

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 that the Design and Historic Review Commission will hold a meeting open to the public on October 9, 2024 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, October 9, 2024 4:00 p.m.

Public comment regarding any **agenda** item can be provided in written format to the Design and Historic Review Commission at email address planning@yumaaz.gov no later than 15 minutes prior to the start of the scheduled meeting. Comments received timely will be read into the record when the referenced agenda item is discussed.

CALL TO ORDER

APPROVAL OF MINUTES

August 28, 2024

ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION

HISTORIC DISTRICT:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-43232-2024:** *This is a request by Dennis Harris, on behalf of Holdinginvestmentyuma LLC, for historic review of the exterior appearance of the Individually-listed Luz Balsz House in the Century Heights Conservancy Residential Historic District, for the property located at 473 S. 2nd Avenue, Yuma, AZ.*

AESTHETIC OVERLAY

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-43244-2024:** *This is a request by Signmasters of Yuma, LLC., on behalf of Ricardo Jaramillo, for aesthetic review of the installation of a new monument sign in the Limited Commercial/Aesthetic Overlay (B-1/AO) District. The property is located at 1874 S. Avenue B, Yuma, AZ.*

COMMISSION DISCUSSION

None

INFORMATION ITEMS

1. Staff
 - a. Administrative Approvals:
 - Historic District
 1. **DHRC-43265-2024:** *This is a request by Melissa Henry, on behalf of 441 Downtown LLC., for historic review of window signage in the Century Heights Conservancy Residential Historic District. The property is located at 441 S. 1st Avenue, Yuma, AZ.*
 - Aesthetic Overlay
 1. **DHRC-43256-2024:** *This is a request by Signmasters of Yuma, LLC, on behalf of W.M. Grace Companies, for aesthetic review of wall-mounted signage in the Limited Commercial/Aesthetic Overlay (B-1/AO) District. The property is located at 2383 W. 24th Street, Suite #120, 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 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.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

Design and Historic Review Commission Meeting Minutes
August 28, 2024

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, August 28, 2024 at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

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

STAFF MEMBERS present included Alyssa Linville, Director of Planning and Neighborhood Services; Jennifer Albers, Assistant Director of Planning; Robert Blevins, Principal Planner; Amelia Domy, Principal Planner; Erika Peterson, Senior Planner; Guillermo Moreno-nunez, Assistant Planner; Zenia Fiveash, 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

August 14, 2024

Motion by Commissioner Juan Leal-Rubio, second by Commissioner Chris Hamel to APPROVE the minutes of August 14, 2024. Motion carried unanimously, (5-0) with two absent.

ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION

DHRC-43082-2024: *This is a request by Gabrielle Buchter, on behalf of Redondo Industrial Development, LLC, for aesthetic review of the exterior appearance of a new hotel, in the General Commercial/Aesthetic Overlay (B-2/AO) District for the property located at 888 E. Plaza Circle, Yuma, AZ.*

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

QUESTIONS FOR STAFF

Commissioner William Moody asked if a copy of the updated changes to the plans could be sent to the Commission. **Blevins** replied yes.

APPLICANT / APPLICANT'S REPRESENTATIVE

Chris Ludwig, on behalf of Woolpert, was available for questions.

Commissioner Juan Leal-Rubio asked why a swimming pool was not included in the design of the hotel. **Ludwig** replied that this chain likes to focus on its courtyards and seating areas rather than a pool.

Commissioner Chris Hamel commented that he was in favor of the overall design of the proposed project.

PUBLIC COMMENT

None

Motion by Commissioner Chris Hamel, second by Commissioner James Sheldahl, to APPROVE Case Number DHRC-43082-2024 as presented. Motion carried unanimously, (5-0) with two absent.

COMMISSION DISCUSSION

Matt Molenaar gave a presentation on “Marketing Yuma”.

Commissioner James Sheldahl congratulated Molenaar for the work that he has accomplished on the project.

Commissioner Juan Leal Rubio stated that he was involved in a similar type of marketing campaign that highlighted areas of attraction for the City of Yuma, and then suggested that maybe this project could also expand to include some of the local industries. **Molenaar** replied that he has collaborated with “Visit Yuma”, and that they were in favor the project. **Molenaar** went on to say that his team is also working on a plan to develop an itinerary on how to spend a day in Yuma.

Commissioner William Moody asked how a business could become part of the Downtown Yuma Merchants Association. **Molenaar** answered that the company would just have to contact Chris Wheeler or himself to get started.

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

Guillermo Moreno-nunez, Assistant Planner, gave a presentation on the “Historic Prescott Main Post Office and Courthouse”.

Commissioner Chris Hamel thanked Moreno-nunez for the presentation.

Chairman Tom Rushin commented that he appreciated the fact that the architect of this project kept most of the original design elements of the building, and then thanked Moreno-nunez for the presentation.

INFORMATION ITEMS

Staff

None

Administrative Approvals

None

National Heritage Area

Chairman Tom Rushin stated that there will be a presentation in the near future.

Commission

None

Public Comment

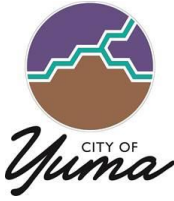
None

ADJOURNMENT

The meeting was adjourned at 4:40 p.m.

Minutes approved this _____ day of _____, 2024.

