



TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA (928) 634-7943

Regular Meeting of the Town of Jerome

DESIGN REVIEW BOARD

Tuesday, July 26, 2022, 6:00 pm

600 Clark Street

AGENDA

Item 1: Call to order

Item 2: Petitions from the public — Pursuant to A.R.S. § 38-431.01(H), public comment is permitted on matters not listed on the agenda, but the subject matter must be within the jurisdiction of the board. All comments are subject to reasonable time, place, and manner restrictions. All petitioners must fill out a request form with their name and subject matter. When recognized by the chair, please speak into the microphone, state your name, and please observe the three (3)-minute time limit. No petitioners will be recognized without a request. The board's response to public comments is limited to asking staff to review a matter commented upon, asking that a matter be put on a future agenda, or responding to criticism.

Possible Direction to Staff

Item 3: Approval of Minutes: Minutes from the regular meeting of Tuesday, June 28, 2022.

Discussion/Possible Action

Continued Items/Old Business:

No Items

New Business:

Item 4: Seeking Approval for exterior remodel (Door, Windows and Siding)

Applicant/Owner: Rebekah Kennedy

Zone: R1-5

Address: 225 Third Street

APN: 401-07-027

Applicant is seeking approval to change the door, windows and siding to their home at 225 Third Street.

Discussion/Possible Action

Item 5: Seeking Approval for new Post Office sign

Applicant/Owner: Jay Kinsella, Jerome Historical Society

Zone: C-1

Address: 110 Main Street

APN: 401-06-008

Applicant is seeking approval to replace the aging wall sign in front of the Post Office.

Discussion/Possible Action

Meeting Updates:

Item 6: Updates of recent and upcoming meetings

- **July 28 P&Z meeting** – To be updated
- **July 12 Council meeting** – Approved tentative budget for 2022-23 with minor changes, 2nd reading and possible adoption of Ordinance no. 483 (amending the traffic code).

Item 7: Future DRB Agenda Items for Tuesday, August 23, 2022: Nothing currently scheduled

Item 8: Adjourn

The undersigned hereby certifies that this notice and agenda was posted at the following locations on or before 6:00 p.m. on _____

- 970 Gulch Road, side of Gulch fire station, exterior posting case
- 600 Clark Street, Jerome Town Hall, exterior posting case
- 120 Main Street, Jerome Post Office, interior posting case

Kristen Muenz, Deputy Town Clerk, Attest

Persons with a disability may request reasonable accommodations such as a sign language interpreter by contacting Town Hall at (928) 634-7943. Requests should be made as early as possible to allow enough time to make arrangements.



TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA (928) 634-7943

Regular Meeting of the Town of Jerome

DESIGN REVIEW BOARD

Tuesday, June 28, 2022, 6:00 pm

600 Clark Street

DRAFT MINUTES

6:00 (0:08) Item 1: Call to order

Chair Brice Wood called the meeting to order at 6:00 p.m.

Deputy Town Clerk Kristen Muenz called the roll. Present were Chair Wood, Vice Chair Tyler Christensen, and board members John McDonald, Mimi Romberger, and Carol Wittner.

6:00 0:24) Item 2: Petitions from the public – There were no petitions from the public.

Possible Direction to Staff

6:01 (1:07) Item 3: Approval of Minutes: Minutes from the regular meeting of Tuesday, May 24, 2022.

Discussion/Possible Action

Motion to approve the minutes of the regular meeting of May 24, 2022

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN		X	X			
MCDONALD	X		X			
ROMBERGER			X			
WITTNER			X			
WOOD			X			

Continued Items/Old Business:

6:01 (1:50) Item 4: Election of new officers, chair and vice chair

This item was a typographical error, the Design Review Board chair and vice chair were elected in May. No action was taken.

New Business:

6:01 (1:59) Item 5a: Request approval for change of paint color for ground level façade.

Applicant/Owner: Artis Roque & Thomas Blosser

Zone: C-1

Address: 367 Main street

APN: 401-06-026N

Applicant is seeking approval to change the paint colors on the façade of the ground floor of the building.

