



# TOWN OF JEROME

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

## REGULAR MEETING OF THE TOWN OF JEROME

### DESIGN REVIEW BOARD

Monday, June 7, 2021 TIME: 6:00 pm

PLACE: JEROME CIVIC CENTER (Note: meeting to be held in person)

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

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

#### Possible Direction to Staff

#### Item 3: Approval of Minutes: Minutes of the regular meeting of May 3, 2021

##### Discussion/Possible Action

**Continued Items/Old Business:** none

#### New Business:

#### Item 4: Preliminary and Final Design Review for a new house (Lazaro)

Applicant: Keith Lazaro

Address: 224 Fourth Street

Zone: R1-5

Owner of record: Keith Lazaro

APN: 401-07-022

Applicant is seeking preliminary and final design review to construct an approximately 1,400-square-foot house on an existing lot.

##### Discussion/Possible Action – DRB Reso. 2021-14

#### Item 5: Final Design Review for a new house (Halbreich/Sinclair)

Applicants: Bethany Halbreich and Cameron Sinclair

Address: 300 Queen Street (aka Mexican Pool property)

Zone: C-1/AR

Owner of record: Half Kingdom Holdings LLC

APN: 401-06-128G

Applicants are seeking final design review to construct an approximately 1,155-square-foot house.

##### Discussion/Possible Action – DRB Reso. 2021-15

#### Item 6: Preliminary and Final Design Review for new signage (Blazing Owl)

Applicant: Angela Arndt

Address: 300 Hull Avenue

Zone: C-1

Owner of record: Randy and Cathy Brazil

APN: 401-06-074

Applicant is seeking preliminary and final design review for new signage at the Merchants Gathering building.

##### Discussion/Possible Action – DRB Reso. 2021-16

#### Item 7: Preliminary and Final Design Review for a gate

Applicant: Carol Wittner Roland

Address: 140 Main Street

Zone: C-1

Owner of record: Beyond Sky Fire LLC

APN: 401-06-006

Applicant is seeking preliminary and final design review for a new gate in front of "Husbands' Alley"

##### Discussion/Possible Action – DRB Reso. 2021-17

**Item 8: Preliminary and Final Design Review for new signage (Jerome BATH House)**

Applicant: Mike Thieme

Address: 240 Hull Avenue

Zone: C-1

Owner of record: Margaret Graziano

APN: 401-06-054

Applicant is seeking preliminary and final design review for new signage.

**Discussion/Possible Action – DRB Reso. 2021-18**

**Informational Items (Current Event Summaries):**

**Item 9: Updates of Recent and Upcoming Meetings:** John Knight, Zoning Administrator

- a) **May 11, 2021 Council meeting** – Second reading of sign ordinance amendments; first reading of ordinance amendments regarding administrative approval of small projects and appeals; discussions on the following: possible beekeeping ordinance; possible special event ordinance; possible amendments to residential parking
- b) **May 19, 2021 P&Z Meeting** – Initiated ordinance amendment regarding commercial temporary signs in the commercial district; 224 Fourth Street (Lazaro); 300 Queen Street (Halbreich/Sinclair)

**Item 10: Future DRB Agenda Items for Tuesday, July 6, 2021 (note meeting date change):** No items currently scheduled

**Item 11: Adjourn**

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

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

\_\_\_\_\_  
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 enough time to make arrangements. Anyone needing clarification of an agenda item may call John Knight at (928) 634-7943.*



# 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](http://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

Owner of record: Weisel Family Trust

Zone: C-1

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

Owner of record: Half Kingdom Holdings LLC

Zone: C-1/AR

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

Owner of record: Don and Paul Nord

Zone: C-1

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

Owner of record: Artis J LLC

Zone: C-1

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

Zone: C-1

Owner of record: Mary Ryan Wills Trust and Sally Elizabeth Dryer Trust  
Applicants are seeking preliminary and final design review for updated signage.

APN: 401-06-007

**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**

- 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
- 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: \_\_\_\_\_  
*Tyler Christensen, Design Review Board Chair*

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
*Rosa Cays, Deputy Town Clerk*

DRAFT





# TOWN OF JEROME

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

## Zoning Administrator Analysis Design Review Board Monday, June 7, 2020

**Item 4:** Design Review for an approximately 1,400-square-foot house  
**Location:** 224 Fourth Street  
**Applicant/Owner:** Keith Lazaro  
**Zone:** R1-5  
**APN:** 401-07-022  
**Prepared by:** John Knight, Zoning Administrator  
**Resolution:** [DRB Reso. 2021-14](#)

**Background and Summary:** The applicant requests preliminary and final design review to construct an approximately 1,400-square-foot house and a small shed on an existing lot at the intersection of Fourth Street and Verde Avenue. The request also includes demolition of an existing, metal garage and removal of a large water tank. The Planning and Zoning Commission approved the preliminary and final site plan review for the property on May 19, 2021.

**Colors and Materials:** The applicant proposes to salvage the corrugated metal sheets from the garage demolition for use on the first floor of the home. The upper two stories will be fiber cement siding. The roofing will be metal, standing seam. Balcony railings will be metal. The shed is proposed to be clad and roofed in the salvaged corrugated-metal sheets. For colors, the applicant proposes copper for the roof, black for the metal railings, and beige for the cement siding. The existing, corrugated metal sheets will be left unpainted. The proposal also includes construction of retaining walls. On the Verde Ave and Fourth Street frontages, the walls will be constructed of stone. Along the west and north property lines, the walls will be concrete.

**History:** There was previously a home on the property in the early 1900s. This shows up on the Sanborn maps in 1910 and 1917. Note that the latest Sanborn map from 1917 shows the house but does not show a garage. See attached picture of the original house.

Additional information from the applicant:

*"The garage was built in the 1950s by Charlie Catlin, the owner at that time. He and his wife owned the lot and in the late '60s, early '70s the wife went into a nursing home in California after Charlie died. In order to cover the cost of her care in the nursing home the lot was given to the Packs, the owners of the nursing home. As far as I know the Packs never did anything with the lot, being that they lived in California, and they sold the lot to my dad in 1985."*

**Ordinance Compliance:** The Design Review Board shall review the applicant's proposal for compliance with the code sections noted below.

## **Section 304.F.1. Review Procedures and Criteria (New Construction)**

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, 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 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 DRB shall review the application for compliance with the above-referenced criteria and refer to the applicable criteria regarding architectural features and details. The applicant's proposal appears to meet these criteria through use of compatible colors and materials.

### **Section 304.F.3. Review Procedures and Criteria (Demolition)**

*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 DRB shall review the application for compliance with the above-referenced criteria.

### **Section 304.F.5. Approval process**

- 5. The Design Review Board shall have thirty (30) days from the date of submission of a complete application to review the request and approve, conditionally approve, or reject, said request, and notify the applicant of his decision in writing. If, however, the Design Review Board wishes to hold a public hearing on the request, the Board shall fix a reasonable time for such hearing, but not more than forty-five (45) days from the date of submission of a complete application. Prior to holding a public hearing, a Neighborhood Meeting may be required in accordance with Section 306 of this Zoning Ordinance. The Design Review Board shall give notice of the hearing at which the application will be considered by publication of notice in the official newspaper of the Town and by posting the property affected not less than, fifteen (15) days prior to the hearing. The notice shall set forth the time and place of the hearing and include a general explanation of the matter to be considered. In such case, the Design Review Board shall render its decision within fifteen (15) days after the public hearing.*

**Response:** The DRB has the authority to approve or conditionally approve the applicant's request. To ensure compliance with the criteria identified above, the DRB may include additional conditions.

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

#### **Attachments:**

- DRB Resolution 2020-14
- Application and supplemental information





# TOWN OF JEROME

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

## **DRB Resolution 2021-14** **Approving Preliminary Design Review for a house**

WHEREAS the Town of Jerome has received an application from Keith Lazaro for preliminary and final design review approval to construct an approximately 1,400-square-foot house at 224 Fourth Street (APN 401-07-022); and

WHEREAS the property is in the R1-5 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 review criteria and procedures 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.
- 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.

## DRB RESOLUTION NO. 2021-14

- I. 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. 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.
  1. 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.
  2. 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.

NOW, THEREFORE, BE IT RESOLVED by the Design Review Board of the Town of Jerome, Arizona, that the preliminary and final design for 224 Fourth 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. **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 7<sup>th</sup> day of June 2021.

ATTEST:

APPROVED:

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Rosa Cays, Deputy Town Clerk

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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 checked="" type="checkbox"/> Site Plan Review \$100 | <input checked="" 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: <u>Demolition</u>           |

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

|   |  |
|---|--|
| Applicant: <u>Keith Lazaro</u>  | Owner: <u>Keith Lazaro</u>               |
| Applicant address: <u>224 Fifth St</u>  | Owner Mailing Address: <u>PO Box 972</u> |
| <u>Jerome, AZ 86331</u>   | <u>Jerome, AZ 86331</u>                  |
| Applicant role/title: <u>Owner/Builder</u>  |  |
| Applicant phone: <u>714-907-2057</u>  | Owner phone: <u>←</u>                    |
| Applicant email: <u>krlazaro122@gmail.com</u>   | Owner email: <u>←</u>                    |
| Project address:  | Parcel number: <u>401-07-022</u>         |
| Describe project: <u>To carry out the construction of a single family residential home on Copper Chief Lot 75 / Parcel 401-07-022. This would include the demolition of the garage currently located on site.</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: [Signature] Date: 5/12/2021

Owner Signature: [Signature] Date: 5/12/2021

|   |                                   |
|---|-----------------------------------|
| <b>For Town Use Only</b>  |                                   |
| Received from: <u>Keith Lazaro</u>  | Date: <u>5/12/2021</u>            |
| Received the sum of \$ <u>300.00</u> as: <input type="checkbox"/> Check No. _____ <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Credit Card |                                   |
| By: <u>E.M.</u>   | For: <u>DRB &amp; Sign Review</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](mailto:j.knight@jerome.az.gov)