Chairman



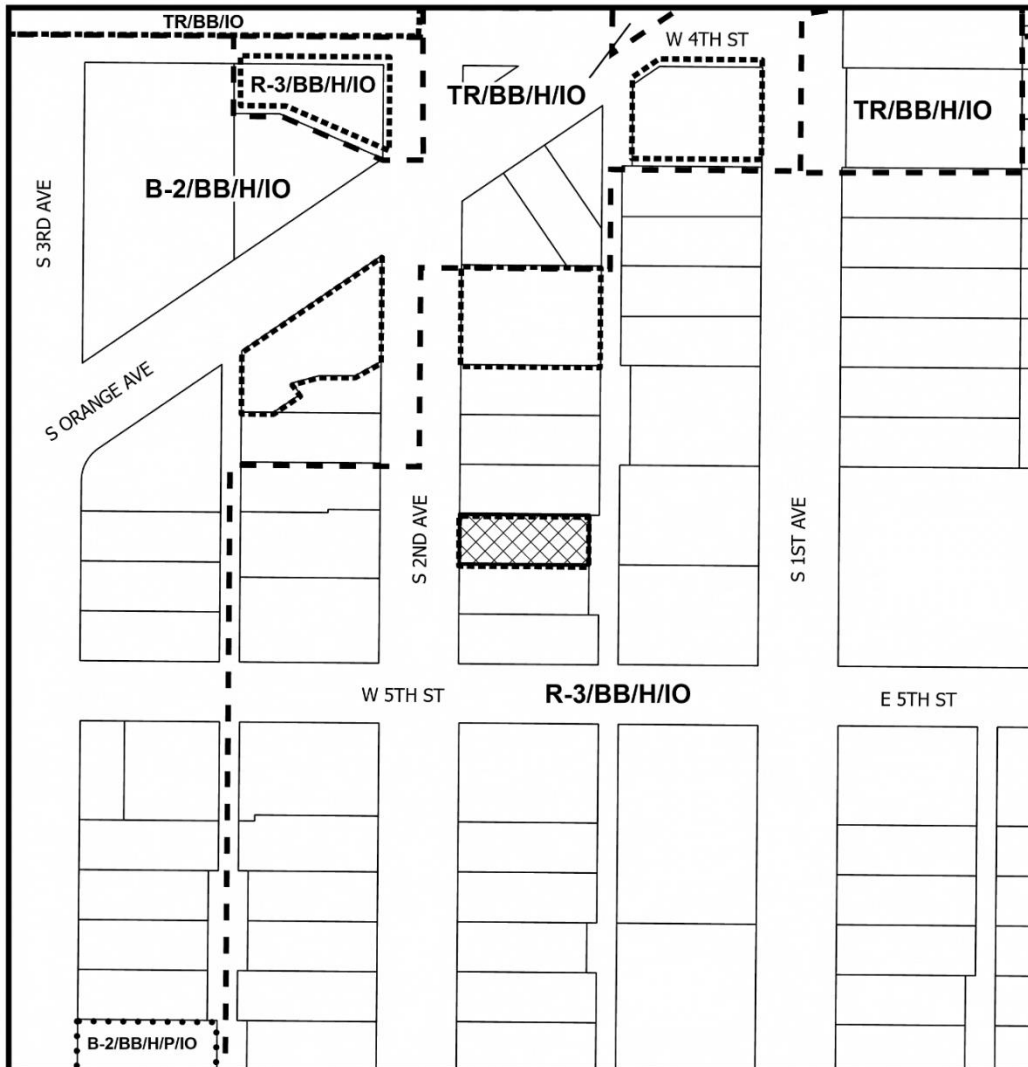
STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-43232-2024
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
 COMMUNITY PLANNING
 CASE PLANNER: BOB BLEVINS

Hearing Date: October 9, 2024

Case Number: DHRC-43232-2024

Project Description/Location: This is a request by Dennis Harris, on behalf of Holdinginvestmentyuma LLC, for historic review of the exterior appearance of the Individually-listed Luz Balsz House in the Century Heights Conservancy Residential Historic District, for the property located at 473 S. 2nd Avenue, Yuma, AZ.

Location Map:



Location Specific Information:

Aesthetic Overlay:	N/A
Historic District:	Century Heights Conservancy Residential Historic District
Parcel Number:	633-51-091
Historic Listing Status:	Individually-listed on the Nation Register of Historic Places.
Address:	473 S. 2 nd Avenue
Property Owner: Property Owner's Agent	Holdinvestmentyuma LLC Dennis Harris
Zoning of the Site:	R-3/H/IO/BB
Existing Land Use(s) on the Site:	Historic Home and Accessory Dwelling Unit
Surrounding Zoning and Land Uses:	
○ North:	R-3/H/IO/BB; Residences
○ South:	R-3/H/IO/BB; Residence
○ East:	R-3/H/IO/BB; Residences
○ West:	R-3/H/IO/BB; Residences
Related Actions or Cases:	None
Land Division Status:	Legal lot of record
Flood Plain Designation:	Flood Zone X

Description of Proposed Project / Background / Use:

From the applicant:

“We are proposing to stay with the existing color of the home. Light tan walls and green trim. The doors and window frames will be the same color as the trim and tan colored asphalt shingles on the roof.

“There will be no structural changes and no [interior] wall to be removed. Paint all interior walls and ceiling, off white, repaint the cabinets, change interior door only, and install new windows on the southside, new appliances, new plank flooring and replace receptacles as needed.”

Additional work:

The applicant is also repairing the existing green cloth awnings on the front of the home, and adding a wrought iron fence in the front yard along the four foot tall block retaining wall for safety.

Staff Analysis:

From the Arizona State Historic Property Inventory (Yu126): “The Luz Balsz House was built in 1899 by Harry Neahr. It belonged to the Balsz family from 1919 to 1976. The house is a well-preserved example of middle class housing in Yuma at the turn of the century. It is also significant architecturally as one of the remaining 19th Century adobes still standing. The asymmetrical massing is unusual for adobe construction in Yuma. It has been listed on the National Register of Historic Places since December 7, 1982.”

From the National Park Service:

“The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966 (the Act), the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.

“The Act requires that the Federal Government ‘accelerate its historic preservation programs and activities.’ It authorizes the Secretary of the Interior (whose responsibilities designated in the act are delegated to the Director of the National Park Service) to:

- Expand and maintain a National Register of Historic Places;
- Administer a program of direct grants for the preservation of properties included in the National Register, and
- Establish professional standards for the preservation of historic properties.

“The National Register lists districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture. National Register properties have significance to the history of their community, state, or the nation.

“Nominations for listing historic properties come from State Historic Preservation Officers, from Federal Preservation Officers for properties owned or controlled by the United States Government, and from Tribal Historic Preservation Officers for properties on Tribal lands.

“Private individuals and organizations, local governments often initiate this process and prepare the necessary documentation. A professional review board in each state considers each property proposed for listing and makes a recommendation on its eligibility.”

The Secretary of the Interior's Standards state:

“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.”

The DHRC is tasked with providing regulatory oversight regarding the exterior appearance of any structure (new construction, renovation or alteration) within a recognized Historic District.

