



TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331

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

Zoning Administrator Analysis Design Review Board Monday, May 3, 2021

Item 6: Design Review for a 120-square-foot shed
Location: 128 First Street
Applicant/Owner: Don and Paula Nord
Zone: C-1
APN: 401-10-006
Recommendation: Approve
Prepared by: John Knight, Zoning Administrator
Resolution: **DRB Resolution 2021-10**

Summary and background: The applicants request approval to construct a shed. The shed will be sided with HardiePlank lapped siding and will be painted green. The trim will be painted brown to match the existing house. On April 21, 2021, the Jerome Planning and Zoning Commission approved the preliminary and final site plan review.

Ordinance Compliance: The Design Review Board (DRB) shall review the applicants' proposal for compliance with the code sections noted below.

Section 304.F.1. Review Procedures and Criteria:

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, text books 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*
- h. to which it is visually related.*
- i. 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.*
- j. ACCESSORY BUILDINGS - Garages, carports and sheds shall be visually compatible with buildings, structures and places to which they are visually related.*
- k. 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.*
- l. LANDSCAPING – Landscaping shall be visually compatible with the landscaping around the buildings, structures, and places to which it is visually related.*
- m. 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.*
- n. 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 DRB shall review the application for compliance with the above-referenced section from the zoning ordinance and refer to the specific criteria regarding accessory buildings.

Recommendation: The zoning administrator recommends that the DRB approve the attached resolution with the conditions included.

Attachments:

- DRB Resolution 2021-10
- Application and supplemental information



TOWN OF JEROME

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

DRB Resolution 2021-10 **Approving Design Review for a 120-square-foot shed**

WHEREAS the Town of Jerome has received an application from Don and Paula Nord for preliminary and final design review approval to construct a shed at 128 First Street (APN 401-10-006); and

WHEREAS the property is in the C-1 zoning district; and

WHEREAS the Design Review Board has determined that a public hearing is not necessary under Zoning Ordinance Section 304.F.5.; and

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

WHEREAS the Design Review Board has carefully reviewed the applicants' proposal and finds that the applicable 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 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.

DRB RESOLUTION NO. 2021-10

NOW, THEREFORE, BE IT RESOLVED by the Design Review Board of the Town of Jerome, Arizona, that the preliminary and final design for 128 First Street is hereby approved, subject to the following conditions:

1. **Expiration of Approval** – this approval shall become null and void if a building permit is not issued within six (6) months of final Design Review Board approval of this application. If necessary, the applicants may request an extension by the approval body, if the extension is submitted prior to approval expiration.
2. **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.
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 all decisions of the Design Review Board.

ADOPTED AND APPROVED by a majority vote of the Design Review Board on the 3rd day of May 2021.

ATTEST:

APPROVED:

Rosa Cays, Deputy Town Clerk

Tyler Christensen, Chair



TOWN OF JEROME, ARIZONA
600 Clark Street, P.O. Box 335, Jerome, AZ 86331
(928) 634-7943

File #:

Town Use

General Land Use Application – Check all that apply

- | | | |
|---|---|---|
| <input type="checkbox"/> Site Plan Review \$100 | <input type="checkbox"/> Design Review \$50/\$200 | <input type="checkbox"/> Conditional Use Permit (CUP) \$100 |
| <input type="checkbox"/> Demolition \$50/\$200 | <input type="checkbox"/> Signage/Awning \$50 | <input type="checkbox"/> Paint/Roofing \$0 |
| <input type="checkbox"/> Time Extension \$0 | <input type="checkbox"/> Variance \$200 | <input type="checkbox"/> Other: _____ |

Note: Refer to the corresponding Project Application Checklist/s for additional submittal requirements.

Applicant: <u>Don and Paula Nord</u>	Owner: <u>Don and Paula Nord</u>
Applicant address: <u>Po Box 942</u>	Owner Mailing Address: <u>Po Box 942</u>
<u>Williams AZ 86046</u>	<u>Williams, AZ 86046</u>
Applicant role/title:	
Applicant phone: <u>Cell 928-225-9068</u>	Owner phone: <u>928-635-4090</u>
Applicant email:	Owner email: <u>don@donnorddesigns.com</u>
Project address:	Parcel number: <u>401-10-006</u>
Describe project:	

- I understand that review by the Jerome Design Review Board, Planning and Zoning Commission, and Town Council is discretionary.
- I understand that the application fee is due at submission and review will not be scheduled until fee is paid to the Town.
- I understand review criteria are used in evaluation by the Jerome Design Review Board and/or Planning and Zoning Commission. These criteria are included in the Jerome Zoning Ordinance.
- I understand that this application will not be scheduled for consideration until all required materials have been submitted and the application is determined to be complete.

Applicant Signature: Paula Nord Date: 26 March 2021

Owner Signature: Paula Nord Date: 26 March 2021

For Town Use Only	
Received from: <u>Paula Nord</u>	Date: <u>4/12/2021</u>
Received the sum of \$ <u>200.00</u> as: <input type="checkbox"/> Check No. _____ <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Credit Card	
By: <u>V.N.</u>	For: <u>DRB PRZ</u>
Tentative Meeting Date/s - DRB: _____	PRZ: _____

E-mail completed forms and application information to: John Knight, Zoning Administrator j.knight@jerome.az.gov



