



TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331
(928) 634-7943 FAX (928) 634-0715

REGULAR MEETING OF THE TOWN OF JEROME

DESIGN REVIEW BOARD

DATE: Monday, January 13, 2020 TIME: 6:00 pm (*Note New Meeting Time*)

PLACE: JEROME CIVIC CENTER

600 Clark St., JEROME, ARIZONA 86331

AGENDA

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Design Review Board and to the general public that the Design Review Board will hold the above meeting in Council Chambers at Jerome Town Hall. Members of the Design Review Board will attend either in person or by telephone, video or internet conferencing. The Design Review Board may recess the public meeting and convene in Executive Session for the purpose of discussion or consultation for legal advice with the Town Attorney, who may participate telephonically, regarding any item listed on this agenda pursuant to A.R.S. § 38-431.03 (A)(3).

ITEM 1: CALL TO ORDER/ROLL CALL

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 commission. 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 step to the podium, state your name, and please observe the three (3)-minute time limit. No petitioners will be recognized without a request. The commission'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 of the Regular Meeting of December 9, 2019
Discussion/Possible Action/ Possible Direction to Staff

ITEM 4: Summary of Recent P&Z Activities: Henry Vincent, P&Z Liaison
Discussion/Possible Action/ Possible Direction to Staff

Continued Items: None

New Business:

ITEM 5: Design Review for Single-Family Home

APPLICANT: Matt Dougan

ADDRESS: 174 North Drive

OWNER OF RECORD: Celurius LLC (Terrill Currington)

Applicant is seeking preliminary and final site plan review.

ZONE: R1-5

APN: 401-11-012N

Discussion/Possible Action - DRB Reso. 2020-1

ITEM 6: Demolition Permit for Shed

APPLICANT: Don and Paula Nord

ADDRESS: 128 First Street

OWNER OF RECORD: Don and Paula Nord

Applicant is seeking a demolition permit to remove an old shed/garage.

ZONE: C-1

APN: 401-10-006

Discussion/Possible Action - DRB Reso. 2020-2

ITEM 7: Design Review for new sign face

APPLICANT: John and Brigid McLoughlin

ADDRESS: 114 Jerome Avenue (formerly Jerome Jewelry and Gifts)

OWNER OF RECORD: Jerome 114 Avenue LLC

Applicant is seeking a Design Review approval to replace an existing sign with a new face.

ZONE: C-1

APN: 401-06-003E

Discussion/Possible Action (Recommendation to Council) – DRB Reso. 2020-3

ITEM 8: Design Review for new sign face

APPLICANT: Eric Jurisin

ADDRESS: 309 Main Street (Clinkscale Building; formerly Mile High Grill & Inn)

OWNER OF RECORD: 309 Main Street LLC

Applicant is seeking a Design Review approval to replace an existing sign with a new face.

ZONE: C-1

APN: 401-06-022B

Discussion/Possible Action (Recommendation to Council) – DRB Reso. 2020-4



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ITEM 9: Design Review for new mixed-use commercial building

APPLICANT: Josh Lindner and Windy Jones

ADDRESS: 324 Queen Street (site of former Cuban Queen)

OWNER OF RECORD: Cuban Queen Bordello LLC

ZONE: C-1

APN: 401-06-127

Applicant is seeking design review for a retail building with a boarding house.

Discussion/Possible Action/Recommendation to Council – DRB Reso. 2020-5

Informational Items:

ITEM 10: Future Agenda Items: February 10, 2020 DRB Meeting

ITEM 11: Updates: December 10, 2019 Council Meeting

Other Items:

ITEM 12: To and from Board members

- Discussion to/from Board members on any other subject not specifically listed on the agenda

Discussion/Possible Direction to Staff

ITEM 13: Adjourn

The undersigned hereby certifies that this notice and agenda was posted at the following locations on or before 7 p.m. on _____, 2020

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

Rosa Cays, Deputy 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 sufficient time to make arrangements. Anyone needing clarification on a P&Z Commission agenda item may call John Knight at (928) 634-7943.



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Item #3

REGULAR MEETING OF THE TOWN OF JEROME DESIGN REVIEW BOARD

DATE: Monday, December 9, 2019 TIME: 7:00 pm

PLACE: JEROME CIVIC CENTER
600 Clark St., JEROME, ARIZONA 86331

MINUTES

ITEM 1: CALL TO ORDER/ROLL CALL

Henry Vincent called the meeting to order at 7:06 p.m.

Roll was called by Joni Savage, Deputy Clerk. Present were Henry Vincent, (who chaired the meeting), Tyler Christensen, John McDonald and Vice Chair Danny Smith was present telephonically. And Chair Brice Wood was absent.

Additional staff present was John Knight, Zoning Administrator.

7:06 (00:57) ITEM 2: PETITIONS FROM THE PUBLIC - There were no petitions from the public.

7:06 (01:09) ITEM 3: APPROVAL OF MINUTES: Minutes of Regular DRB Meeting of October 15, 2019 and Joint Meeting of November 18, 2019.

Motion to Approve the Meeting Minutes of October 15, 2019 and the Joint

Meeting Minutes of November 18, 2019

BOARD MEMBER	MOVED	SECONDED	AYE	NAY	ABSENT	ABSTAIN
WOOD					X	
SMITH			X			
CHRISTENSEN		X	X			
MCDONALD	X		X			
VINCENT			X			

7:07 (01:52) ITEM 4: REPORT/SUMMARY OF RECENT P&Z ACTIVITIES HENRY VINCENT, P&Z LIASION

Mr. Vincent updated the Board on recent P & Z activities.

7:10 (05:45) ITEM 5: Design Review for New Home

APPLICANT: Lori Leachman & Andrew Farber

ADDRESS: 18 North Drive

OWNER OF RECORD: Lori Leachman & Andrew Farber

Applicant is seeking Design Review to construct a single-family home

ZONE: R1-5

APN: 401-11-007C

7:13 (08:35) Lori Leachman, the applicant, spoke about the design.

Motion to Approve Preliminary and Final Approval of Design as Presented

BOARD MEMBER	MOVED	SECONDED	AYE	NAY	ABSENT	ABSTAIN
WOOD					X	
SMITH			X			
CHRISTENSEN	X		X			
MCDONALD			X			
VINCENT		X	X			

7:18 (12:55) ITEM 6: Design Review to Construct Front Yard Fence

APPLICANT: Mary Chinander

ADDRESS: 860 Hampshire Ave.

OWNER OF RECORD: Mary and Andy Chinander

Applicant is seeking approval to install a metal fence in the front yard

ZONE: R1-5

APN: 401-07-133

7:21 (16:05) Andy Chinander, the owner, spoke about the application.

7:24 (19:18) Nancy Smith, a Jerome resident and neighbor spoke.

7:27 (22:34) Mr. Chinander spoke again. He would provide the base and post, but not reconstruct her side of the deck.

Mr. Vincent believes his job is to hear the petitioner and Ms. Smith does not have an application.

7:31 (25:56) Mary Chinander, the owner, said they will put something in the middle so that Ms. Smith could attach to it.

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Motion for Final Approval of the Design as Presented

BOARD MEMBER	MOVED	SECONDED	AYE	NAY	ABSENT	ABSTAIN
WOOD					X	
SMITH			X			
CHRISTENSEN		X	X			
MCDONALD			X			
VINCENT	X		X			

7:38 (33:25) ITEM 7: Design Review for Enclosed Porch

ADDRESS: 700 Holly

OWNER OF RECORD: Jack Dillenberg

Applicant is seeking Design Review to enclose a porch to create a greenhouse

ZONE: R1-5

APN: 401-07-089B

Mr. Christensen asked about the window design.

7:40 (35:38) Mike Parry, the contractor, responded the windows were double pane.

Motion for Final Approval of the Design as Presented

BOARD MEMBER	MOVED	SECONDED	AYE	NAY	ABSENT	ABSTAIN
WOOD					X	
SMITH		X	X			
CHRISTENSEN	X		X			
MCDONALD			X			
VINCENT			X			

7:42 (36:53) ITEM 8: Sidewalk Encroachment Policy

The Town Council has asked the Planning and Zoning Commission and DRB Boards to provide input on a new sidewalk encroachment policy.

John Knight presented his information and the Board gave their input.

7:53 (48:45) ITEM 9: Future Agenda Items for Jan. 13, 2020

Mr. Knight said there would be a sign for the Jerome Winery.

7:54 (49:15) ITEM 10: Update on Nov. 12th Council Meeting Items

Mr. Knight gave his updates.

