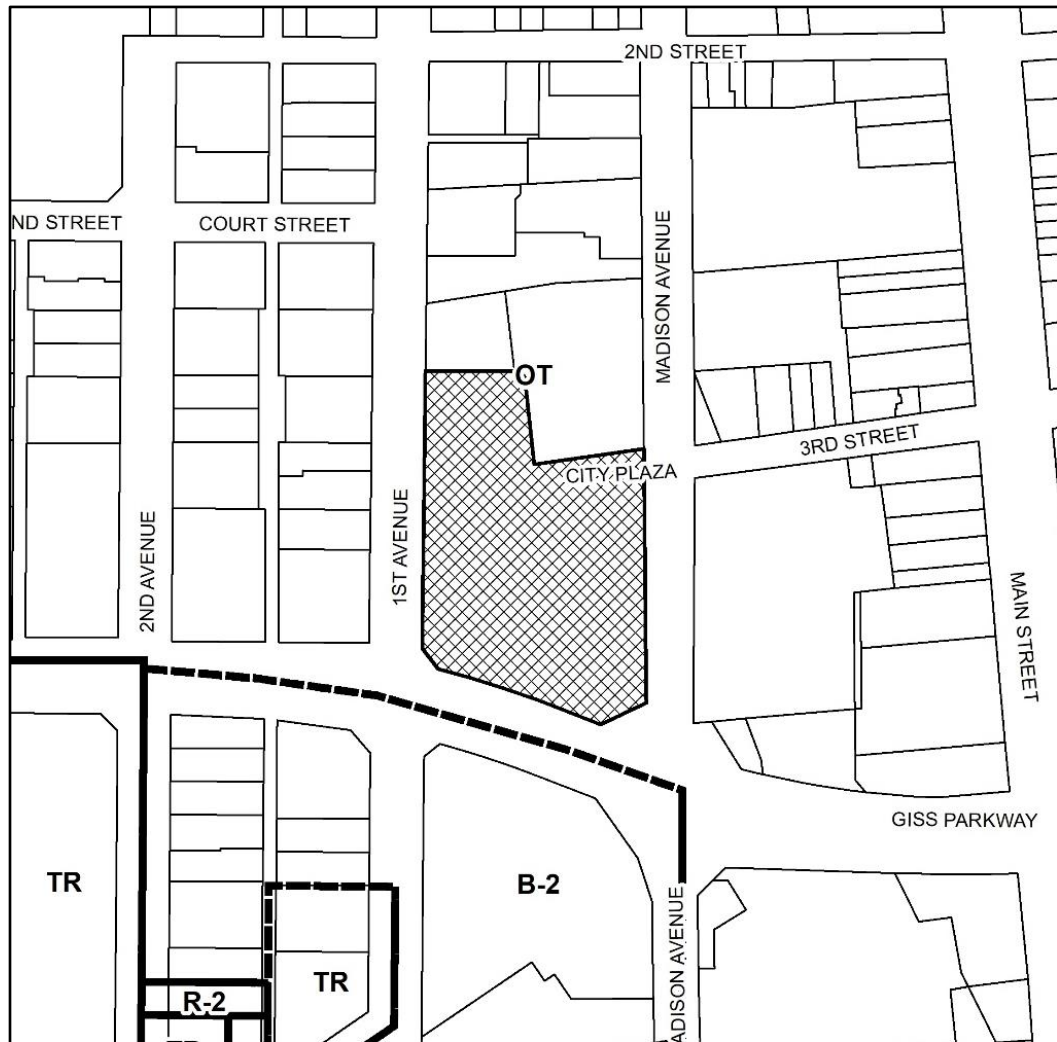


**STAFF MEMO**  
**TO THE DESIGN AND HISTORIC REVIEW COMMISSION**  
**ADMINISTRATIVE REVIEW CASE #: DHRC-40781-2022**  
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES  
COMMUNITY PLANNING  
CASE PLANNER: AMELIA DOMBY

**Hearing Date:** September 27, 2023 **Case Number:** DHRC-40781-2022

**Project Description/Location:** This is a request by the City of Yuma to replace the front doors on City Hall in the Main Street Historic District. The property is located at One City Plaza, Yuma, Arizona.