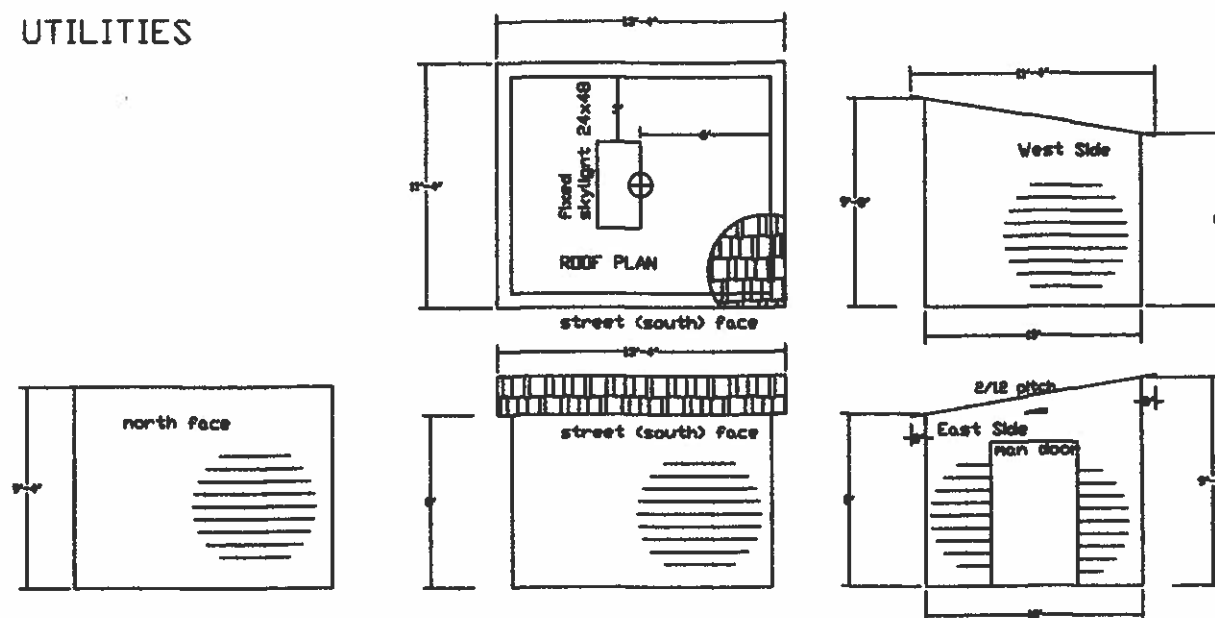
roof is brown 3-tab shingles



Handplank exterior, all 4 sides, see house *photo & color samples*

standard framing, 2 x 4 walls and rafters

NO UTILITIES



PROPOSED SHED
 128 FIRST STREET, JEROME, AZ
 apn: 401-10-006

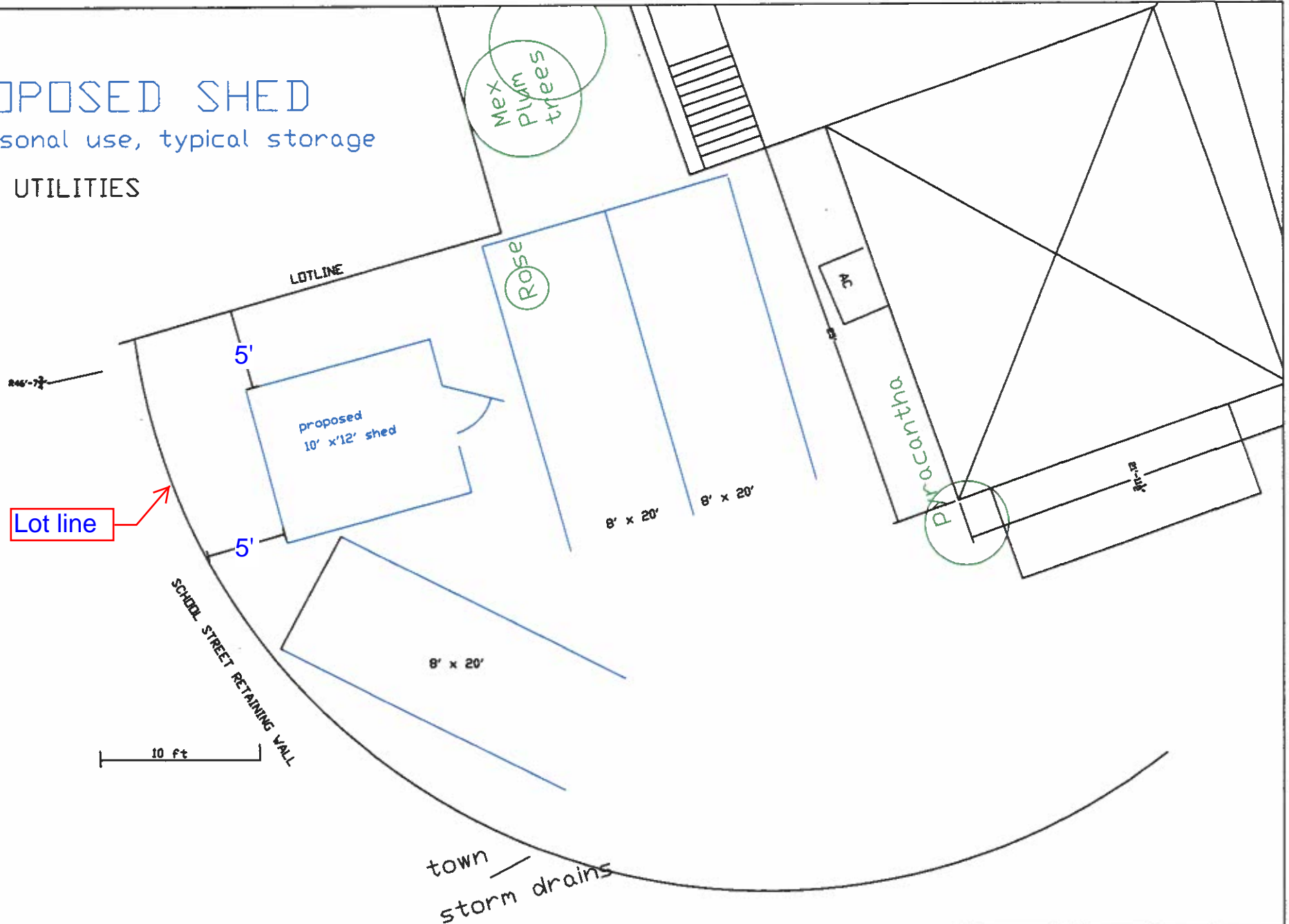
DN

DETAILS & ELEVATIONS 1/100 scale
 PNord (928)) 225-9068
 April, 2021

PROPOSED SHED

personal use, typical storage

NO UTILITIES



PROPOSED SHED

128 FIRST STREET, JEROME, AZ
apn: 401-10-006

PLOT PLAN 1/100 scale
including proposed project
PNord (928) 225-9068
April, 2021



LOCATION from 89a



LOCATION from First St



ADJACENT BUILDING, colors and siding

* MOTION LIGHTS

Shingle color





TOWN OF JEROME

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

ZONING ADMINISTRATOR ANALYSIS DESIGN REVIEW BOARD Monday, May 3, 2021

ITEM 7: Design Review for paint colors
Location: 557 Main Street
Applicant/Owner: Artis Roque/Artis J LLC
Zone: C-1
APN: 401-06-097
Prepared by: John Knight, Zoning Administrator
Resolution: DRB Reso. 2021-11

Summary: The applicant requests preliminary and final design approval to paint window trim, banisters, and pickets cobalt blue. The main body of the building, trim, and support pillars will remain the current neutral color.

Section 304.F.2. Review Procedures and Criteria

2. The Design Review Board shall review a submitted application for Design Approval of Alterations, Additions, or Renovations to Existing Buildings or Structures, and shall have the power to approve, conditionally approve, or disapprove all such requests, basing its decision on the following criteria:

- a. ARCHITECTURAL FEATURES AND DETAILS – Original porches, decks, balconies, canopies, doors, windows, walls, fences, stairways, eaves, cornices, and other architectural features and details shall be preserved and retained where feasible. Necessary replacement of these features should be as near as possible to the original feature in design and material.*
- b. ROOFS – Original roof shape, design, and material shall be preserved and retained where feasible. Where contemporary roofing material is used, it should be as near as possible to the appearance of the original roofing material.*
- c. COLOR – Exterior colors should be as near as possible to the original colors appropriate to the years during which the particular building or structure was built.*
- d. MATERIALS AND TEXTURE – The original exterior materials and texture shall be preserved and retained where feasible. Where contemporary materials are used, they should be as, near as possible to the original material and texture.*

Response: The DRB shall review the application for compliance with the above-referenced criteria regarding color.

