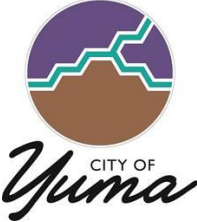


Notice of Public Meeting of the Design and Historic Review Commission of the City of Yuma

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 November 8, 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:

| | |
|---|--|
|  | <p>Design and Historic Review Commission Agenda</p> <p><i>City Hall Council Chambers</i> <i>One City Plaza</i></p> <p>Wednesday, November 8, 2023 4:00 p.m.</p> |
|---|--|

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

October 11, 2023

ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION

HISTORIC DISTRICT:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-41927-2023:** *This is a request by Andrew and Yesenia Gianaros for historic review of the renovation of an existing building and new signage for a medical office, Optimal Care & Wellness, in the Brinley Avenue Historic District, for the property located at 72 W. 2nd Street, Yuma, AZ.*

AESTHETIC OVERLAY

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

None

COMMISSION DISCUSSION

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

INFORMATION ITEMS

1. Staff
 Design & Historic Review Commission 2024 Meeting Schedule

Administrative Approvals:

Historic District

1. **DHRC-31141-2020:** *This is a request by Carolyn M. Malouff, for exterior water heater screening, for "The Church, a Historic Venue", an Individually-listed property, located at 256 S. 1st Avenue, in the Old Town/Historic Overlay (OT/H) 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
October 11, 2023**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, October 11, 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, James Sheldahl, Juan Leal-Rubio and Sandra Anthony. Commissioner William Moody was absent.

STAFF MEMBERS present included Alyssa Linville, Director of Planning and Neighborhood Services; Jennifer Albers, Assistant Director of Planning; Robert Blevins, Principal Planner; Amelia Dombly, Senior Planner; Zenia Fiveash, 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.

APPROVAL OF MINUTES

September 27, 2023

Motion by Commissioner Chris Hamel, second by Commissioner James Sheldahl to APPROVE the minutes of September 27, 2023. Motion carried unanimously, (6-0) with one absent.

ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION

Chairman Tom Rushin declared a conflict of interest, recused himself from DHRC-41809-2023, and turned the meeting over to **Vice-Chairman Amanda Coltman**.

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. (Continued from September 27, 2023)*

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

QUESTIONS FOR STAFF

Commissioner Chris Hamel thanked staff for working with the applicant to come up with a sign that met the City's guidelines.

Commissioner James Sheldahl agreed with Commissioner Hamel and commented that he appreciated that the applicant stayed with the process on creating a sign within the guidelines.

Commissioner Juan Leal-Rubio also thanked staff for their work and then stated that the sign is perfect for the use of the building.

APPLICANT / APPLICANT'S REPRESENTATIVE

Sabra Lemmon, 200 S. Main Street, Yuma, AZ, thanked staff and Signmasters for all the work that was done on creating the sign.

Vice Chairman Amanda Coltman agreed with the comments of the other commission members.

PUBLIC COMMENT

None

Motion by Commissioner Chris Hamel, second by Commissioner James Sheldahl, to APPROVE Case Number DHRC-41809-2023 as presented. Motion carried unanimously, (5-0) with one absent and one recused.

Vice-Chairman Amanda Coltman returned control of the meeting to **Chairman Tom Rushin**.

DHRC-41884-2023: *This is a request by Mike Hills of PHNX Design, LLC, on behalf of Yuma Plaza De, LLC, for design review for a new Burros and Fries restaurant in the General Commercial / Aesthetic Overlay (B-2/AO) District, for the property located at 1680 S. Pacific Avenue, Yuma, AZ.*

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

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Commissioner Juan Leal-Rubio, second by Vice Chairman Amanda Coltman, to APPROVE Case Number DHRC-41884-2023 as presented.

Commissioner Chris Hamel expressed concern on the availability of parking for recreational vehicles in the area around the proposed project, then stated it was a good use of the land.

Motion carried unanimously, (6-0) with one absent.

COMMISSION DISCUSSION

None

INFORMATION ITEMS

Staff

None

Administrative Approvals

None

National Heritage Area

Chairman Tom Rushin stated that the Heritage Area was trying to establish a date for a presentation to the commission.

