



TOWN OF JEROME

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

REGULAR MEETING OF THE TOWN OF JEROME DESIGN REVIEW BOARD

Monday, May 3, 2021 TIME: 6:00 pm

PLACE: JEROME CIVIC CENTER

600 Clark St., JEROME, ARIZONA 86331

MINUTES

Due to technical issues, the audio recording of this meeting is substandard, although still accessible at www.jerome.az.gov.

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

Chair Tyler Christensen called the meeting to order at 6:00 p.m.

Deputy Town Clerk Rosa Cays called the roll. Present were Chair Christensen, Vice Chair Brice Wood, and board members John McDonald and Carol Wittner. Also present was Zoning Administrator John Knight.

Chair Christensen reminded everyone of the social distancing protocols.

6:00 (0:54) Item 2: Petitions from the public – There were no petitions from the public.

6:01 (1:01) Item 3: Approval of Minutes: Minutes of the regular meeting of April 5, 2021

Discussion/Possible Action

Motion to Approve the Minutes of the Regular Meeting of April 5, 2021

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

Continued Items/Old Business:

6:01 (1:48) Item 4: Corrected resolution for Raku Gallery

Applicant: Sally Murphy

Address: 250 Hull Avenue

Zone: C-1

Owner of record: Weisel Family Trust

APN: 401-06-052

Applicant is requesting amendments to the previous approval to clarify the use of a directional sign for the lower level of the business.

Discussion/Possible Action – DRB Reso. 2021-07 (Revised)

Mr. Knight reminded board members about the previous meeting and his conversation with the applicant about the temporary (directional) sign. After further consideration, Mr. Knight determined that the sign, which is approximately 18 by 12 inches, falls under the category of an open/closed sign. He said there was a provision in the ordinance for this, so it does not have to be considered a temporary sign.

Motion to Approve DRB Resolution 2021-07 (Revised)

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

New Business:

6:05 (5:32) Item 5: Preliminary Design Review for a house

Applicants: Bethany Halbreich and Cameron Sinclair

Address: 300 Queen Street

Zone: C-1/AR

Owner of record: Half Kingdom Holdings LLC

APN: 401-06-128G

Applicants are seeking preliminary design review to construct an approximately 850-square-foot house.

Discussion/Possible Action – DRB Reso. 2021-09

Chair Christensen introduced the item and reiterated that this was a preliminary review.

Mr. Knight said that P&Z had reviewed the project on April 21 and that it would be back before July for the next phase of design. He clarified that this was a review of the first phase—the house only.

Applicant and property owner Cameron Sinclair introduced the project and shared history about the property. He said plans from the previous owners were not well received by the State Historic Preservation Office (SHPO), who are in full support of this project so far. Rather than replicating the original pool house, Mr. Sinclair said their house will be approximately the same size but otherwise a distinctive design. He talked about the layout and plans and the steel panels that will be used to skin the house, which SHPO says reflect the mining feel of Jerome. Mr. Sinclair said that this part of town was once made up of mining shacks and that he and Ms. Halbreich want to do something reflective of that time, something more industrial.

Chair Christensen asked for clarification on the square footage.

Mr. Sinclair said they were working with SHPO and ASU on bringing students to come see this area of Jerome and shared more history of homes originally built there. He said the land has been surveyed quite a bit, partly because of the Guth property, and the one concern is topology; in 1926, UVX built up the lot to make it almost flat. Mr. Sinclair said temporary fencing will be installed around the pool and asked for guidance from the board on this. He said the only original wall left of the original pool house is 3 feet high and 9 inches thick and will be part of the base of the new building. He said materials to be used inside and out will complement each other and that the existing concrete will stay on the ground floor and will be treated. Mr. Sinclair asked the board if the outer steelwork should be seamed or seamless, and that one bonus is the skylight that converts to a balcony.