**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:	633-44-084				
Address:	One City Plaza				
Property Owner:	City of Yuma				
Property Owner's Agent:	Scot Craig				
Site	OT/H/IO/BB	City Hall			
North	OT/H/IO/BB	Parking and Museum			
South	OT/H/IO/BB	Parking			
East	OT/H/IO/BB	Parking			
West	OT/H/IO/BB	Offices			
Prior Related Actions or Cases:	HR 2001-002; HR 2001-021; HDRC 2002-015; DH2010-059; DHRC-2273-2012; DHRC-8569-2015; DHRC-15537-2016; DHRC-38923-2022				
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:	This property is not individually listed on the National Register of Historic Places.
----------------------------	---

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 property owner is replacing the front doors.
----------------------------	--

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 request matches the minor maintenance modifications found in the Yuma City Code Title 15, Chapter 154-02.04.E.
----------------------------	--

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 action is in keeping with the Secretary of the Interior's Standards and will not have a detrimental effect on the structure or the district as a whole.
----------------------------	--

**Staff Summation: Staff APPROVED the request to replace the front doors for City Hall on September 18, 2023. 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

<b>Attachments:</b>	
<b>A.</b>	Site Photo
<b>B.</b>	Aerial Photo

**Prepared By:** *Amelia Domby*

**Date:** September 19, 2023

Amelia Domby  
Senior Planner

Amelia.Domby@yumaaz.gov (928) 373-5000 ext. 3034

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

**Date:** 09/19/23

Robert M. Blevins,  
Principal Planner



**ATTACHMENT A**  
Site Photo



**ATTACHMENT B**  
Aerial Photo





**STAFF MEMO**  
**TO THE DESIGN AND HISTORIC REVIEW COMMISSION**  
**ADMINISTRATIVE REVIEW CASE #: DHRC-40540-2022**  
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES  
COMMUNITY PLANNING DIVISION  
CASE PLANNER: BOB BLEVINS

**Hearing Date:** September 27, 2023    **Case Number:** DHRC-40540-2022

**Project Description/Location:** This is a request by Air Central Heating and Cooling, on behalf of Bob Lutes, for new rooftop A/C equipment, to be located at 221 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:	633-44-141							
Address:	221 S. Main Street							
Property Owner:	Bob Lutes							
Property Owner's Agent:	Air Central Heating and Cooling							
Site	B-2/AO		Lute's Casino					
North	B-2/AO		Lyric Theater					
South	B-2/AO		Retail/Offices					
East	B-2/AO		Parking Lot					
West	B-2/AO		Retail/Offices					
Prior Related Actions or Cases:	MS95-4; DHRC-21730-2018; DHRC-22740-2018; DHRC-23806-2018; DHRC-22740-2018.							
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 new rooftop a/c equipment is not visible from the street below.
----------------------------	---

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 project is for an HVAC unit.
----------------------------	-----------------------------------

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 rooftop is the most desirable location, since it is not visible from the street.
----------------------------	---

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 or distract from other buildings, and it is consistent with similar systems in the area. .
----------------------------	---

**Staff Summation: Staff APPROVED the request on September 9, 2022 relating to building permit: CMCH-76798-2022. 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

<b>Attachments:</b>	
A.	Rooftop Plan & Photo

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

**Date:** 09/19/23

**ATTACHMENT A**  
Rooftop Plan & Photo

**MECHANICAL PERMIT APPLICATION**

UMCH-76798

**10. Draw a plan showing:**

<b>DISCONNECT</b>	A. Location of Unit B. Disconnect	C. Location of Condensate drain if applicable. D. Location & size of gas meter line.
-------------------	--------------------------------------	---

**REVIEWED FOR CODE COMPLIANCE**

The Approval of the plans and specifications shall not be a permit, or an approval of, any violation of any codes or ordinances of the City of Yuma. The issuance of a permit based upon plans and specifications shall not prevent the BUILDING DEPARTMENT from requiring the corrections of errors or omissions in said plans and specifications.

**CASINO**

**NOTICE - The approval set of the plans shall be maintained on the construction site during construction.**

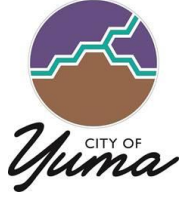
**APPROVED FOR HISTORIC**

*[Signature]*      9/1/22  
Signature      Date

*[Signature]*      N 9/1/22  
Building Official or Authorized Designee      Date

Main Street





**STAFF MEMO**  
**TO THE DESIGN AND HISTORIC REVIEW COMMISSION**  
**ADMINISTRATIVE REVIEW CASE #: DHRC-41581-2023**  
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES  
COMMUNITY PLANNING DIVISION  
CASE PLANNER: BOB BLEVINS

**Hearing Date:** September 27, 2023    **Case Number:** DHRC-41581-2023

**Project Description/Location:** This is a request by Hansberger Refrigeration and Electric, on behalf of Cunningham Sample, LLC., for historic review of the replacement of roof-mounted air conditioning equipment in the Brinley Avenue Historic District. The property is located at 200 S. Main Street, Yuma, AZ.