Commission

Vice Chairman Amanda Coltman commented although she did not attend the Tunes and Tacos Festival, and that she was informed there was a great turnout.

Public Comment

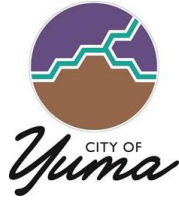
None

ADJOURNMENT

The meeting was adjourned at 4:17 p.m.

Minutes approved this _____ day of _____, 2023.

Chairman



STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-41927-2023
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: AMELIA DOMBY

Hearing Date: November 8, 2023 **Case Number:** DHRC-41927-2023

Project Description/Location: This is a request by Andrew and Yesenia Gianaros for historic review of the renovation of an existing building and new signage for a medical office, Optimal Care & Wellness, in the Brinley Avenue Historic District, for the property located at 72 W. 2nd Street, Yuma, AZ.

Location Map:



Location Specific Information:

| | |
|-----------------------------------|---|
| Aesthetic Overlay: | N/A |
| Historic District: | Brinley Avenue Historic District |
| Parcel Number: | 633-36-216 |
| Historic Listing Status: | Contributing structure to the Historic District |
| Address: | 74 W. 2 nd Place |
| Property Owner and Agent: | Yesenia and Andrew Gianaros |
| Zoning of the Site: | OT/IO/H/BBO |
| Existing Land Use(s) on the Site: | Office |
| Surrounding Zoning and Land Uses: | |
| ○ North: | OT/H/IO/BB; Office |
| ○ South: | OT/H/IO/BB; Retail |
| ○ East: | OT/H/IO/BB; Offices |
| ○ West: | OT/H/IO/BB; Retail |
| Related Actions or Cases: | DHRC-23717-2018 |
| Land Division Status: | Legal Lot of Record |
| Flood Plain Designation: | X |

Description of Proposed Project / Background / Use:

Overview from the Applicant:

“The scope of work for this project includes replacing all exterior windows on the east facing wall with black framed double-pane windows to match existing windows currently installed. The 30” existing window on the south facing patio entrance wall will be relocated to the Family Nurse Practitioner (FNP) office room. In addition, the existing front door entry on the south entrance will be closed and relocated to the furthest point west and a new 36” opening commercial door will be installed.

“Stone veneer will be added to the lower half of the existing pillars along the front entrance and the 10’ strip on the east facing wall (north end of the building). The stucco will be repaired and refinished using waterproof acrylic stucco.

“In addition, 6” galvanized panels will be installed on the east facing wall, as specified on the elevation provided. The existing planter box and sign will be removed to accommodate a handicap parking space. A handicap ramp access from the street side to the original staircase will be installed.”

“New signage will be installed on the south side of the building. The new sign will have black stainless-steel letters. The three first letters “O”, “C” and “W” of Optimal Care & Wellness will be 18 inches in height and the rest will be 70% of that (12.6 inches in height) since they are lower case letters. The total length of the signage will be approximately 264 inches.”

Staff analysis:

The property located along 2nd Street was constructed in 1956. The siting, massing, and scale of this building contributes to the overall character of the historic district. The property is part of the Brinley Avenue Historic District, which considers all contributing properties to be treated as if individually-listed.

The Brinley Avenue Historic District was added to the National Register of Historic Places in 1982 because of the intact compact mix of more than 20 significant and contributing structures, both residential and commercial.

One of the most important aspects of this historic district is the size, scale, and massing of the numerous smaller buildings and how they interact and combine into a well-preserved and very walkable neighborhood. It is imperative that this district is able to accommodate new businesses which add to the vitality and stability of the community.

According to the Secretary of the Interior's Standards-

"The new work shall 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."

In the City of Yuma Historic District Overlay Guidelines, the general standards and criteria reads: "Contemporary Design or alterations and additions to existing work should not be discouraged when such work is compatible with the criteria standards and the area the new development will take place."

Staff has determined that this proposal meets the Secretary of the Interior's Standards and the City of Yuma Historic District Design Guidelines. In addition, this project does not harm the historic integrity of the surrounding properties or neighborhood.

All parts of the new construction (including door shades/awnings/canopies) that cross over the street frontage property lines into the right-of-way will need the appropriate encroachment permit(s) prior to building permit construction approval.