7:55 (50:05) ITEM 11: Move Meeting Time to 6:00 pm (from 7:00 pm)

Mr. Vincent asked how the Board felt about moving the meeting time to 6:00 p.m.

Motion to Move the Meeting Time from 7:00 pm to 6:00 pm on a Permanent Basis

BOARD MEMBER	MOVED	SECONDED	AYE	NAY	ABSENT	ABSTAIN
WOOD					X	
SMITH			X			
CHRISTENSEN		X	X			
MCDONALD	X		X			
VINCENT						X

7:56 (51:14) ITEM 12: Approvals by Resolution (for January meeting)

Mr. Knight spoke about his idea for Resolutions.

7:57 (52:30) ITEM 13: To/From Board Members

Mr. McDonald asked when they might have another Joint meeting. He thought it had gone well and they discussed possibly in another six months.

ITEM 14: ADJOURN

Motion to Adjourn at 7:58

BOARD MEMBER	MOVED	SECONDED	AYE	NAY	ABSENT	ABSTAIN
WOOD					X	
SMITH			X			
CHRISTENSEN			X			
MCDONALD		X	X			
VINCENT	X		X			

Approval on next page.

REGULAR MEETING OF THE TOWN OF JEROME

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DESIGN REVIEW BOARD

DATE: Monday, December 9, 2019 TIME: 7:00 pm

PLACE: JEROME CIVIC CENTER
600 Clark St., JEROME, ARIZONA 86331

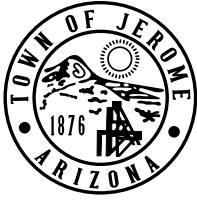
MINUTES

Respectfully submitted in spirit by Joni Savage on January 13, 2019.

Approved: _____ Date: _____
Design Review Board Chair

Attest: _____ Date: _____
Design Review Board Vice Chair

draft



TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331

OFFICE (928) 634-7943 FAX (928) 634-0715

ZONING ADMINISTRATOR ANALYSIS DESIGN REVIEW BOARD January 13, 2020

ITEM 5:

Design Review for new home

Location: 174 North Drive
Applicant/Owner: Matt Dougan/Celurius LLC (Terrill Currington)
ZONE: R1-5
APN: 401-11-012N
Prepared by: John Knight, Zoning Administrator

Summary: Applicant requests final approval of Design Review to construct a single-family home. Single-family homes are permitted uses in the R1-5 Zone (505.B.1). The Planning and Zoning Commission reviewed the site plan on January 8, 2020.

Posting: A notice was posted at the site on December 23, 2019.

Zoning Ordinance Compliance -

Section 304.F.1. Review Procedures and Criteria

1. *The Design Review Board shall review a submitted application for design approval for all new construction and/or installation of Accessory Features. In doing so, both the Design Review Board and the applicant shall use photographs, lithographs and the like of Jerome, to support their findings. If photographs, etc., are unavailable, then the determination or finding shall be based on the works of a recognized historic preservation authority; such as, but not limited to, textbooks or architect/historian. Each of the following criteria must be satisfied before an application can be approved.*
 - a. *PROPORTION – The relationship of the width of building or structure to its height shall be visually compatible to buildings, structures and places to which it is visually related*
 - b. *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.*
 - c. *PATTERN – The relationship of solids to voids in the facade of a building or structure shall be visually compatible with buildings, structures and places to which it is visually related.*
 - d. *SPACING – The relationship of buildings or structure to the open space between it and adjoining buildings shall be visually compatible to the buildings, structures, and places to which it is visually related.*
 - e. *ENTRANCES, PORCHES, DECKS AND PROJECTIONS – The height, projection, supports, and relationship to streets and sidewalks, of entrances, porches, decks,*

awnings, canopies, and balconies of a building shall be visually compatible to the buildings, structures, and places to which it is visually related

- f. MATERIALS, TEXTURE AND COLOR – The materials, texture and color of the facade 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.*
- g. ROOFS – The roof shape of a building shall be visually compatible with the buildings to which it is visually related.*
- h. ARCHITECTURAL DETAILS – Doors, windows, eaves, cornices, and other architectural details of a building or structure shall be visually compatible with buildings and structures to which it is visually related.*
- i. ACCESSORY BUILDINGS - Garages, carports and sheds shall be visually compatible with buildings, structures and places to which they are visually related.*
- j. ACCESSORY FEATURES – Fences, walkways, decks, stairways, lighting, antenna and other manmade structures shall be visually compatible with buildings, structures, and places to which they are visually related.*
- k. LANDSCAPING – Landscaping shall be visually compatible with the landscaping around the buildings, structures, and places to which it is visually related.*
- l. SCREENING – The proposed addition, alteration or other changes shall be screened with appropriate materials and in an appropriate design so as to be visually compatible with related properties, when, in the opinion of the Design Review Board, all other means of assuring visual compatibility are not reasonably possible.*
- m. SOLAR INSTALLATIONS – Refer to “Solar Energy System Design Guidelines” approved by the Town Council in June 2015, utilizing best practices for installing solar on historical buildings as recommended by the Department of the Interior. These Guidelines are available at Jerome Town Hall, the Jerome Library and on the Town of Jerome website.*

Response: The Design Review Board (DRB) shall review the application for compliance with the above-referenced criteria. As noted below, conditions may be added if necessary.

Section 304.F.7.

- 7. If the decision is to approve or conditionally approve the request for Design Approval, all copies of the approved plan, with any conditions shown thereon or attached thereto, shall be dated and signed by the chairman of the Design Review Board. One (1) copy of said approved plan and conditions shall be mailed to the applicant, one (1) copy shall be filed with the Building Inspector, and one (1) with the Zoning Administrator.*

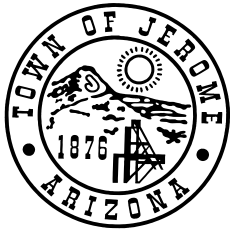
Response: The DRB has the authority to approve or conditionally approve the applicant's request. In order to ensure compliance with the criteria identified in Section 304.F.1., DRB may include additional conditions.

Conditions: The Planning and Zoning Commission has previously approved a list of conditions to ensure compliance with town ordinances and standards (see P&Z Resolution 2020-2). A Design Review Board resolution of approval is also attached for consideration by the DRB (DRB Reso. 2020-1).

Recommendation: The Zoning administrator recommends approval of the Final Design Review for the proposed home.

Attachments:

- DRB Resolution 2020-1
- P&Z Resolution 2020-2



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(928) 634-7943 FAX (928) 634-0715

DRB RESOLUTION NO. 2020-1 APPROVING DESIGN REVIEW FOR A SINGLE-FAMILY HOME AT 174 NORTH DRIVE

WHEREAS, the Town of Jerome has received an application from Matt Dougan for Preliminary and Final Design Review to construct a single-family home at 174 North Drive (APN 401-11-012N); and

WHEREAS, the property is in the R1-5 zoning district, and single-family homes are an allowed use in that District; and

WHEREAS, a notice was posted at the site on December 23, 2019, in accordance with Jerome Zoning Ordinance Section 303.1C; and

WHEREAS, the Jerome Planning & Zoning Commission reviewed and conditionally approved this application at their January 8, 2020 meeting; and

WHEREAS, the Design Review process is intended to promote and preserve Jerome's economic and environmental well-being which depends exclusively upon its distinctive character, natural attractiveness, and overall architectural quality which contribute substantially to its viability as a recreational and tourist center and which contributed to its designation as a National Historic Landmark; and

WHEREAS, the Design Review Board has carefully reviewed the applicant's proposal and finds that each of the following criteria have been satisfied:

- a. PROPORTION – The relationship of the width of building or structure to its height shall be visually compatible to buildings, structures, and places to which it is visually related;
- b. 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;
- c. PATTERN – The relationship of solids to voids in the facade of a building or structure shall be visually compatible with buildings, structures, and places to which it is visually related;
- d. SPACING – The relationship of buildings or structures to the open space between it and adjoining buildings shall be visually compatible to the buildings, structures, and places to which it is visually related;
- e. ENTRANCES, PORCHES, DECKS, AND PROJECTIONS – The height, projection, supports, and relationship to streets and sidewalks, of entrances, porches, decks, awnings, canopies, and balconies of a building shall be visually compatible to the buildings, structures, and places to which it is visually related;
- f. MATERIALS, TEXTURE, AND COLOR – The materials, texture, and color of the facade 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;
- g. ROOFS – The roof shape of a building shall be visually compatible with the buildings to which it is visually related;

DRB RESOLUTION NO. 2020-1

- h. ARCHITECTURAL DETAILS – Doors, windows, eaves, cornices, and other architectural details of a building or structure shall be visually compatible with buildings and structures to which it is visually related;
- i. ACCESSORY BUILDINGS - Garages, carports, and sheds shall be visually compatible with buildings, structures, and places to which they are visually related;
- j. ACCESSORY FEATURES – Fences, walkways, decks, stairways, lighting, antenna, and other manmade structures shall be visually compatible with buildings, structures, and places to which they are visually related;
- k. LANDSCAPING – Landscaping shall be visually compatible with the landscaping around the buildings, structures, and places to which it is visually related;
- l. SCREENING – The proposed addition, alteration, or other changes shall be screened with appropriate materials and in an appropriate design so as to be visually compatible with related properties, when, in the opinion of the Design Review Board, all other means of assuring visual compatibility are not reasonably possible;
- m. SOLAR INSTALLATIONS – Refer to “Solar Energy System Design Guidelines” approved by the Town Council in June 2015, utilizing best practices for installing solar on historical buildings as recommended by the Department of the Interior. These guidelines are available at Jerome Town Hall, the Jerome Library and on the Town of Jerome website.

