

## **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 December 13, 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 Revised Agenda**

*City Hall Council Chambers  
One City Plaza  
Wednesday, December 13, 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**

November 8, 2023

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

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

##### **PRELIMINARY REVIEWS**

None

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

1. ***DHRC-42063-2023:*** *This is a request by Mic Homes, Inc., on behalf of Theo Rush, to construct a new accessory dwelling unit, in the Century Heights Conservancy Residential Historic District, for the property located at 452 S. 1st Avenue, Yuma, AZ.*

##### **AESTHETIC OVERLAY**

##### **PRELIMINARY REVIEWS**

None

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

None

##### **COMMISSION DISCUSSION**

##### **Historic Sites and District Boundaries Web Map**

##### **INFORMATION ITEMS**

1. Staff
  - Administrative Approvals:
    - Historic District
      - None
    - 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  
November 8, 2023**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, November 8, 2023 at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

**DESIGN AND HISTORIC REVIEW COMMISSION MEMBERS** present included Chairman Tom Rushin, Commissioners Chris Hamel, James Sheldahl, Juan Leal-Rubio, William Moody and Sandra Anthony. Vice Chairman Amanda Coltman 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; Erika Peterson, Associate Planner; Zenia Fiveash, Assistant Planner; Guillermo Moreno-nunez, Assistant Planner; Meredith Burns, 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**

October 11, 2023

**Motion by Commissioner William Moody, second by Commissioner James Sheldahl to APPROVE the minutes of October 11, 2023. Motion carried unanimously, (6-0) with one absent.**

---

**ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION**

**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. 2<sup>nd</sup> Street, Yuma, AZ.*

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

**QUESTIONS FOR STAFF**

**Commissioner William Moody** asked if the front door was going to be farther to the west side of the building. **Dombly** replied yes, and that the front door will be closed off and the applicant will install a new 36-inch commercial door.

**Commissioner Juan Leal-Rubio** referred to the site plan on page # 6, and then asked what do the colors represent. **Dombly** answered the blue is the main water line, green is the sewer main line, and the orange is the main electrical panel.

**Commissioner Sandra Anthony** commented that she was glad to see that the building was being upgraded.

**APPLICANT / APPLICANT'S REPRESENTATIVE**

**Yesenia Gianaros, 3621 S. Victoria Way, Yuma, AZ,** stated that she was excited to open a clinic in the downtown area, and then made herself available for questions.

**Commissioner William Moody** asked if the basement was going to be used for the clinic. **Gianaros** replied that the basement was to be used as storage.

**PUBLIC COMMENT**

None

**Motion by Commissioner Juan Leal-Rubio, second by Commissioner Chris Hamel, to APPROVE Case Number DHRC-41927-2023 as presented. Motion carried unanimously, (6-0) with one absent.**

---

## COMMISSION DISCUSSION

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

**Robert Blevins, Principal Planner**, gave a presentation on the restoration of “The Church and The Brown House” located at 256 and 268 S. 1<sup>st</sup> Avenue.

**Commissioner James Sheldahl** commented that he was pleased to see that some of the historic features of the building were preserved.

**Chairman Tom Rushin** thanked the owner (Carolyn Malouff) on restoring the building.

**Carolyn Malouff, 593 S 4<sup>th</sup> Avenue, Yuma, AZ**, also gave a presentation on the restoration of “The Church and The Brown House”, and then made herself available for questions.

**Commissioner Sandra Anthony** asked if the building was made of adobe brick. **Malouff** replied yes. **Commissioner Sandra Anthony** then asked what type of church was the building used for before it became a venue. **Malouff** answered that the building was a Methodist Church, then introduced Chelsea Malouff to answer any questions about the building.

**Chelsea Malouff, 593 S 4<sup>th</sup> Avenue, Yuma, AZ**, stated that the building was made of adobe brick, and it was the first Methodist Church located between Yuma, Arizona and Brawley, California.

**Commissioner William Moody** asked if the building was also the first Protestant Church in Yuma. **Chelsea Malouff** answered yes, and then stated that the original church was made of wood then it was covered by brick afterward.