Staff Recommendation:

Staff recommends **APPROVAL** of the request for historic review of the renovation of an existing building and new signage for a medical office, Optimal Care & Wellness, in the Brinley Avenue Historic District, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-41927-2023 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 Andrew and Yesenia Gianaros for historic review of the renovation of an existing building and new signage for a medical office, Optimal Care & Wellness, in the Brinley Avenue Historic District, for the property located at 72 W. 2nd 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: November 1, 2023

Final staff report delivered to applicant on: November 1, 2023

- Applicant agreed with all of the conditions of approval on: November 1, 2023
 Applicant did not agree with the following conditions of approval: (list #'s)
 If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

Attachments:

- A. Conditions of Approval
- B. Site Plan
- C. Elevation with Colors and Materials
- D. Proposed Colors
- E. Site Photo
- F. Aerial Photo

Prepared By: *Amelia Domby*

Date: November 1, 2023

Amelia Domby
Senior Planner

Amelia.Domby@yumaaz.gov (928)373-5000, x3034

Reviewed By: *Robert M. Blevins*

Date: 11-01-23

Robert Blevins
Principal Planner

Approved By: *Jennifer L. Albers*

Date: *11/1/23*

Jennifer L. 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, Assistant Director (928) 373-5000, x 3037:

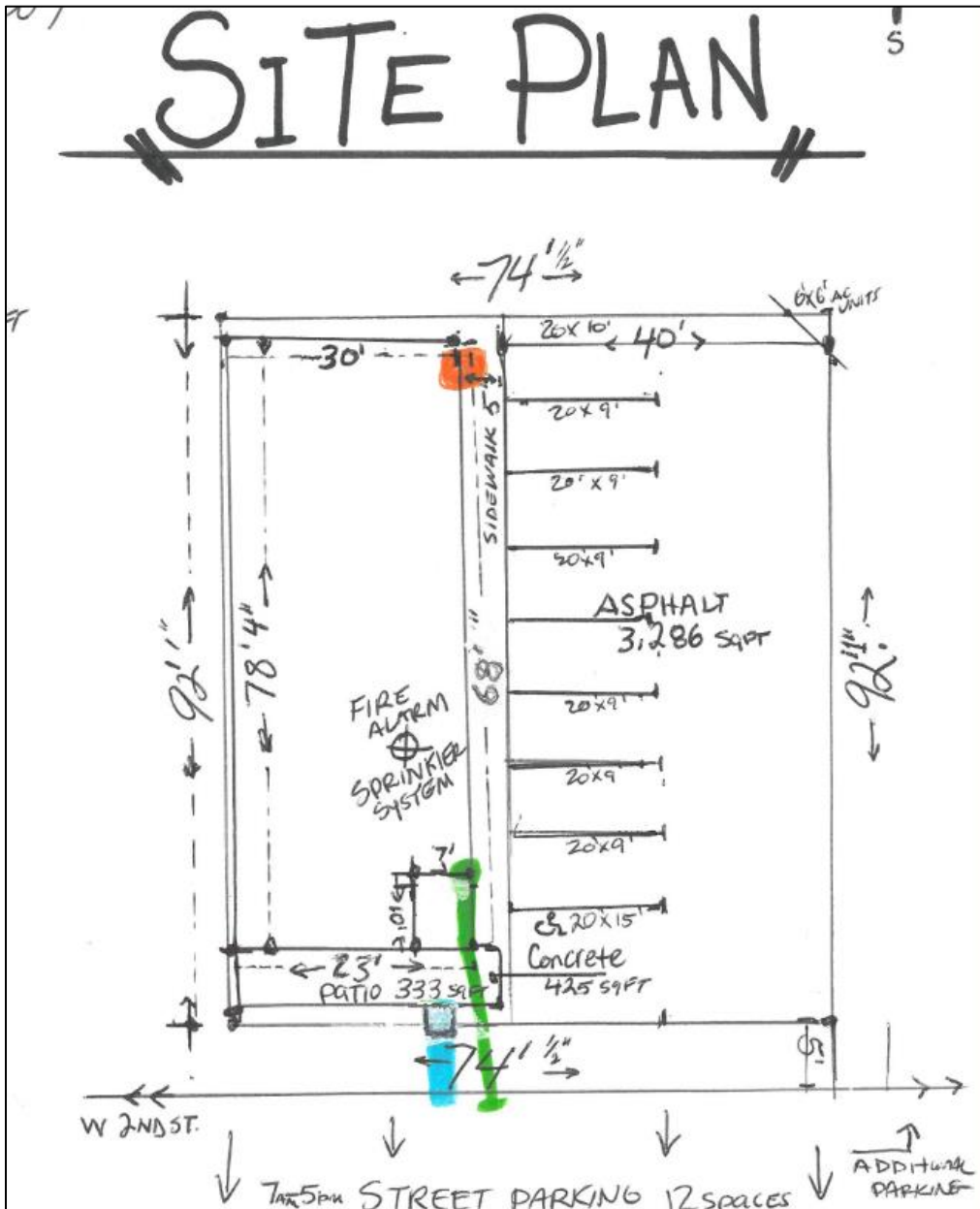
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