The historic significance of this property includes:

- The now uncommon construction material, adobe, which was restricted in Yuma after 1916 due to flood damage concerns;
- The design of the building being a rare use of adobe for a “modern” high pitched roof home with additional distinctive design elements;

- The prominent Yuma families (Sanguinetti, Neahr, and Balsz) associated with the home;
- The long period of one family ownership;
- The survival of the home generally intact, especially the interior, for 125 years.

Staff finds the repairs on this home are being done in a manner which is sensitive and sympathetic to keeping the historic appearance intact, and most importantly- with an emphasis on protecting the integrity of the property for the future.

Staff Recommendation:

Staff recommends **APPROVAL** of the request for the historic review of the exterior appearance of the Individually-listed Luz Balsz House in the Century Heights Conservancy Residential Historic District, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-43232-2024 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 Dennis Harris, on behalf of Holdinginvestmentyuma LLC, for historic review of the exterior appearance of the Individually-listed Luz Balsz House in the Century Heights Conservancy Residential Historic District, for the property located at 473 S. 2nd Avenue, subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Historic District Standards, and does not have an adverse effect on the property, surrounding properties, or the District as a whole.

Proposed conditions delivered to applicant on: September 12, 2024

Final staff report delivered to applicant on: September 12, 2024

Applicant agreed with all of the conditions of approval on: September 16, 2024.

Attachments:

- A. Conditions of Approval
- B. Elevation Photos
- C. Colors and Materials
- D. Aerial Photo

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

Date: 09/17/24

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

Date: 9/18/24

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 Community Development Comments: Alyssa Linville, Director of Planning and Neighborhood Services (928) 373-5000, x 3037:

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

Community Planning, Bob Blevins, Principal Planner, (928) 373-5189:

3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.
4. If the project is not completed within one year of approval, this case shall be null and void.
5. Prior to the expiration date of this case, the applicant has the option to file for a one-year time extension.

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 Photos



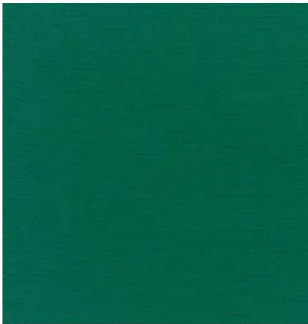


ATTACHMENT C
Colors and Materials

**Owens Corning Oakridge
Desert Tan Architectural Shingles**



**Milgard Tuscan V400
Single-Hung**



**Shade Fabric Sunbrella
Forest Green**

SHERWIN-WILLIAMS 708228 09/17/24
928-539-0575 Order# 0311626
EXTERIOR ARCHITECTURAL
A-100 LATEX
FLAT STANDALONE
BEIGE STUCCO
CUSTOM SHER-COLOR MATCH

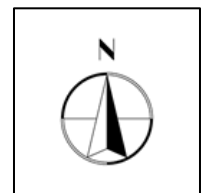
CCE#COLORANT	OZ	32	64	128
B1-Black	-	25	-	-
R2-Maroon	-	13	1	1
Y3-Deep Gold	2	48	1	-

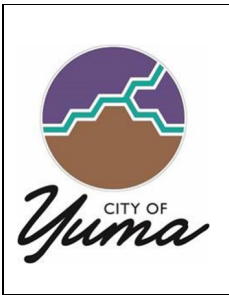
SHERWIN-WILLIAMS 708228 09/17/24
928-539-0575 Order# 0311626
EXTERIOR ARCHITECTURAL
A-100 LATEX
FLAT STANDALONE
GREEN MATCH
CUSTOM MANUAL MATCH

CCE#COLORANT	OZ	32	64	128
W1-White	2	51	-	-
B1-Black	16	49	-	1
G2-New Green	20	38	1	1
Y3-Deep Gold	6	53	-	-

**Sherwin-Williams Custom Color Matching
Paint Chips from Existing Walls and Trim**

ATTACHMENT D
Aerial Photo





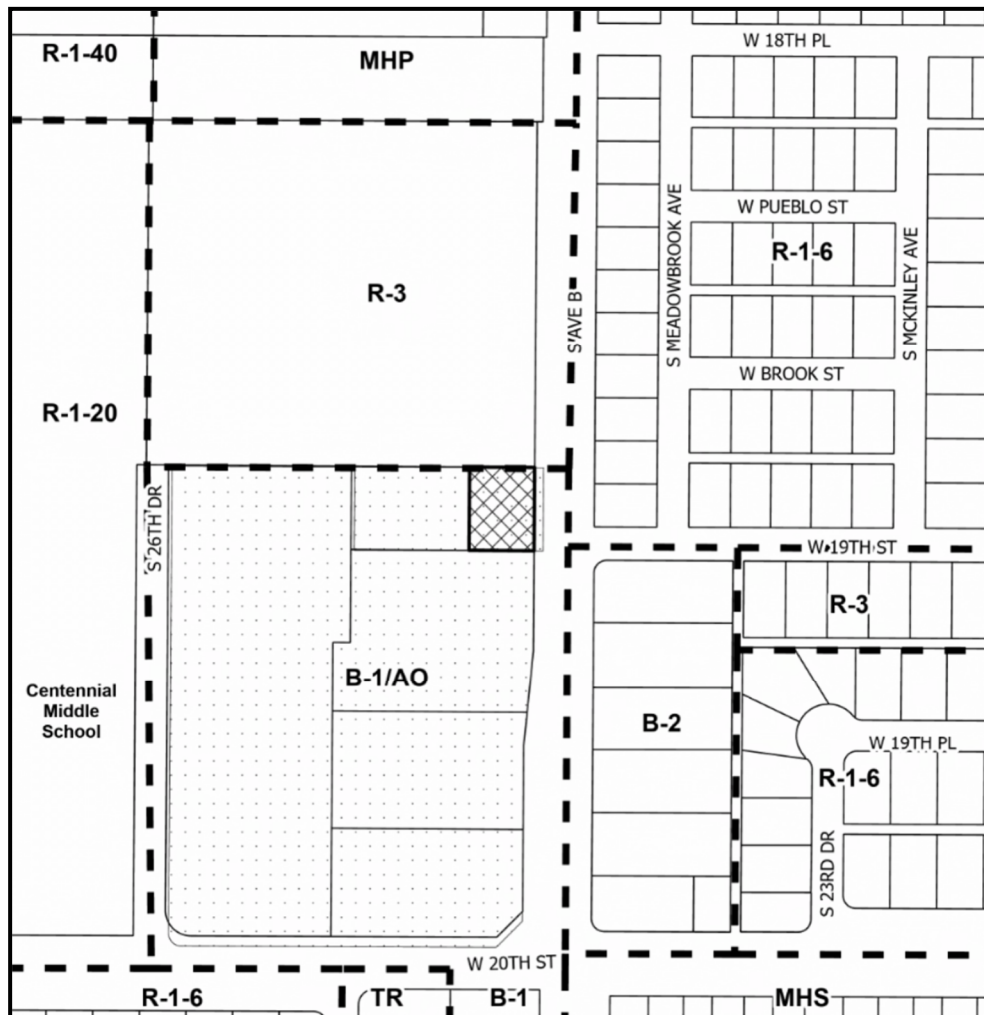
STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-43244-2024
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: GUILLERMO MORENO-NUNEZ