Discussion/Possible Action

Zoning Administrator Will Blodgett read his report on 367 Main Street, highlighting the history of the building. He commented that he had not asked the applicant for physical samples and apologized for the oversight.

Chair Wood asked the board members if they had any comment or questions.

Mr. McDonald asked, "the second, third, and fourth floors would remain as they are, it's just the ground floor and awning, correct?"

One applicant, Mr. Blosser replied, "correct."

Ms. Wittner said that there were usually paint samples to accompany the photographs.

Mr. Wood commented that the rendering appears textured.

The other applicant, Ms. Roque, replied that she had colored the drawing in, that's why it appeared textured; it will be solid colors.

Mr. Blosser added that he had taken the drawing to Sherwin Williams, and they pulled the exact colors from it.

Mr. Wood said it was unusual to have three bright colors together. Frequently, the trim is a bright color, but the background is neutral.

Mr. Christensen agreed and said it is rare to have three bright, contrasting colors on Main Street.

Mr. Wood described them as primary red, yellow, and blue.

Ms. Roque explained the current candy store is blue, red, and white. She wanted to keep the blue and red that people are used to and add the yellow to make it pop, it's going to be the new candy store and that is why they chose those colors. She added that the buildings on either side are pink on one side, and then red and black on the other.

Mr. Christensen asked if they are moving the candy shop from Hull St. and Ms. Roque confirmed they were.

Mr. Christensen said it's not up to the board to say whether they can or can't use certain paint colors, because they're not a permanent fixture, and can be changed later. "It is our job to make sure it is aesthetically applicable to area. My suggestion is to keep the red and blue but swap the yellow for white to match the awning."

Ms. Wittner said that she agrees with Mr. Christensen that they can't say no, but the blue, red, and yellow is a bit much in her opinion.

Ms. Romberger suggested that they make it a softer yellow, as all three colors are the same intensity, to be not quite as “blasting.”
 (11:01) Mr. Christensen said the yellow is fine on its own, but it’s having all three colors next to each other that makes it strange for that area of town.
 Mr. Wood thanked everyone for their input and said the motion could include a suggestion.
 Mr. Christensen made a motion that they approve the application as presented with a suggestion to replace the yellow with white or soften the yellow. He reiterated that it isn’t the board’s decision to make and is ultimately up to the applicant to decide.
 Ms. Wittner asked, if they were to change the color, how would the board know?
 Mr. Wood explained that the motion was a suggestion and not a requirement, they do not have a set of colors that are allowed or not allowed.
 Ms. Roque said she appreciated their suggestions.

Motion to approve the change of paint color for ground level facade with the recommendation of replacing or softening the yellow color

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN	X		X			
MCDONALD			X			
ROMBERGER		X	X			
WITTNER						X
WOOD			X			

6:16 (16:56) Item 5b: Request approval for a change to the colors of the fabric awning.

Applicant/Owner: Artis Roque & Thomas Blosser

Zone: C-1

Address: 367 Main Street

APN: 401-06-026N

Applicant is seeking approval to change the colors of the fabric awning at ground level.

Discussion/Possible Action

Mr. Blodgett explained that this application is for the same building as the previous item, and the applicant wishes to replace the fabric awning. He read his report which described some applicable portions of the Zoning Ordinance and pointed out that the awning itself is not historic.
 Mr. Wood said he is a big advocate of awnings for shade and energy purposes, so he is glad they plan to redo the awning.
 Ms. Romberger asked if the red and white stripe on the flap, shown in the drawing, would go all the way up.
 Mr. Blosser replied that the stripes would go all the way up the awning.
 Mr. Christensen stated that he liked it. He added that it might not be a historic awning but historically buildings did have awnings, so it does fit.
 Ms. Romberger commented that it has the feel of a, “happy candy store.”