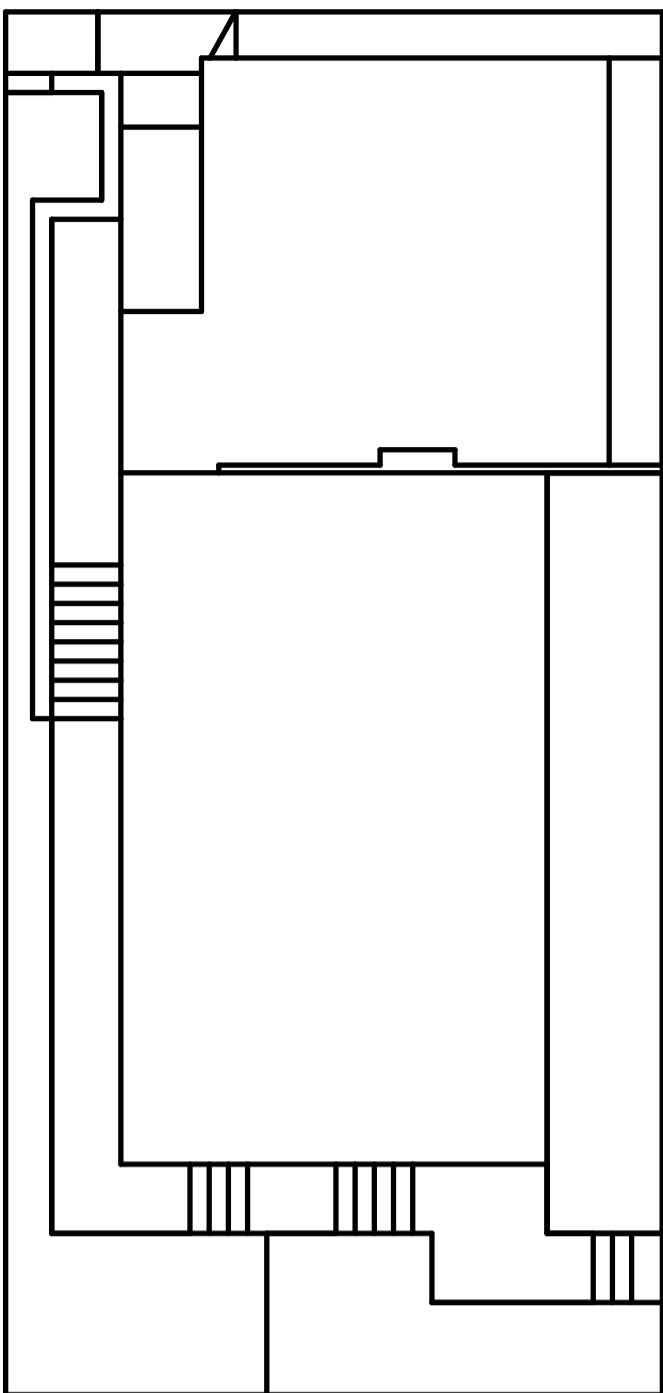
Lot Information

Description:  
Jerome Copper Cheif Lot 75 BLK F

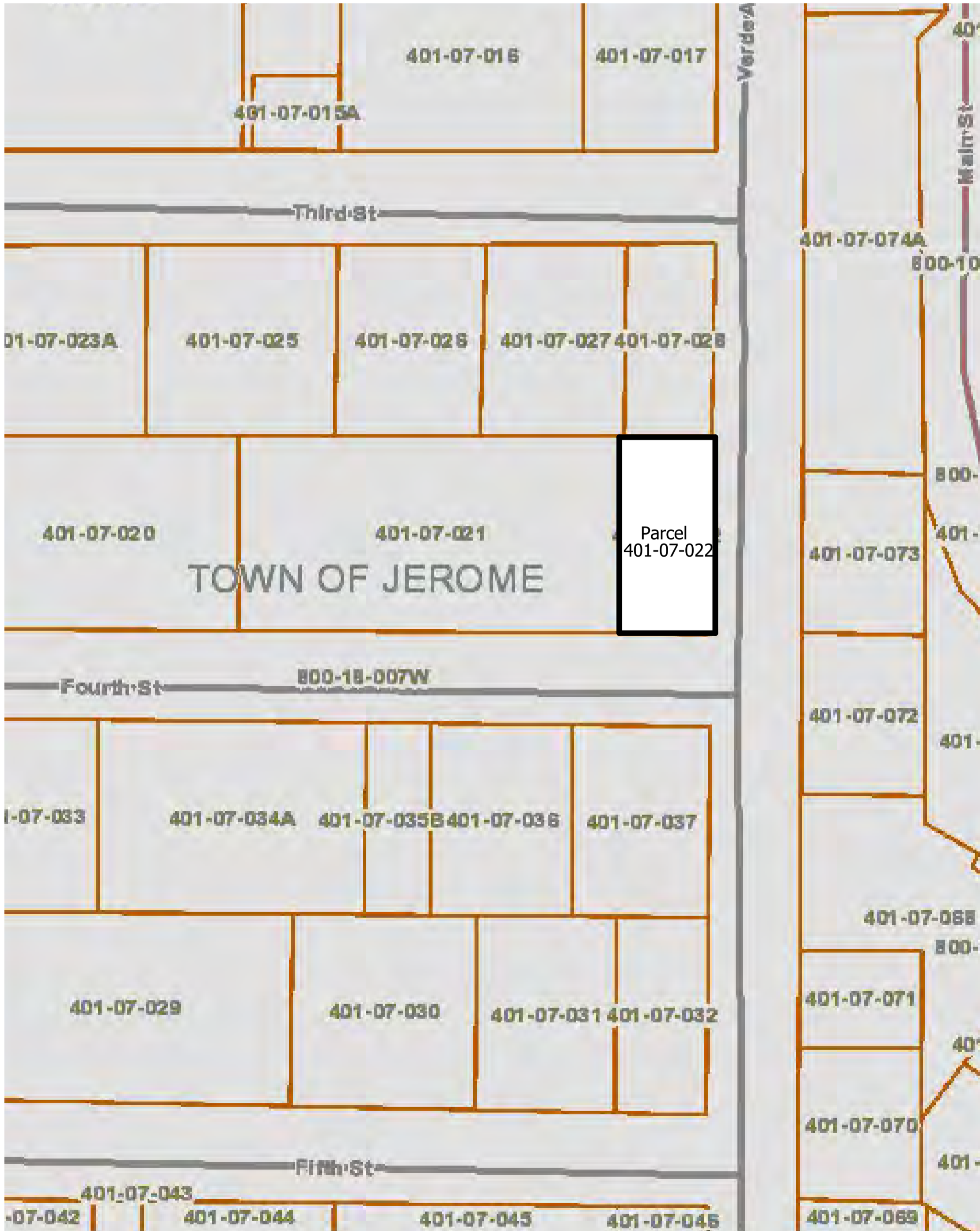
Parcel ID: 401-07-022      Zoning: R1-5

Legal Class: 02R      Acres: 0.04

Location:  
Corner of Fourth St and Verde Ave  
in Jerome, AZ 86331



Project Site Plan (0.01 Scale)

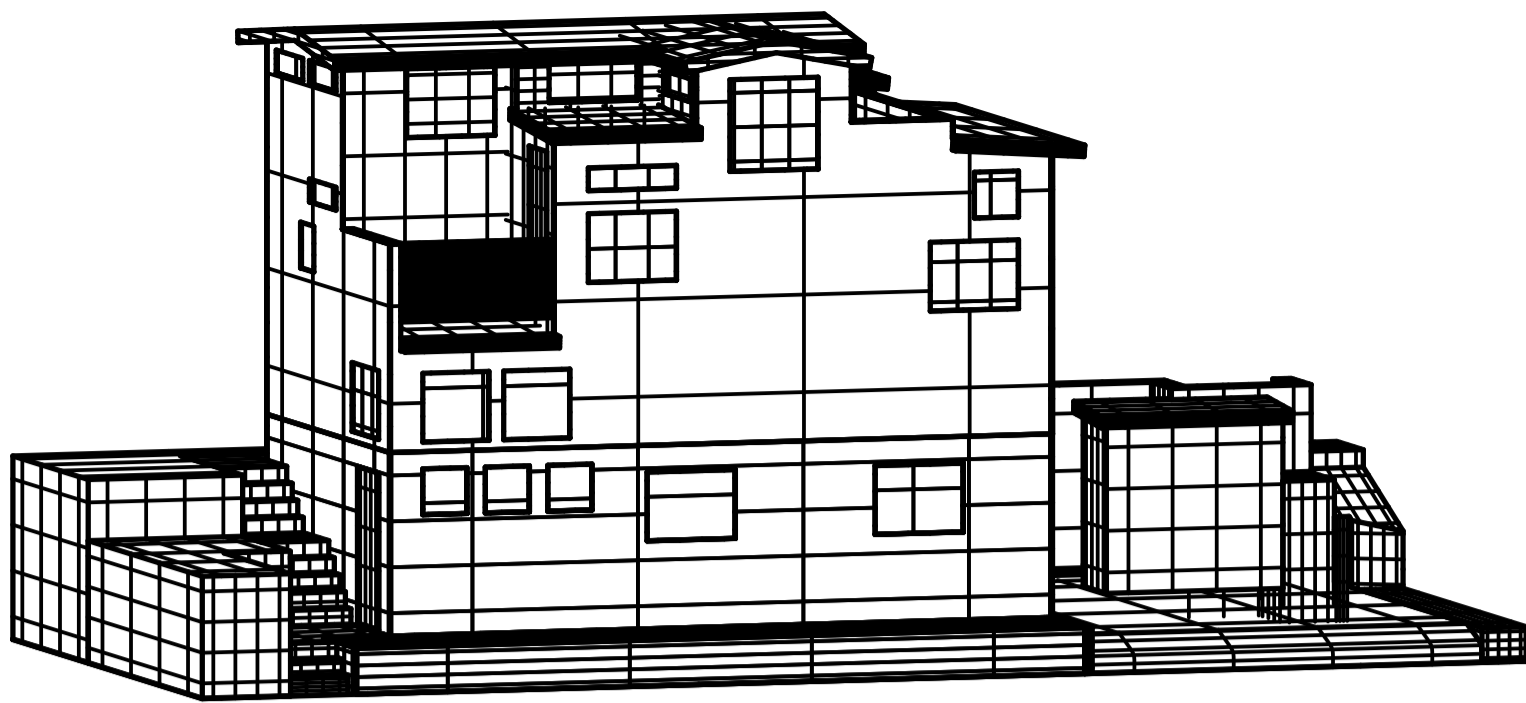


Yavapai County Lot 401-07-022 (Copper Chief Lot 75) General Location

Project CC75 House Build

General Notes / Project Description

- 1. The following pages outline the Architectural Plans for a proposed new home construction at the site of Yavapai County Parcel 401-07-022 / Copper Chief Lot 75 located at the corner of Fourth St and Verde Ave in Jerome, AZ 86331. The proposed improvements will all be done in accordance with the property's R1-5 zoning classification.
- 2. Currently on site there is an open parking area and a garage, which would need to be dismantled (demolished) before construction of the new house could begin.
- 3. The new 1,387 square foot house will be built according to the setback guidelines listed in Section 505 of the Jerome Zoning Ordinance with a proposed 5 Foot Setback on the Verde Ave front of the lot according to Subsection D, Item 5, Subitem a, Paragraph 1 in Section 505.
- 4. The house will rise to a height of 25.5 feet above the First Floor Base Level, which is 2 feet above Verde Ave street level. This would make for a maximum elevation of 27.5 feet above street level on the finished site, which is 2.5 feet below the allowable height of 30 feet for the Lot.
- 5. The new building structure will be made with a combination of steel supports and framework along with conventional wood framing joined in. A basement level is also planned which would extend 7 feet below the Verde Ave street level construted with concrete and steel. Fire sprinklers will also be installed throughout the home.
- 6. Structural Plans will be submitted as needed and required.