Hearing Date: October 9, 2024

Case Number: DHRC-43244-2024

Project Description/Location: This is a request by Signmasters of Yuma, LLC., on behalf of Ricardo Jaramillo, for aesthetic review of the installation of a new monument sign in the Limited Commercial/Aesthetic Overlay (B-1/AO) District. The property is located at 1874 S. Avenue B, Yuma, AZ.

Location Map:



Location Specific Information:

Aesthetic Overlay:	Yes
Historic District:	N/A
Parcel Number:	664-44-012
Historic Listing Status:	N/A
Address:	1874 S. Avenue B
Property Owner: Property Owner's Agent	Ricardo & Eva Jaramillo Signmasters of Yuma, LLC.
Zoning of the Site:	Limited Commercial/Aesthetic Overlay (B-1/AO)
Existing Land Use(s) on the Site:	Office Building
Surrounding Zoning and Land Uses:	
○ North:	R-3; Apartment Complex
○ South:	B-1/AO; Car Wash
○ East:	R-1-6; Single Family Homes
○ West:	B-1/AO; Office Building
Related Actions or Cases:	Z2000-003 (Agriculture to Transitional, withdrawn), Z2004-12 (Agriculture to Transitional/Aesthetic Overlay), ZONE25872-2019 (Transitional/Aesthetic Overlay to Limited Commercial/Aesthetic Overlay)
Land Division Status:	Legal Lot of Record
Flood Plain Designation:	Flood Zone X

Description of Proposed Project / Background / Use:

The applicant states:

“Provide and install one (1) 14 feet 8 inches tall, internally LED illuminated monument sign composed of one 8 feet tall by 6 feet 3 inches wide sign cabinet with metal divider bars and eight high impact white acrylic faces decorated with premium UV resistant translucent vinyl, one 16 inches high by 6 feet 3 inches wide non-illuminated topper decorated with vinyl CALIFO PROPERTIES lettering and white vinyl address numbers, one bottom 4 inches high by 5 feet wide decorative band, one 4 feet high by 4 feet 6 inches wide painted metal pole cover, 1 foot high by 5 feet wide concrete base plus steel pole and concrete footing to meet Arizona State Sign Engineering Standards. Also, includes City of Yuma sign permit.”

Staff Analysis:

The new monument sign will be located at 1874 S. Avenue B. The property is approximately 13,068 square feet in size and currently developed with an office building in the Limited Commercial/Aesthetic Overlay (B-1/AO) District. The proposed sign will serve the subject property and the property to the west, 1886 S. Avenue B. Both properties are within the Jaramillo Lot Split.

The purpose of the Aesthetic Overlay is to enhance the community's image and attractiveness through creation of visually pleasing and inviting entryways to the City of Yuma as well as providing community focal points or areas where the design of the physical improvements and landscape enhances the community's appearance. The focus is on the Gateways to Yuma.

These new signs will accomplish the purpose of the Aesthetic Overlay by:

- Including community design principles that result in creative, imaginative solutions, that establish high quality design for specific areas of the City,
- Providing for site development that utilizes the unique characteristics of the site (such as location, surroundings, topography or natural resources) and creates areas which are visually attractive to both the occupants, tenants and the general public.

The proposed monument sign incorporates a similar design as the existing development within the subject and adjacent property, thereby complementing the surroundings while bringing needed attention to this commercial site to ensure its success.

Signage:

The City of Yuma Code has signage guidelines specific to the Aesthetic Overlay. The Code requirements include: freestanding signs of 35 ft. maximum height and such signs must be monument signs (no pole signs). The overall height of the proposed sign is 14 feet 8 inches with 58 square feet of sign area.

Staff has determined this proposal meets the guidelines and will provide clear identification when viewed from a distance off-site.

Staff Recommendation:

Staff recommends **APPROVAL** of the request for aesthetic review of a new monument sign in the Limited Commercial/Aesthetic Overlay (B-1/AO) District, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-43244-2024 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 Signmasters of Yuma, LLC., on behalf of Ricardo Jaramillo, for aesthetic review of a new monument sign in the Limited Commercial/Aesthetic Overlay (B-1/AO) District, for the property located at 1874 S. Avenue B, subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Aesthetic Overlay 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: September 17, 2024

Final staff report delivered to applicant on: September 18, 2024

Applicant agreed with all of the conditions of approval on: September 18, 2024

Attachments:

- A. Conditions of Approval
- B. Proposed Signage
- C. Site Plan
- D. Aerial Photo

Prepared By: *Guillermo Moreno-nunez* **Date:** September 16, 2024

Guillermo Moreno-nunez Guillermo.moreno-nunez@yumaaz.gov (928) 373-5000, x3038
Assistant Planner

Reviewed By: *Robert M. Blevins* **Date:** 09-18-24

Robert M. Blevins
Principal Planner

Approved By: *Jennifer L. Albers* **Date:** 9/18/24

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 request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

Community Planning, Guillermo Moreno-nunez, Assistant Planner, (928) 373-5000 x3038