Recommendation: The zoning administrator recommends that the DRB evaluate the proposed application and determine if the proposal meets the required criteria. A resolution with conditions is included for consideration by the board.

Attachments:

- DRB Resolution 2021-11
- Application and supplemental information



TOWN OF JEROME

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

DRB Resolution 2021-11 **Approving Design Review for paint colors**

WHEREAS the Town of Jerome has received an application from Artis Roque for preliminary and final design review to change the paint color of the window trim, banisters, and pickets to cobalt blue at 557 Main Street (APN 401-06-097), and

WHEREAS the property is in the C-1 zoning district; and

WHEREAS the Design Review Board has determined that a public hearing is not necessary under Zoning Ordinance Section 304.F.5.; and

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

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

Color – Exterior colors should be as near as possible to the original colors appropriate to the years during which the building or structure was built.

NOW, THEREFORE, BE IT RESOLVED by the Design Review Board of the Town of Jerome, Arizona, that the preliminary and final design review for 557 Main Street is hereby approved, subject to the following conditions:

1. **Expiration of Approval** – this approval shall become null and void if a building permit is not issued or work begun within six (6) months of final Design Review Board approval of this application. If necessary, the applicants may request an extension by the approval body, if the extension is submitted prior to approval expiration.
2. **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.

DRB RESOLUTION NO. 2021-11

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 all decisions of the Design Review Board.

ADOPTED AND APPROVED by a majority vote of the Design Review Board on the 3rd day of May 2021.

ATTEST:

APPROVED:

Rosa Cays, Deputy Town Clerk

Tyler Christensen, Chair



TOWN OF JEROME, ARIZONA
600 Clark Street, P.O. Box 335, Jerome, AZ 86331
(928) 634-7943

File #:

Town Use

General Land Use Application – Check all that apply

- | | | |
|---|---|---|
| <input type="checkbox"/> Site Plan Review \$100 | <input type="checkbox"/> Design Review \$50/\$200 | <input type="checkbox"/> Conditional Use Permit (CUP) \$100 |
| <input type="checkbox"/> Demolition \$50/\$200 | <input type="checkbox"/> Signage/Awning \$50 | <input checked="" type="checkbox"/> Paint/Roofing \$0 |
| <input type="checkbox"/> Time Extension \$0 | <input type="checkbox"/> Variance \$200 | <input type="checkbox"/> Other: _____ |

Note: Refer to the corresponding Project Application Checklist/s for additional submittal requirements.

Applicant: Artis Roque	Owner: Artis Roque
Applicant address: 6330 E juniper Wind Dr Cornville AZ 86325	Owner Mailing Address: 6330 E Juniper Wind dr Cornville AZ 86325
Applicant role/title: Owner	
Applicant phone: 714-745-9261	Owner phone: 714-745-9261
Applicant email: cajoy2@gmail.com	Owner email: cajoy2@gmail.com
Project address: 557 Main St	Parcel number: 401-06-097
Describe project:	
Prepping, scraping, caulking, and priming surfaces in front and left of the building. Paint the body of the front and left of the building the same body color, including petition walls.	
Paint the banisters and pickets Cobalt Blue Paint the windows Cobalt Blue. Paint trim, gutters, and vertical support pillars the same trim color.	

- I understand that review by the Jerome Design Review Board, Planning and Zoning Commission, and Town Council is discretionary.
- I understand that the application fee is due at submission and review will not be scheduled until fee is paid to the Town.
- I understand review criteria are used in evaluation by the Jerome Design Review Board and/or Planning and Zoning Commission. These criteria are included in the Jerome Zoning Ordinance.
- I understand that this application will not be scheduled for consideration until all required materials have been submitted and the application is determined to be complete.

Applicant Signature: Artis Roque Date: 4-15-21

Owner Signature: Artis Roque Date: 4-15-21

For Town Use Only

Received from: _____ Date: _____

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

By: _____ For: _____

Tentative Meeting Date/s - DRB: _____ P&Z: _____

E-mail completed forms and application information to: John Knight, Zoning Administrator j.knight@jerome.az.gov



Paint/Roofing Application Checklist

Each application will be filed with the zoning administrator and forwarded to the Jerome Design Review Board once the application has been reviewed by staff and determined to be complete. All application materials must be submitted electronically in PDF format (8.5-by-11 inches or 11-by-17 inches). Contact the zoning administrator at 928-634-7943 if assistance is needed regarding submitting materials.

- ☐ General Land Use Application Form
- ☐ Written narrative describing the details of the proposed paint and/or roof work
- ☐ Site plan showing property lines, buildings, and location of proposed paint and/or roofing changes
- ☐ Color and/or material samples of proposed paint and/or roofing (may be brought to meeting)

☒ Paint Colors (if applicable):

Main body: no changes to color

Window Trim: cobalt blue

Door Trim: no changes to color

Other: Paint the body of the front and left of the building the same body color, including petition walls.
Paint trim, gutters, and vertical support pillars the same trim color.

- ☐ Roof Color: Paint the banisters and pickets Cobalt Blue
Paint the windows Cobalt Blue.

Main Roof: _____

Other: _____

- ☐ Photographs showing all sides of existing structures
- ☐ Photographs showing adjoining properties, buildings, and structures
- ☐ Additional information requested by zoning administrator