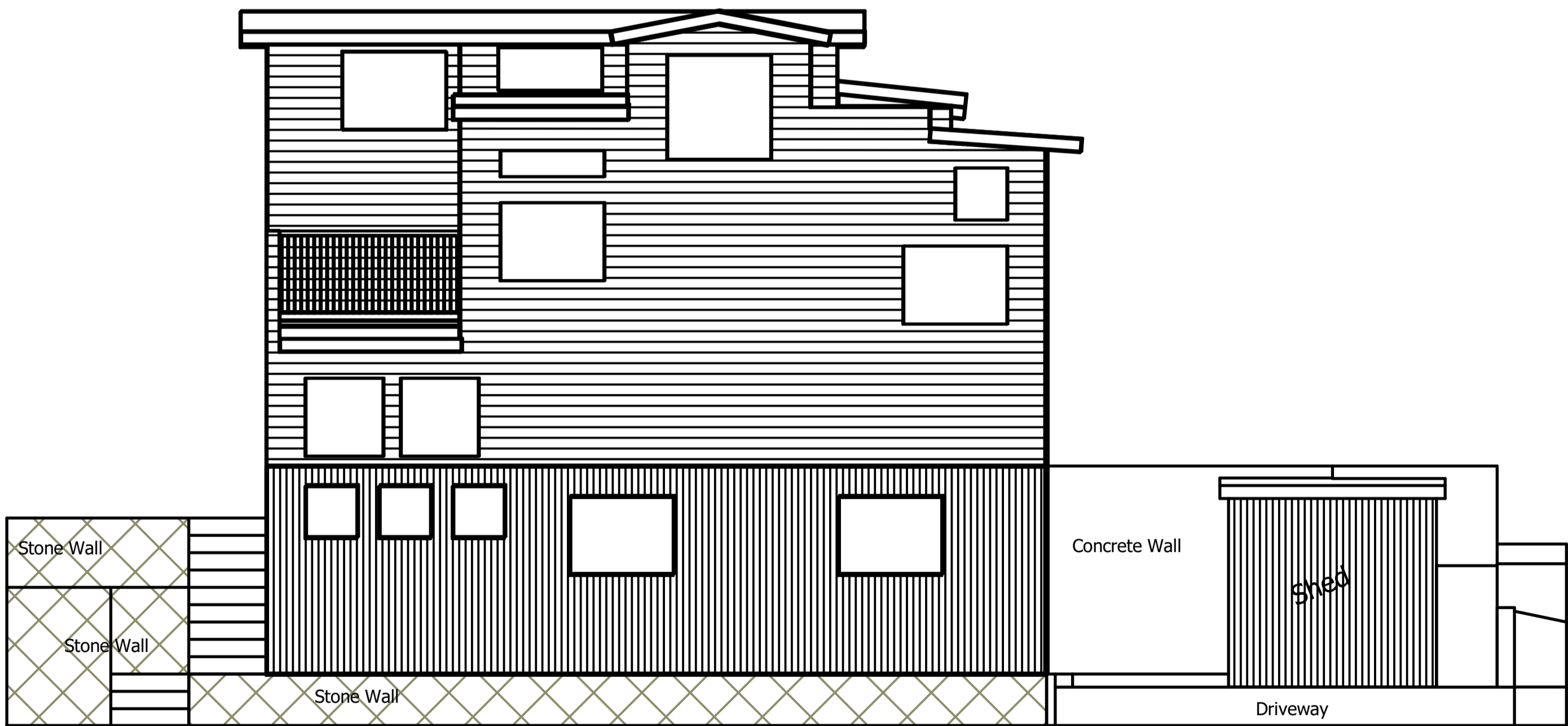


General Schedule / Scope of Work

- 1. Work will begin with dismantling the garage currently located on the north end of the lot.
- 2. Once the lot is cleared construction of the new house will commence with digging the partially subterranean basement and foundations.
- 3. The house measuring 18.5 feet wide and 30 feet deep will be built up from the finished foundation to a height of 25.5 feet above the First Floor Base Level.
- 4. Final Lot finishes will be carried out after the house is completed including the construction of terraces, walls, and stairs.
- 5. Fencing (Not Shown) will be added around some of the yard space and foilage will planted after all other construction is complete.

Page Index

- A00 - Cover Sheet
- A01 - Appeal / Proposal
- A02 - Current Structures
- A03 - Cornerstone Survey
- A04 - Site Plan
- A05 - Elevations Sans House
- A06 - House Exteriors SE
- A07 - House Exteriors NW
- A08 - Exterior w/ Basement
- A09 - Basement Plan
- A10 - First Floor Plan
- A11 - Second Floor Plan
- A12 - Third Floor Plan
- A13 - ISO Render SE
- A14 - ISO Render NE
- A15 - ISO Render NW
- A16 - ISO Render SW



East Front Elevation View (0.02 Scale)

Square Foot Listings

Basement - 234      Porch - 48  
First Floor - 477      Parapet - 62  
Second Floor - 425  
Third Floor - 251  
  
Total Interior Square Feet = 1,387

Scales Used

0.01 - 1 in = 100 in  
0.02 - 1 in = 50.1 in  
0.03 - 1 in = 33.3 in  
0.04 - 1 in = 20.2 in

|  |                       |                        |                  |                    |
|--|-----------------------|------------------------|------------------|--------------------|
| Created by:<br>KL  | Title:<br>Cover Sheet | Size:<br>A1            | Sheet:<br>1 / 17 | Scale:<br>.01, .02 |
| Supplementary information:<br>Project CC75 House Build / Parcel 401-07-022 |                       | Part number:<br>A00-CS |                  |                    |
| Date:<br>04/30/2021  |                       | Revision:              |                  |                    |

A00

# General Use Appeal / Setback Proposal

An Appeal and Proposal is presented regarding development sited at Jerome Copper Chief Lot 75 / Yav. Co. Parcel 401-07-022

- 1. General Use / Special Use Appeal for Permit
- 2. 5 Foot Setback Proposal for Verde Ave Front Yard

## Appeal for Permit

Copper Chief Lot 75 does not conform to current Lot development minimum size standards, however under Section 502, Subsection C, Paragraph 1 in the Jerome Zoning Ordinance development is allowed at the site. According to this Subsection historic Lots of Record are able to be built upon, no matter their size, as long as all building requirements can be met.

All building requirements outlined in Section 505 of the Jerome Zoning Ordinance are achievable on site at Copper Chief Lot 75 and the site is also a historic Lot of Record, therefore the right to build cannot be denied.



Current Picture of the Lot from Southeast Corner

## Setback Proposal for Verde Avenue Front Yard

A Five Foot Setback is proposed for the Verde Avenue Front Yard setback requirement pursuant to Section 505, Subsection D, Item 5, Subitem a, Paragraph 1 in the Jerome Zoning Ordinance. This proposal would reduce the setback requirement from 10 feet down to 5 feet based on the existing structures within 100 feet of the site. Both adjacent structures on the Verde Avenue Front of the property extend beyond their property lines and encroach upon Verde Avenue.



South Verde Ave  
Property Line View



North Verde Ave  
Property Line View

|  |  |                  |        |
|--|--|------------------|--------|
| Created by:<br>KL  | Title:<br>Permit Appeal / Setback Proposal |                  |        |
| Supplementary information:<br>Project CC75 House Build / Parcel 401-07-022 | Size:<br>A1                                | Sheet:<br>2 / 17 | Scale: |
|  | Part number:<br>Drawing number:<br>A01-AP  |                  |        |
| Date:<br>04/30/2021  |  | Revision:        |        |

A01

# Current Structures

Garage South Face



Garage East Face



Garage North Face



Garage West Face



## Brief History of The Lot and Garage

Presently there is a corrugated metal clad garage located on the Lot facing out East toward Verde Ave. This garage was built in the 1970's or early 1980's and is not an original historic structure.

Copper Chief Lot 75 was originally developed with a two story residential home that covered the entire Lot (and maybe a bit extra). At some point before the 1960's the house was demolished, possibly after suffering fire damage, and the Lot sat vacant for a decade or more.

The garage was then built on the previously barren Lot mostly as a means of storage along with a small work space. All modern improvements to the Lot occurred within the last 40 to 50 years.

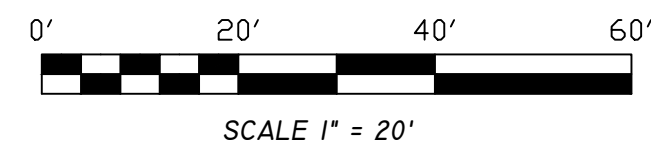
|  |                              |                        |                  |
|--|------------------------------|------------------------|------------------|
| Created by:<br>KL  | Title:<br>Current Structures |                        |                  |
| Supplementary information:<br>Project CC75 House Build / Parcel 401-07-022 |                              | Size:<br>A1            | Sheet:<br>3 / 17 |
| A02  |                              | Part number:<br>A02-CS |                  |
|  |                              | Date:<br>04/30/2021    | Revision:        |
|  |                              |                        |                  |

| SYMBOL LEGEND |   |
|---------------|---|
| ●             | Calculated Point Nothing Found or Set                                 |
| ⦿             | Found 1/2 inch rebar with plastic cap stamped "LS 19853"              |
| ◇             | Set MAG nail in lead plug with brass washer stamped "LS 32224"        |
| ⊗             | Found 5/8 inch rebar with plastic cap stamped "LS 32224"—unless noted |
| ✦             | Found 1 inch O.D. smooth pin with no identification — unless noted    |
| ◎             | Set 1/2 inch rebar with aluminum cap stamped "LS 32224"               |
| ↗             | Indicates Line not to Scale   |
| ( )           | Indicates Record Dimensions per Book 139 of Land Surveys, Page 50     |
| < >           | Indicates Record Dimensions per Book 2 of Maps and Plats, Page 65     |

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN SEPTEMBER 2020 IN CONFORMANCE WITH THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS ADOPTED IN FEBRUARY OF 2002.

SURVEYOR'S NOTES

- (1) THIS PLAT WAS PREPARED FOR THE SOLE BENEFIT OF KEITH LAZARO. IT WAS PREPARED FOR SPECIFIC USERS AND FOR A SPECIFIC PURPOSE PURSUANT TO AN AGREEMENT WITH THE CLIENT AND AS SUCH ITS PURPOSE MAY BE MISLEADING TO OTHERS. FOR THESE REASONS, USE BY OTHERS IS FORBIDDEN WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CERTIFIER SIGNED HEREON.
- (2) THE SURVEYORS CERTIFICATION IS SUBJECT TO A LIMITATION OF LIABILITY. THE GENERAL PUBLIC ARE ON NOTICE THAT THIS RESULTS OF SURVEY IS SUBJECT TO A LIMITATION OF LIABILITY NOT TO EXCEED THE PRICE OF THE ORIGINAL PROPOSAL DATED 07/21/2020 BETWEEN CAPSTONE PROFESSIONAL SERVICES CORPORATION, AN ARIZONA CORPORATION AND KEITH LAZARO. BY RELIANCE THE ACCEPTANCE OF THESE TERMS IS EFFECTUATED. COPIES OF THE ORIGINAL PROPOSAL ARE AVAILABLE UPON REQUEST.
- (3) BRACKETED DIMENSIONS REPRESENT RECORD DIMENSIONS AS DEFINED IN LEGEND. ALL UNBRACKETED DIMENSIONS REPRESENT MEASURED DIMENSIONS.
- (4) ALL MEASURED BEARINGS AND DISTANCES SHOWN HEREON ARE GRID VALUES BASED UPON THE PROJECTION DEFINITION SHOWN HEREON. THE PROJECTION WAS DEFINED SUCH THAT GRID DISTANCES ARE NEARLY EQUIVALENT TO GROUND DISTANCES IN THE PROJECT AREA. THE BASIS OF BEARINGS IS GEODETIC NORTH. HOWEVER, MEASURED GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARINGS DUE TO MERIDIAN CONVERGENCE.
- (5) THIS SURVEY IS SUBJECT TO ALL CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, RIGHTS OF WAY AND ALL OTHER MATTERS WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.



THE BASIS OF BEARINGS FOR THIS SURVEY IS  
GEODETIC NORTH AS DETERMINED FROM GPS  
OBSERVATIONS. SEE SURVEYOR'S NOTE 4 ABOVE.