NOW, THEREFORE, BE IT RESOLVED by the Design Review Board of the Town of Jerome, Arizona, that the Preliminary and Final Design for a single-family home at 174 North Drive is hereby approved, subject to the following conditions:

1. **Planning and Zoning Commission Review** – The approval is contingent upon compliance with all conditions and requirements of the Planning and Zoning Commission’s Site Plan Review.
2. **Expiration of Approval** – This approval shall become null and void if a building permit is not issued within six (6) months of final Planning and Zoning and Design Review Board approval of this application. If necessary, the applicant may request an extension by the approval body, if the extension is submitted prior to approval expiration.
3. **Appeal** – Any applicant who is aggrieved by the Design Review Board decision may petition the Mayor or Council for a review within thirty (30) days of the decision. Questions of aesthetics or design standards are not appealable to the Mayor and Council but may be presented to a Court of Record within thirty (30) days of the decision. Additionally, if in the opinion of the Zoning Administrator a decision is not in conformance with the Zoning Code or Comprehensive plan, the Zoning Administrator may request a review by the Mayor and Council within thirty (30) days. By specific motion during an official meeting, the Mayor and Council may refuse to consider a request for review brought by the Zoning Administrator. Finally, the Mayor and Council shall maintain the right to review any and all decisions of the Design Review Board.

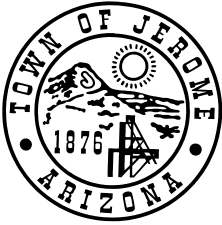
ADOPTED AND APPROVED by a majority vote of the Planning and Zoning Commission on the 13th day of January 2020.

ATTEST:

APPROVED:

Rosa Cays, Deputy Town Clerk

Chairman Brice Wood



Founded 1876
Incorporated 1899

TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331
(928) 634-7943 FAX (928) 634-0715

P&Z RESOLUTION NO. 2020-2

APPROVING PRELIMINARY AND FINAL SITE PLAN REVIEW FOR A SINGLE-FAMILY HOME AT 174 NORTH DRIVE

WHEREAS, the Town of Jerome has received an application from Matt Dougan for Preliminary and Final Site Plan Review to construct a single-family home at 174 North Drive (APN 401-11-012C); and

WHEREAS, the property is in the R1-5 zoning district, and single-family homes are an allowed use in that District; and

WHEREAS, a notice was posted at the Site on December 23, 2019 in accordance with Jerome Zoning Ordinance Section 303.1C; and

WHEREAS, the Jerome Planning & Zoning Commission reviewed this application at their January 8, 2020 meeting; and

WHEREAS, the Planning and Zoning Commission finds that the site plan does not adversely affect the public health, safety and general welfare, and protects the environment and the historical character of the Town of Jerome;

NOW, THEREFORE, BE IT RESOLVED by the Planning and Zoning Commission of the Town of Jerome, Arizona, that the Preliminary and Final Site Plan for a single-family home at 174 North Drive is hereby approved, subject to the following conditions:

1. **Height** – The building height shall not exceed 25' above existing average grade. This will require removal of the 2nd Floor Loft Bedroom at the front of the building.
2. **Parking Spaces** – A total of two (2) off-street, parking spaces shall be provided.
3. **Construction Hours and Noise** – Construction and noise shall be limited between 8:00 pm and 7:00 am in accordance with Section 10-1-13.C. of the Jerome Town Code.
4. **Sign** – A separate application for the Design Review Board will be required for approval of any signage.
5. **Other Improvements/Changes** – Any subsequent modifications or changes to the Plans, including, but not limited to, changes in setbacks, square footage, fences, siding, roofing, height, etc., will require additional review by the Planning and Zoning Commission and/or the Design Review Board.
6. **Drainage** - The building permit submittal shall indicate both existing and proposed drainage. This includes, but is not limited to, showing how drainage will be collected (such as from roof drains) and directed to provide disposal and protection of neighboring properties. This may include splash blocks, swales, and gravel catchments to help dissipate hydraulic energy.

P&Z RESOLUTION NO. 2020-2

7. **Grading** - Grading shall comply with the requirements of Section 303.3 of the Zoning Code. Grading plans shall include, but not be limited to, adequate dust control measures, erosion control/drainage, and fencing to protect sensitive features (such as trees to be saved).
8. **Sewer/Septic** - The building permit submittal shall show and include details on the location and connection to either public sewer or the use of a septic system.
9. **Home Occupations** - Any proposed use of the property for a Home Occupation shall be incidental to the primary use of the property and in compliance with Section 502.M. of the Zoning Code.
10. **Building Permit Submittal and Code Requirements** - The applicant shall consult with the Building Official and submit detailed drawings for building permits that clearly demonstrate compliance with all Code Requirements, including but not limited to, coverage, height, parking and setbacks (Section 505).
11. **Expiration of Approval** - This approval shall become null and void if a building permit is not issued within six (6) months of final Planning and Zoning and Design Review Board Approval of this application. If necessary, the applicant may request an extension by the approval body, if the extension is submitted prior to approval expiration.

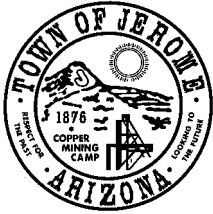
ADOPTED AND APPROVED by a majority vote of the Planning and Zoning Commission on the 8th day of January 2020.

ATTEST:

APPROVED:

Rosa Cays, Deputy Town Clerk

Chairman Lance Schall



Founded 1876
Incorporated 1899

TOWN OF JEROME, ARIZONA

Jerome Town Hall and Civic Center
600 Clark Street
P.O. Box 335, Jerome, AZ 86331
(928) 634-7943 FAX (928) 634-0715

APPLICATION FOR DESIGN REVIEW

PLEASE PRINT LEGIBLY SO THAT PROCESSING WON'T BE DELAYED.

APPLICANT NAME: _____

MAILING ADDRESS: _____

TELEPHONE: _____ EMAIL: _____

PROJECT ADDRESS: _____

PARCEL NUMBER: _____ ZONE DISTRICT: _____

APPLICATION FOR (Please describe the project.): _____

- I hereby apply for consideration and conditional approval by the Design Review Board.
- I understand that application fee is due at submission and review will not be scheduled until fee is paid to the Town.
- I have obtained and reviewed information on the criteria used in evaluation by the Design Review Board and/or reviewed the application provisions in the Town Zoning Ordinance.
- I understand that this application will not be scheduled for consideration until all required materials have been submitted and reviewed.

APPLICANT SIGNATURE: _____ DATE: _____

TOWN USE BELOW

RECEIVED FROM: _____ DATE: _____

Received the sum of \$ _____ as: ☐ Check No. _____ ☐ Cash ☐ Credit Card

Per Fee schedule – Ordinance 331

BY: _____ FOR: _____

PLEASE NOTE:

After approval from the Planning & Zoning Commission and Design Review Board, most building projects must then be submitted to the Building Inspector for review, approval and issuance of building permit.

REGARDING BUILDING PERMITS:

Additional fees are required for building permits to reimburse the Town for costs of providing plan review and construction inspection services. Commercial projects, and some residential projects may require plans to be prepared and/or sealed by an Arizona registrant, such as a licensed architect or engineer, per A.R.S. §32-144. Licensed contractors may be required for construction projects per A.R.S. §32-1121.