**Commissioner Chris Hamel** asked if the owner was using the original flooring. **Carolyn Malouff** replied no.

**Commissioner Juan Leal-Rubio** thanked Carolyn Malouff for the work she has done to restore the building, and then asked what the occupancy for the venue was. **Chelsea Malouff** answered it was 100 with chairs and tables, 200 standing, and the patio was 88.

**Carolyn Malouff** then stated that she was happy to restore the building.

**Commissioner William Moody** also thanked Malouff on the work she had done on restoring the buildings.

**Chairman Tom Rushin** thanked Malouff for investing in the community and the historic areas.

---

## INFORMATION ITEMS

### Staff

**Blevins** stated that the following Wednesday the City will be launching the Historic Districts Web Map, and that at the next hearing (December 13<sup>th</sup>, 2023) there would be a presentation from the GIS department about the map. **Commissioner William Moody** asked if a link could be emailed to the Commission. **Blevins** answered yes.

### Administrative Approvals

Historic District

**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.*

**Chairman Tom Rushin acknowledged the Administrative Approvals.**

**National Heritage Area**

**Chairman Tom Rushin** stated the Heritage Area will make a presentation in the near future.

**Commission**

None

**Public Comment**

None

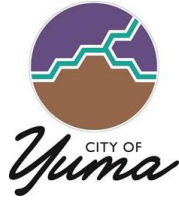
---

**ADJOURNMENT**

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

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

\_\_\_\_\_  
Chairman



**STAFF REPORT**  
**TO THE DESIGN AND HISTORIC REVIEW COMMISSION**  
**CASE #: DHRC-42063-2023**  
**DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES**  
 COMMUNITY PLANNING  
 CASE PLANNER: AMELIA DOMBY