ABBREVIATIONS USED:  
O.D. - OUTSIDE DIAMETER  
LS - LAND SURVEYOR  
N: - NORTHING COORDINATE  
E: - EASTING COORDINATE  
LAT: - LATITUDE - NORTH  
LON: - LONGITUDE - WEST  
BLDG. - BUILDING  
L.S.- BOOK OF LAND SURVEYS  
TYP.-TYPICAL  
CONC.-CONCRETE  
RET.-RETAINING

See Book 139 L.S., Page 50  
& Book 59 L.S., Page 34  
(S 89°43'38" E 118.86')  
S 89°29'45" E 118.54'

COORDINATE SYSTEM DEFINITION  
LINEAR UNIT : INTERNATIONAL FEET

GEODETIC DATUM : NAD83 (2011)

VERTICAL DATUM : N/A

SYSTEM : CAPSTONE-VVLDP

ZONE: VERDE VALLEY

|              |                      |
|--------------|----------------------|
| N:109860.64' | LAT:34°44'55.11501"  |
| E:46181.41'  | LON:112°06'45.18756" |

PROJECTION:  
TRANSVERSE MERCATOR

LATITUDE OF GRID ORIGIN : 34°40'N

LONGITUDE OF CENTRAL MERIDIAN: 112°00'W

NORTHING AT GRID ORIGIN: 80,000.00 FT

EASTING AT CENTRAL MERIDIAN: 80,000.00 FT

CENTRAL MERIDIAN SCALE FACTOR: 1.000185 EXACT

CENTER AVENUE

THIRD STREET

$$\frac{\text{S } 89^{\circ}29'45'' \text{ E } \quad 250.74'}{235.69'}$$

$\frac{S \ 89^{\circ}29'45'' \ E \ 235.75'}{29.59'}$ 
 $\frac{29.59'}{<29.85'>}$

S 89°29'45" E 235.73'

FOURTH STREET

S 89°29'45" E 250.72'

LAT:34°44'49.56928"  
LON:112°06'45.07097"

|              |
|--------------|
| N:109299.85' |
| F:46190.52'  |

VERDE AVENUE

N 00°41'17" E 150.00'

150.09,

OF LOT 75, BLOCK F, OF THE SYNDICATE ADDITION TO THE TOWN OF JEROME, IN SECTION 23,  
TOWNSHIP 16 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, RECORDED IN  
BOOK 2 OF MAPS AND PLATS, PAGE 87 (ACTUALLY SHOWN IN BOOK 2 OF MAPS AND PLATS, PAGE 65)  
IN THE OFFICE OF THE COUNTY RECORDER, IN THE COUNTY OF YAVAPAI, IN THE STATE OF ARIZONA  
FOR KEITH LAZARO

# CORNERSTONE

surveying & engineering, inc.

P.O. Box 1245  
Cottonwood, Az. 86326  
PH: 928-649-0949  
Fax: 928-639-3801

[illegible]

|                            |
|----------------------------|
| PROJECT NO.<br>12007221    |
| DATE<br>9/9/2020           |
| DATE OF SURVEY<br>9/4/2020 |
| DRAWING BY<br>STAN DICKEY  |
| SHEET<br>1/1               |

Site Plan

- Notes: 1. The Front of the Site will be off of Fourth Street on the South end of the Property.
2. The Front Yard off Fourth Street will be 10 Feet deep with a standard 5 Foot Side Yard on the West side of the Property.
3. The Rear Yard is 20 Feet deep and is where the Two Car Offstreet Parking Area is located.
4. The Front Yard off of Verde Avenue will be 5 Feet deep as proposed pursuant to Section 505.D.5.a.1 in the Jerome Zoning Ordinance, which places the House approx. 13 Feet back from the Verde Avenue path of travel.

Total Lot Square Footage: 1710  
Building Footprint Square Footage: 583  
Building Coverage: 34%

| Yard       | Standard  | Proposed |
|------------|-----------|----------|
| Front Yard | 10ft/10ft | 10ft/5ft |
| Side Yard  | 5ft       | 5ft      |
| Backyard   | 20ft      | 20ft     |

Landscaping and Drainage

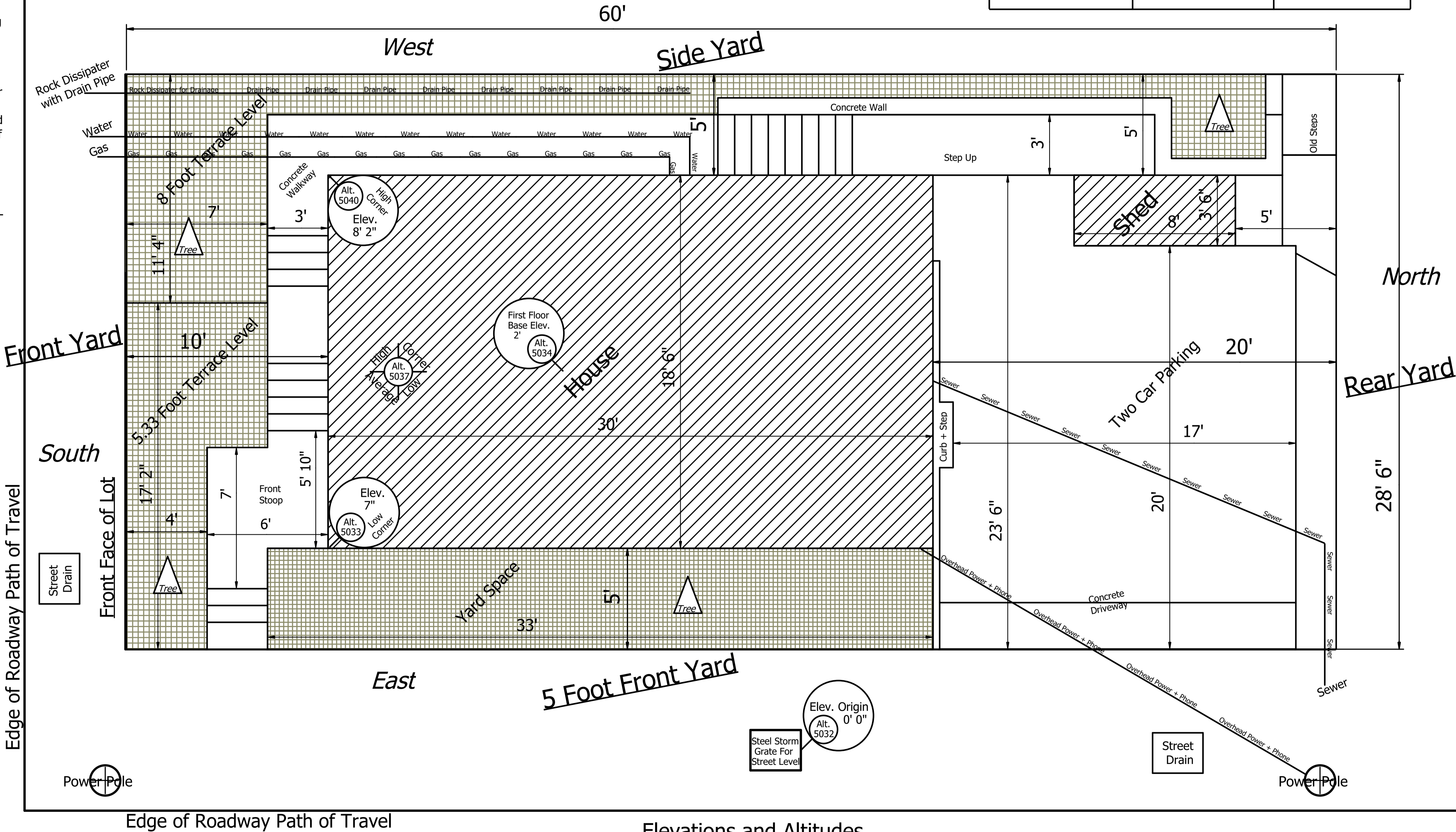
△ = Tree

A total of four Trees will be planted in the yard area around the lot. Other foliage may be planted at a later time, including bushes and succulants.

A drain pipe will run parallel to the West edge of the Lot and discharge South into the stormway on Fourth Street after filtering through a Rock Dissipater. The only other drainage will be a plastic lined gravel bed underneath the foundation of the house and basement.

Utilities

Water and Gas connections will come from Fourth Street on the South of the Lot. Overhead Power and Phone lines will attach to the Power Pole near the northeast corner of the Lot. The Sewer line will attach to the town sewer line running parallel with the North edge of the Lot.



Elevations and Altitudes

To see a Crosscut view of the existing High and Low Corner point altitudes overlayed with the new house go to Page A05, Ref. 01.

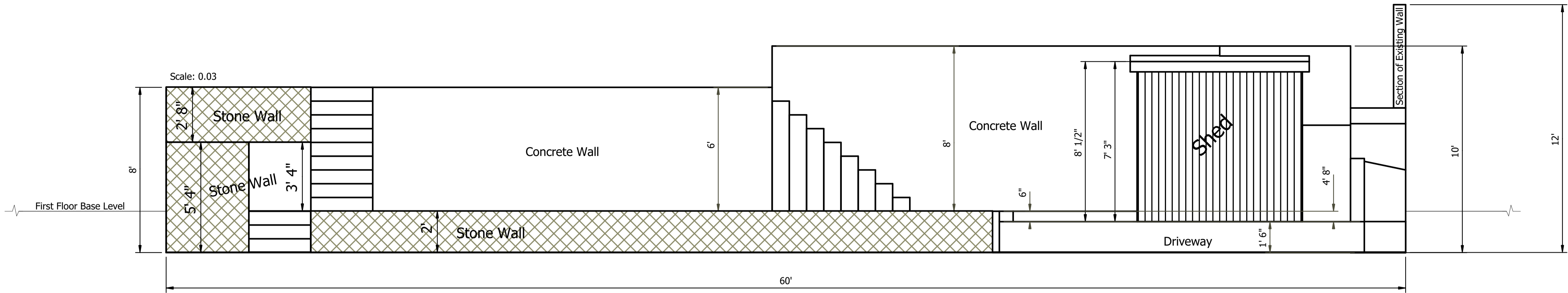
Site Elevations are measured based on their height above the steel storm grate on the East side of the lot. The base of the First Floor will be 2 feet above the storm grate level.

Altitude measurements are rounded to the nearest foot and taken from the existing site topography. The site's Average Altitude is 5037 based on the high and low corner altitudes.

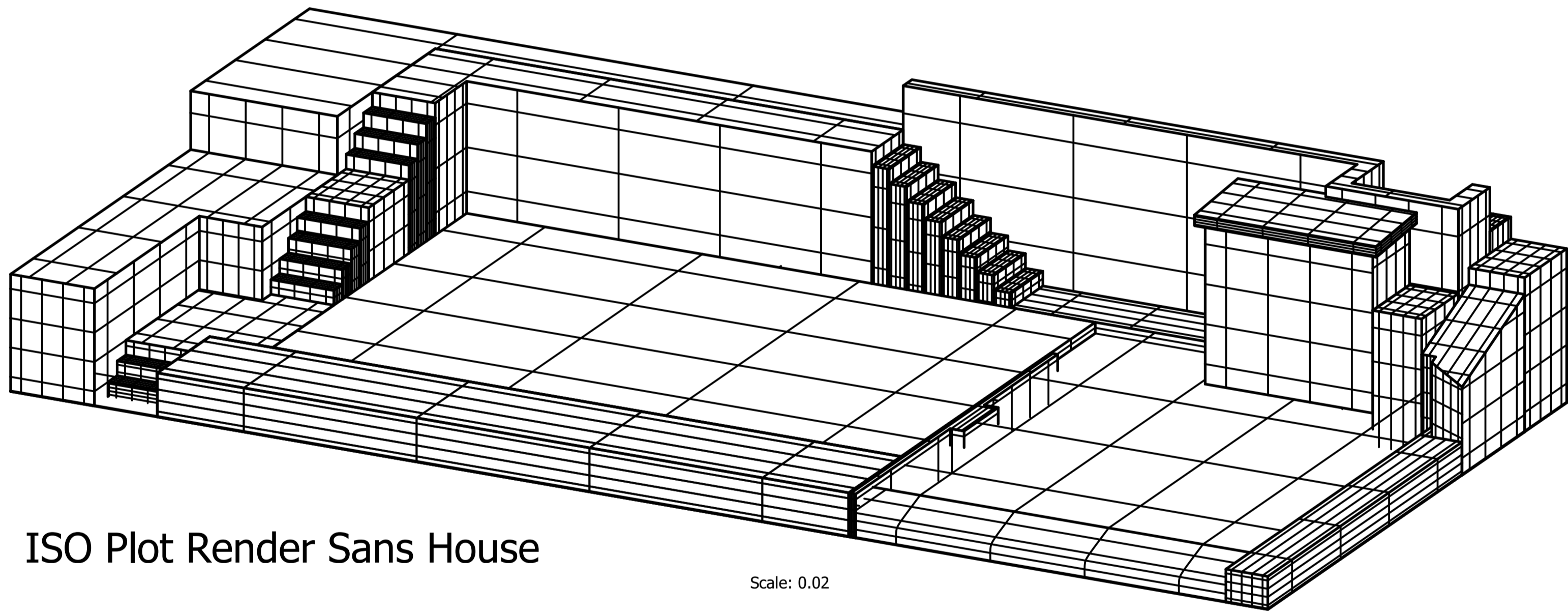
|  |                     |                           |                  |                |
|--|---------------------|---------------------------|------------------|----------------|
| Created by:<br>KL  | Title:<br>Site Plan |                           |                  |                |
| Supplementary information:<br>Project CC75 House Build / Parcel 401-07-022 |                     |                           |                  |                |
| A04  |                     | Size:<br>A1               | Sheet:<br>5 / 17 | Scale:<br>0.03 |
|  |                     | Part number:<br>A04-SP    |                  |                |
|  |                     | Drawing number:<br>A04-SP |                  |                |
|  |                     | Date:<br>04/30/2021       | Revision:        |                |

