



TOWN OF JEROME

Design Review Board Meeting

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

MINUTES

via VIDEOCONFERENCE (ZOOM)

Monday, July 13, 2020, 6:00 pm

6:02 (0:02) Item 1: Call to order

Chair Tyler Christensen called the meeting to order at 6:02 p.m.

Rosa Cays, deputy clerk, called the roll. Present were Chair Christensen, Vice Chair Brice Wood, and board member Danny Smith. Zoning Administrator John Knight was also present. Board member John McDonald was absent.

6:03 (0:38) Item 2: Petitions from the public – There were no petitions from the public.

6:03 (0:44) Item 3: Approval of Minutes: Minutes of the regular meeting of June 8, 2020.

Discussion/Possible Action

Motion to Approve the Minutes of the Regular Meeting of June 8, 2020

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

Continued Items/Old Business: None

New Business:

6:03 (1:24) Item 4: Design Review for garage repairs

Applicant: Don and Kathi Feher

Address: 11 Rich Street

Zone: C-1

Owner of record: Donald J. and Mary K. Feher

APN: 401-06-085

Applicant is seeking preliminary and final design review approval to add windows and a door.

Discussion/Possible Action – DRB Reso. 2020-19

Chair Christensen introduced the item, then asked Don and Kathi to talk about the project.

6:04 (2:04) – Jerome resident Don Feher spoke about the project. He said he wanted to add two windows to the north side of the garage as there are no windows now, so the garage is very dark. He would like to use old windows from the old Jerome High School that he found in Cottonwood. Mr. Feher is seeking approval for the windows and a “man” door, which will be clad in corrugated iron to match the building. He said the door, which will swing inward, is so the garage door will not need to be lifted to get in and out.

Chair Christensen asked if the window would be cleaned up or left aged.

Mr. Feher said he planned to clean it up.

Vice Chair Brice Wood said he liked it and thinks it’s a good project.

Zoning Administrator John Knight added comments about the man door.

Chair Christensen asked about the age of the building. Mr. Feher said it was built in 1969.

Board member Danny Smith said he was all for the project.

Mr. Feher said he and Kathi say their mission is "bringing Jerome back to Jerome."

Motion to Approve DRB Resolution 2020-19

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

6:09 (7:04) Item 5: Discussion about Design Guidelines

Applicant: Town of Jerome

Discussion about potentially adopting design guidelines.

Discussion/Possible Direction to staff

Chair Christensen acknowledged the in-depth manual from Williams, AZ, that Mr. Knight had included in the agenda packet and shared a few comments about the content and the attention to historic districts in Williams. He asked if historic "districts" applied to Jerome.

Mr. Knight shared background on the guidelines and the involvement of the State Historic Preservation Office (SHPO), and how this came up when he called the organization about a property on Center Avenue. SHPO is working with towns designated as historic landmarks and helping them with their design guidelines. He said DRB essentially serves as Jerome's historic preservation board. Mr. Knight said Jerome's ordinance term "visually compatible" is broad, and that SHPO as well as town attorney Bill Sims said the term would not hold up in court. He went on to talk about the different areas in Jerome and how they're uniquely perceived. He reminded the board members that this document was created as a guideline and not an ordinance, and if the board was interested, he would present the idea to P&Z and Council to get their input. Mr. Knight also mentioned that SHPO had informed him that grant monies could be available to help with funding a design guidelines project and possibly hire a consultant. He would also like to invite business and property owners to participate.

Chair Christensen said he was interested in this as a possibility for Jerome, but what he is most interested in is identifying the historic overlay of Jerome.

Vice Chair Brice Wood said the historic overlay is pretty much the whole town. He said how historic towns address the question of preservation depends on their size and budget and what professional consultants they can bring in. Mr. Wood said that when Jerome adopted its historic status, they used the language the Dept. of Interior had provided, and that SHPO was based on that structure as well. He made a few more comments and then referred to the Jerome General Plan, which is the guideline Jerome basically follows, and is not sure the town needs to take on a whole new set of guidelines. He referred again to the language used. Chair Wood said the current language in the ordinance, although vague, seems to have worked fine over the years.

Chair Christensen agreed with Chair Wood's comment about the zoning ordinance. He referred again to specific districts in Jerome and questioned if they are identified on the historic registry. Chair Christensen said he would like to see a historic overlay map in, and sees room for, additions to the current Jerome ordinance. He shared examples of situations where this may help homeowners in the future.