☐ _____

☐ _____

☐ _____

Main Street frontage and adjacent building



Close up 1 of front elevation



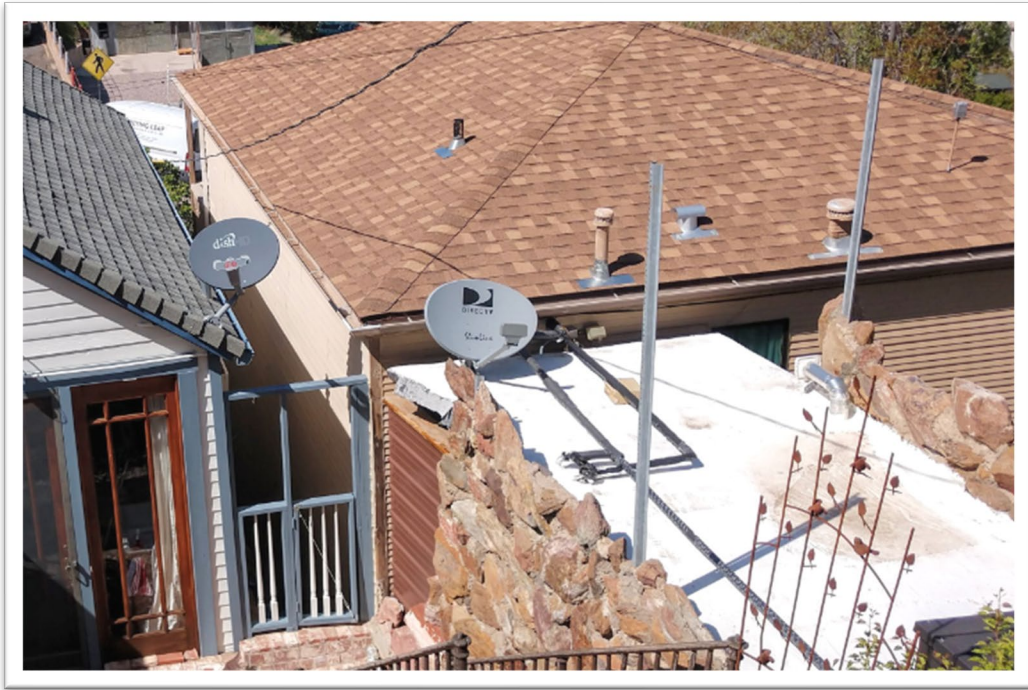
Close up 2 of front elevation



Rear elevation



Rear and west side elevation



Rear and east side elevation





TOWN OF JEROME

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

ZONING ADMINISTRATOR ANALYSIS DESIGN REVIEW BOARD Monday, May 3, 2021

ITEM 8: Design Review for a roof color/material change
Location: 752 Gulch Road
Applicant/Owner: Steve and Janice Pontious/Pontious Living Trust
Zone: AR
APN: 401-09-015
Prepared by: John Knight, Zoning Administrator
Resolution: [DRB Reso. 2021-12](#)

Summary: The applicants are requesting preliminary and final design approval to change the existing roof material from corrugated tin to slate grey, standing seam metal.

Section 304.F.2. Review Procedures and Criteria

2. The Design Review Board shall review a submitted application for Design Approval of Alterations, Additions, or Renovations to Existing Buildings or Structures, and shall have the power to approve, conditionally approve, or disapprove all such requests, basing its decision on the following criteria:

- a. ARCHITECTURAL FEATURES AND DETAILS – Original porches, decks, balconies, canopies, doors, windows, walls, fences, stairways, eaves, cornices, and other architectural features and details shall be preserved and retained where feasible. Necessary replacement of these features should be as near as possible to the original feature in design and material.*
- b. ROOFS – Original roof shape, design, and material shall be preserved and retained where feasible. Where contemporary roofing material is used, it should be as near as possible to the appearance of the original roofing material.*
- c. COLOR – Exterior colors should be as near as possible to the original colors appropriate to the years during which the particular building or structure was built.*
- d. MATERIALS AND TEXTURE – The original exterior materials and texture shall be preserved and retained where feasible. Where contemporary materials are used, they should be as, near as possible to the original material and texture.*

Response: The DRB shall review the application for compliance with the above-referenced regarding roofs and color.

Recommendation: The zoning administrator recommends that the DRB assess the proposed application and determine if the proposal meets the required criteria. A resolution with conditions is included for consideration by the board.

Attachments:

- DRB Resolution 2021-12
- Application and supplemental information



TOWN OF JEROME

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

DRB Resolution 2021-12 **Approving Design Review for a roof color/material change**

WHEREAS the Town of Jerome has received an application from Steve and Janice Pontious for preliminary and final design review to change the roof material from corrugated tin to slate grey, standing seam metal at 752 Gulch Road (APN 401-09-015), and

WHEREAS the property is in the AR zoning district; and

WHEREAS the Design Review Board has determined that a public hearing is not necessary under Zoning Ordinance Section 304.F.5.; and

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

WHEREAS the Design Review Board has carefully reviewed the applicants' proposal and finds that the applicable criteria have been satisfied:

Color – Exterior colors should be as near as possible to the original colors appropriate to the years during which the building or structure was built.

Roofs – Original roof shape, design, and material shall be preserved and retained where feasible. Where contemporary roofing material is used, it should be as near as possible to the appearance of the original roofing material.

NOW, THEREFORE, BE IT RESOLVED by the Design Review Board of the Town of Jerome, Arizona, that the preliminary and final design review for 752 Gulch Road is hereby approved, subject to the following conditions:

1. **Expiration of Approval** – this approval shall become null and void if a building permit is not issued or work begun within six (6) months of final Design Review Board approval of this application. If necessary, the applicants may request an extension by the approval body, if the extension is submitted prior to approval expiration.
2. **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.

DRB RESOLUTION NO. 2021-12

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 all decisions of the Design Review Board.

ADOPTED AND APPROVED by a majority vote of the Design Review Board on the 3rd day of May 2021.

ATTEST:

APPROVED:

Rosa Cays, Deputy Town Clerk

Tyler Christensen, Chair



TOWN OF JEROME, ARIZONA
600 Clark Street, P.O. Box 335, Jerome, AZ 86331
(928) 634-7943

File #:

Town Use

General Land Use Application – Check all that apply

- | | | |
|---|---|---|
| <input type="checkbox"/> Site Plan Review \$100 | <input type="checkbox"/> Design Review \$50/\$200 | <input type="checkbox"/> Conditional Use Permit (CUP) \$100 |
| <input type="checkbox"/> Demolition \$50/\$200 | <input type="checkbox"/> Signage/Awning \$50 | <input checked="" type="checkbox"/> Paint/Roofing \$0 |
| <input type="checkbox"/> Time Extension \$0 | <input type="checkbox"/> Variance \$200 | <input type="checkbox"/> Other: _____ |

Note: Refer to the corresponding Project Application Checklist/s for additional submittal requirements.

Applicant: Steve and Janice Pontious	Owner: Janice Pontious
Applicant address: 752 Gulch Rd Jerome, AZ 86331	Owner Mailing Address: PO Box 305 Jerome, AZ 86331
Applicant role/title:	
Applicant phone: same as owner	Owner phone: 928-301-4065
Applicant email: same as owner	Owner email: jpontious1@centurylink.net
Project address: 752 Gulch Rd, Jerome, AZ 86331	Parcel number:
Describe project: SureBuild, LLC will remove and replace existing corrugated metal roof on house structure only. New installation will include high temp ice/ water underlayment and new standing seam metal roofing. Existing corrugated roofing will remain on exterior sheds and carport.	

- I understand that review by the Jerome Design Review Board, Planning and Zoning Commission, and Town Council is discretionary.
- I understand that the application fee is due at submission and review will not be scheduled until fee is paid to the Town.
- I understand review criteria are used in evaluation by the Jerome Design Review Board and/or Planning and Zoning Commission. These criteria are included in the Jerome Zoning Ordinance.
- I understand that this application will not be scheduled for consideration until all required materials have been submitted and the application is determined to be complete.

Applicant Signature: Janice Pontious Digitally signed by Janice Pontious
Date: 2021.04.14 09:57:46 -07'00' Date: 4/14/2021

Owner Signature: Janice Pontious Digitally signed by Janice Pontious
Date: 2021.04.14 09:58:00 -07'00' Date: 4/14/2021

For Town Use Only	
Received from: _____	Date: _____
Received the sum of \$ _____ as: <input type="checkbox"/> Check No. _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	
By: _____	For: _____
Tentative Meeting Date/s - DRB: _____ P&Z: _____	

E-mail completed forms and application information to: John Knight, Zoning Administrator j.knight@jerome.az.gov

WESTERN STATES METAL ROOFING

901 W. Watkins St., Phoenix, AZ 85007

COLOR SELECTION GUIDE

COOL-TECH 500™ with COOL technology.