Motion to approve the change of color of the fabric awning

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN			X			
MCDONALD	X		X			
ROMBERGER			X			
WITTNER			X			
WOOD		X	X			

6:20 (20:47) Item 5c: Request approval for a change in paint color to Home exterior.

Applicant/Owner: Brett Jurisin

Zone: R1-5

Address: 141 North Drive

APN: 401-11-022

Applicant is seeking approval to repaint and change color to the exterior of his home.

Discussion/Possible Action

Mr. Blodgett read his report on the proposed paint changes on the North Drive home. He showed photographs of the house to the board members and also the paint samples provided by the applicant.
 Mr. Wood said that it seems to be a good change, “I have no problems at all.”
 Ms. Wittner commented that she thinks it is nice and the applicants have good taste.
 Mr. Christensen said it is very simple and very fitting.

Motion to approve the change of paint color

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN			X			
MCDONALD			X			
ROMBERGER		X	X			
WITTNER	X		X			
WOOD			X			

Meeting Updates:

Item 6: Updates of Recent and Upcoming Meetings

- a) **June 14 Council meeting** – Conducted the first reading of Ordinance No. 483 amending the traffic code. Approved an intergovernmental agreement with Yavapai County flood control district for drainage improvements. Approved a second intergovernmental agreement with Arizona Department of Transportation for Center Ave. improvements. Approved an agreement with Verde Exploration regarding the use of Town water. The Annexation item was tabled for the July meeting.
- b) **May 17 P&Z meeting** – The Regular meeting of the Town of Jerome Planning & Zoning Commission was cancelled.

Mr. Blodgett shared highlights from recent meetings.

Mr. Wood thanked Mr. Blodgett and said that the other business in town is always interesting and usually has something to do with what they do too.

Item 7: Future DRB Agenda Items for Tuesday, July 26, 2022: Nothing currently scheduled

Item 8: Adjourn

Motion to adjourn at 6:24 p.m.

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN	X		X			
MCDONALD			X			
ROMBERGER	X		X			
WITTNER			X			
WOOD			X			

Approved: _____ Date: _____
Brice Wood, Design Review Board Chair

Attest: _____ Date: _____
Kristen Muenz, Deputy Town Clerk



TOWN OF JEROME

Post Office Box 335, Jerome, Arizona 86331
(928) 634-7943

Zoning Administrator Analysis Planning & Zoning Commission Tuesday, July , 2022

Item : 4

Location: 225 Third Street
Applicant/Owner: Grair Glassman
Zone: R1-5
APN: 401-07-027
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Discussion/possible action

Background and Summary: The applicant is seeking approval to replace the existing front single-pane windows with double-hung windows and to replace the existing non-standard sized front door with a standard sized steel door. Lastly the applicant also seeks approval to replace rotten wooden siding with a more efficient concrete siding.

Purpose: The purpose of Design Review is to enable the Design Review Board to review the exterior design of proposed new buildings and structures, proposed alterations of buildings and structures, proposed signs, and proposed demolition of structures, within the Historic Overlay District, in order to ensure that the new development is compatible with the surrounding environment, and to preserve and protect the historical character of the Town of Jerome.

Review Criteria: The Town of Jerome Zoning Ordinance in section 304.B.2 requires review by the Design Review Board for; *"Additions and exterior modifications"*. Section 304.H describes the criteria to consider for Review. For this project the following criteria should be considered; ***"Openings- The Relationship of the width of the windows and doors, to height of windows and doors in a building shall be visually compatible with buildings, structures, and places to which the building is visually related."*** Also; ***"Materials, Texture and Color- The materials, texture and the color of the façade of a building or structure, shall be visually compatible with the predominant materials, textures, and color used in the building and structures to which it is visually related."***

Response: The existing façade is dominated by windows installed directly against one another, likely to enclose what was at one time a porch area. The applicant wishes to reduce the number of windows while updating them to modern, more energy efficient windows while spacing them apart. This action should increase the visual compatibility with neighboring contemporary properties which have similar facades along their frontage. The existing doorframe will be enlarged to accommodate a modern, standard door size. Once again this should bring the house up to modern standards and should have no significant impact on the façade of the building. The existing siding is rotting wood and can be considered a potential fire hazard. Replacement with the lap fiber cement siding would allow the building to retain it's visual aesthetic while decreasing it's risk of fire.