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

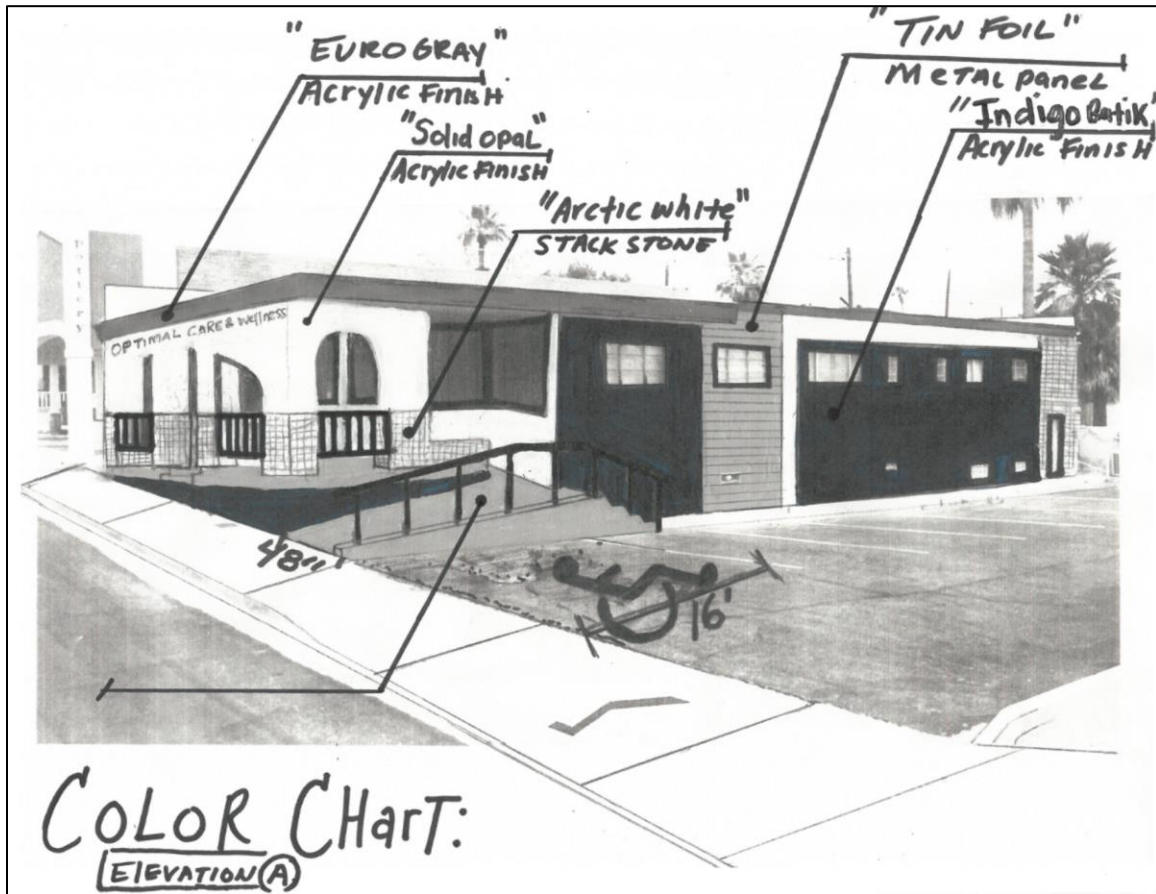
3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