Cool coating with premium heat-reflective technology from Dura Coat.
KYNAR 500® / HYLAR 5000® / PVDF Pre-Finished Steel & Aluminum Flat Sheets & Coil.

Available for Immediate Delivery
Call Today for a Free Quote!

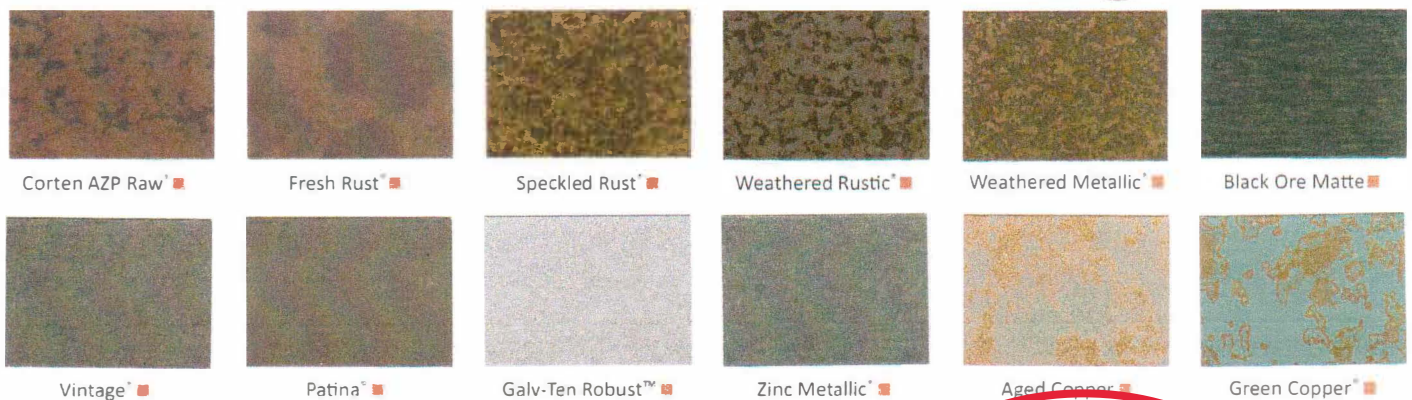
(877) 787-5467

sales@metalforroofing.com
metalforroofing.com
paintedtrustedroofing.com

STANDARD COLORS - ALWAYS IN STOCK & AVAILABLE FOR IMMEDIATE DELIVERY.

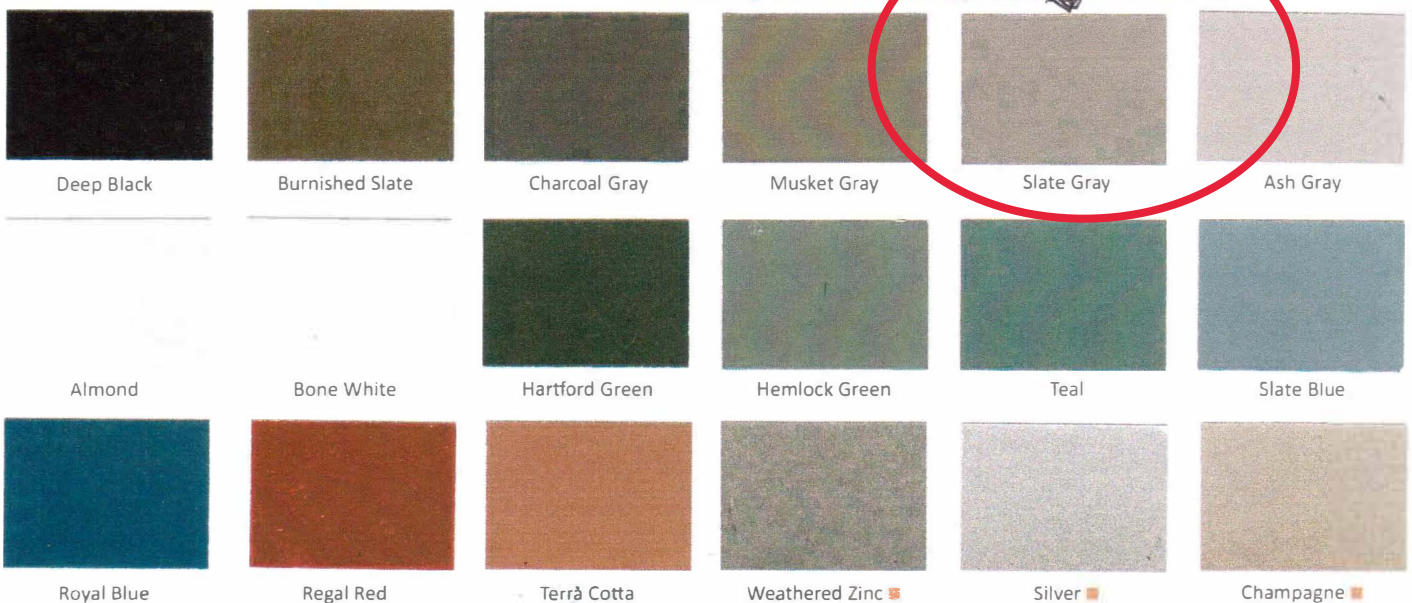


DESIGNER PAINT PRINTS- ALWAYS IN STOCK & AVAILABLE FOR IMMEDIATE DELIVERY.



COLORS AVAILABLE BY SPECIAL ORDER ONLY.

note
***Now Stocking: Burnished Slate, Charcoal Gray and Slate Gray**



■ Premium Color ▲ Not A Paint Finish

Colors represented on the card may not exactly match actual material. All colors should be verified using actual metal samples.

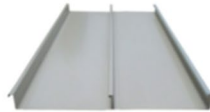
Standing Seam Roof

STANDING SEAM CONCEALED FASTENER PANELS

Types of Standing Seam Metal Roofing Panels

There are 3 types of standing seam metal roofing panels and all of them are a concealed fastener system. This means that the fasteners are not visible or exposed to the weather. Concealed fastener panels are more weather-tight and expensive when compared to exposed fastener panels.

- Mechanically Seamed - The panel edges are connected together with a roof seamer.
- Snap Lock With Concealed Fasteners And Clips - The clips attach to the panel and fasten directly onto the roof deck.
- Nail Strip or Nail Flange - A Snap Lock panel that ~~does not use clips~~



MS2® Mechanically Seamed

This is the most weather-tight style of standing seam metal roofing. It's ideal for very low sloped roofs with a pitch as low as .5" to 1":12". **It's a difficult panel to install and is rarely installed by DIY roofers.**

- Mechanically Fastened Seams
- Double Lock Or Single Lock
- 2" Panel Seam Height
- The Most Expensive Standing Seam



Western Lock® Standing Seam

This type of standing seam panel is the best all-around solution when you consider the performance of the panel, cost, and ease of installation.