MATT DOUGAN DESIGN

architectural + interior design + planning

AIBD

ASID

928 592 8120

310 997 5757

mbdougan@gmail.com

December 18, 2019

SCOPE OF PROJECT:

SUBMITTAL FOR PRELIMINARY & FINAL REVIEW OF BOTH JEROME PAND Z AND JEROME DESIGN BOARD REVIEW FOR A (NEW CONSTRUCTION) CUSTOM SINGLE FAMILY RESIDENCE (NEW CONSTRUCTION)

FOR CLIENT: Mr. Terrill Currington

PROPERTY:

APN: YAVAPAI COUNTY, AZ 401-11-012N

LOT ADJACENT TO (EAST /NE OF) : 168 NORTH DRIVE, JEROME, AZ 86331

ZONING: R1-5

Hello, I am Matt Dougan, owner and Lead Architectural Designer for Matt Dougan Design and I have been in the Architectural Design and Planning Professional Service for over 22 years in Sedona. In that time I have designed, planned and permitted over 70 custom homes, 2 Restaurants (one being the noted Mariposa in Sedona) along with 2 hotels and Resorts in Arizona and across the Southwestern U.S.

In my 22 years I have designed all around Jerome in Arizona, from Flagstaff to Sedona and Prescott to Phoenix and Tucson and finally now Jerome in which I have long desired to complete a custom Architectural Design and am thrilled to be designing this home.

I have been commissioned by Mr. Terrill Currington the owner of this property To Design and develop Plans for permitting of a Single Family Residence . Mr. Currington has traveled to Jerome many times over the years and has come to love and appreciate Jerome for it's uniqueness and the surrounding country and he specifically bought the property because of his love for this area and his intent on living here full time in the future. This New Residence is to be used initially as a 2nd home Mr. Currington who Travels frequently with his work and to also serve as a Vacation Retreat for his Family and Guests and will eventually become his fulltime Residence.

This project is to be located on Property which is Yavapai county parcel number 401-11-012N which has yet to be assigned an official address and which is adjacent to and on the East/ Northeast side of a property located at 168 North Drive, Jerome, AZ which has a current house (Single Family residence).

The home Design Style is a Rustic Modern style (see Elevations) that incorporates a unique Round Façade Pivot Front Door along with finish elements that reflect the local historic mining town Architecture and will articulate well with the Jerome style. WE will be incorporating exterior finishes such as Rusted metal siding and roofing , cement form-board style siding or Actual Aged / vintage barn wood siding along with natural – dry-stack stone veneers and earthen colored stucco. All exposed wood fascias and/ or wood trim to be wrapped in rusted metal or rusted metal look/ style to limit weathering and deterioration with any exposed wood on doors to be stained using Sikkens exterior stains in Dark oak and Teak tones. (see samples/ photographs).

The Landscaping (see Elevations , photographs) is to be kept a clean minimalist design using plants that are native to the area that require minimal water and up-keep along with a decorative gravel that accents well with the proposed natural dry stack rock veneer that is proposed for the home.

Drainage from roof will be directed with downspouts and Rain chains to a surface gravel finish under all eaves around the perimeter of the home and parking and over a erosion control underlayment and connected to o perforated drain pipes under the Erosion Control underlayment, finish soil and gravel to displace runoff to guided swales with check dams as the drainage / runoff courses down the slope of the property in order to minimize effect on the natural flow and any natural washes across the property. (see site plan)

Section 505.D Property Development Standards & Section 510.D Parking
For: Zoning R1-5

ITEM	CODE STANDARDS	PROPOSED
SQUARE FTG. OF BUILDING	850 SQ. FT. MIN.	2,567 FOR HOME 3,836 SQ. FT. FOR HOME & ALL PATIOS, DECKS & DRIVEWAY /PARKING
LOT COVERAGE	60% MAX.	25% FOR HOME & 34% FOR ALL HOME, DECKS, PATIOS AND DRIVEWAY PARKING
FRONT YARD	10' MIN.	10'
SIDE YARD	5' MIN.	5'
REAR YARD	20' MIN.	20'
BUILDING HEIGHT	25' MAX	18' TO 24'
DECK SETBACK	5' MIN.	16' MIN.
PARKING	2 SPACES	2 SPACES IN MAIN PARKING WITH UP TO 2 MORE ALONG FRONTAGE SEE SITE PLAN

There has been Perc Tests conducted (see attached) and concluded that although an Alternative System is recommended, it may be possible to design a conventional system around the surface and subsurface limiting conditions and additional testing may be needed to design a conventional system.

Steve Burnet will be retained to Design and Install the Waste System and to perform additional testing as required.

A Test to ascertain the Physical properties of Soils and Aggregates Completed by Western Technologies Inc. (see attached) was completed prior to the Sale of the property to Mr. Currington and with plasticity index found to below 15 (Tested PI is 13) is sufficient for standard construction methods.

The home calculations are provided below and it consists of 3 levels, with main level and a (2nd story loft BR) at road grade and stepping down the hill which is a grade of 24.32% (See Right & Left Elevations) with a maximum of 31.2 % grade within the home footprint, to a lower level walkout. All heights are within limits of Jerome city code (see Section 505.D table above) The home consists of 5 Bedrooms and 4 ½ baths, a total of 2,567 sq. ft. of living space. There is additionally 332 sq. ft of decks and covered patios/porches and additional surface footprint area of 937 sq. ft. for the driveway parking and front courtyard areas to make a total footprint sq. footage of 3,836 sq. ft. which is well below the total footprint area allowed of 60% or 6,750 sq. ft. for this particular lot.

CURRINGTON RESIDENCE PROPERTY + HOUSE CALCULATIONS

HOME CALCULATIONS

WALK-OUT LOWER LEVEL FLOOR PLAN	883 SQ. FT.
MAIN LEVEL FLOOR PLAN	1,421
LOFT FLOOR PLAN	263
HOME LIVING SQ. FTG	2,567 SQ. FT
DECKS	278
COVERED PATIO PORCHES	54
SUB TOTAL FOOTPRINT	2,899 SQ. FT.
ADDITIONAL FOOTPRINT	
DRIVEWAY/PARKING	795
FRONT COURTYARD	142
TOTAL FOOTPRINT	3,836 SQ.FT.

CUT & FILL ESTIMATES

CUT: 140 CU. YARDS

FILL: 106.67 CU. YARDS

There is an overhead Utility line across the property and we will be in discussion with APS as to the possibility of having the Electrical Service go underground at the West side of the property and to a ground mounted transformer on either the West or the East side of the Property at the Road.

I sign verifying that all Information Given is correct and true to the best of my knowledge.

A handwritten signature in black ink, appearing to read 'Matt Dougan', with a stylized, flowing script.