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

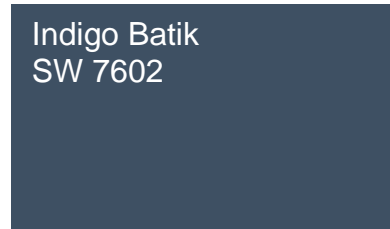
ATTACHMENT B
Site Plan



ATTACHMENT C
Elevation with Proposed Colors and Materials



ATTACHMENT D
Proposed Colors

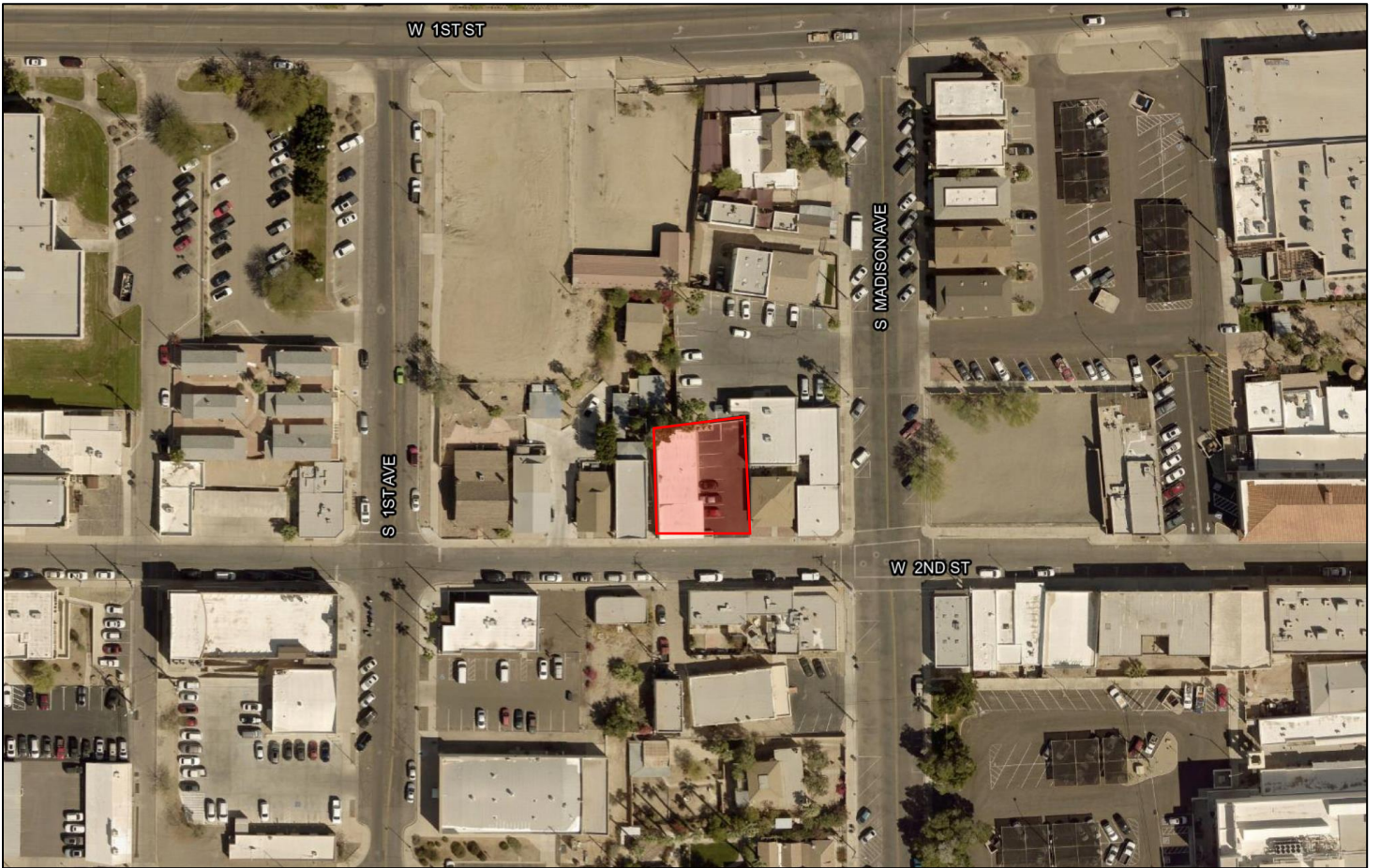


Artic White Multi
Finish Stacked
Stone

ATTACHMENT E
Site Photo



ATTACHMENT F
Aerial Photo



CITY OF YUMA
DESIGN AND HISTORIC REVIEW COMMISSION
2024 MEETING SCHEDULE

| |
|--|
| January Wednesday, January 10 th Wednesday, January 24 th |
| February Wednesday, February 14 th Wednesday, February 28 th |
| March Wednesday, March 13 th Wednesday, March 27 th |
| April Wednesday, April 10 th Wednesday, April 24 th |
| May Wednesday, May 8 th Wednesday, May 22 nd |
| June Wednesday, June 12 th Wednesday, June 26 th |
| July Wednesday, July 10 th Wednesday, July 24 th |
| August Wednesday, August 14 th Wednesday, August 28 th |
| September Wednesday, September 11 th Wednesday, September 25 th |
| October Wednesday, October 9 th Wednesday, October 23 rd |
| November Wednesday, November 13 th Wednesday, November 27 th |
| December Wednesday, December 11 th Wednesday, December 25 th – No Meeting Holiday |