- Snap Lock With Concealed Fasteners And Clips
- 1.75" (Standard) or 1.5" Seam Height
- Our Most Popular Standing Seam



Western Seam® Nail Strip

Nail strip roofing panels are a snap lock system that does not have clips. The male flange has one inch slots that are spaced 6 inches apart and fastened directly to the roof deck.

You sacrifice a lot of performance when you eliminate the clips. It's slightly less expensive and a little easier to install, but it's inferior to MS2® or Western Lock®

- Nail Strip or Nail Flange System
- 1" or 1.5" Seam Height

Slate Grey



Courtyard shed corrugated tin to remain



East side of house



North side of house



South side of house



West side of house





TOWN OF JEROME

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

ZONING ADMINISTRATOR ANALYSIS DESIGN REVIEW BOARD Monday, May 3, 2021

Item 9: **New signage for Nellie Bly**
Location: 130 Main Street
Applicant/Owner: Mary Wills and Sally Dryer/Mary Ryan Wills Trust and Sally Elizabeth Dryer Trust
Zone: C-1
APN: 401-06-007
Prepared by: John Knight, Zoning Administrator
Resolution: [DRB Reso. 2021-13](#)

Summary: The applicants are seeking preliminary and final design review for updated signage where the former Nellie Bly II was located. The new sign will include the text "Round the World with Nellie Bly" and will replace the Nellie Bly II sign (since removed). The existing Nellie Bly sign will remain in place. The sign is just over eight (8) square feet in size and will be a minimum of eight (8) feet above the sidewalk. The sign will be constructed of metal and will be attached to the building with a metal bracket so that it can project over the sidewalk (see attached photos).

Ordinance Compliance: The Design Review Board (DRB) shall review the applicants' proposal for compliance with the code sections noted below:

Section 304.F.4. Review Procedures and Criteria: *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 its decision on the following criteria:*

- a. *MATERIALS – Signs made of wood are preferred.*
- b. *LETTERING – Lettering and symbols on signs should be routed, applied, or painted.*
- c. *COLORS – Colors of a sign shall be visually compatible to the colors of buildings, structures, and signs to which the sign is visually related.*

Response: The Design Review Board shall review the application for compliance with the above-referenced criteria and refer to the specific standards regarding visual compatibility. Note that Section 304.F.4.a. referring to a preference for signs made of wood is proposed to be removed from the zoning ordinance. This is scheduled for a second reading by council on May 11, 2021.

Section 509.G. Signs in Commercial and Industrial Zones:

1. *No more than two (2) signs are permitted for any one business except that a business having frontage on and physical access from two (2) or more streets will be allowed a total of three (3) signs.*
2. *The area of any single wall, projecting, freestanding or canopy sign shall not exceed sixteen (16) square feet.*
3. *No sign shall extend above the roof of the building to which it is attached.*
4. *The bottom of any projecting sign shall be no lower than eight (8) feet above the ground directly below it.*
5. *No part of any projecting or freestanding sign may project over any roadway.*

Standard	Allowed	Proposed	Notes
Number of signs	2 max.	2 signs	Meets standard
Max. square footage	16 square feet each	Less than 8 square feet each	Meets standard
May not extend above roof line	Up to roof line	Signs are below the roof line	Meets standard
Height above sidewalk/ground	8 feet minimum	The bottom of the sign is greater than 8 feet above the sidewalk	Meets standard

Response: The applicants' proposal appears to meet the code requirements.

Section 509.E.7. Regulations applicable to signs in all zones

7. *Lighting shall be directed at the sign from an external incandescent light source and shall be installed so as to avoid any glare or reflection into any adjacent property, or onto a street or alley so as to create a traffic hazard. These restrictions shall apply to internally lighted signs, which may be allowed if constructed of metal or wood. No internally lit signs that are constructed of acrylic or plastic are allowed. No sign that flashes or blinks shall be permitted outside. No visible bulbs, neon tubing, or luminous paint, shall be permitted as part of any sign.*

Response: No lighting is proposed for the exterior sign.

Recommendation: The zoning administrator recommends that the DRB evaluate the proposed application and determine if the proposal meets the required criteria. A resolution with conditions is included for consideration by the board.

Attachments:

- DRB Resolution 2021-13
- Application and supplemental information



TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331

(928) 634-7943

DRB Resolution No. 2021-13

Approving proposed signage

WHEREAS the Town of Jerome has received an application from Mary Wills and Sally Dryer for preliminary and final design review for updated signage at 130 Main Street for Nellie Bly (APN 401-06-007); and

WHEREAS the property is in the C-1 zoning district; and

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

WHEREAS the Design Review Board has carefully reviewed the applicants' proposal related to signs and finds that the proposal satisfies the following criteria:

- a. Materials – Signs made of wood are preferred.
- b. Lettering – Lettering and symbols on signs should be routed, applied, or painted on the surface of the signage material.
- c. Sign Colors – Colors of a sign shall be visually compatible to the colors of buildings, structures, and signs to which the sign is visually related.

NOW, THEREFORE, BE IT RESOLVED by the Design Review Board of the Town of Jerome, Arizona, that the request for signage is hereby approved subject to the following conditions:

1. **Expiration of Approval** – This approval shall become null and void if a building permit is not issued or work has not begun within six (6) months of final 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.
2. **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 all decisions of the Design Review Board.

ADOPTED AND APPROVED by a majority vote of the Design Review Board on the 3rd day of May 2021.

ATTEST:

APPROVED:

Rosa Cays, Deputy Town Clerk

Tyler Christensen, Chair



TOWN OF JEROME, ARIZONA

600 Clark Street, P.O. Box 335, Jerome, AZ 86331
(928) 634-7943

File #:

Town Use

General Land Use Application – Check all that apply

- | | | |
|---|---|---|
| <input type="checkbox"/> Site Plan Review \$100 | <input type="checkbox"/> Design Review \$50/\$200 | <input type="checkbox"/> Conditional Use Permit (CUP) \$100 |
| <input type="checkbox"/> Demolition \$50/\$200 | <input checked="" type="checkbox"/> Signage/Awning \$50 | <input type="checkbox"/> Paint/Roofing \$0 |
| <input type="checkbox"/> Time Extension \$0 | <input type="checkbox"/> Variance \$200 | <input type="checkbox"/> Other: _____ |

Note: Refer to the corresponding Project Application Checklist/s for additional submittal requirements.

Applicant: <u>NELLIE BLY</u>	Owner: <u>MARY WILLS & SALLY DRYER</u>
Applicant address: <u>130 MAIN ST</u>	Owner Mailing Address: _____
<u>P.O. Box U</u>	
Applicant role/title: <u>PRESIDENT</u>	
Applicant phone: <u>928 301-7797</u>	Owner phone: _____
Applicant email: <u>MAIL@NBSCOPE3.COM</u>	Owner email: _____
Project address: <u>130 MAIN ST.</u>	Parcel number: _____
Describe project: <u>NEW SIGNAGE REPLACING OLD SIGN IN SAME LOCATION, SIZE 30" WIDE by 40" HIGH ON METAL AND TRIMMED IN METAL</u>	

- I understand that review by the Jerome Design Review Board, Planning and Zoning Commission, and Town Council is discretionary.
- I understand that the application fee is due at submission and review will not be scheduled until fee is paid to the Town.
- I understand review criteria are used in evaluation by the Jerome Design Review Board and/or Planning and Zoning Commission. These criteria are included in the Jerome Zoning Ordinance.
- I understand that this application will not be scheduled for consideration until all required materials have been submitted and the application is determined to be complete.