Matthew (Matt) Dougan
Lead Architectural Design + Owner
MATT DOUGAN DESIGN

GRAPHIC SCALE

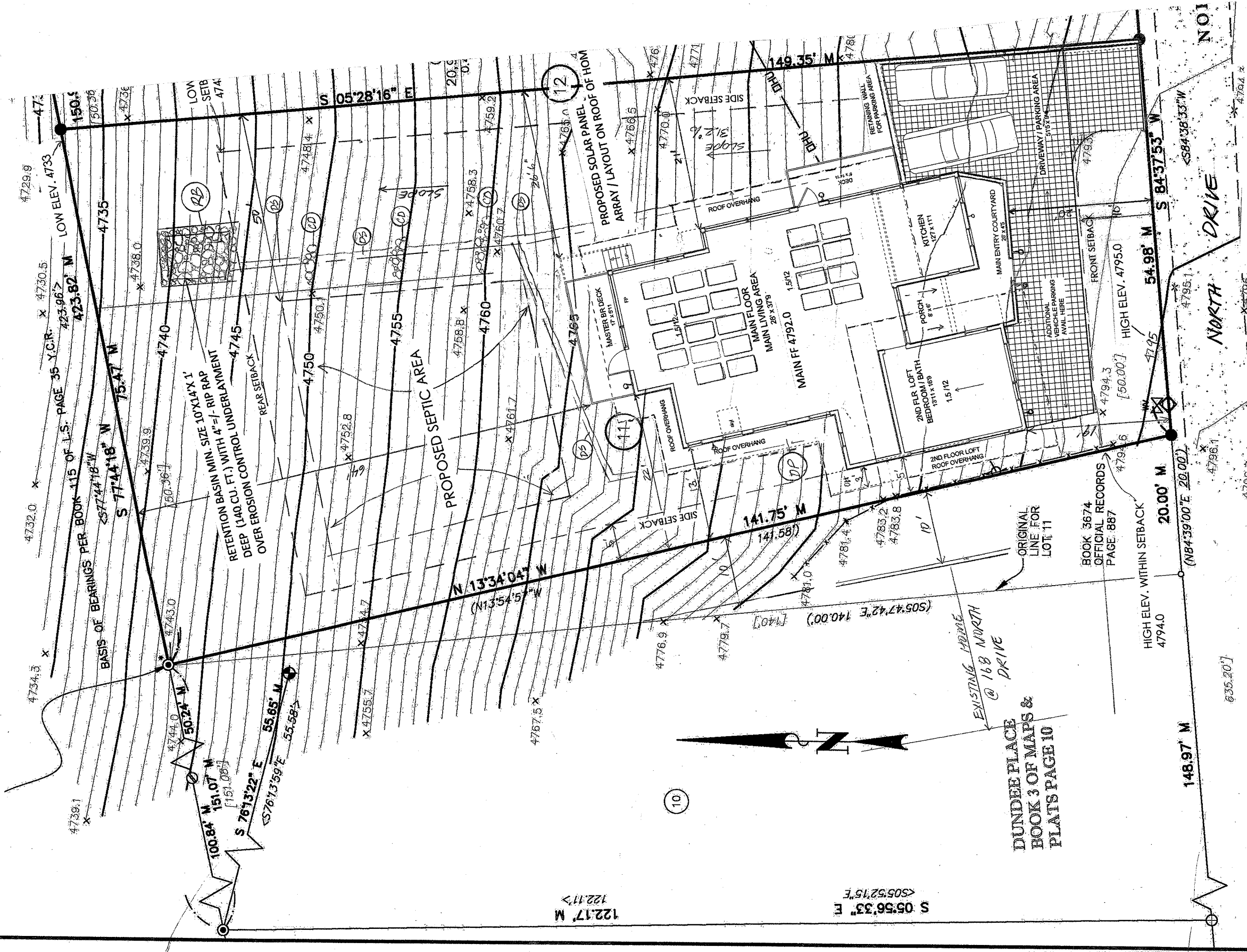


(IN FEET)
1 inch = 10 ft

CONTOUR INTERVAL = 1'

SITE BENCHMARK: 1/2" REBAR ELEV: 4743.33'
DATUM: OPUS DERIVED FROM GPS
MEASUREMENTS NAVD88

- DP DRAINAGE PADS UNDER ROOF OVERHANGS
WITH GRAVEL ROCK +/- 1 1/2"
OVER EROSION CONTROL UNDERLAYMENT
OVER IN-GROUND PERFORATED DRAIN PIPES
- CD CHECK DAMS / RUNOFF RETENTION
- DS DRAINAGE SWALES WITH RIP RAP ROCK +/-
4" OVER EROSION CONTROL UNDERLAYMENT



CURRINGTON RESIDENCE

A CUSTOM HOME DESIGN FOR APN: 401-11-012N
174 NORTH DRIVE, JEROME, AZ 86331

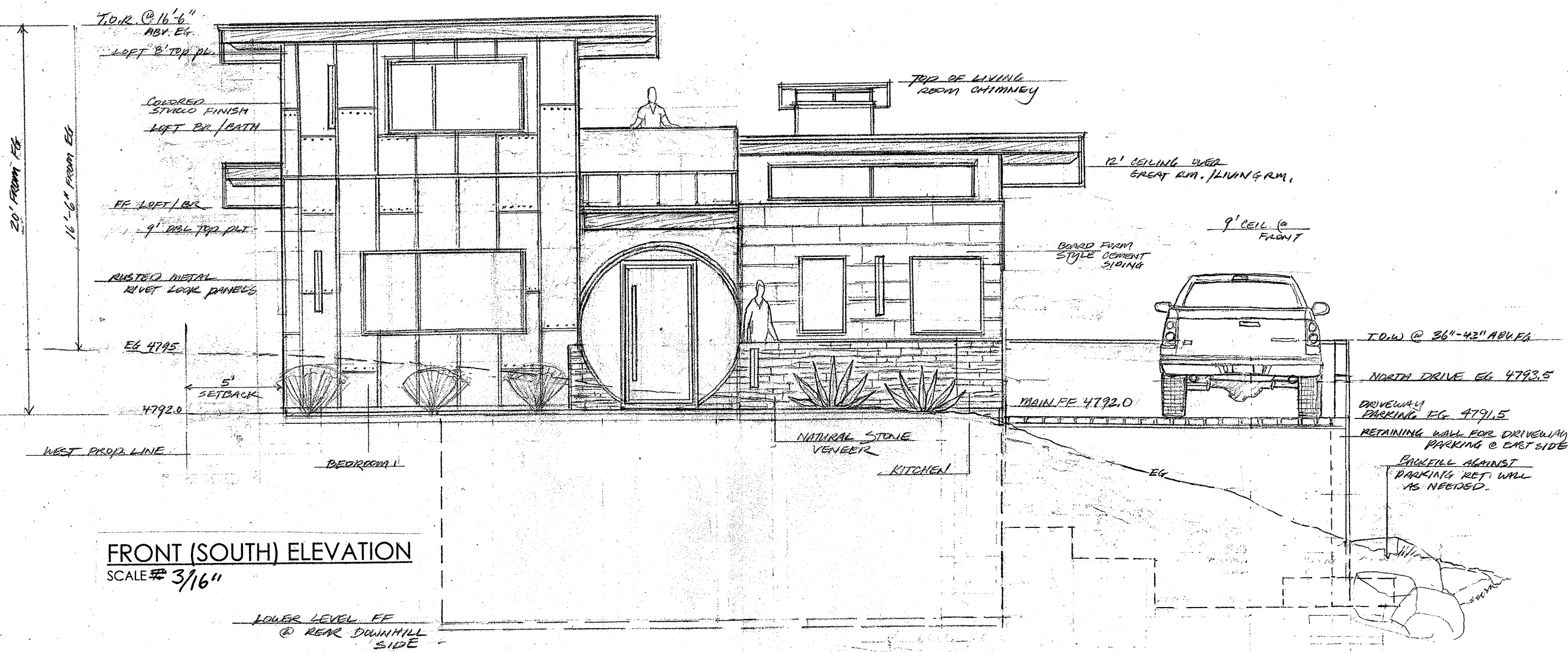
SITE PLAN

SCALE 1"=15'

MATT DOUGAN DESIGN

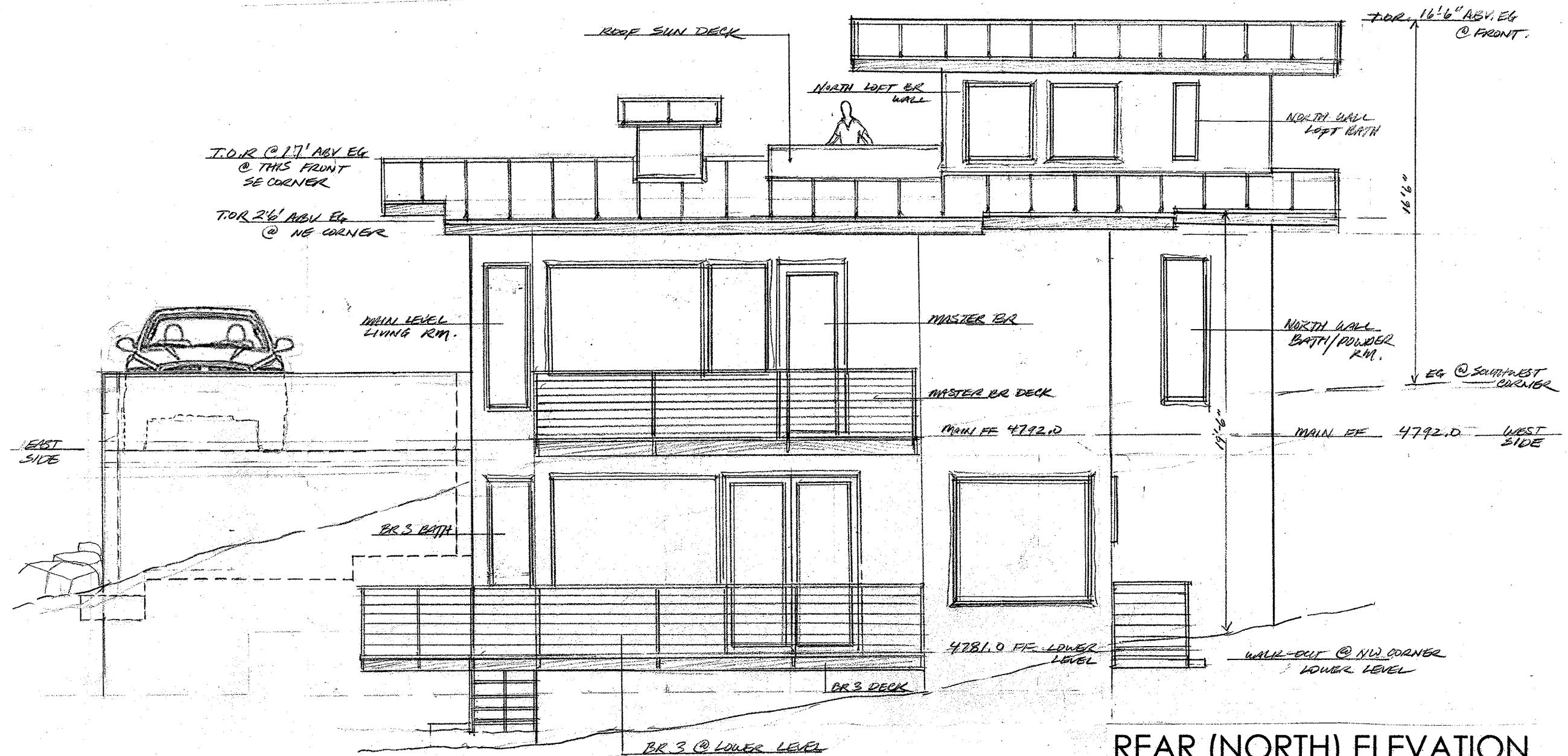
architectural + interior design + planning