Site Elevations Sans House

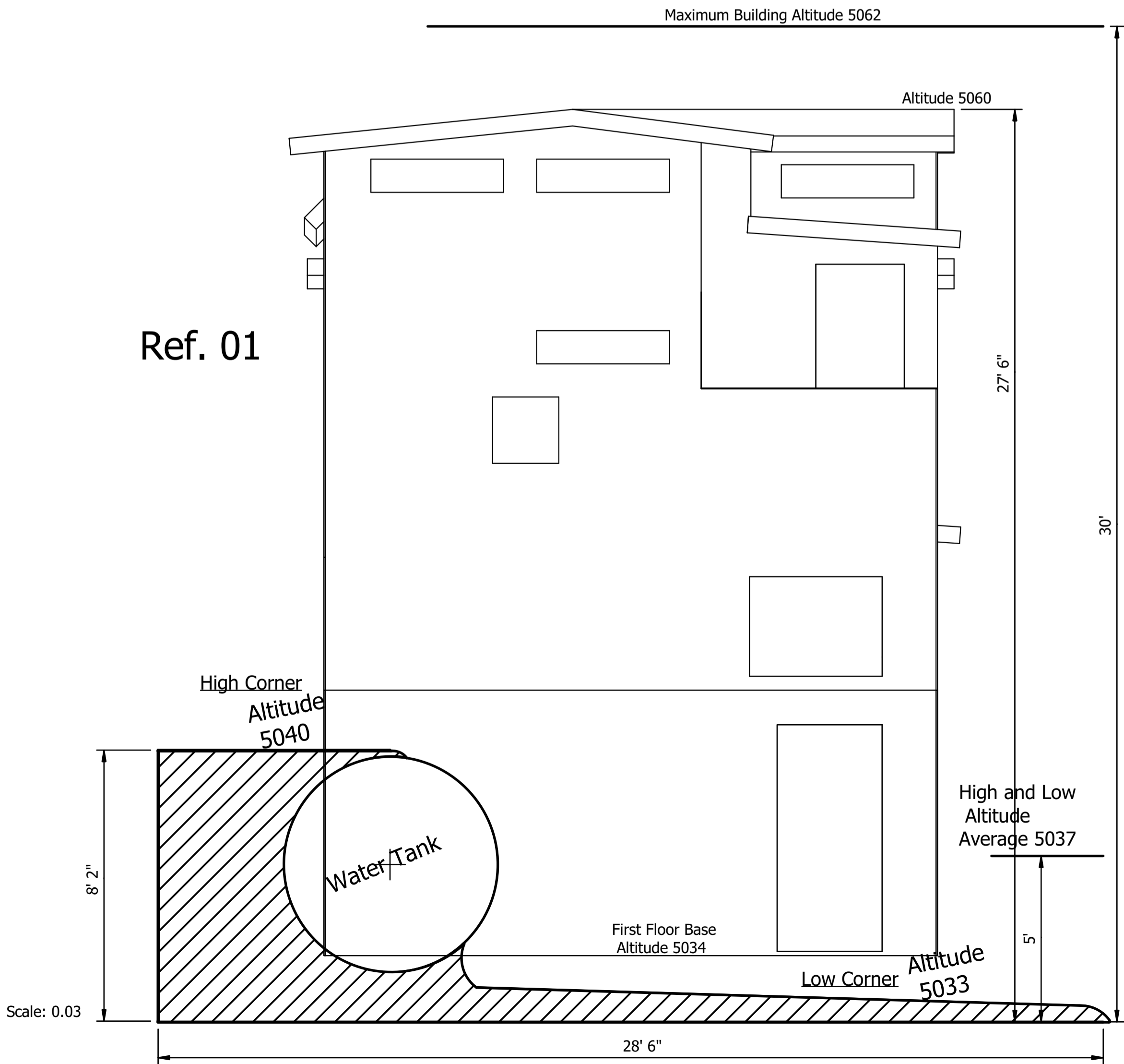
- Notes: 1. The Shed will be clad and roofed with the same salvaged corrugated siding as the lower portion of the new house.
2. The North West Corner of the property is positioned on top of an existing wall retaining the neighbors yard.



Eastern Plot Elevations Sans House



ISO Plot Render Sans House



Existing Crosscut Of High And Low House Corner Altitudes

Existing Property Elevation And Grade

Currently the Western side of the property is being retained by a previously burried Water Tank. Previously the Tank was hidden by and held behind a stone retaining wall that has since been removed in preparation for lot development. The Tank will be removed prior to starting construction leaving an open dirt embankment.

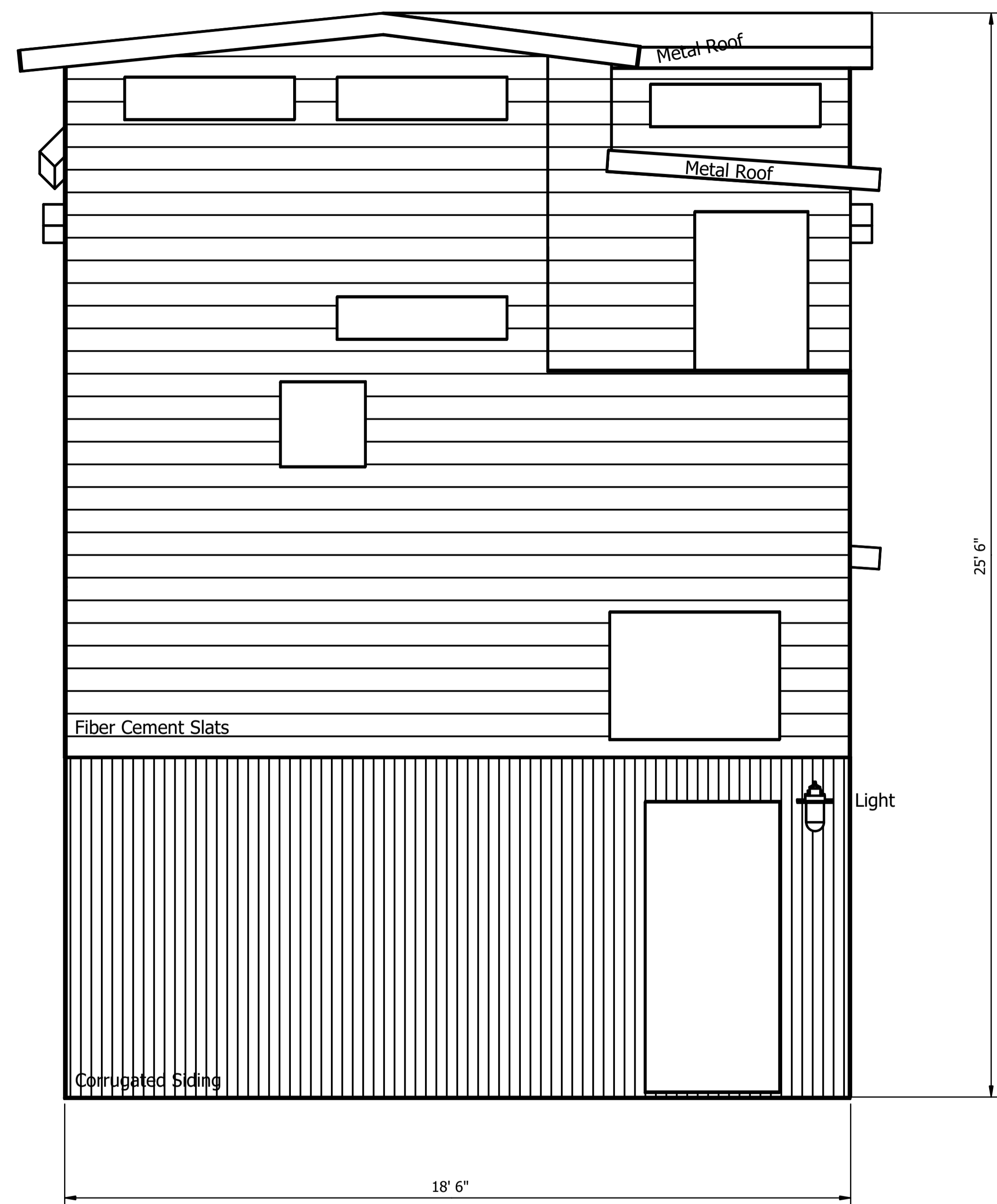
Altitudes And First Floor Base

All Altitudes are rounded to the nearest foot. The Low Corner Altitude measures at 5033 feet and the High Corner Altitude measure 5040 feet making an Average Altitude of 5037 feet. The First Floor Base Altitude is proposed at 5034 feet, 3 feet less than the Average Altitude of 5037 feet.