Applicants Letter:

To the Town of Jerome P&Z, Design Review,

225 Third Street window, door, and siding replacement proposal -

Windows on the front of the house are single pane, not historic and not energy efficient. There are a total of 14 windows (including the door) and we want to frame in all but 4 for these and replace the windows with double hung windows (these would match the historic windows on the back of the house). We want the interior to be white as well.

<https://www.homedepot.com/p/JELD-WEN-29-375-in-x-48-in-W-2500-Series-White-Painted-Clad-Wood-Double-Hung-Window-w-Natural-Interior-and-Screen-JW1446-00157/206396104?ITC=AUC-148577-23-12140>

A larger door is needed to allow for new appliances as the current door is rotten and the doorway is too small to accommodate modern appliances. We would like to replace the wooden door with a steel door 36 x 80 without a window.

<https://www.lowes.com/pd/ReliaBilt-Right-Hand-Outswing-Primed-Steel-Prehung-Entry-Door-with-Insulating-Core-Common-36-in-x-80-in-Actual-37-4375-in-x-80-875-in/1000054007>

As most of the wooden siding is rotten due to termite damage, weather and age, we propose to replace it with cement siding that is similar in appearance and would be painted the current color of the house, beige/peach with white trim.

<https://www.lowes.com/pd/James-Hardie-Actual-0-312-in-x-8-25-in-x-144-in-HardiePlank-Primed-Woodgrain-Lap-Fiber-Cement-Siding-Panel/1002997778>

We do not anticipate unusual working hours (8am-5pm) and would have a single person doing the work with help from us.

We appreciate you taking the time to look at our proposal.

Response: We will consider the three parts of the project separately, the Windows, the Door and the Siding. These three sub-categories are still part of a single project but can be considered independently from one another for comments.

- a) Windows:** There are currently 14 windows on the front of the house, all of which are single-pane. The existing windows measure ___ x ___. The following exhibits show the existing windows from the front of the house. The applicant wishes to frame in 10 of the 14 windows and replace the 4 remaining windows with 29.3" x 49" Double-Hung W-2500 Series by Jeld-Wen.



Top: Overview shot of 225 Third Street from the road.

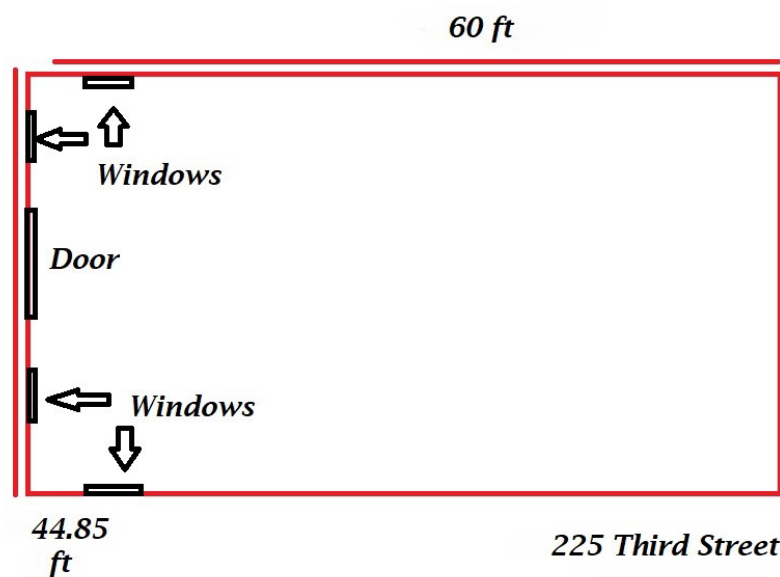
Left: Detail view of the existing windows, with the desired changes rough sketched out.