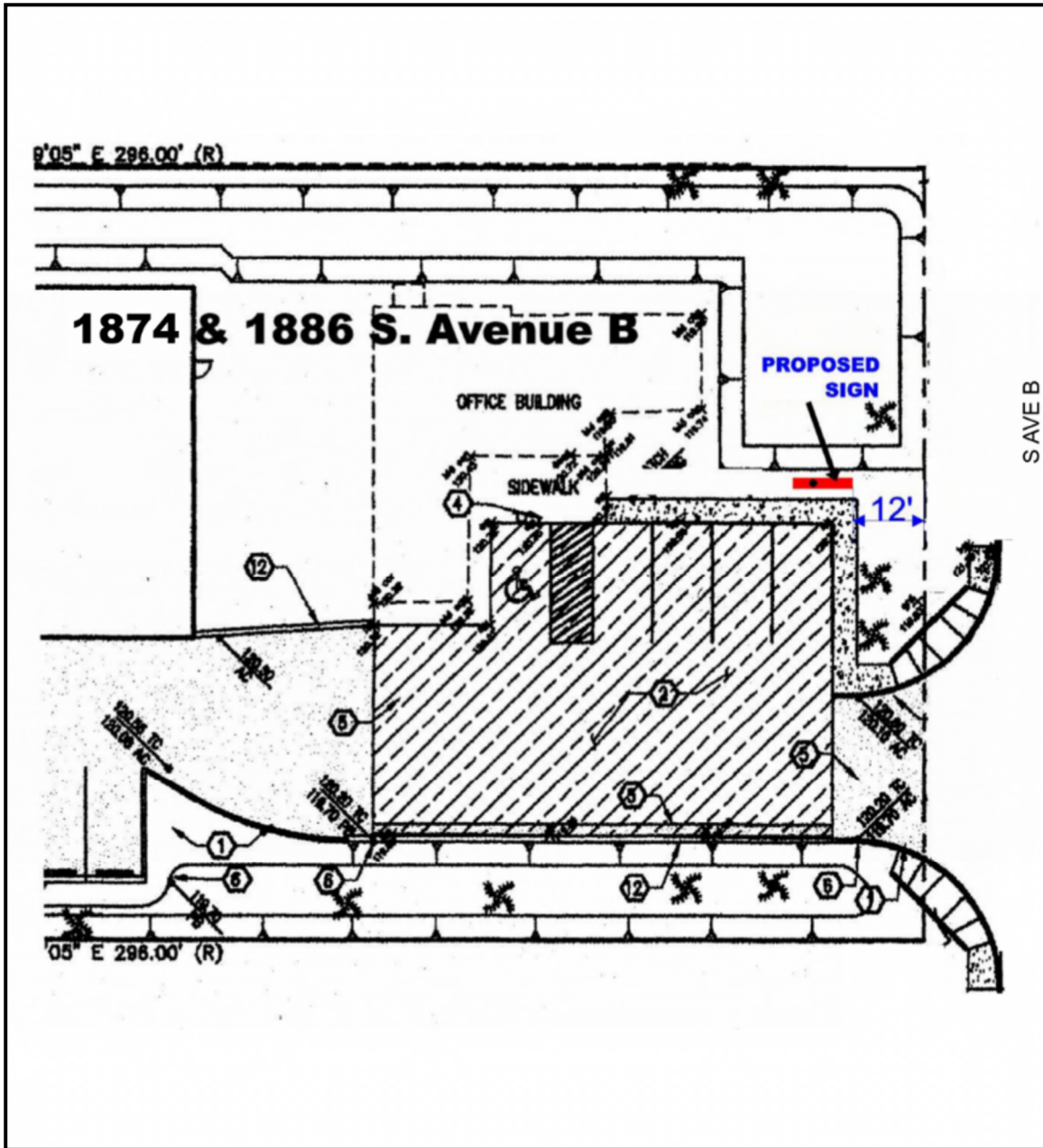
3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.
4. If the project is not completed within one year of approval, this case shall be null and void.
5. Prior to the expiration date of this case, the applicant has the option to file for a one-year time extension.