ASID
AIBD
SEDONA, AZ
928 592 8120
310 997 5757
mddougan@gmail.com

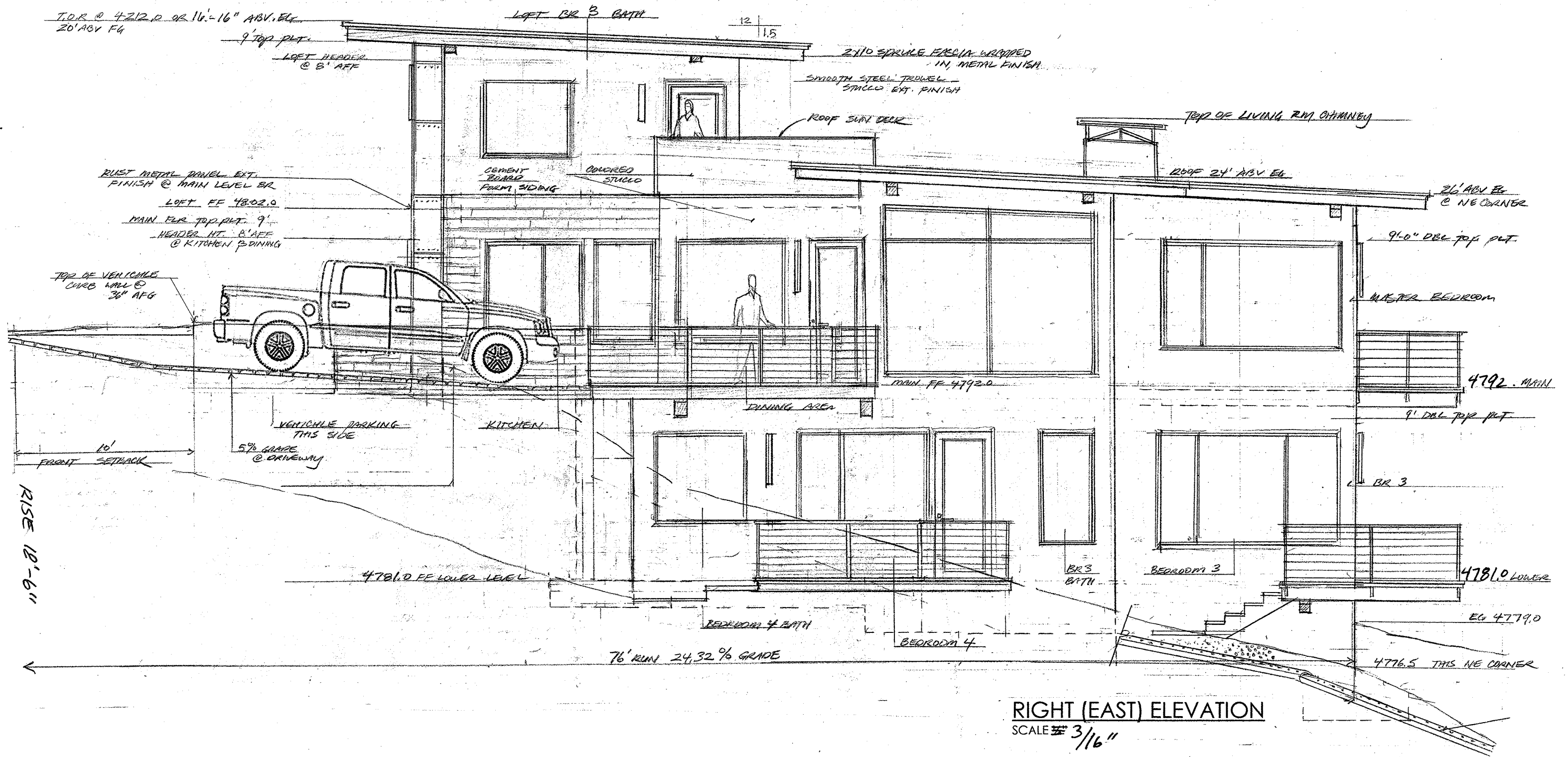


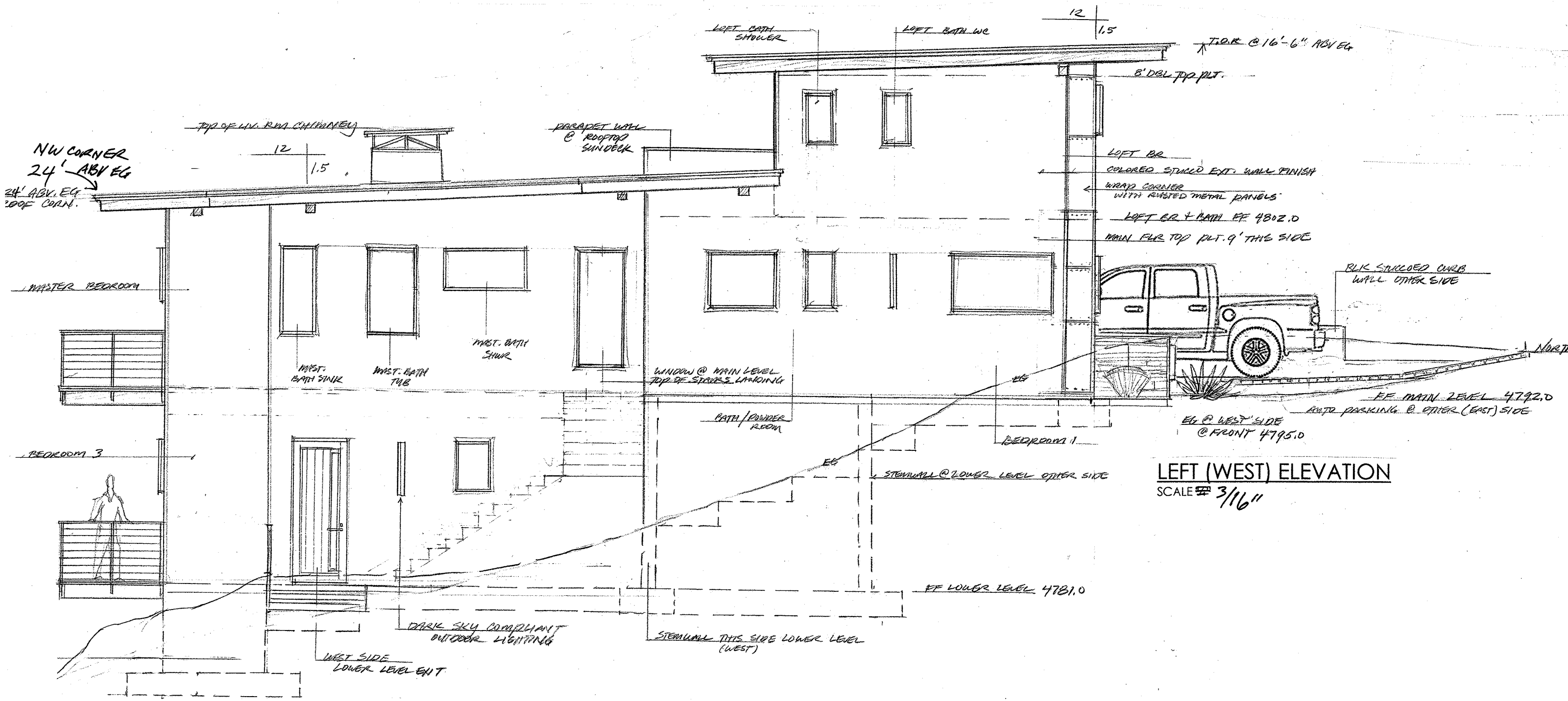
FRONT (SOUTH) ELEVATION

SCALE # 3/16"