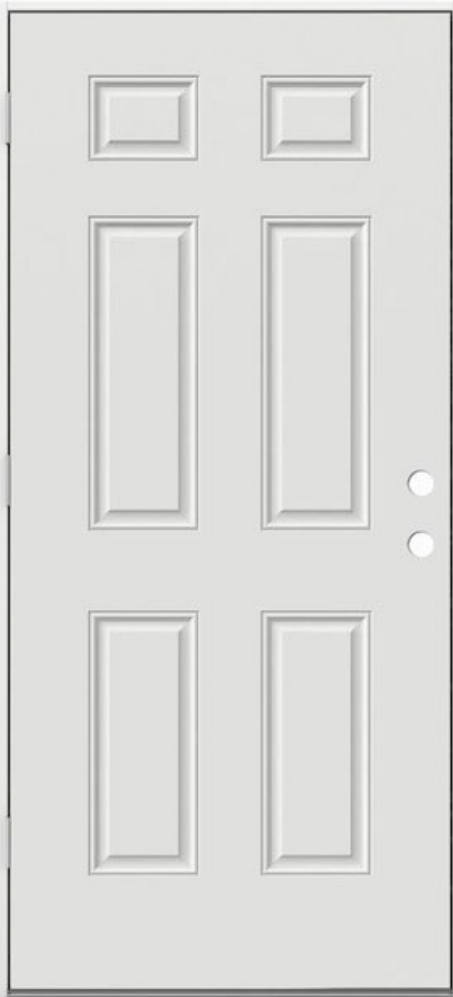
Top: View of the new Jeld-Wen windows as they look installed. From manufacturers website.

Left: Detail view of the new Jeld-Wen window. From Manufacturers website.

Bottom: Proposed placement of new Windows.



- b) Door:** There is currently a non-standard sized door that measures 32" x 78" which limits the size of new appliances and furniture which can be brought into the house. The applicant wishes to modernize this Door, and expand the frame to accommodate a modern, standard-sized steel door measuring 36" x 80". The door selected is built by ReliaBilt, no glass, right-hand outswing with an insulated core.