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

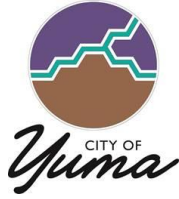


ATTACHMENT C
Site Plan



ATTACHMENT D
Aerial Photo



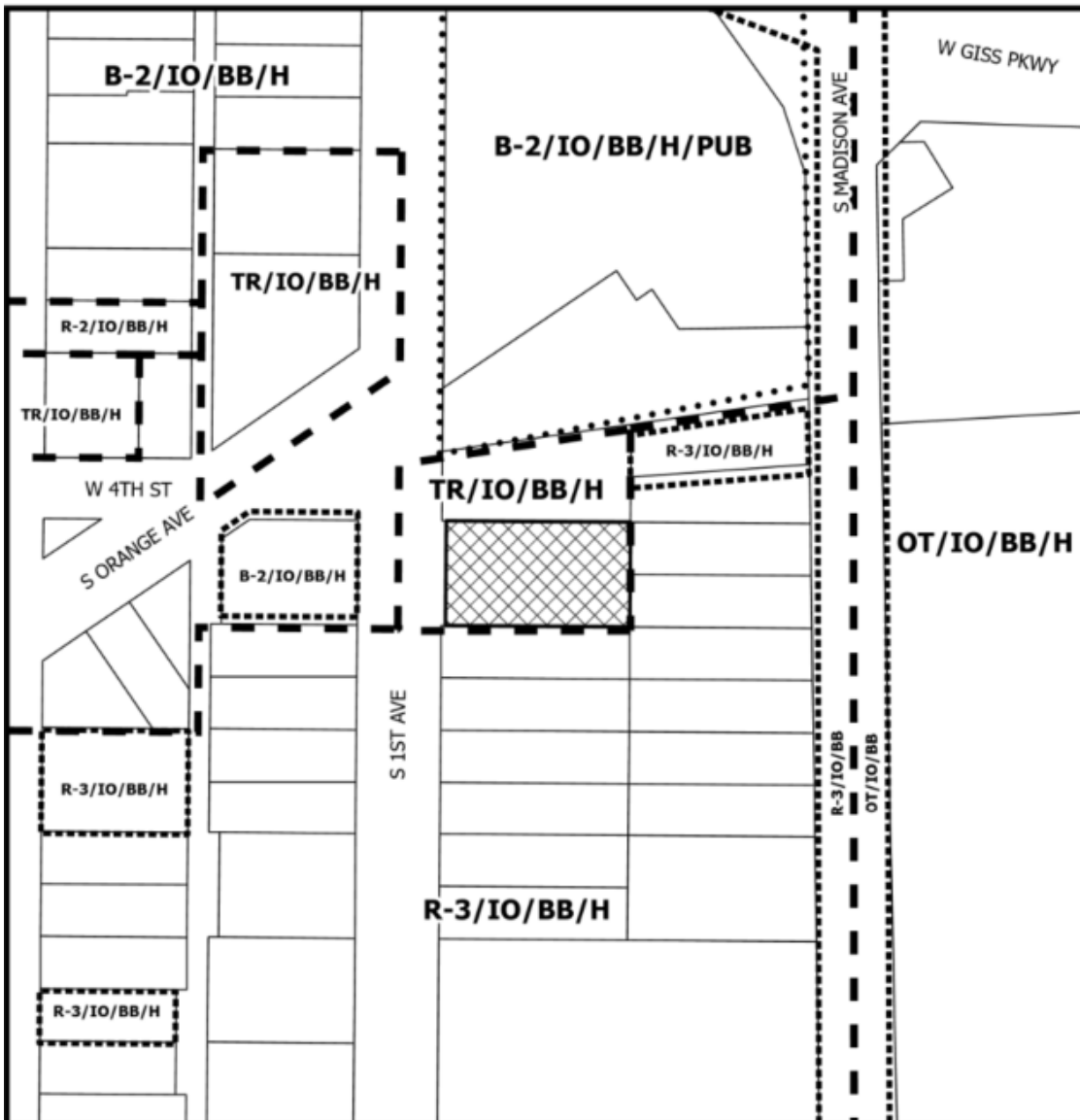


STAFF MEMO
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
ADMINISTRATIVE REVIEW CASE #: DHRC-43265-2024
 DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
 COMMUNITY PLANNING DIVISION
 CASE PLANNER: BOB BLEVINS

Hearing Date: October 9, 2024 **Case Number:** DHRC-43265-2024

Project Description/Location: This is a request by Melissa Henry, on behalf of 441 Downtown LLC., for historic review of window signage in the Century Heights Conservancy Residential Historic District. The property is located at 441 S. 1st Avenue, Yuma, AZ.

Location Map:



Location Specific Information:

Historic District:	Brinley Avenue		Century Heights	X	Main Street		None	
Individually Listed Historic Buildings on-site:	Yes				No	X		
Aesthetic Overlay:	Yes				No	X		
Parcel Number:	633-51-164							
Address:	441 S. 1 st Avenue							
Property Owner:	441 Downtown LLC							
Property Owner's Agent:	Melissa Henry							
Site	TR/H/IO/BB		Offices					
North	TR/H/IO/BB		Vacant Dwelling					
South	R-3/H/IO/BB		Dwelling					
East	R-3/H/IO/BB		Dwelling					
West	B-2/H/IO/P/BB		Dwelling					
Prior Related Actions or Cases:	DHRC-10239-2015 & DHRC-27425-2019 (Both Admin. Minor Exterior)							
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 buildings have been modified and are not individually historically significant, but do contribute to the Historic District.
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B) Is this request considered to be an administrative request, defined as:

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

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

Yes No

Explain/Describe/ Discuss:	The new signs are a minor change which is insignificant.
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C) The approval of the proposed aesthetic alteration is consistent with the preservation, maintenance, and character of the zoning district or overlay. The proposal meets the criteria for improvements in the Historic District.

Is this statement correct for this application?

Yes No

Explain/Describe/ Discuss:	The buildings do add to the historic streetscape. A commercial storefront with window signs is a typical form of advertising from the historic period.
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D) The approval of this aesthetic alteration will not have a detrimental effect on the structure or the district as a whole.

Is this statement correct for this application?

Yes No

Explain/Describe/ Discuss:	This improvement will not harm this building or distract from other buildings.
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Staff Summation: Staff APPROVED the request on June 20, 2024, relating to building permit: COO-89395-2024. This action does not have an adverse effect on the 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