Chair Christensen said he liked the idea of steel but that seamed or not is up to the applicants. He then confirmed with Mr. Sinclair that the deck is traversable on the second floor. Chair Christensen said he did not have a problem with it, but that it was a first for Jerome and that it will catch people's attention, seeing that historic preservation is "our thing."

Mr. Sinclair said that the site drops about 30 feet, so it will not be particularly visible from town, but that it does have a visual connection with the Audrey headframe and the Edith headframe.

Chair Christensen asked what SHPO's previous issue was with the pool. Mr. Sinclair said that the previous owners' building covered half the pool; that they had punctured holes in the pool to determine if they could build on it. Mr. Sinclair said their project is not touching the pool at all and that it will not be filled. Their plan is to restore it to the 1920s-'30s details around the pool; it just won't be in operation.

Vice Chair Wood said the safety fence around the pool could be a design element. Mr. Sinclair said they are looking for temporary fencing for now and that permanent fencing would be built in the next phase. He said once it is built and they are living in the house, they will decide what to do with the pool, perhaps at a community meeting.

Ms. Wittner confirmed the placement of the balconies/skylights.

Mr. Sinclair talked about the 10-by-9-foot deck and glass railing.

Chair Christensen asked what P&Z had said about the project and if they had tabled it.

Mr. Knight said the applicants need to complete engineering work, and finish details related to the installation of water and sewer lines. He talked about how the current rebuilt pool house is somewhat of an eyesore.

Ms. Wittner said she was concerned about the modernity of the plans but liked the materials and suggested possibly "tweaking" the skylights.

Chair Christensen, who was born in Jerome, said he sees that there is respect for the past with an eye on the future (Jerome's motto). He asked Mr. Knight what the options were regarding voting on the project.

Mr. Knight replied that a decision can be tabled since the plans are still evolving; they could approve the preliminary design, or they could deny it.

Chair Christensen clarified that approval is an option and asked if the town would then be legally bound.

Mr. Knight said that the main goal for the applicant was to obtain comments and direction and that this is for conceptual review only.

Mr. McDonald motioned to accept the preliminary design, and Chair Christensen seconded.

Mr. McDonald told the applicants that they would get pushback. Chair Christensen said liability was a big concern.

Mr. Sinclair said that geotech and engineers were concerns for P&Z, as was access to the property. Mr. Sinclair has met with Fire Chief Rusty Blair and Public Works Director Marty Boland, and they have determined the access. Mr. Sinclair said that in terms of what P&Z was worried about, the issues are being taken care of. As for the geotech issues, the terrain in question falls on town property, so the liability is turned around.

The applicants' general contractor, Mack Brennan of Crested Construction, asked what pushback they would receive.

Mr. McDonald said that the house does not look like an old Victorian; Chair Christensen said pushback would come from residents who will talk to board members.

Mr. Sinclair talked a bit more about the history of the property and the pool, the classism of the time, and what the architecture was like for people living in that area. He posed the questions, "Would these people be considered middle class? Was this historic preservation of the haves and have-nots?" He said, "We need to have that conversation."

Vice Mayor Wood pointed out that "lower class architecture did not survive; the Victorians did." He then said the DRB strives for visual compatibility, and that the project could work on Dundee.

Chair Christensen and Ms. Wittner said that the deck is what stands out.

Mr. Sinclair explained the use and convenience of the deck and thought perhaps the railing was the issue. He said the architectural form matches the 1926 form and that the use of materials may be in question, although it was hard to say since different parts of town have different rules, so perhaps the town should have separate ordinances. Mr. Sinclair said the property was once the location of a civic structure with simple buildings and not a residential home. He said to build a traditional home would stand out in this zone; that it would likely have to be three stories. Mr. Sinclair reminded everyone that this was a preliminary plan and that they should have final plans next month.

Chair Christensen asked Vice Mayor Brice, "Where's the happy medium between what's currently there and having it be something different than this?" Vice Mayor Wood said the DRB's mandate was visual compatibility and that the issue is not the design—he likes it. The issue is visual compatibility.