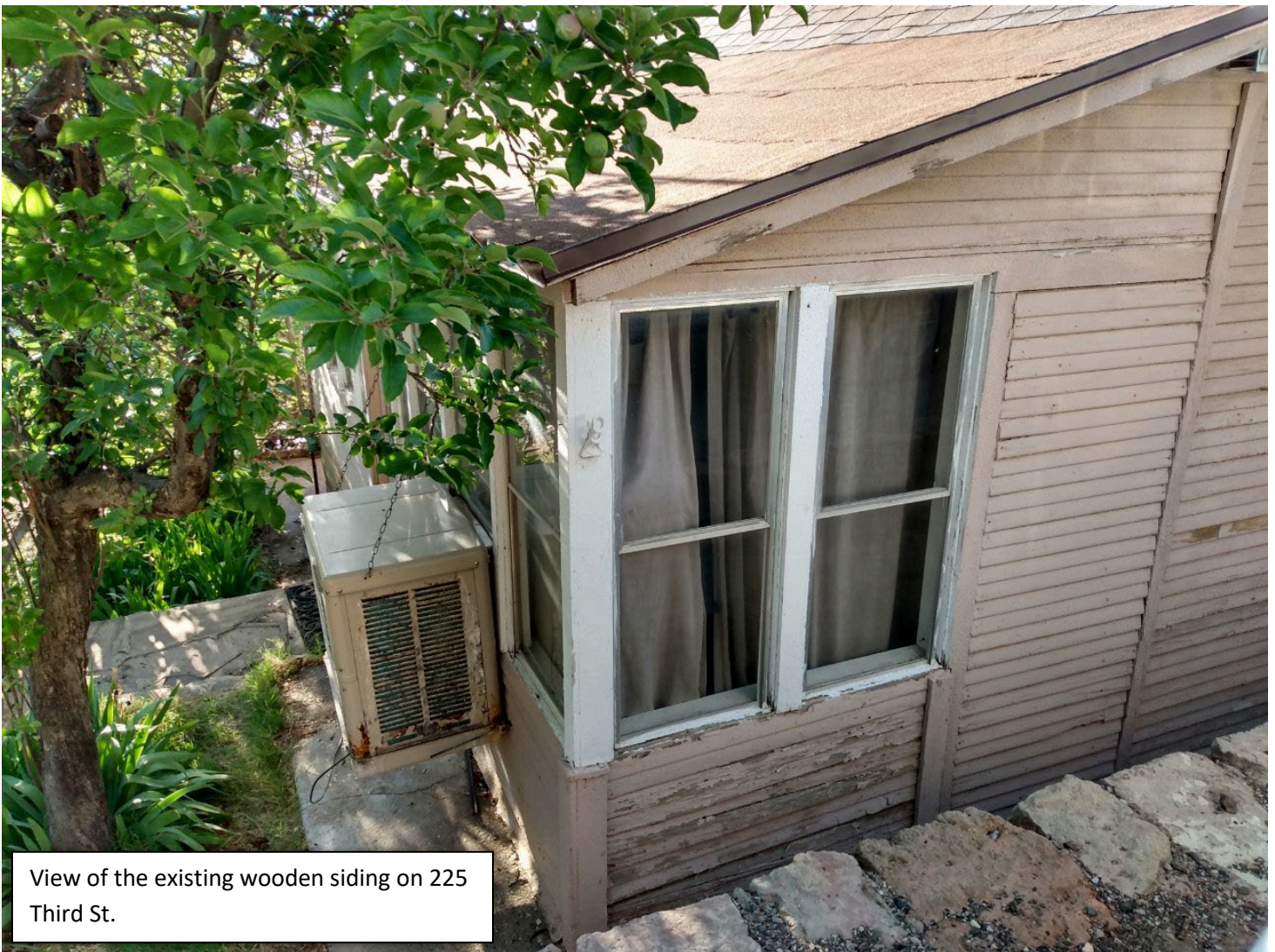
Top: Overview of the door as installed.
Example from the manufacturers website.

Left: Detail view of the selected Door.
From the Manufacturers website.



View of the existing wooden door at 225 Third Street.

- c) **Siding:** The existing wood siding is weather-worn and damaged by termites and is in dire need of replacement. The applicant intends to utilize a modern material that is weather resistant, termite resistant and better insulated in addition to having increased fire-protection as it is a non-combustible material. The modern material is a cement that mimics the woodgrain texture, and comes factory primed. The siding will be painted the same color that currently exists on the house.

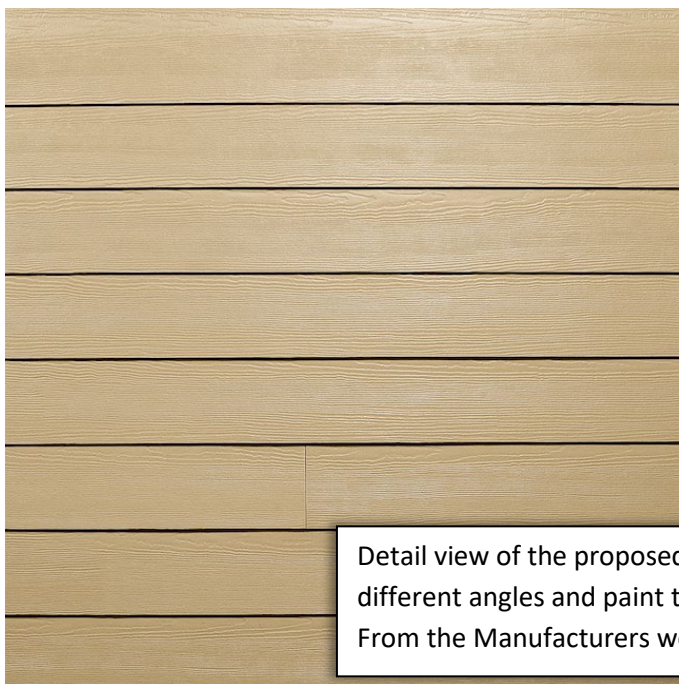


View of the existing wooden siding on 225 Third St.