Attachments:	
A.	Sign
B.	Floor Plan

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

Date: 09/20/24

ATTACHMENT A
Sign



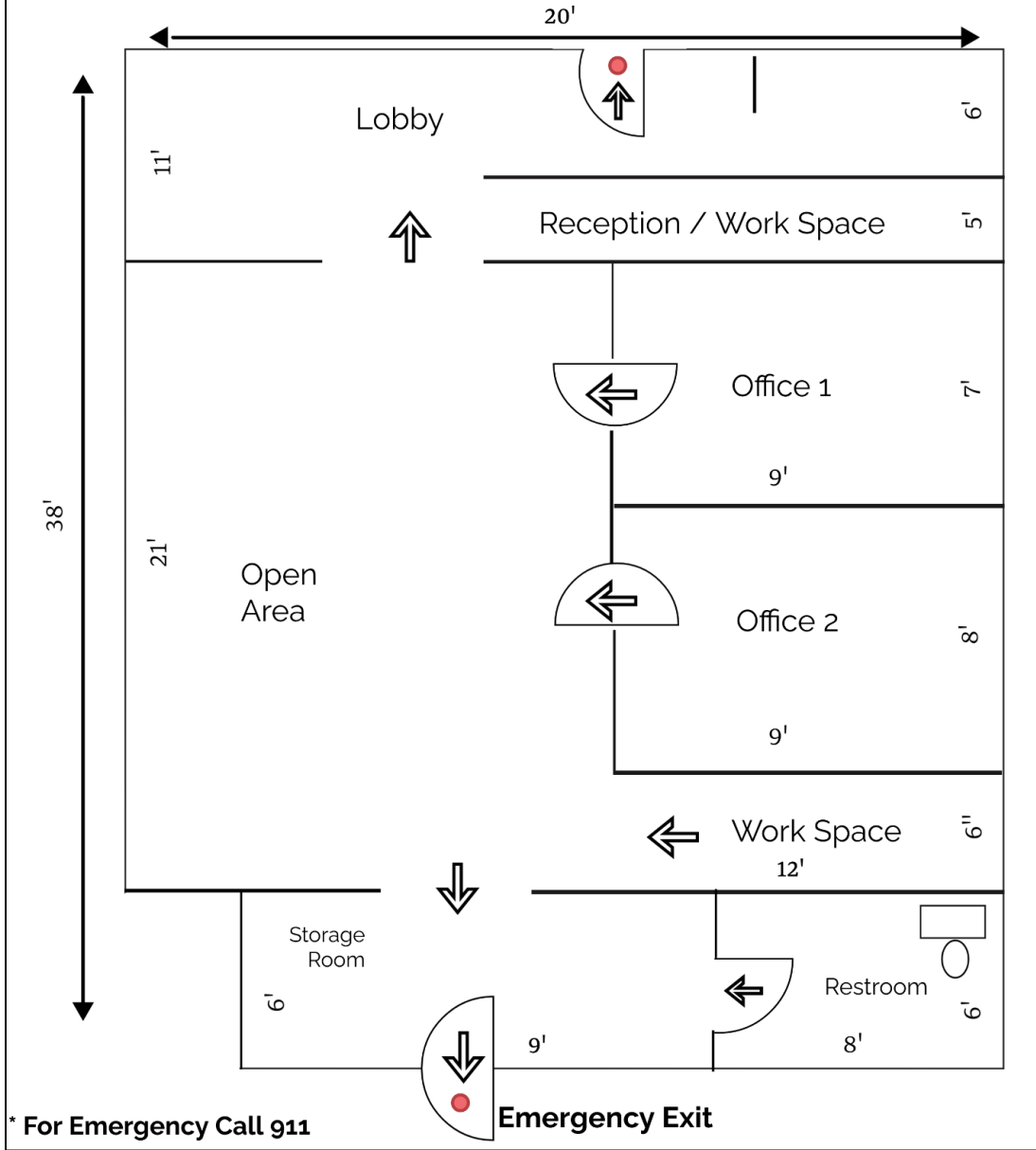
ATTACHMENT B
Floor Plan

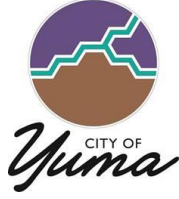
441 S 1st Avenue
Yuma AZ, 85364
925 sq ft



➔ Floor Plan &
● Emergency Exit

Art of
Intelligent Minds



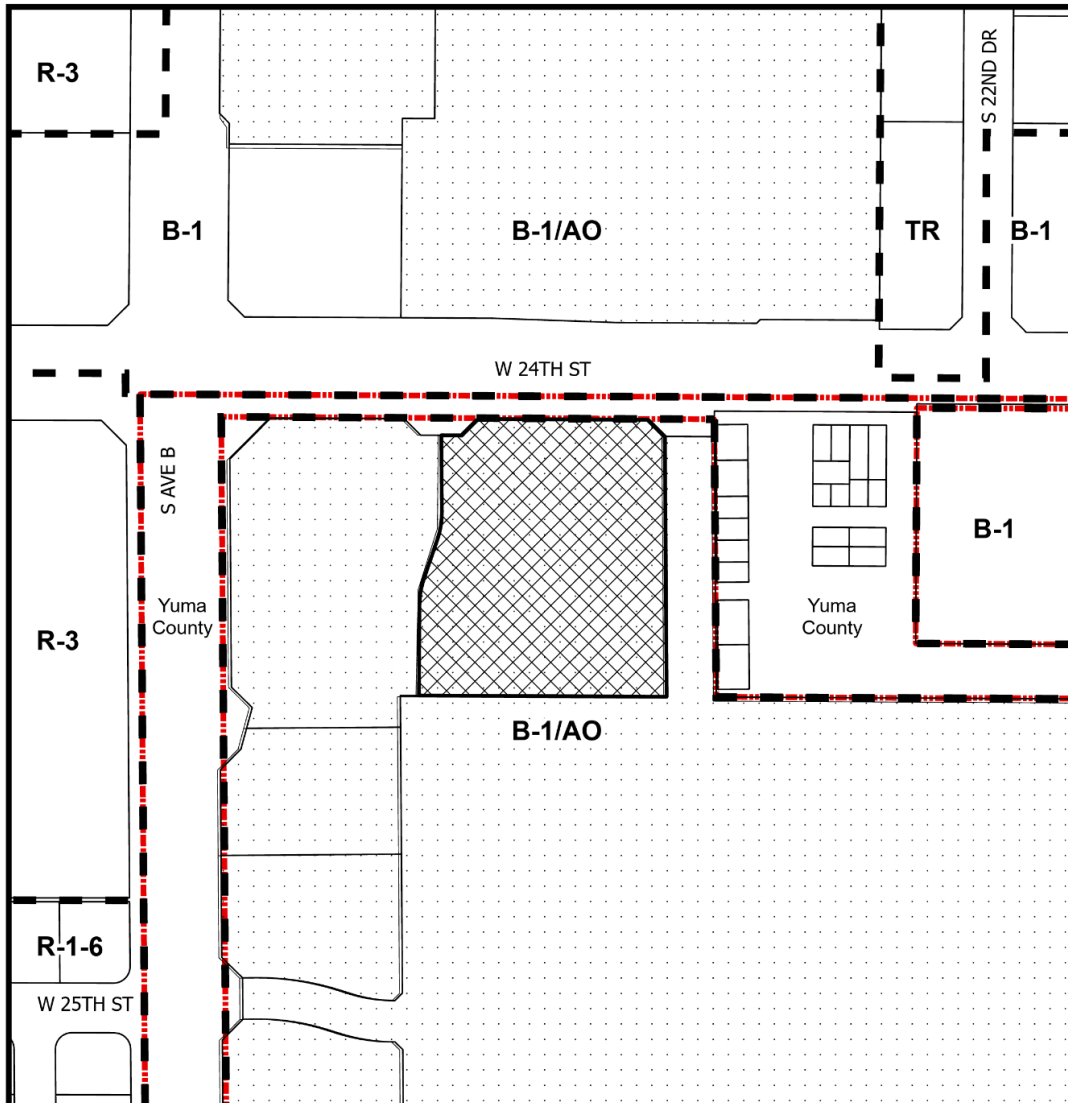


STAFF MEMO
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
ADMINISTRATIVE REVIEW CASE #: DHRC-43256-2024
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING DIVISION
CASE PLANNER: BOB BLEVINS

Hearing Date: October 9, 2024 **Case Number:** DHRC-43256-2024

Project Description/Location: This is a request by Signmasters of Yuma, LLC, on behalf of W.M. Grace Companies, for aesthetic review of wall-mounted signage in the Limited Commercial/Aesthetic Overlay (B-1/AO) District. The property is located at 2383 W. 24th Street, Suite #120, Yuma, AZ.