Chair Christensen then asked if this plan was an improvement compared to what is currently on the property. Vice Chair Wood said it was. Mr. Knight commented that the front of the lot was in the commercial zone so something will get built and block it eventually.

Motion to Accept DRB Resolution 2021-09

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

6:57 (57:40) Item 6: Preliminary and Final Design Review for a shed

Applicants: Don and Paula Nord

Address: 128 First Street

Zone: C-1

Owner of record: Don and Paul Nord

APN: 401-10-006

Applicants are seeking preliminary and final design review to construct a 120-square-foot shed.

Discussion/Possible Action – DRB Reso. 2021-10

Mr. Knight said that this had been reviewed at the last P&Z meeting. After a brief discussion about setbacks, Mr. Knight said that the shed, setbacks, and parking can all meet the zoning guidelines if the applicants set up tandem parking. He said he talked to Mr. Nord about "chalking" it all out to be sure and suggested this could be a condition for a decision. In terms of color and materials, Mr. Knight said the shed would be comparable to the adjacent house.

Property owner Don Nord introduced himself. He said they had spent over a year renovating the small house and need the storage.

Mr. Knight said the shed could be conditionally approved since the plans had been revised since P&Z approved it; he went into some of the details.

Chair Christensen verified that P&Z's concern was placement. Mr. Knight confirmed this and said that parking was also an issue—the three required spaces need to be maintained.

Mr. Nord said they have at least four spaces on the property.

Motion to Approve DRB Resolution 2021-10 with the condition that 3 parking spaces are maintained

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

7:05 (1:05:46) Item 7: Preliminary and Final Design Review for paint colors

Applicant: Artis Roque

Address: 557 Main Street

Zone: C-1

Owner of record: Artis J LLC

APN: 401-06-097

Applicant is seeking preliminary and final design review to paint window trim, banisters, and pickets.

Discussion/Possible Action – DRB Reso. 2021-11

Mr. Knight said that the applicant is only changing the paint color on the trim to add charm. He said it will visually fit the blue house next door.

A paint chip was not included in the agenda packet, but Chair Christensen was able to find online the color of the paint described.

Motion to Approve DRB Resolution 2021-11

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

7:11 (1:11:11) Item 8: Preliminary and Final Design Review for a roof color/material change

Applicants: Steve and Janice Pontious

Address: 752 Gulch Road

Owner of record: Pontious Living Trust

Zone: AR

APN: 401-09-015

Applicants are seeking preliminary and final design review to change roof materials from corrugated tin to slate grey, standing seam metal.

Discussion/Possible Action – DRB Reso. 2021-12

Mr. Knight said that this was a simple project: the corrugated tin roof is leaking and needs to be replaced with newer material. He said the applicants are keeping the old tin over the shed and carport and the color of the roof will be soft grey so it is not too reflective.

Resident Janice Pontious briefly reiterated what Mr. Knight said. Mr. McDonald thanked Ms. Pontious for her consideration of the color.

Motion to Approve DRB Resolution 2021-12

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

7:14 (1:14:30) Item 9: Preliminary and Final Design Review for new signage (Nellie Bly)

Applicants: Mary Wills and Sally Dryer

Address: 130 Main Street

Owner of record: Mary Ryan Wills Trust and Sally Elizabeth Dryer Trust

Zone: C-1

APN: 401-06-007

Applicants are seeking preliminary and final design review for updated signage.

Discussion/Possible Action – DRB Reso. 2021-13

Mr. Knight said the applicants are allowed two signs and meet all necessary requirements.

Resident and business owner Mary Wills spoke briefly about how the sign will be hung and its similarity to the original Nellie Bly sign.

Chair Christensen asked a question about the original sign. Ms. Wills explained.