**Location Map:**



**Location Specific Information:**

Historic District:	Brinley Avenue	X	Century Heights		Main Street		None	
Individually Listed Historic Buildings on- site:	Yes		X	No				
Aesthetic Overlay:	Yes			No	X			
Parcel Number:	633-44-102							
Address:	200 S. Main Street							
Property Owner:	Cunningham Sample, LLC							
Property Owner's Agent:	Hansberger Refrigeration and Electric							
Site	OT/H/IO/BB		Children's Museum					
North	OT/H/IO/BB		Yuma County Offices					
South	OT/H/IO/BB		Vacant Retail/Offices					
East	OT/H/IO/BB		Offices/Retail					
West	OT/H/IO/BB		Vacant Offices/Parking lot					
Prior Related Actions or Cases:	HR97-008 (Call Task); HR98-16 (Gustaf's); HR2008-050 (Brazilian Jiu-Jitsu); DHRC-41809-2023 (Sign).							
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 new rooftop a/c equipment is not visible from the street below.
----------------------------	---

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 project is for an HVAC unit.
----------------------------	-----------------------------------

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 rooftop is the most desirable location, since it is not visible from the street.
----------------------------	---

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 or distract from other buildings, and it is consistent with similar systems in the area. .
----------------------------	---

**Staff Summation: Staff APPROVED the request on June 22, 2023 relating to building permit: CMCH-81733-2023. 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

<b>Attachments:</b>	
<b>A.</b>	Rooftop Plan & Photo

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

**Date:** 09/19/23



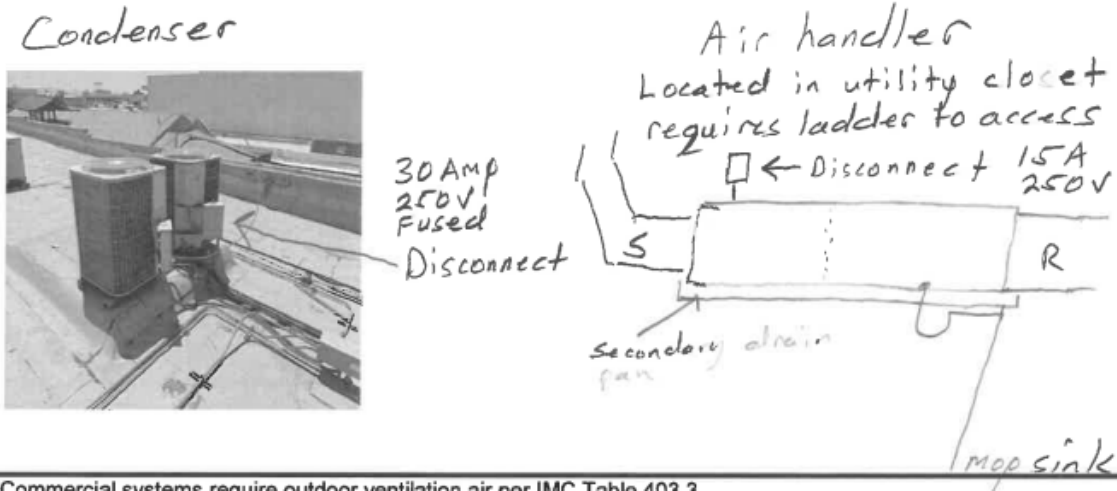
**ATTACHMENT A**  
Rooftop Plan & Photo

**MECHANICAL PERMIT APPLICATION**

**10. Draw a plan showing:**

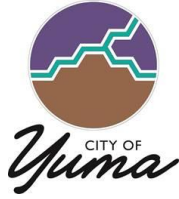
- A. Location of Unit
- B. Disconnect

- C. Location of Condensate drain if applicable.
- D. Location & size of gas meter line.