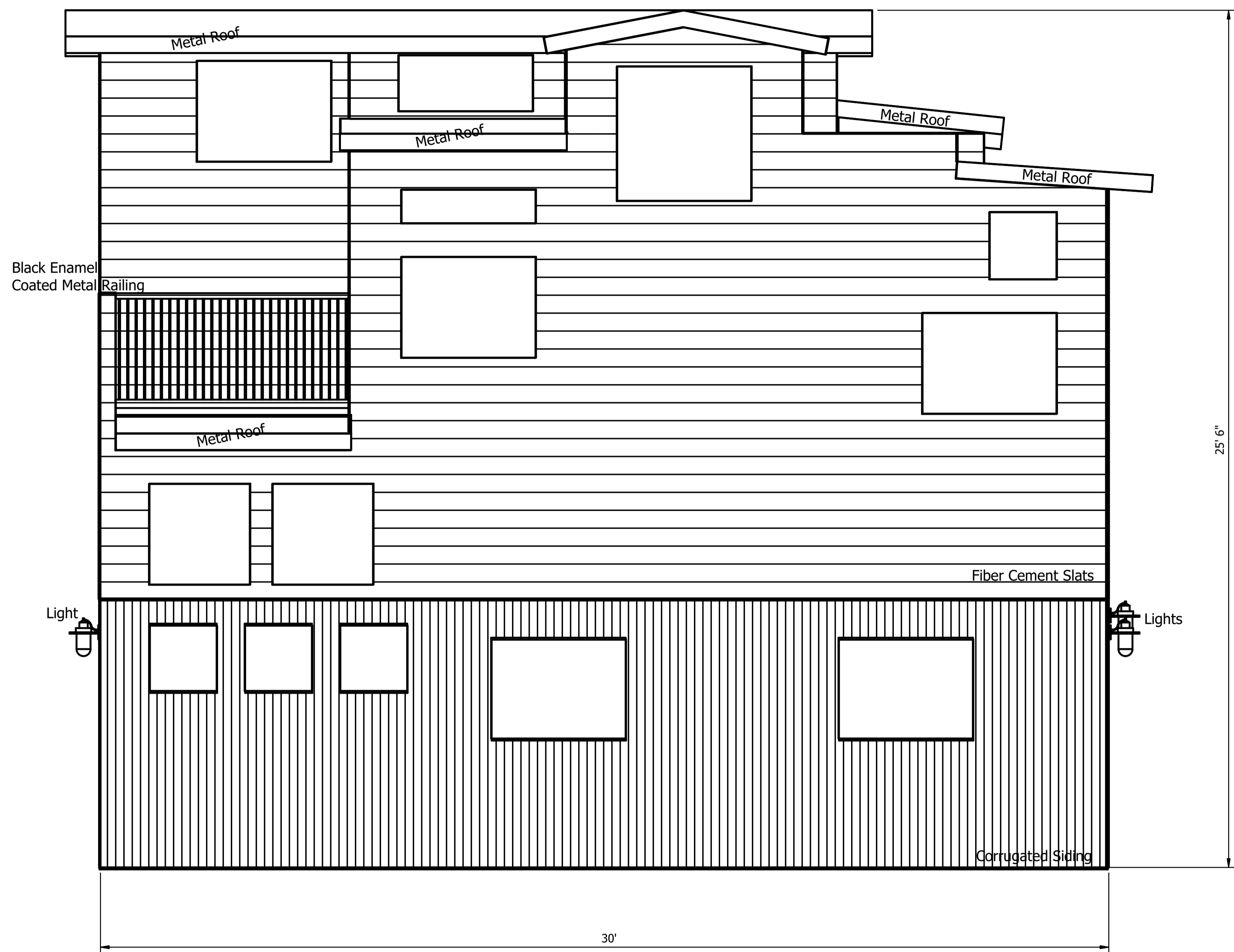
|  |  |                           |                  |
|--|--|---------------------------|------------------|
| Created by:<br>KL  |  | Title:<br>Site Elevations |                  |
| Supplementary information:<br>Project CC75 House Build / Parcel 401-07-022 |  | Size:<br>A1               | Sheet:<br>6 / 17 |
| <div>A05</div>   |  | Scale:<br>.02, .03        |                  |
|  |  | Part number:<br>A05-EL    |                  |
|  |  | Drawing number:<br>A05-EL |                  |
|  |  | Date:<br>04/30/2021       | Revision:        |

A05

# House Exteriors SE



South Face



East Face

- Notes:
- 1. Corrugated metal sheets will be salvaged from the old garage on site and reused as siding on the lower portion of the new house. Cement slats that resemble wood siding will be used on the upper portion of the new house and all Roofs will be clad with modern seamless metal roof panels.
  - 2. All siding will be finished with the same paint color making it nearly indistinguishable from a distance.
  - 3. Colors and material samples will be provided seperately.

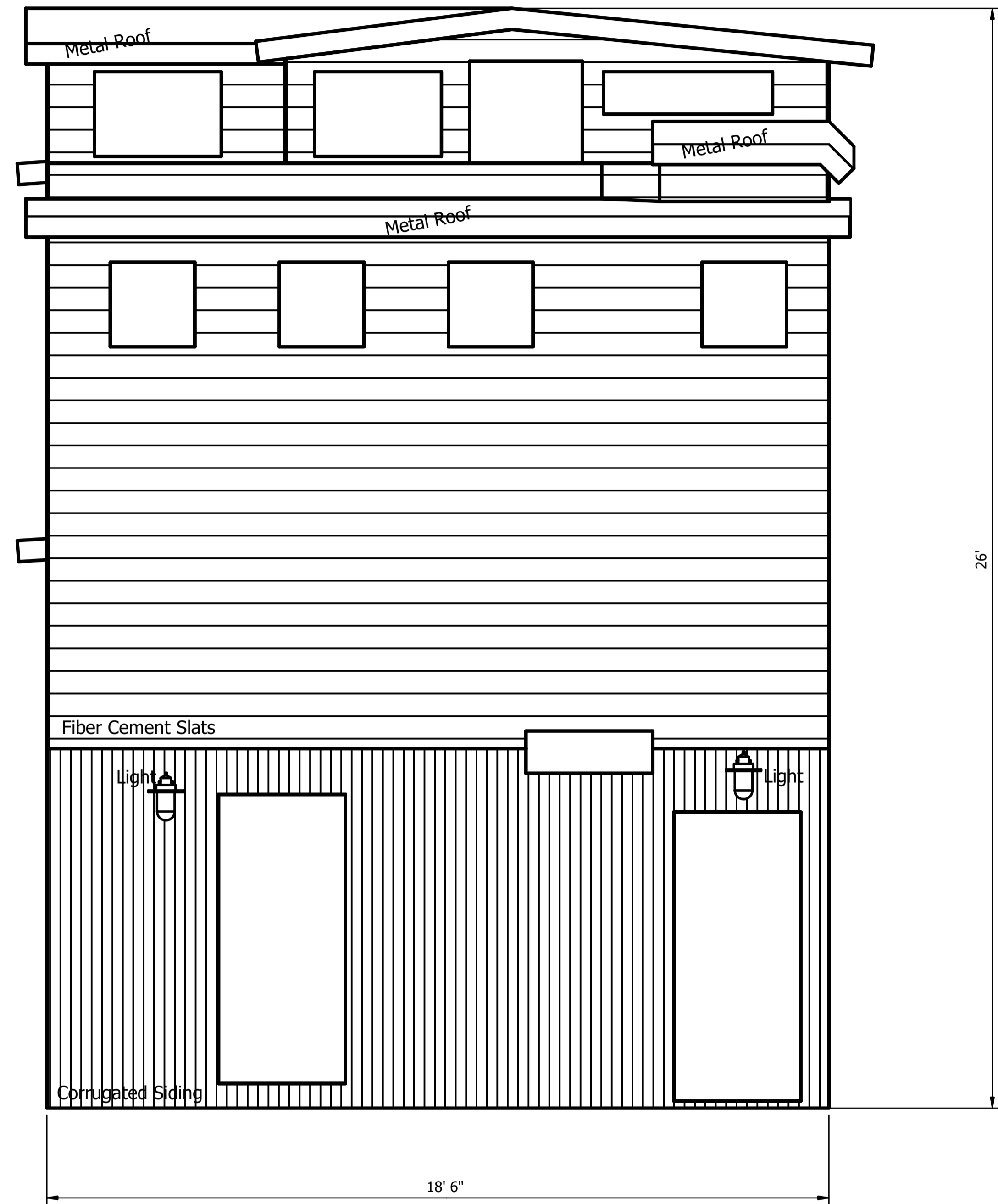
Lighting

A total of 3 Outdoor Lantern Style Lights will all be attached to the main house structure.

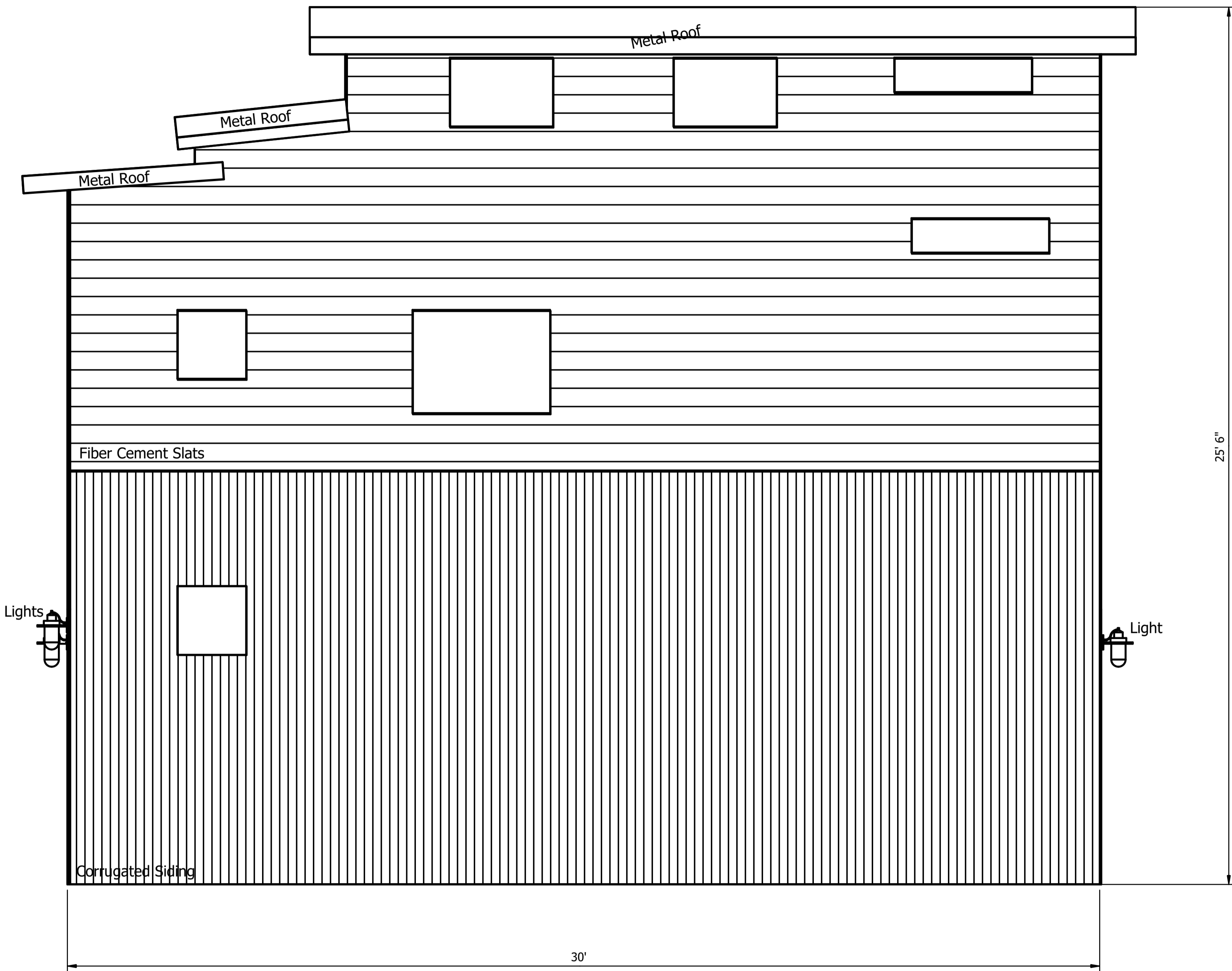
|  |  |                              |                  |                |
|--|--|------------------------------|------------------|----------------|
| Created by:<br>KL  |  | Title:<br>House Exteriors SE |                  |                |
| Supplementary information:<br>Project CC75 House Build / Parcel 401-07-022 |  |                              |                  |                |
| <div>A06</div>   |  | Size:<br>A1                  | Sheet:<br>7 / 17 | Scale:<br>0.04 |
|  |  | Part number:<br>A06-X1       |                  |                |
|  |  | Drawing number:<br>A06-X1    |                  |                |
|  |  | Date:<br>04/30/2021          | Revision:        |                |