Motion to Approve DRB Resolution 2021-13

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

7:18 (1:17:54) Item 10: Work session on commercial signs

Applicant: Town of Jerome

Work session regarding commercial signs and possible amendments to the sign ordinance.

Discussion/Possible Direction

Mr. Knight said changes were made in the ordinance about temporary signs in residential zones, but the commercial zone also needed to be addressed, especially off-premise and temporary signs, as well as mannequins. He pointed out that the ordinance prohibits off-premise signs, yet there are several around town: the Haunted Hamburger sign by the stairs, signs up to the Grand Hotel/Asylum, and the Haven Methodist Church sign on Hampshire. He said temporary signs were allowed for town events, but now there are quite a few around. Mr. Knight said the time restriction is a challenge to track (45 days or 90 days total in a year). He said Sedona now requires a permit for temporary signs. Skeletons (mannequins) are tricky, he said because visitors enjoy them, but the ones used by the local tour companies are getting out of hand. Mr. Knight said open/closed signs should not be added into the total signage footage.

Discussion ensued.

Ms. Wittner asked if anything could be done about the skeletons. Mr. Knight said if they are not physically advertising, then likely not.

Mr. Sinclair said that under the ADA Act would be one way to regulate them, especially on 89A. Mr. Knight said that text could be added to the ordinance stating that they cannot block stairways, rails, etc. He encouraged DRB members to notice signs as they walk around town, then explained how this item would go back and forth between P&Z and DRB.

Chair Christensen brought up the State Farm sign on Hull Avenue. Mr. Knight said it could be considered an off-premise sign, although it is on the owner's property—but the business is not located there. Ms. Wittner said that sign bothered her more than the skeletons.

Mr. Knight said they may want to require a setback and size limitation for temporary signs and that they would have to get people used to getting permits if they decide to go that route. He said P&Z would initiate the process at their next meeting.

Chair Christensen said the skeletons were dangerous and that the State Farm sign is past its time restriction.

Mr. Sinclair suggested the board consider the material (vinyl) and how it is attached to the railing. Ms. Wittner said the problem is vinyl signs are used for town events and fundraisers.

Mr. Knight talked about other types of signs and then asked if the board was interested in working on this, to which they agreed they did.

Informational Items (Current Event Summaries):

7:43 Item 11: Updates of Recent and Upcoming Meetings: John Knight, Zoning Administrator

- a) **April 13, 2021 Council meeting** – First reading of sign ordinance amendments; ordinance amendments regarding administrative approval of small projects and appeals; bee study; district signs; Rich Street survey; Verde Exploration presentation regarding the high school
- b) **April 21, 2021 P&Z Meeting** – Ordinance amendments regarding administrative approval of small projects; 128 First Street shed; 300 Queen Street (aka Mexican Pool property); extension request for 324 Queen Street (aka Cuban Queen property); work session on commercial signs

Mr. Knight shared highlights from the April Council and P&Z meetings. He asked if anyone had noticed the district signs were gone and said they would be replaced with maps posted in a few places in town. He said questions have come up about ownership of the Rich Street platform and that a survey would be conducted soon.

7:46 Item 13: Future DRB Agenda Items for June 7, 2021: Final design review for 300 Queen Street (aka Mexican Pool property)

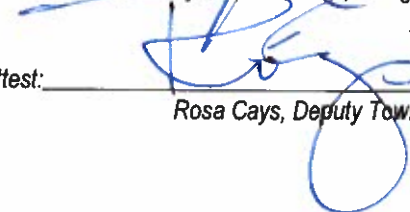
Mr. Knight said that Keith Lazaro's new house project and a sign for the Blazing Owl, a new business at Merchants Gathering, would also likely be on the next agenda.

Item 12: Adjourn

Motion to adjourn at 7:48 p.m.

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

Approved:  Date: 6-7-21
 Tyler Christensen, Design Review Board Chair

Attest:  Date: 7 June 2021
 Rosa Cays, Deputy Town Clerk