Hardie describes their siding material on their website as follows:

Hardie® Plank Cedarmill® Fiber Cement Lap Siding has a woodgrain appearance making it ideal for exteriors where a traditional wood siding look is desired. ASTM E136 noncombustible cladding will not attract pests including termites and woodpeckers. HZ10® engineering means it is made to withstand high heat, humidity, moisture, hail, tropical storms and hurricane winds. Board is factory primed using a primer with a slight yellow hue. To finish, apply an acrylic, water-based exterior house paint to the primed board within 180 days of installation.

- *Use Hardie® Fiber Cement Siding to design or remodel a home's exterior*
- *Hardie® Plank fiber cement siding is Engineered for Climate® allowing boards to hold up to harsh weather conditions where it is installed*
- *Use a 2-1/2 in. siding gun or siding nailer to attach to wood, steel or masonry substrates*
- *Cedar look siding board has a woodlike grain finish for a natural wood look*
- *5/16 in x 8.25 in x 12 ft Cedarmill® lap board installs horizontally and resists pests that can damage wood siding*
- *Cut outdoors using a circular saw with a fiber cement saw blade and a vacuum dust collection system*
- *Fiber cement siding up to 7/16 in. may also be cut outdoors using an electric fiber cement cutting shear*
- *Board resists damage from sun, heat, humidity and strong hurricane force winds to stay strong and intact*
- *30-year limited non-prorated, transferable, warranty*



Detail view of the proposed Siding, in different angles and paint to show texture. From the Manufacturers website.

Application & Related Information



TOWN OF JEROME

Post Office Box 335, Jerome, Arizona 86331
(928) 634-7943

Zoning Administrator Analysis Planning & Zoning Commission Tuesday, July , 2022

Item : 5

Location: 110 Main Street (Post Office)
Applicant/Owner: Jay Kinsella, Jerome Historical Society
Zone: C-1
APN: 401-06-008
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Recommend Approval

Background and Summary: The applicant is seeking approval to replace the existing Post Office Sign on the front of the building, facing Main Street. The signage, in addition the the official U.S Postal Service logo will also contain the words "U.S. Post Office, Jerome Arizona, 86331". The new sign is described as having the Postal Service logo, Black text and brown with copper borders on a cream background. The size of the sign will not change, but the material to be used will be changed to metal so that the sign has a longer life.

Purpose and Considerations: The Design Review Board shall review a submitted application for Design Approval of Signs and shall have the power to approve, conditionally approve, or disapprove all such requests, basing it's decisions on the following criteria; **Materials-** signs made of durable, weather resistant materials such as acrylic, resin, steel, aluminum, or composite materials are preferred.

Lettering- Lettering and symbols on signs should be routed, applied or painted on the surface of the sign material. **Colors-** Colors of a sign shall be visually compatible to the colors of buildings, structures, and signs to which the sign is visually related. Exceptions- The design review board may waive the requirements of this section and section 507 in order to allow the preservation or restoration of signs or commercial graphics which are determined to be of historical significance or of particular interest.

Response: The existing sign to be replaced is not a historic sign but was created by Jay Kinsella of the Jerome Historical Society around a decade ago. The replacement of the deteriorated sign is preferable for the visual aesthetic of the building while providing additional identification of the buildings use. Changes to the sign colors (listed below) do not negatively impact the visual aesthetic of the structure, or the surrounding area.



Existing sign on the Jerome post office.

U.S.
POST OFFICE
JEROME,
ARIZONA
86331

CREAM
Background

Copper

Brown

Red, white, blue
Actual logo

Proposed new sign with
Postal Service logo, Black
text and brown with copper
borders on a cream
background.