A06

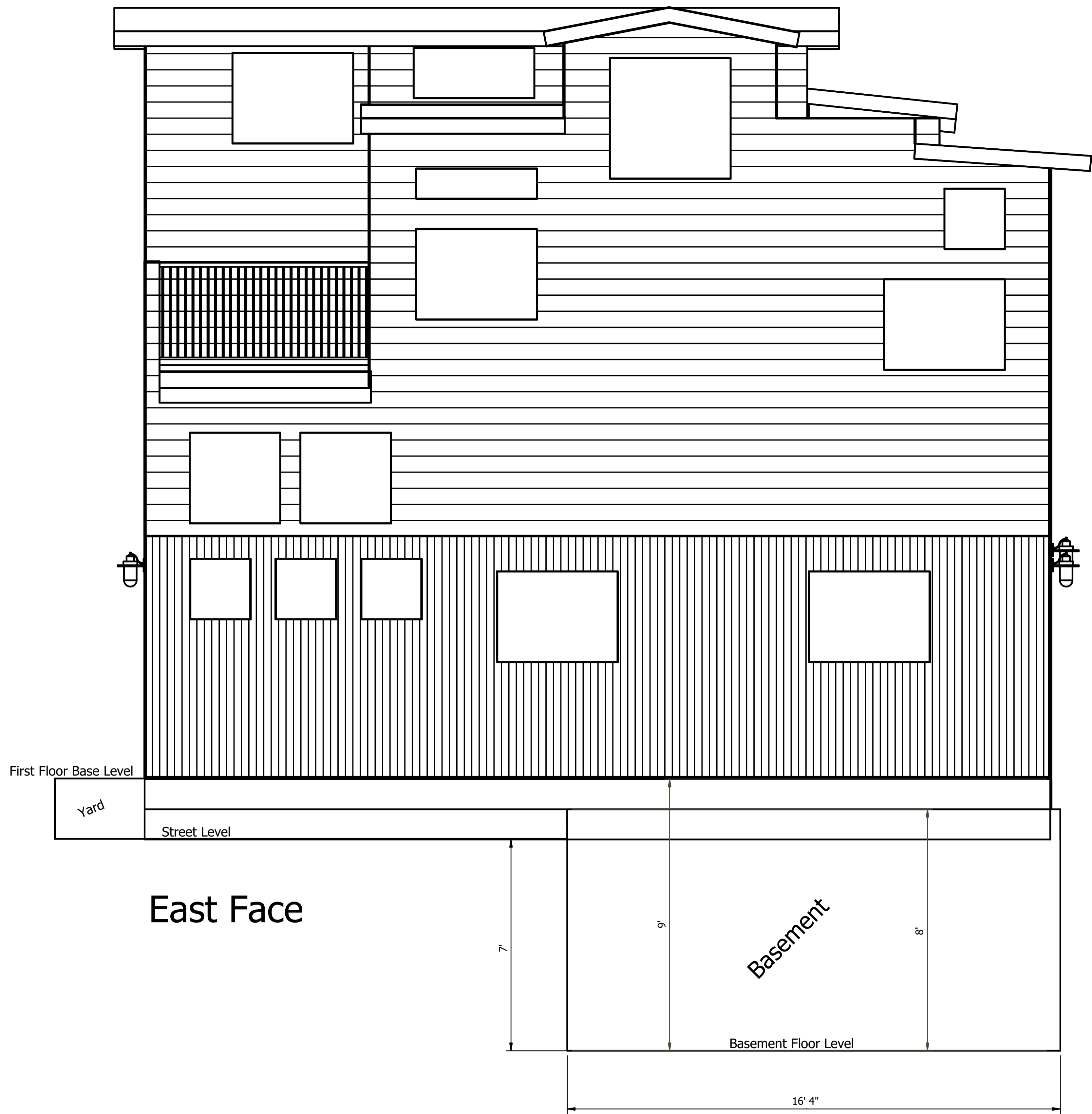
House Exteriors NW



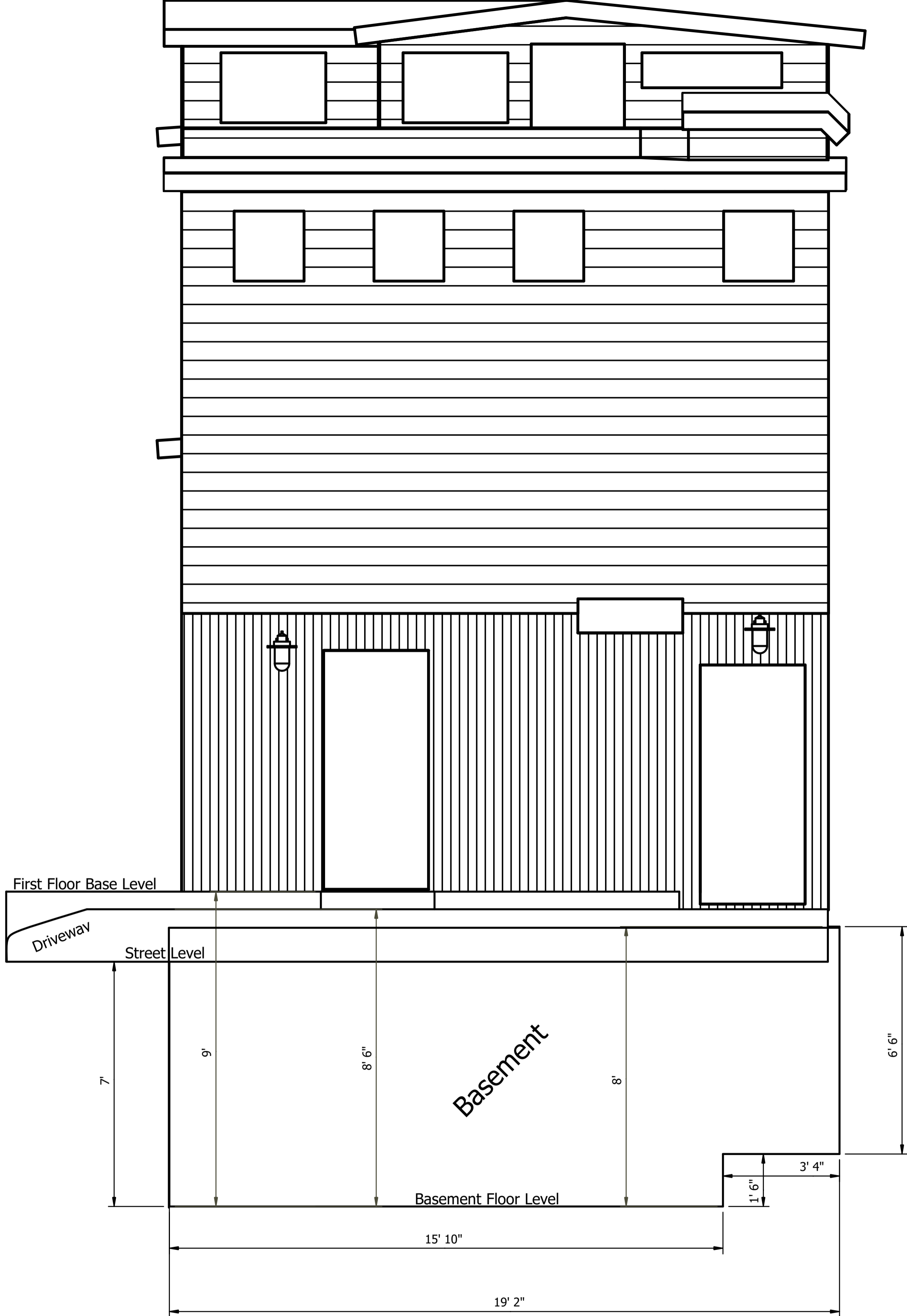
North Face



West Face



East Face



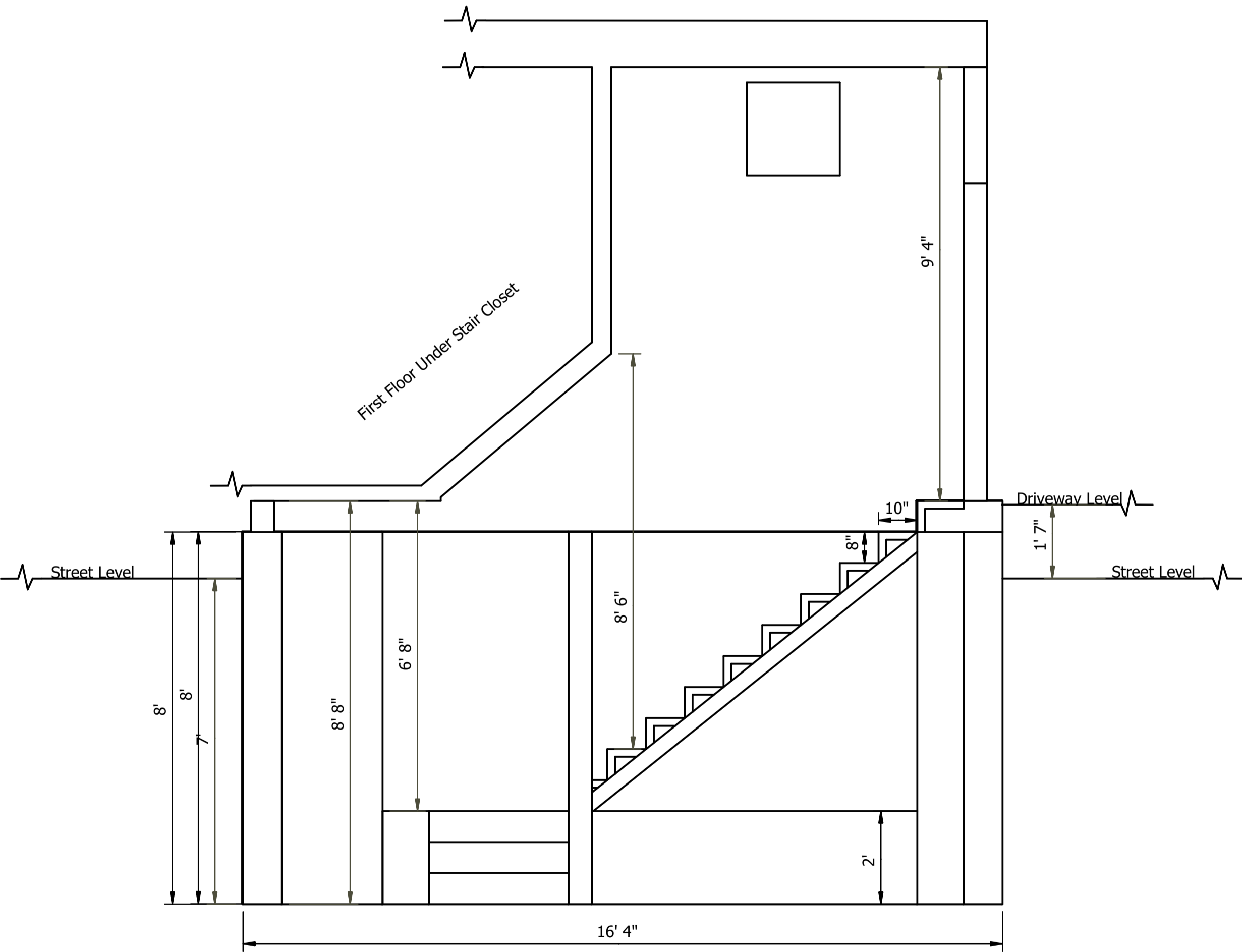
North Face

Notes: 1. Basement width measurements include wall thickness.