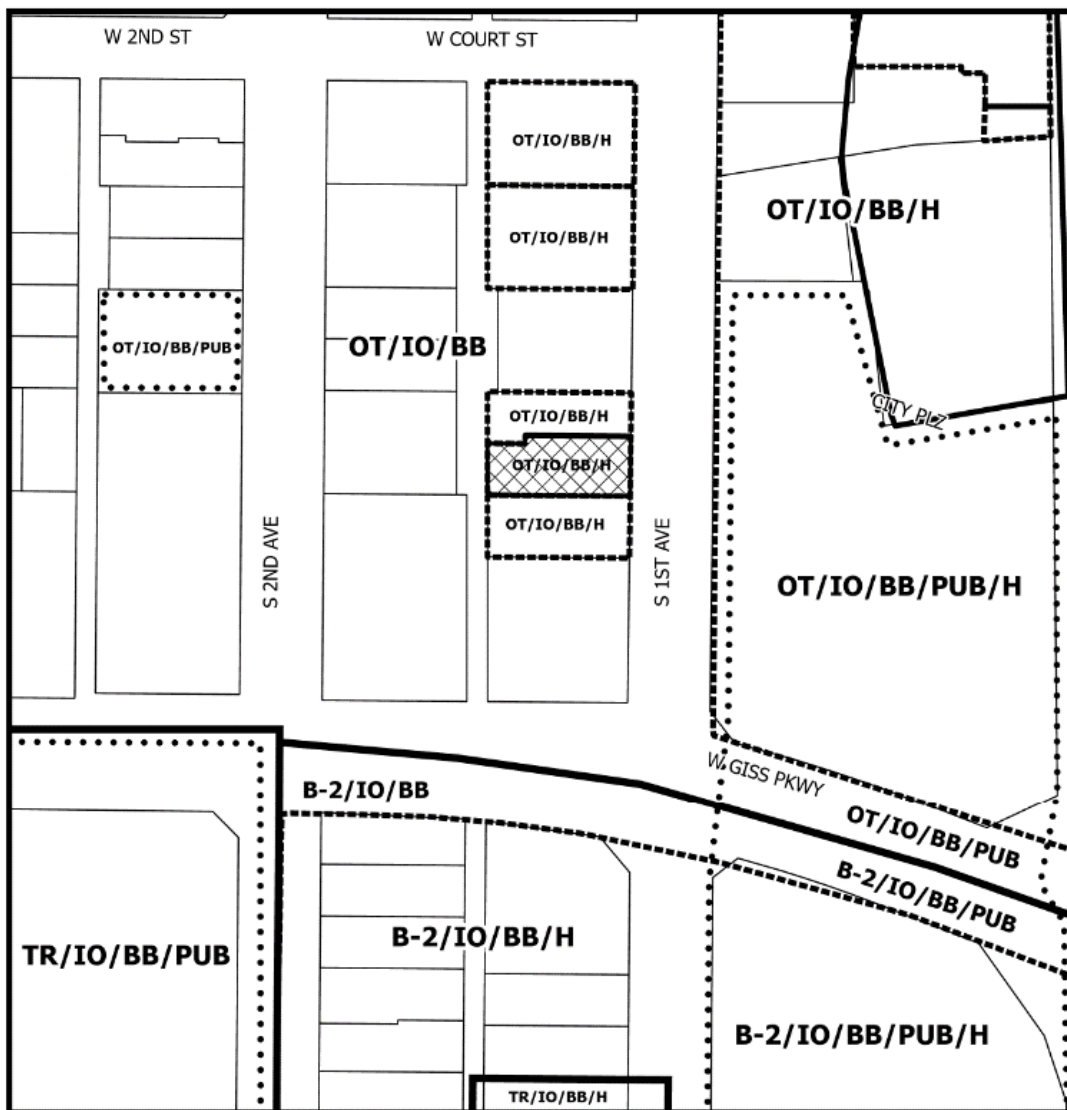


STAFF MEMO
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
ADMINISTRATIVE REVIEW CASE #: DHRC-31141-2020
 DEPARTMENT OF COMMUNITY DEVELOPMENT
 COMMUNITY PLANNING DIVISION
 CASE PLANNER: BOB BLEVINS

Hearing Date: November 8, 2023 **Case Number:** DHRC-31141-2020

Project Description/Location: This is a request by Carolyn M. Malouff, for exterior water heater screening, for “The Church, a Historic Venue”, an Individually-listed property, located at 256 S. 1st Avenue, in the Old Town/Historic Overlay (OT/H) District.

Location Map:



Location Specific Information:

| | | | | | | | | |
|--|--|--|-----------------|----|-------------|--|------|---|
| Historic District: | Brinley Avenue | | Century Heights | | Main Street | | None | X |
| Individually Listed Historic Buildings on- site: | Yes | | X | No | | | | |
| Aesthetic Overlay: | Yes | | | No | X | | | |
| Parcel Number: | 633-43-005 | | | | | | | |
| Address: | 256 S. 1 st Avenue | | | | | | | |
| Property Owner: | Carolyn M. Malouff | | | | | | | |
| Property Owner's Agent: | None | | | | | | | |
| Site | OT/H/IO/BB The Church, a Historic Venue | | | | | | | |
| North | OT/H/IO/BB Parsonage/Offices | | | | | | | |
| South | OT/H/IO/BB Offices | | | | | | | |
| East | OT/H/IO/BB City Hall | | | | | | | |
| West | OT/H/IO/BB Residences | | | | | | | |
| Prior Related Actions or Cases: | DHRC-34133-2021 (alter roof); DHRC-40484-2022 (signage). | | | | | | | |
| 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: | Originally constructed in 1905, the former Episcopal Methodist Church, was listed on the National Register of Historic Places in 1982. |
|----------------------------|--|

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 exterior water heater and screening is the replacement of necessary mechanical equipment, similar to the replacement of HVAC equipment. |
|----------------------------|---|

C) The approval of the proposed aesthetic alteration is consistent with the preservation, maintenance, and character of the zoning district or overlay. The proposal meets the criteria for improvements in the Aesthetic Overlay/ Historic District.

Is this statement correct for this application?

Yes No

| | |
|----------------------------|---|
| Explain/Describe/ Discuss: | The new screening mimics the existing exterior wall and is appropriate for this location. |
|----------------------------|---|

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 the building, and it is needed since it is adjacent to an outdoor event area. |
|----------------------------|---|

Staff Summation: Staff APPROVED the request on June 30, 2020 for new exterior water heater and screening. 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

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Applicant agreed with all of the conditions of approval on: N/A |
| <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. | Photos |

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

Date: 11/01/23

ATTACHMENT A
Photos