Applicant Signature: Mary Wills Date: 4.23.21

Owner Signature: Mary Wills Date: 4.23.21

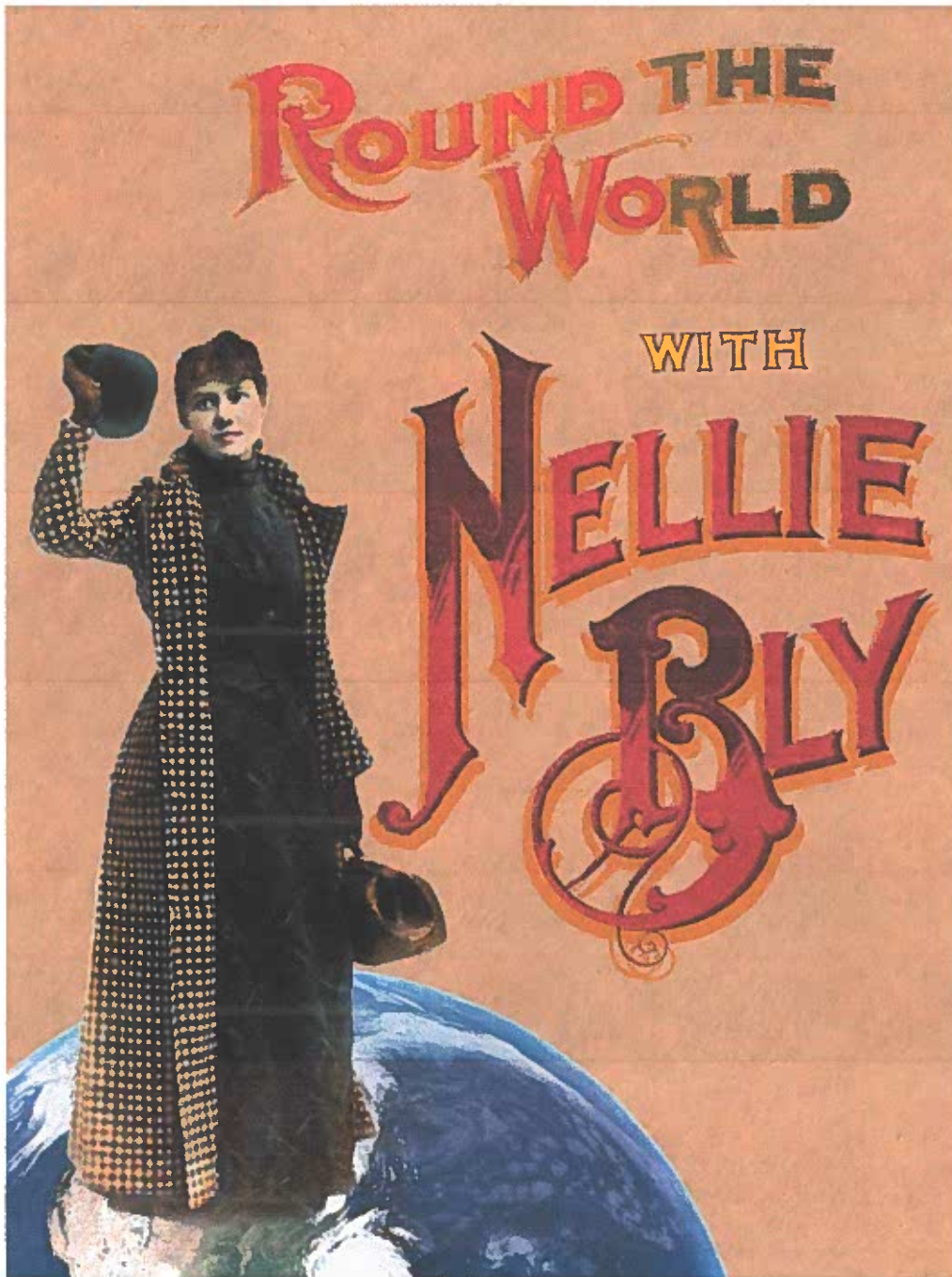
Received from: <u>Mary Wills</u>	For Town Use Only	Date: <u>4/26/2021</u>
Received the sum of \$ <u>50.00</u>	as: <input checked="" type="checkbox"/> Check No. <u>013767</u>	<input type="checkbox"/> Cash <input type="checkbox"/> Credit Card
By: <u>L.M.</u>	For: <u>Sign-DR13</u>	
Tentative Meeting Date/s - DRB: _____	P&Z: _____	

E-mail completed forms and application information to: John Knight, Zoning Administrator j.knight@jerome.az.gov