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:	694-05-022							
Address:	2383 W. 24 th Street, Suite #120							
Property Owner:	W.M. Grace Companies							
Property Owner's Agent:	Signmasters of Yuma, LLC							
Site	B-1/AO		Retail/Offices					
North	B-1/AO		Retail					
South	B-1/AO		Retail					
East	Yuma County		Medical Offices					
West	B-1/AO		Retail					
Prior Related Actions or Cases:	DR2006-001, 012, 017, 021; DR2007-002, 003, 006 and 021; DHRC-1875-2012; DHRC-38138-2022; DHRC-39089-2022; DHRC-40893-2022.							
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:	The commercial buildings are of recent construction and are not in a historic area.
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B) Is this request considered to be an administrative request, defined as:

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

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

Yes No

Explain/Describe/ Discuss:	Two signs are being removed and an existing sign is being relocated from one suite to another.
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C) The approval of the proposed aesthetic alteration is consistent with the preservation, maintenance, and character of the zoning district or overlay. The proposal meets the criteria for improvements in the Historic District.

Is this statement correct for this application?

Yes No

Explain/Describe/ Discuss:	The sign removals and relocation are consistent with the uses and appearance of this retail/office building and the request matches the minor maintenance modifications found in the Yuma City Code Title 15, Chapter 154, Section 14.01(H)(2)(d).
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D) The approval of this aesthetic alteration will not have a detrimental effect on the structure or the district as a whole.

Is this statement correct for this application?

Yes No

Explain/Describe/ Discuss:	This action is in keeping with the Aesthetic Overlay (AO) Standards and will not have a detrimental effect on the structure or the district as a whole. It is an addition to an existing monument sign.
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Staff Summation: Staff APPROVED the request on July 2, 2024, relating to building permit: SIGN-90573-2024. This action does not have an adverse effect on the 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

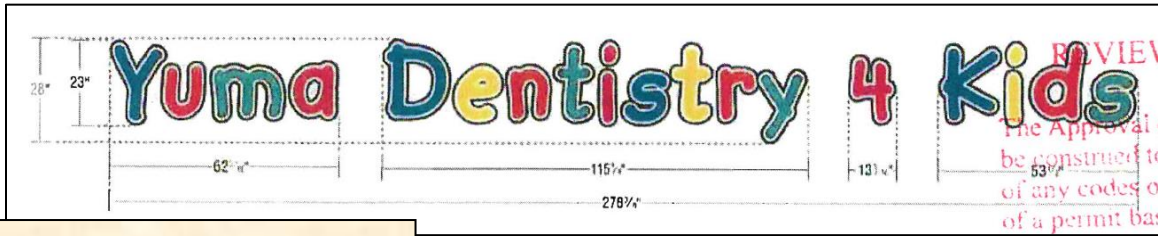
Applicant agreed with all of the conditions of approval on: N/A

Attachments:	
A.	Sign & Elevations

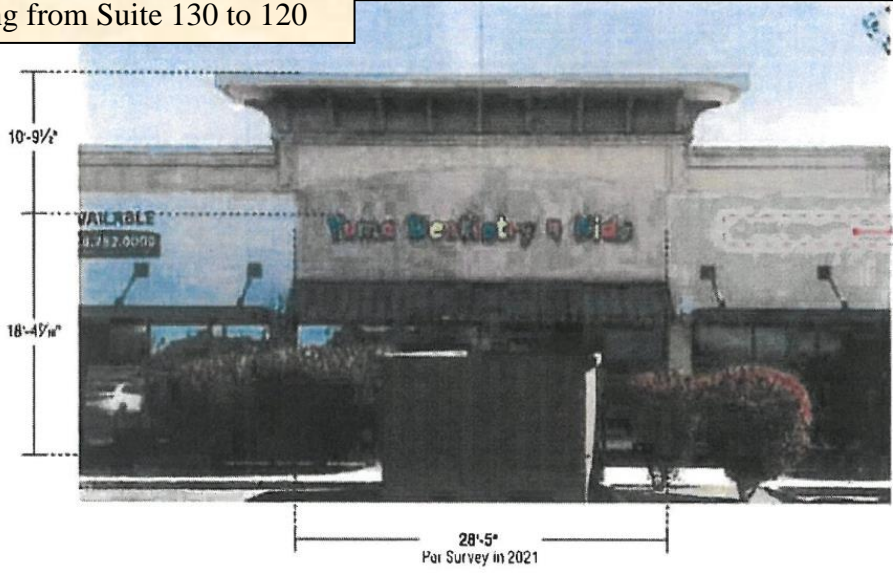
Approved By: *Robert M. Blevins*
 Robert Blevins
 Principal Planner

Date: 09/23/24

ATTACHMENT A
Sign & Elevations



Moving from Suite 130 to 120



SITE SURVEY REQUIRED
MOCK-UP SHOWN UNTIL OFFICIAL
DIMENSIONS CAN BE ACQUIRED

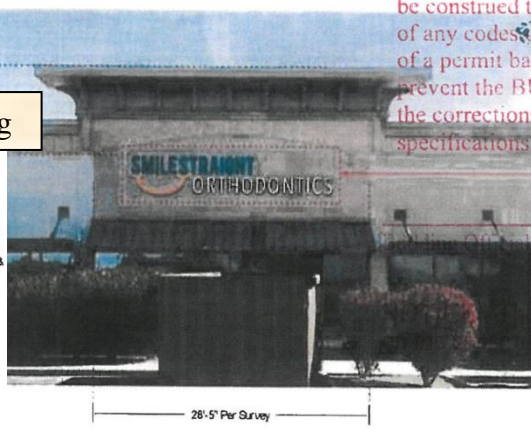
GENERAL NOTES
Remove existing sign from adjacent building elevation and re-install on new elevation as shown. Patch & paint wall after removal as required. Note: Refer to sheet 1.10 for additional sign removal details for this elevation.



Removing- not replacing



GENERAL NOTES
Remove sign from building elevation and re-install at new location, 2102 N Country Club Rd, Tucson, AZ 85716. Patch & paint wall as required. New location & building elevation details TBD.



be construed to be a permit, or an approval of any codes or ordinances of the City of a permit based upon plans and specifications to prevent the BUILDING OFFICIAL from making the corrections of errors or omissions.

GENERAL NOTES
Remove sign from building elevation and re-install at new location, 285 W Valencia Rd, Tucson AZ 85708. Patch & paint wall as required. New location & building elevation details TBD.

approval set of the building site at all times