REAR (NORTH) ELEVATION
 SCALE 3/16"

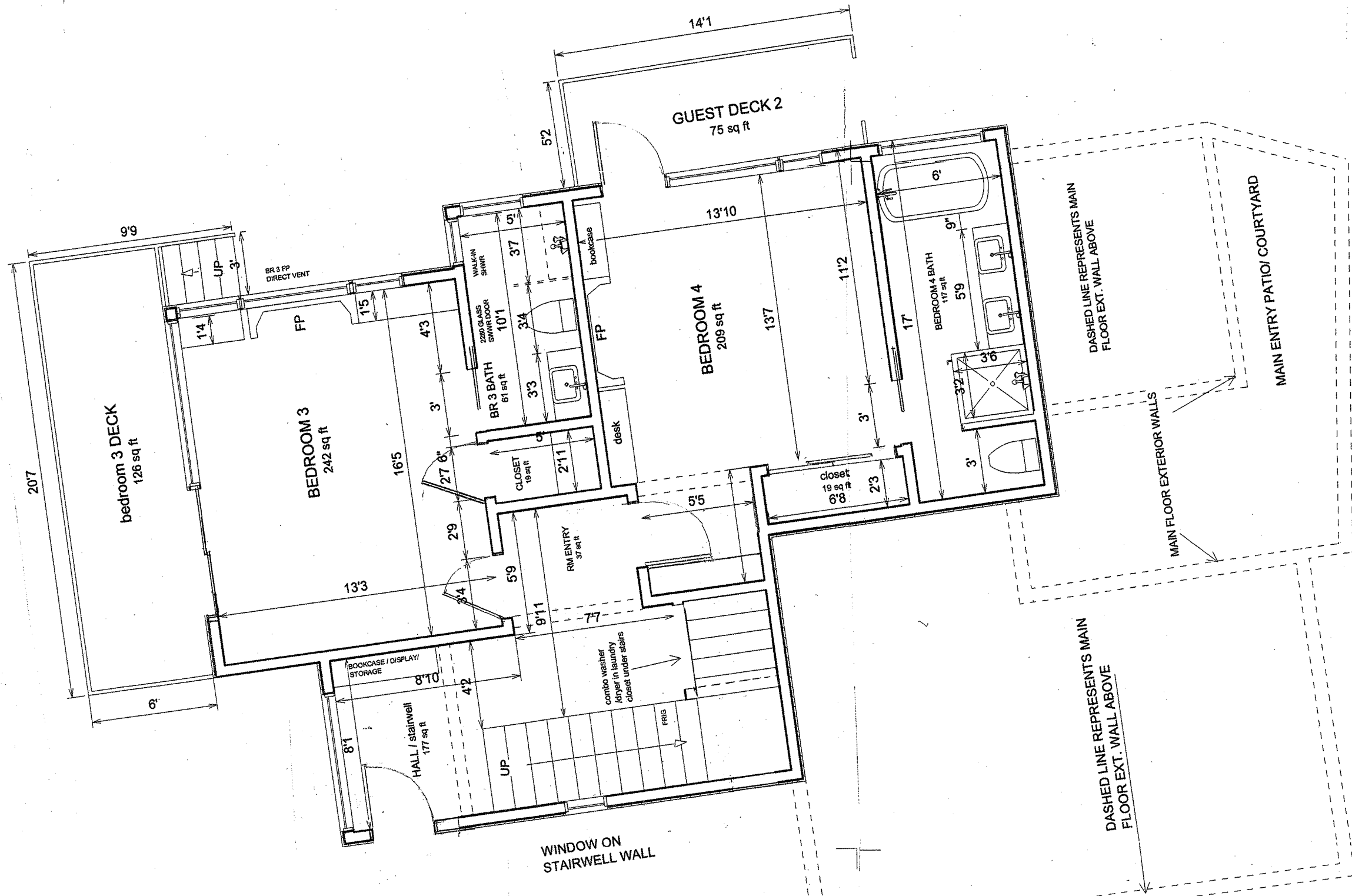




CURRINGTON RESIDENCE
A CUSTOM HOME DESIGN FOR APN: 401-11-012N
174 NORTH DRIVE, JEROME, AZ 86331

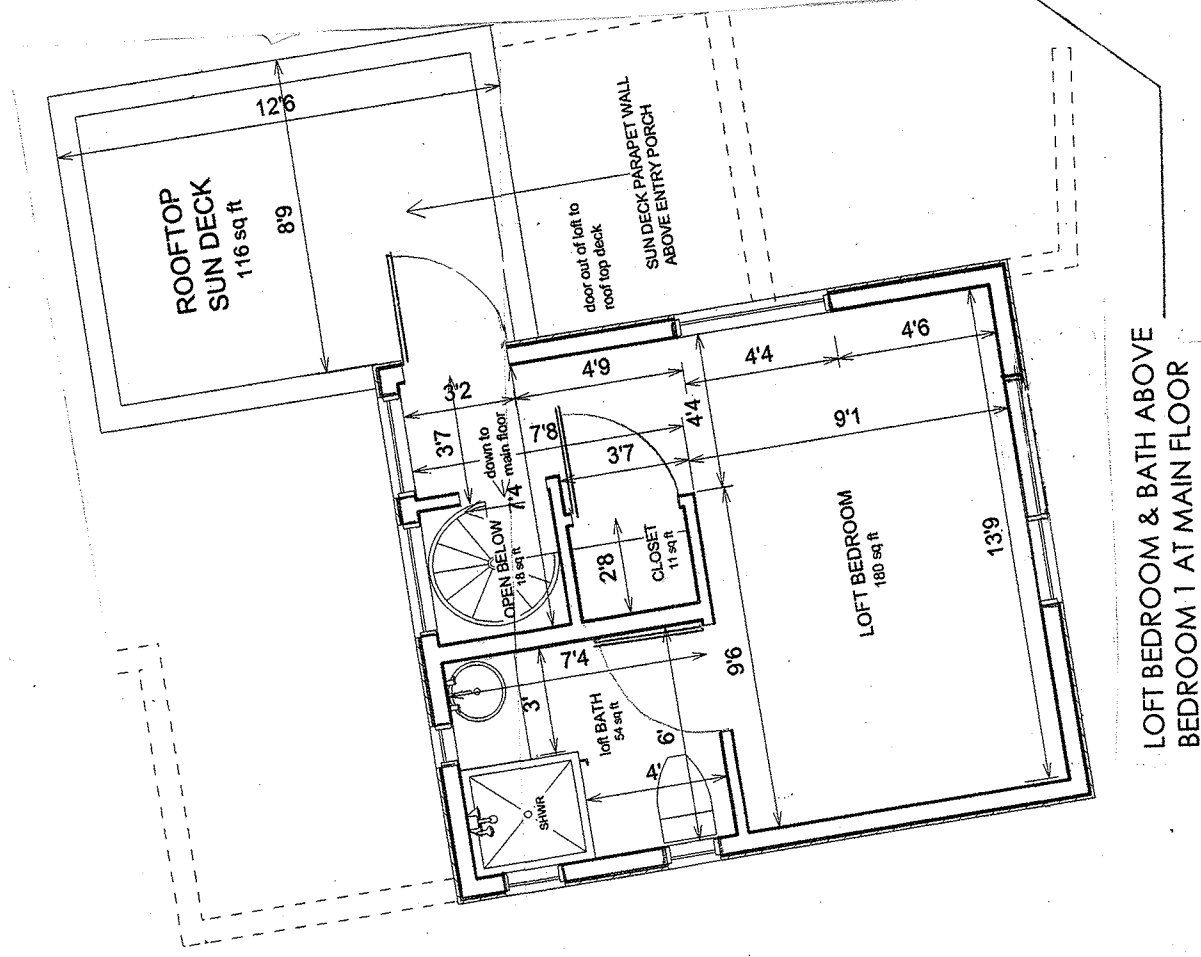
CURRINGTON RESIDENCE

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LOWER LEVEL FLOOR PLAN

SCALE 3/16



LOFT BEDROOM & BATH ABOVE
BEDROOM 1 AT MAIN FLOOR

SECOND FLOOR LOFT FLOOR PLAN

SCALE 1/4"