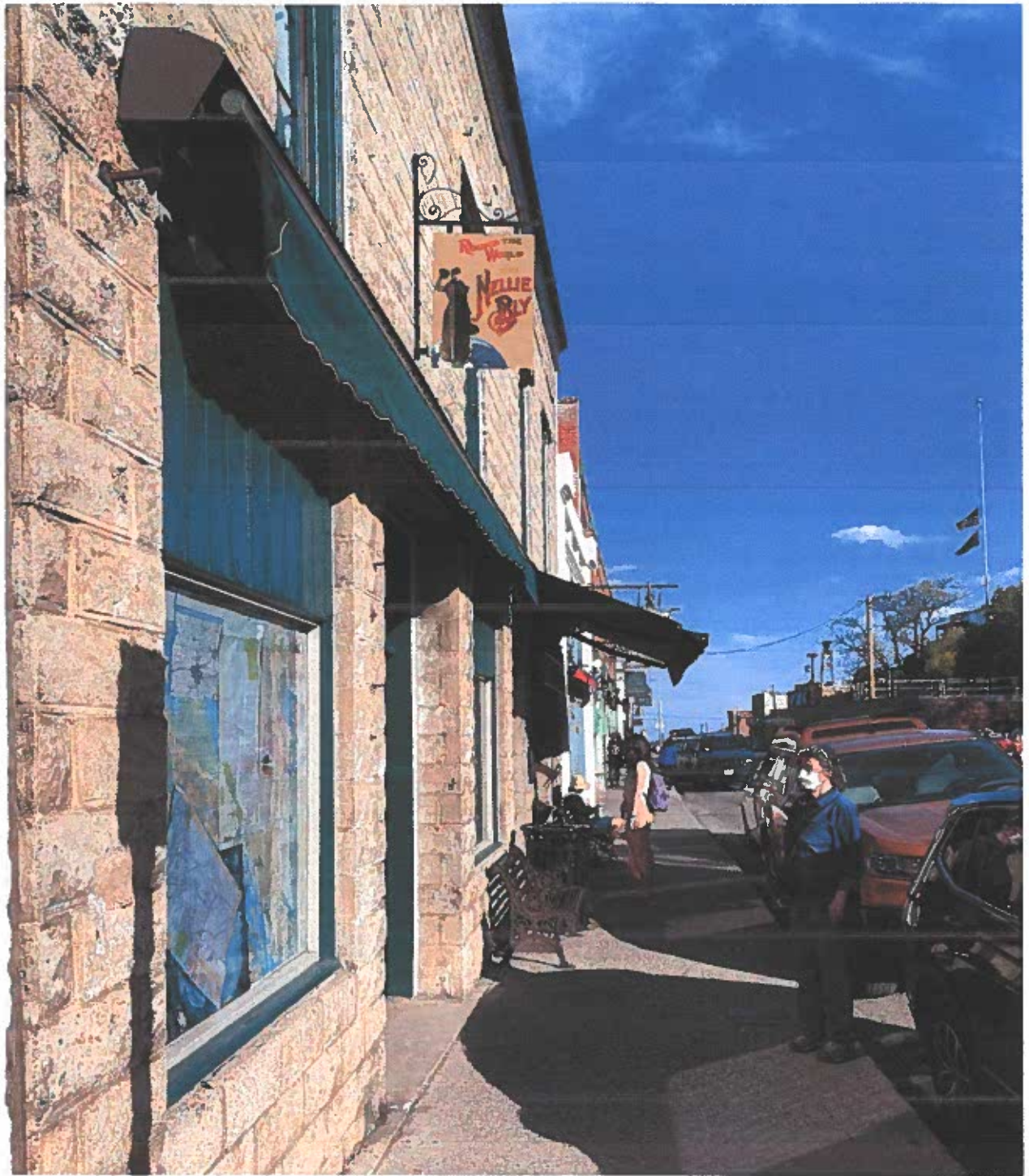
From: Lisa Petty lisa@girlvibeinc.com
Subject: Nellie Bly New Signage mock up for Design Review
Date: April 25, 2021 at 12:44 PM
To: Nellie Bly Kaleidoscopes mail@nbscopes.com

LP



40"

30"



From: **Mary Wills** mail@nbscopes.com
Subject:
Date: April 26, 2021 at 4:15 PM
To: **Nellie Bly** mail@nbscopes.com



OLD SIGN





TOWN OF JEROME

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

Zoning Administrator Analysis Design Review Board Monday, May 3, 2021

Item 10: Work session on commercial signs
Applicant/Owner: Town of Jerome
Prepared by: John Knight, Zoning Administrator
Discussion/Possible Direction

Background and Summary: At the Design Review Board (DRB) meeting on April 5, 2021, the DRB requested that staff schedule a work session on possible changes to the sign ordinance for commercial signs at the next regular meeting. On April 21, 2021, staff held a work session with the Planning and Zoning Commission (P&Z). P&Z expressed interest in DRB's thoughts on signs. They also discussed the following items:

1. **Off-premise signs:** The need for off-premise signs in certain locations like Hill Street to direct people to the Jerome Grand Hotel or the Asylum.
2. **Temporary signs:** The possibility of creating a permit process for and clarifying the use of temporary signs.
3. **Mannequins:** Clarifying the ordinance to address the use of mannequins (such as skeletons) and ensuring that they cannot be placed in locations that encroach onto sidewalks or stairways.

Note that the recent changes to the sign ordinance recommended by P&Z to Council were primarily focused on temporary signs in the residential areas. This is scheduled for a second reading by Council on May 11, 2021. Questions have been raised by members of the public, the Council, and the boards about possibly changing sections of the ordinance relating to commercial signs. These are discussed below:

1. **Temporary signs/banners** – Section 509.G.8. allows temporary signs in the commercial district up to eight (8) square feet in size. These signs can be displayed for 45 days, twice per year, and no more than a total of 90 days per calendar year. No permit is required for a temporary sign. This section also allows some unrestricted temporary signs such as chalkboards for daily menu specials, sandwich boards (on private property), and special events (such as Art Walk).

Issues for Consideration

- a. **Size** – Is eight (8) square feet an appropriate size for a “restricted” temporary sign?
- b. **Unrestricted signs** – Should menu boards, A-frame signs, and chalkboards have restrictions on size, location, and length of time they can be posted?
- c. **Permitting** – Should there be a permit process for temporary signs? Without a permitting process, it is difficult to know if a sign has been in place for more than 45 consecutive days.
- d. **Length of time** – Should the length of time that a temporary sign can be in place be changed from 45 consecutive days and 90 days in a calendar year?

2. **Open/Closed and Directional Signs** – Section 509.G.9. allows exterior open/closed signs up to four (4) square feet in area. These signs require a permit and approval from the Design Review Board.

Issues for Consideration

- a. **Size** – Is four (4) square feet an appropriate size for an open/closed sign?
 - b. **Content** – The ordinance refers only to open/closed signs. Should this be expanded to include directional signs (such as the one for the lower floor of Raku) and menu boards?
 - c. **Permitting** – Should the permitting be changed from DRB approval to an administrative approval process?
3. **Other forms of advertising** – Business owners have come up with a variety of creative forms of promoting their businesses, such as skeletons holding signs.

Issues for Consideration

- a. **Regulating** – Should similar types of promotion be regulated the same as signs? If a mannequin dressed as a miner is wearing a t-shirt with the business name, should it be considered part of their maximum sign square footage?
 - b. **Size & Number** – Should the size and number of mannequins be restricted?
4. **Off-premise signs** – Some businesses are using off-premise signs to advertise their business (such as the Haunted Hamburger, the Asylum, and Haven Methodist Church). Off-premise signs are defined in Section 509.B.10. as *“A sign not located on the premises of the business which it advertises.”* Off-premise signs are currently prohibited.

Issues for Consideration

- a. **Regulating** – Should off-premise signs in the commercial zone be allowed or should they continue to be prohibited?
- b. **Size & Number** – If allowed, should the size and number be regulated?
- c. **Permitting** – Should off-premise signs be permitted by the DRB or zoning administrator—or should they be allowed without a permit?
- d. **Signs for businesses outside of Jerome** – Should businesses not located in Jerome be allowed to display temporary signs?

Recommendation: The zoning administrator requests direction on possible changes to the sign ordinance relating to commercial signage.

Attachments:

- Photos of signs
- Section 509 of the Jerome Zoning Ordinance

1 - Example of OPEN sign



2 - Example of common temporary sign



3 - Temporary sign on sidewalk



4 - Example of banner sign



5 - Example of off-premise sign



6 - Other temporary and off-premise signs



7 - Examples of multiple signs for the same business



8 - Other forms of advertising – temp signs and skeletons



9 - Closeup of various types of advertising



10 - Other examples of advertising



11 - Example of directional sign



12 – Example of off-premise sign attached to street sign/stop sign