NOTE: Commercial systems require outdoor ventilation air per IMC Table 403.2



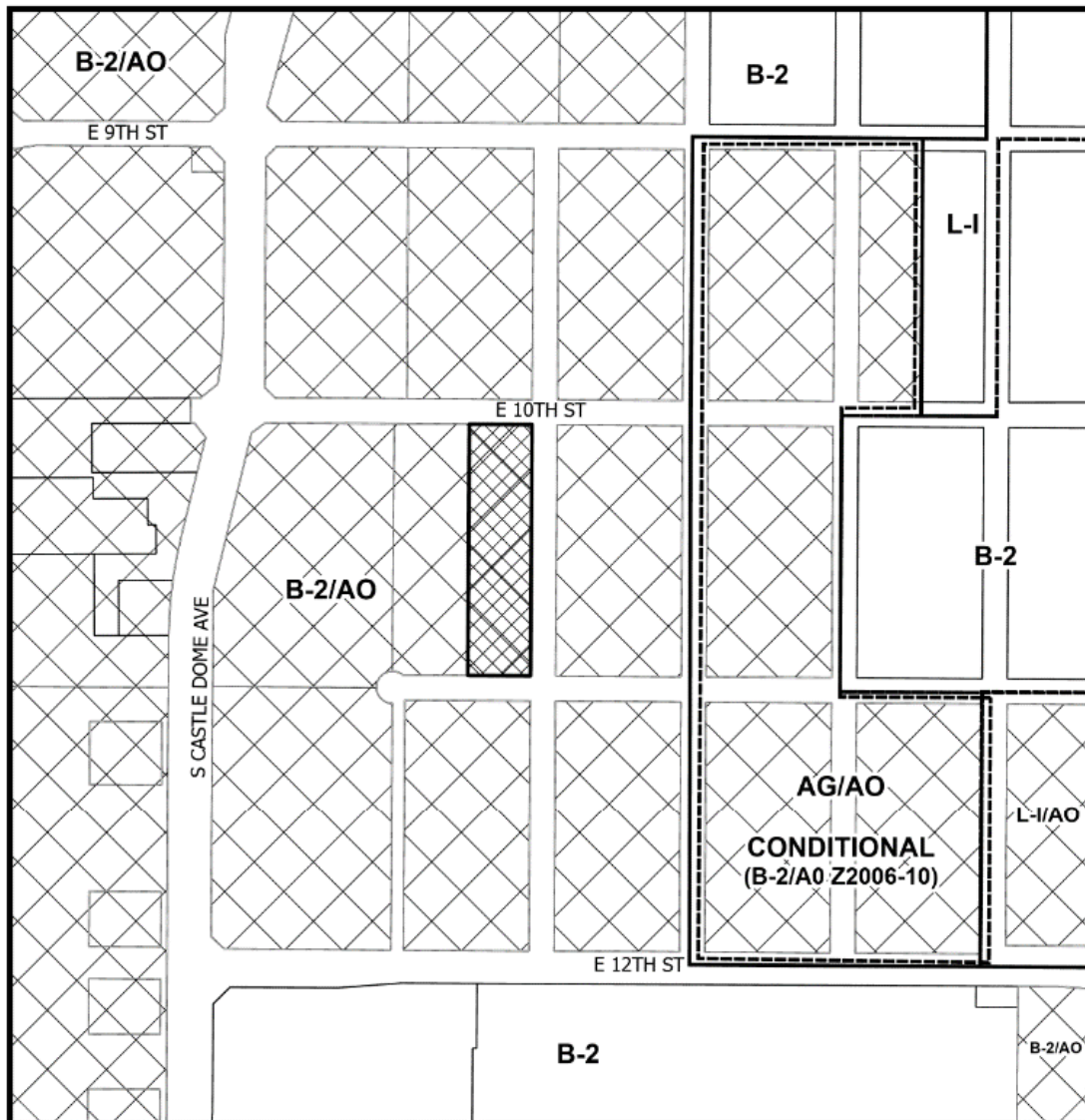


**STAFF MEMO**  
**TO THE DESIGN AND HISTORIC REVIEW COMMISSION**  
**ADMINISTRATIVE REVIEW CASE #: DHRC-41585-2023**  
 DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES  
 COMMUNITY PLANNING DIVISION  
 CASE PLANNER: BOB BLEVINS

**Hearing Date:** September 27, 2023    **Case Number:** DHRC-41585-2023

**Project Description/Location:** This is a request by Yuma Electric Service, on behalf of Sharon L. Miller, for a new outdoor generator for the property located at 1463 E. 10<sup>th</sup> Street, in the General Commercial/Aesthetic Overlay (B-2/AO) District.

**Location Map:**





**Location Specific Information:**

Historic District:	Brinley Avenue		Century Heights		Main Street		None	X
Individually Listed Historic Buildings on- site:	Yes			No	X			
Aesthetic Overlay:	Yes		X	No				
Parcel Number:	665-15-002							
Address:	1463 E. 10 <sup>th</sup> Street							
Property Owner:	Sharon L. Miller							
Property Owner's Agent:	Yuma Electric Service							
Site	B-2/AO		Business Shops					
North	B-2/AO		Vacant					
South	B-2/AO		Vacant					
East	B-2/AO		Vacant					
West	B-2/AO		Vacant					
Prior Related Actions or Cases:	None							
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:	This is an agricultural shop.
----------------------------	-------------------------------

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 generator is outdoors yet not readily visible from the right-of-way.
----------------------------	--

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:	Such installations are common on these somewhat remote locations.
----------------------------	---

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 or distract from other buildings, and it is consistent with similar systems in the area. .
----------------------------	---

**Staff Summation: Staff APPROVED the request on April 18, 2023 relating to building permit: RELE-80251-2023. 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

<b>Attachments:</b>	
<b>A.</b>	Photo

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

**Date:** 09/19/23

**ATTACHMENT A**  
Photo



**Behind this wall**