CURRINGTON RESIDENCE

A CUSTOM HOME DESIGN FOR APN: 401-11-012N
174 NORTH DRIVE, JEROME, AZ 86331

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mbdougan@gmail.com

NORTH DR.
ELEV. 4795.0
4 DRIVE

18' 6" x 15'

10
SETBACK

16' RUN 24.32% GRADE
IN FOOTPRINT

RIGHT (EAST) ELEVATION
SCALE 1/4"

100' 32%

68'-6" DECK TO PROPERTY LINE

A CUSTOM HOME DESIGN FOR APN: 401-11-012N
174 NORTH DRIVE, JEROME, AZ 86331

A CUSTOM HOME DESIGN FOR APN: 401-11-012N
174 NORTH DRIVE, JEROME, AZ 86331

4740

4735

REAR LOT LINE

20'

REAR SETBACK

149.35"

LENGTH ALONG RIGHT (EAST) PROPERTY LINE

SITE SECTION ELEVATION RIGHT (east) SIDE
SCALE 1/8"

SCALE 1/8"

CURRINGTON PROPERTY APN: 401-11-012N PHOTOS



HOME ON LEFT (WEST) SIDE
OF PROPERTY AT 168
NORTH DRIVE



HOME ON RIGHT (EAST,
NORTHEAST) SIDE OR
PROPERTY AT 222 DUNDEE



POWER LINE ACROSS PROPERTY
NOTE: WE ARE DISCUSSING OPTION WITH APS
OF BRINGING POWER INTO THE GROUND AT
THE EAST NORTHEAST SIDE OF THE PROPERTY
IF NOT FEASIBLE WE CAN MOVE THE
PROPOSED HOME DOWN THE HILL SLIGHTLY
TO FACILITATE THE UTILITY LINE TO BE HIGH IN
FRONT OF THE HOME AS IS CURRENTLY FOR
HOME TO LEFT

CURRINGTON RES. INSPIRATION FOR DOOR
STYLE / SELECTION AND WOOD STAIN FINISHES



INSPIRATION FOR ROUND DOOR / ROUNDED
GLASS SIDELITES



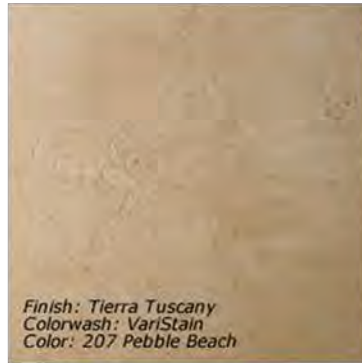
ALTERNATE CHOICE FOR FRONT DOOR STYLE



PROPOSED SIKKENS SE exterior STAIN COLORS
FOR ANY WOOD TRIM AND DOORS
TOP CHOICE DARK OAK , THEN BUTERNUT AND
TEAK

PROPOSED STUCCO COLORS

BRAND: ACG SYNTHETIC EARTHEN LOOK STUCCOS NOTE: STUCCO WILL BE COLOR IMPREGNATED NOT PAINTED



THIS COLOR IS PROPOSED TO BE THE LIGHTEST COLOR WE WOULD GO WITH IN COLORED STUCCO



INSPIRATION FOR TIERRA TUSCANY EXTERIOR STUCCO FINISH/ IS THE COLOR LOOK ON HOME / OLD HOTEL AT 300 BELL IN JEROME



THIS COLOR IS PROPOSED AS THE PRIMARY STUCCO COLOR /TONE



MODERN RUSTIC STYLE HOME SAME KIND OF STYLE AS OUR DESIGN IS INSPIRATION FOR SIENNA EARTHEN TONE STUCCO



DRIVEWAY PAVES STYLE BELGARD DUBLIN COBBLE

CURRINGTON LOT APN: 401-11-012N

MATT DOUGAN DESIGN
architectural + interior design + planning

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310 997 57 57
mbdougan@gmail.com



CURRINGTON RESIDENCE EXTERIOR & ROOF METAL, WOOD, CEMENT & STONE FINISH SELECTIONS & INSPIRATION



THIS IS THE MAIN INSPIRATION FOR THE STYLE AND EXTERIOR FINISH OF THE PROPOSED RESIDENCE., WITH STONE , RUSTED METAL SING AND RUSTED METAL ROOFING. THIS IS THE MARIPOSA RESTAURANT IN SEDONA THAT I DESIGNED SEVERAL YEARS AGO

THE STONE SHOWN HERE IS ONE OF THE OPTIONS FOR THE NATURAL STONE VENEER WE'D LIKE TO USE, THIS ONE IS SEDONA RED MOSS ROCK



THIS IS THE OTHER STONE OPTION A TAN/BUFF COLOERD DRY STACK LEDGESTONE



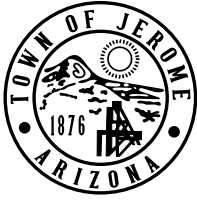
RUSTED CORUGATED METAL ROOFING OR PAINTED RUST PATINA ROOFING



THIS IS THE STYLE INPIRATION FOR THE MODERN RUSTIC LOOK WE ARE GOING FOR THAT HAS THE MINING TOWN ARCHITECTURAL STYLE WITH THE VERTICAL BARNWOOD ALONG WITH RUSTED METAL PANELS THE OPTION FOR THE BARNWOOD WOULD BE THE THE FORM BOARD CEMENT BAORD SIDING SHOWN BELOW



THIS IS CONCRETE BOARD FORM STYLED EXTERIOR SIDING PANELS THAT CAN BE USED INLIEU OF BARNWOOD OR IN COMBINATION THEREOF IN DIFFERENT AREAS OF THE EXTERIOR WALLS. THIS MATERIAL CAN BE PLACED HORIZONTAL OR VERTICAL



TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331

OFFICE (928) 634-7943 FAX (928) 634-0715

ZONING ADMINISTRATOR ANALYSIS DESIGN REVIEW BOARD January 13, 2020

ITEM 6:

Design Review for Demolition Permit for a shed

Location: 128 First Street
Applicant/Owner: Don and Paula Nord
ZONE: C-1
APN: 401-10-006
Prepared by: John Knight, Zoning Administrator

Summary: Applicant requests approval to demolish an existing shed/garage.

Zoning Ordinance Compliance -

Section 304.F.3. Review Procedures and Criteria

3. *The Design Review Board shall review a submitted application for Approval of the Demolition, Partial Demolition, or Removal of Existing Buildings or Structures, and shall have the power to approve, conditionally approve, or disapprove, all such requests; in accordance with the following procedures and criteria.*
 - a. *In passing on an application for demolition, partial demolition, or removal, the Design Review Board shall consider, among other things, the architectural or aesthetic quality or significance of the building or structure to the public interests of the Town.*
 - b. *If the Design Review Board finds that the preservation and protection of historic places and the public interest will best be served by postponing the demolition, partial demolition, or removal of a building or structure, it may postpone such action for a designated period, which shall not exceed one hundred eighty (180) days from the receipt of the application, and shall notify the applicant of such postponement. Within the period of postponement such demolition or alteration of any building, the Design Review Board shall take steps to ascertain what the Town Council can or may do to preserve such building, including consultation with private civic groups, interested private citizens and other public boards or agencies and including investigation of the potential use of the power of eminent domain when the preservation of a given building is clearly in the interest of the general welfare of the community and of certain historic and architectural significance. The Design Review Board shall then make such recommendations thereabout to the Town Council as the Board may determine to submit.*

Response: The Design Review Board (DRB) shall review the application and may approve, conditionally approve, or deny the request. The DRB also has the authority to postpone action for up to 180 days and may take steps to determine whether the building shall be preserved.

Conditions: A Design Review Board resolution of approval is also attached for consideration by the DRB (DRB Reso. 2020-2).

Recommendation: The Zoning administrator recommends approval of the demolition permit request.

Attachments:

- DRB Resolution 2020-2