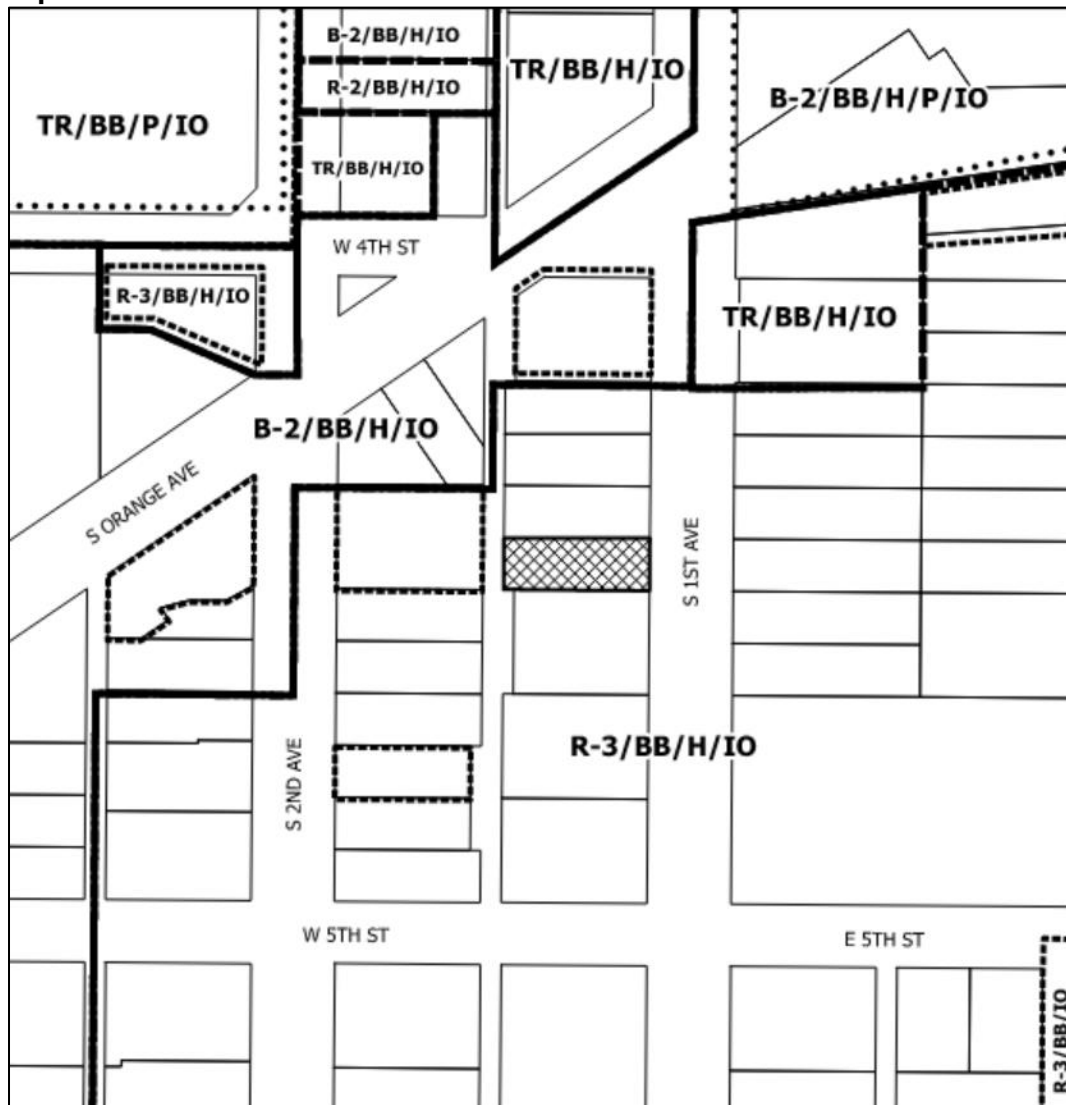
**Hearing Date:** December 13, 2023

**Case Number:** DHRC-42063-2023

**Project Description/Location:**

This is a request by Mic Homes, Inc., on behalf of Theo Rush, to construct a new accessory dwelling unit, in the Century Heights Conservancy Residential Historic District, for the property located at 452 S. 1<sup>st</sup> Avenue, Yuma, AZ.

**Location Map:**



**Location Specific Information:**

Aesthetic Overlay:	N/A
Historic District:	Century Heights Conservancy Residential Historic District
Parcel Number:	633-51-075
Historic Listing Status:	N/A
Address:	452 S. 1 <sup>st</sup> Avenue
Property Owner: Property Owner's Agent	Theo Rush Mic Homes, Inc.
Zoning of the Site:	High Density Residential/Historic/Infill Overlay/Bed and Breakfast Overlay (R-3/IO/BBO/H) District
Existing Land Use(s) on the Site:	Single-Family Residence
Surrounding Zoning and Land Uses:	
○ North:	R-3/IO/H/BBO
○ South:	R-3/IO/H/BBO
○ East:	R-3/IO/H/BBO
○ West	R-3/IO/H/BBO
Related Actions or Cases:	DHRC-27018-2019
Land Division Status:	Legal Lot of Record
Flood Plain Designation:	X

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

The applicant states:

“The scope of work for this project is construction for an accessory dwelling unit that will remain uniform in color to the existing residence. The paint colors used for this project are Sherwin Williams 6119-Antique White and Sherwin Williams 3060-Antique Grey. Both paint colors have an acrylic finish.

“A 3’x7’ exterior door will be placed facing the South-front elevation of the unit with the threshold and weather stripping. A single-hung window (3’X4’) will be installed to the left of the entry door on the south-front elevation and another single hung window (2’X3’) will be installed on the west side elevation of the unit. A sliding window (2’X1’) will be installed to the right of the entry door.”

**Staff Analysis:**

The subject property is located along 1<sup>st</sup> Avenue and is approximately 6,550 square feet in size. There is an existing single-family residence on the property. The proposed accessory dwelling unit will be approximately 392 square feet in size. In addition, the accessory dwelling unit incorporates the same exterior colors and architectural detailing as the principal residence.

The Secretary of the Interior’s Standards do not have guidelines directly relating to new construction alongside modern homes in historic districts, however the City of Yuma Historic (H) District states as part of its Purpose and Intent:

“New structures erected within a historic district or the renovation of an existing structure within an historic district shall harmonize with the general character or ambiance of existing structures in the district in order to preserve the architectural heritage of the district

and to promote the historical significance of the site or district among residents and visitors to the community.”

Staff has determined the new accessory dwelling unit will not overpower or distract from the view and appearance on 1<sup>st</sup> Avenue in this Historic District.

**Staff Recommendation:** Staff recommends **APPROVAL** of the request to construct a new accessory dwelling unit, in the Century Heights Conservancy Residential Historic District, for the property located at 452 S. 1st Avenue, Yuma, AZ, subject to the conditions outlined in Attachment A.