Chair Wood pointed out that certain styles in Jerome have become neighborhoods and shared examples: Dundee and North Drive are different than the rest of Jerome; Company Hill is unique, and two-thirds of the town has the vernacular, industrial, residential architecture of the period.

Mr. Smith said SHPO presented at one of the first DRB meetings when he joined the board. He said he was also told DRB changes with its members and their opinions—but he also doesn't want too much regulation. He shared that Bisbee was getting into trouble for "false" history, i.e., homes made to look old, although visually they have to fit in. SHPO said Jerome was the "most protected" town in the country as far as losing its status.

Chair Christensen doesn't want to throw things out that have been working, but he sees value in aspects of the Williams guidelines.

Mr. Smith said that an argument that comes up often is a project "threatening" Jerome's status in jeopardy, so he asked SHPO about this, and they said it can't really happen in the foreseeable future. He went on to say that about 103 to 107 buildings in Jerome are listed, and even if half were bulldozed, maybe then Jerome would lose its historic status. Mr. Smith used his property as an example of taking into consideration people's property rights. He said it is good to have guidance, but a good balance of property rights and the flavor of Jerome are also important, which can be a challenge with how the boards' members change. He said he also doesn't want a six-inch-thick book of regulations.

Mr. Knight said discussions with SHPO have included scheduling another workshop for the board sometime in the coming months. He said he sees the design guidelines as supplementing the current ordinance, not replacing it, and that the guidelines also help applicants to improve their chance of approval unless they want to do something completely different.

Chair Christensen agreed that more guidance would be good, as did Vice Chair Wood and Mr. Smith, who liked the idea of asking those of authority these questions. Chair Christensen said he would like to see a map showing the areas of Jerome that hold historic status in the National Registry of Historic Places, and perhaps more recently built structures could be added by now.

Vice Chair Wood said the whole town is historic. The question may be what properties are being used as historic assets for tax reasons.

Mr. Smith suggested to Mr. Knight that he contact Jay Kinsella or Allen Muma of the Jerome Historical Society (JHS) about which buildings qualified for historic status. Mr. Smith said he chose not to go for historic status with his building (Turquoise Spider) because he did not want to lose control of what he can or cannot do to his property. He said JHS may have addresses for Mr. Knight, and that only 107 or so buildings are considered historic.

Mr. Knight said Jerome was designated historic landmark status in the late 1960s. In the 1980s, the town took inventory of historic addresses; he mentioned the section in the General Plan on historic status. He said he would check with Mr. Kinsella.

Mr. Smith commented that a lot of buildings within a historic district may not be historic.

Chair Christensen said he would like to determine if any newer buildings would be considered historic since the 1980 inventory. He also said he would like the JHS and members of the community to weigh in on incorporating the guidelines.

Mr. Knight said he would contact SHPO to schedule a workshop about the guidelines. Discussion ensued about what buildings may qualify.

Informational Items (Current Event Summaries):

6:33 (30:53) Item 6: Updates of Recent and Upcoming Meetings: John Knight, Zoning Administrator

- a) **Planning and Zoning Commission – July 1, 2020:** Cancelled
- b) **Planning and Zoning Commission – August 5, 2020:** Site Plan Review 639 Center Ave.

Mr. Knight also mentioned the change to meeting dates for P&Z and DRB, which would be discussed with Council the next evening. If approved, he will suggest having the change go into effect in September and that DRB would move to the first Monday of month.

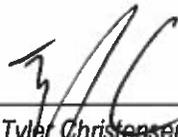
6:34 (32:23) Item 7: Future DRB Agenda Items – August 10, 2020 Meeting: Design Review for 639 Center Ave.

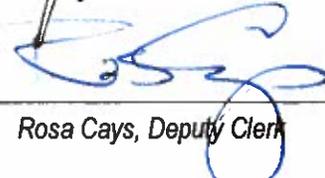
Mr. Knight added that a SHPO workshop would be scheduled.

Item 7: Adjourn

Motion to Adjourn at 6:35 p.m.

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

Approved:  Date: 8-11-20
 Tyler Christensen, Design Review Board Chair

Attest:  Date: 11 Aug 2020
 Rosa Cays, Deputy Clerk