**Suggested Motion:** Move to **APPROVE** DHRC-42063-2023 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 Mic Homes, Inc., on behalf of Theo Rush, to construct a new accessory dwelling unit, in the Century Heights Conservancy Residential Historic District, for the property located at 452 S. 1<sup>st</sup> Avenue, Yuma, AZ, subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Secretary of the Interior's Standards, and does not have an adverse effect on the property, surrounding properties, or the District as a whole.

**Proposed conditions delivered to applicant on:** December 1, 2023

**Final staff report delivered to applicant on:** December 6, 2023

Applicant agreed with all of the conditions of approval on: December 1, 2023

---

Attachments:

- A. Conditions of Approval
- B. Site Plan
- C. Colors and Elevations
- D. Site Photo
- E. Aerial Photo

**Prepared By:** *Amelia Domby*

**Date:** 12/4/23

Amelia Domby  
Senior Planner

Amelia.Domby@yumaaz.gov (928)373-5000, x1234

**Reviewed By:** *Robert M. Blevins*

**Date:** 12/04/23

Robert M. Blevins  
Principal Planner

**Approved By:** *Jennifer L. Albers*

**Date:** 12/5/23

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.**



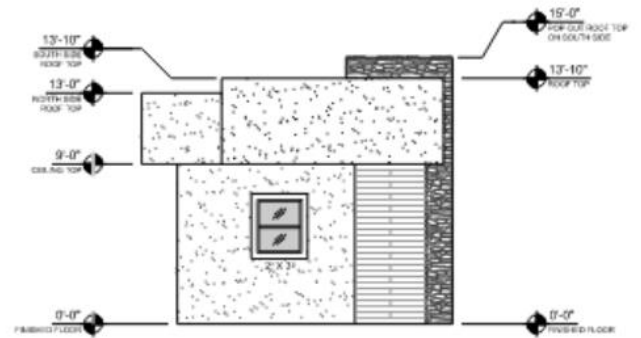


# ATTACHMENT C

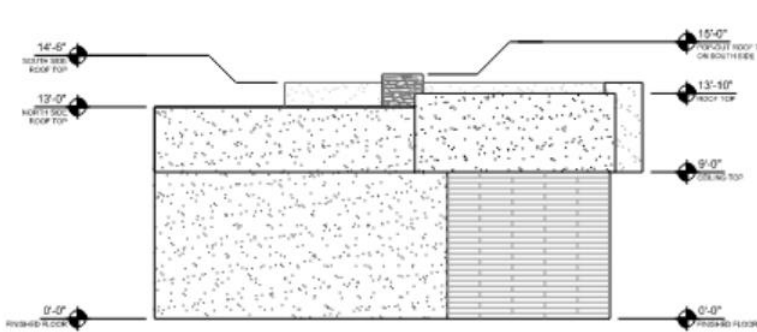
## Colors and Elevations



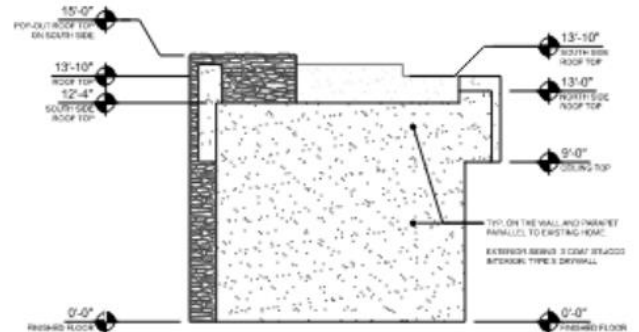
**SOUTH - FRONT ELEVATION**  
SCALE: 1/4"=1'-0"



**WEST - SIDE ELEVATION**  
SCALE: 1/4"=1'-0"



**NORTH - BACK ELEVATION**  
SCALE: 1/4"=1'-0"



**EAST - SIDE ELEVATION**  
SCALE: 1/4"=1'-0"

SW 6119  
**Antique White**  
 Interior / Exterior  
 Location Number: 263-C6

SW 3060  
**Antique Gray**

**ATTACHMENT D**  
Site Photo



**ATTACHMENT E**  
Aerial Photo