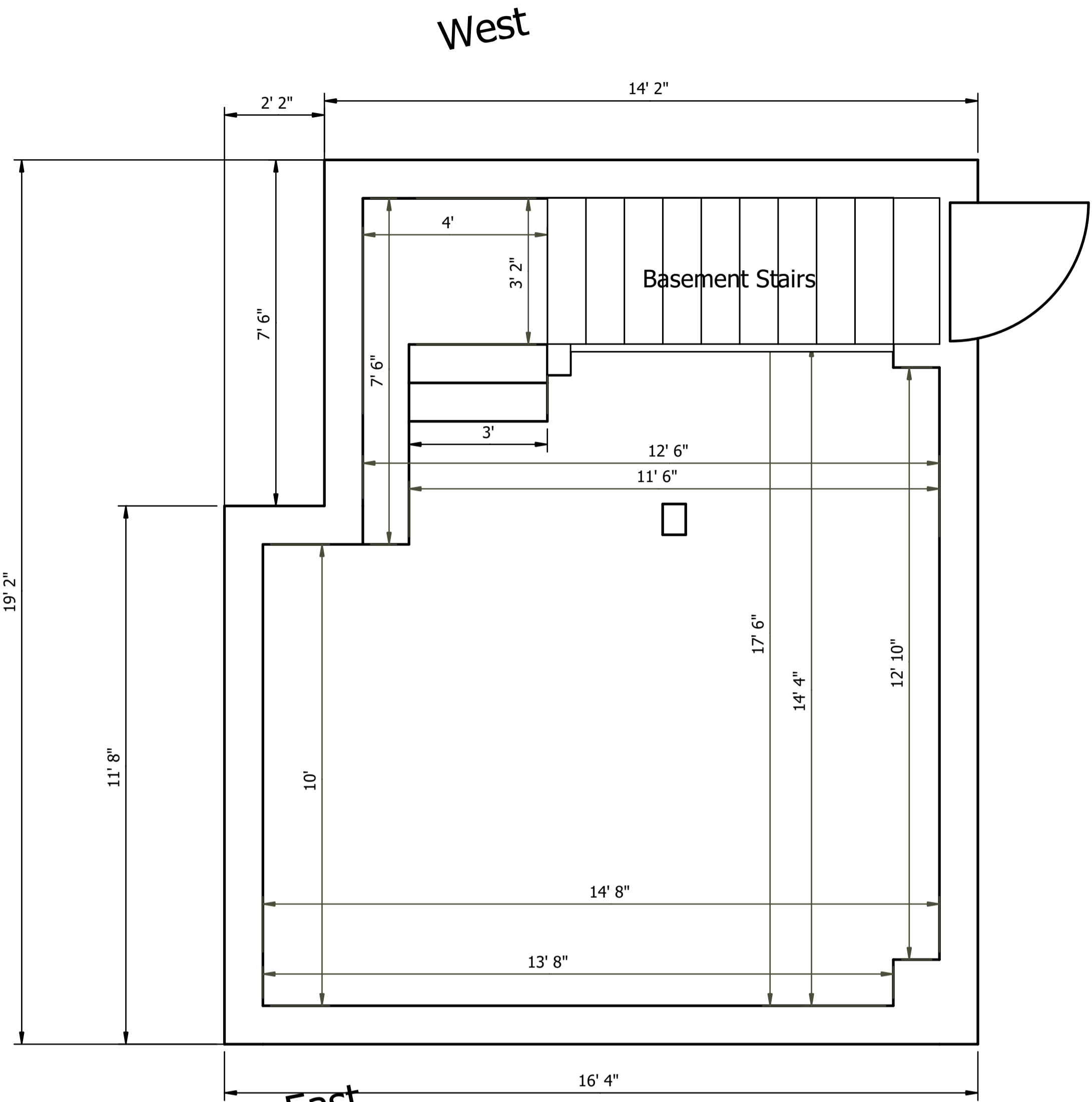
2. The Basement foundation and floor pad (Not Shown) extend an additional 4 to 12 inches below the Floor Level.

|  |  |  |                  |                |
|--|--|--|------------------|----------------|
| Created by:<br>KL  |  | Title:<br>House Exterior with Basement |                  |                |
| Supplementary information:<br>Project CC75 House Build / Parcel 401-07-022 |  | Size:<br>A1                            | Sheet:<br>9 / 17 | Scale:<br>0.04 |
| A08  |  | Part number:<br>A08-XB                 |                  |                |
|  |  | Date:<br>04/30/2021                    | Revision:        |                |

Basement Plan



Basement Stair Profile Viewed From East To West



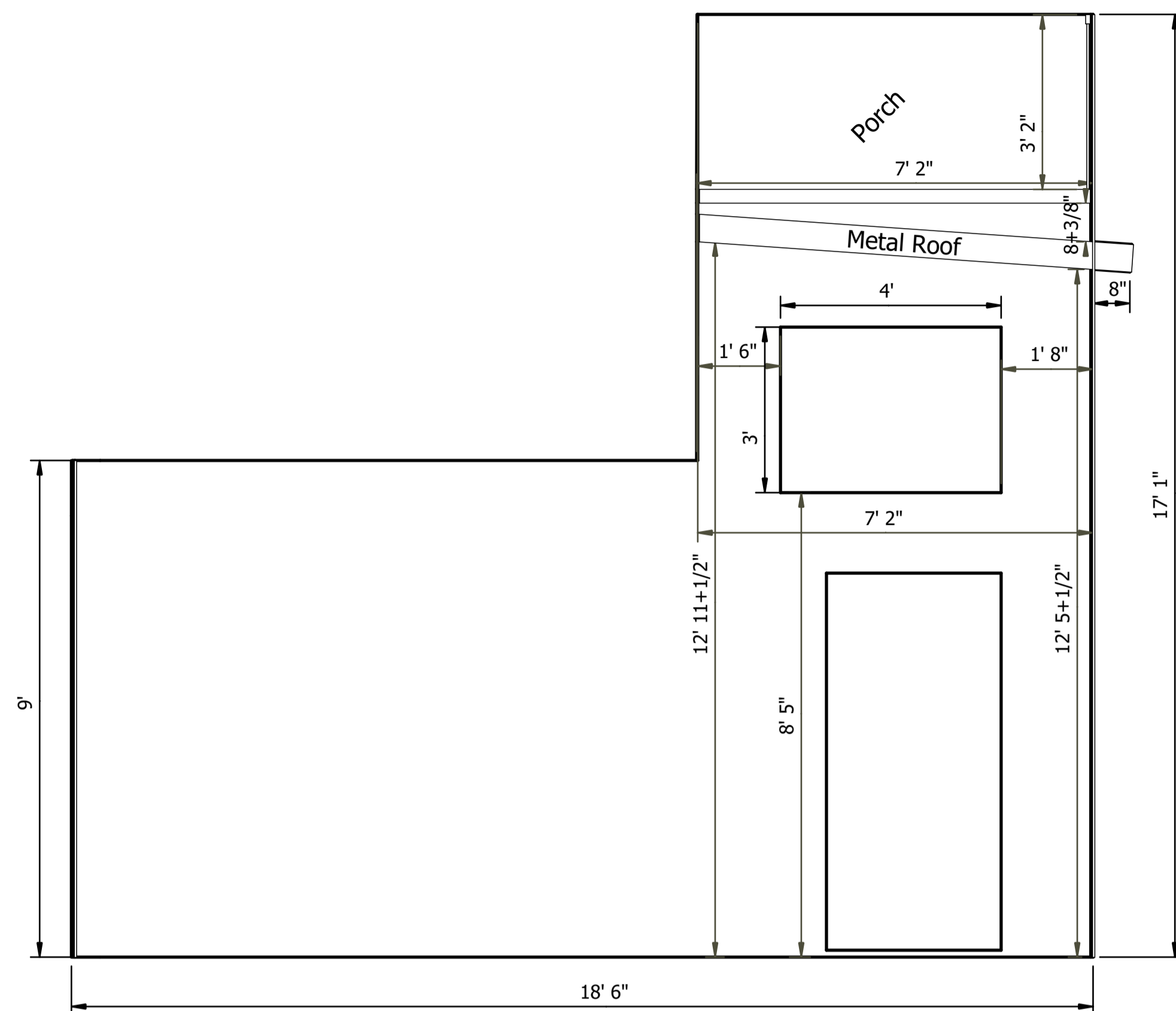
Basement Layout

Notes: 1. The Basement provides storage space and also houses the Water Heater and Water Purification System (Not Shown).

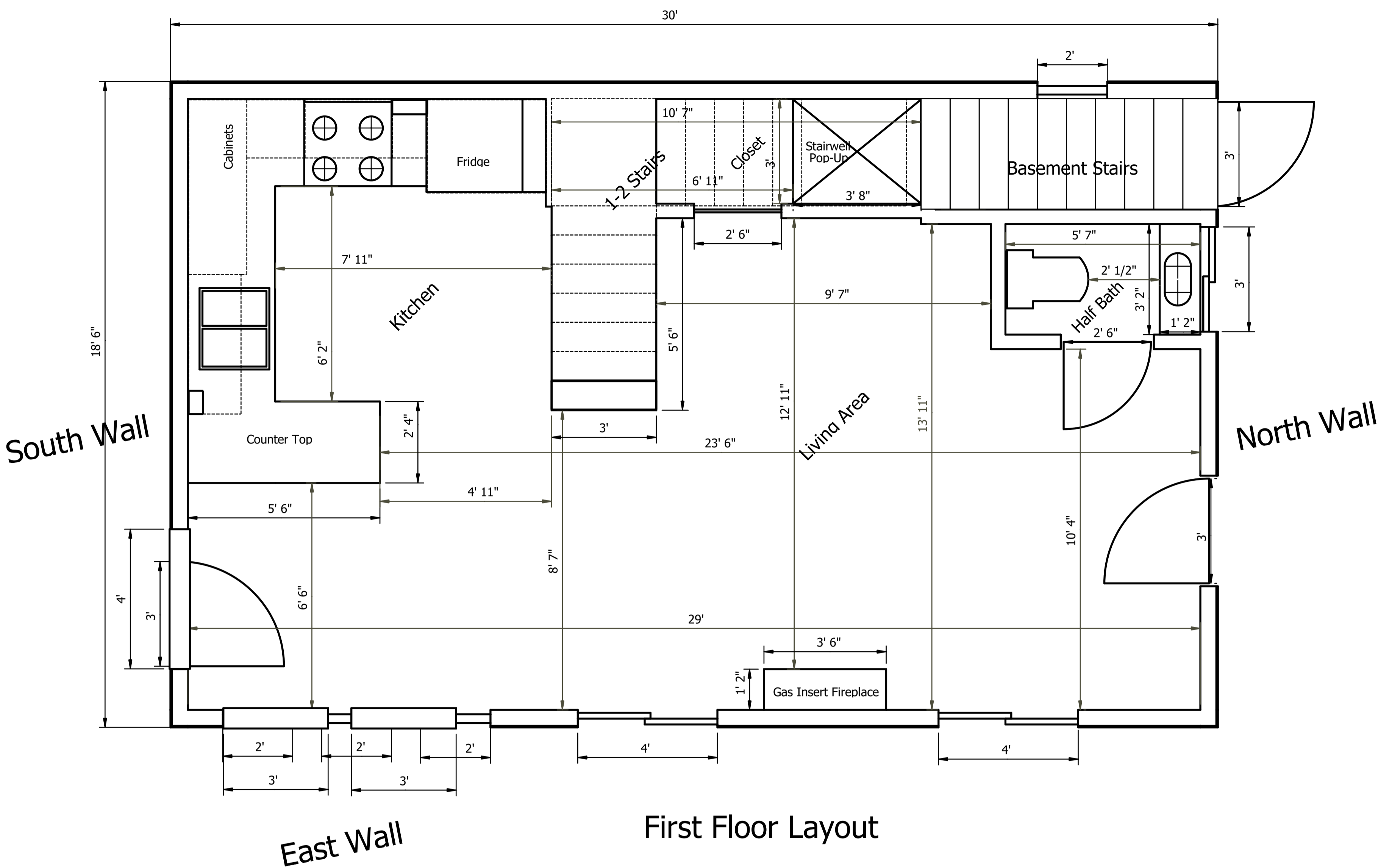
Scale: 1 In = 20.2 Ins or 0.04% scale from actual size

|  |  |                           |                   |                |
|--|--|---------------------------|-------------------|----------------|
| Created by:<br>KL  |  | Title:<br>Basement Plan   |                   |                |
| Supplementary information:<br>Project CC75 House Build / Parcel 401-07-022 |  | Size:<br>A1               | Sheet:<br>10 / 17 | Scale:<br>0.04 |
| A09  |  | Part number:              |                   |                |
|  |  | Drawing number:<br>A09-BM |                   |                |
|  |  | Date:<br>04/30/2021       | Revision:         |                |

First Floor Plan



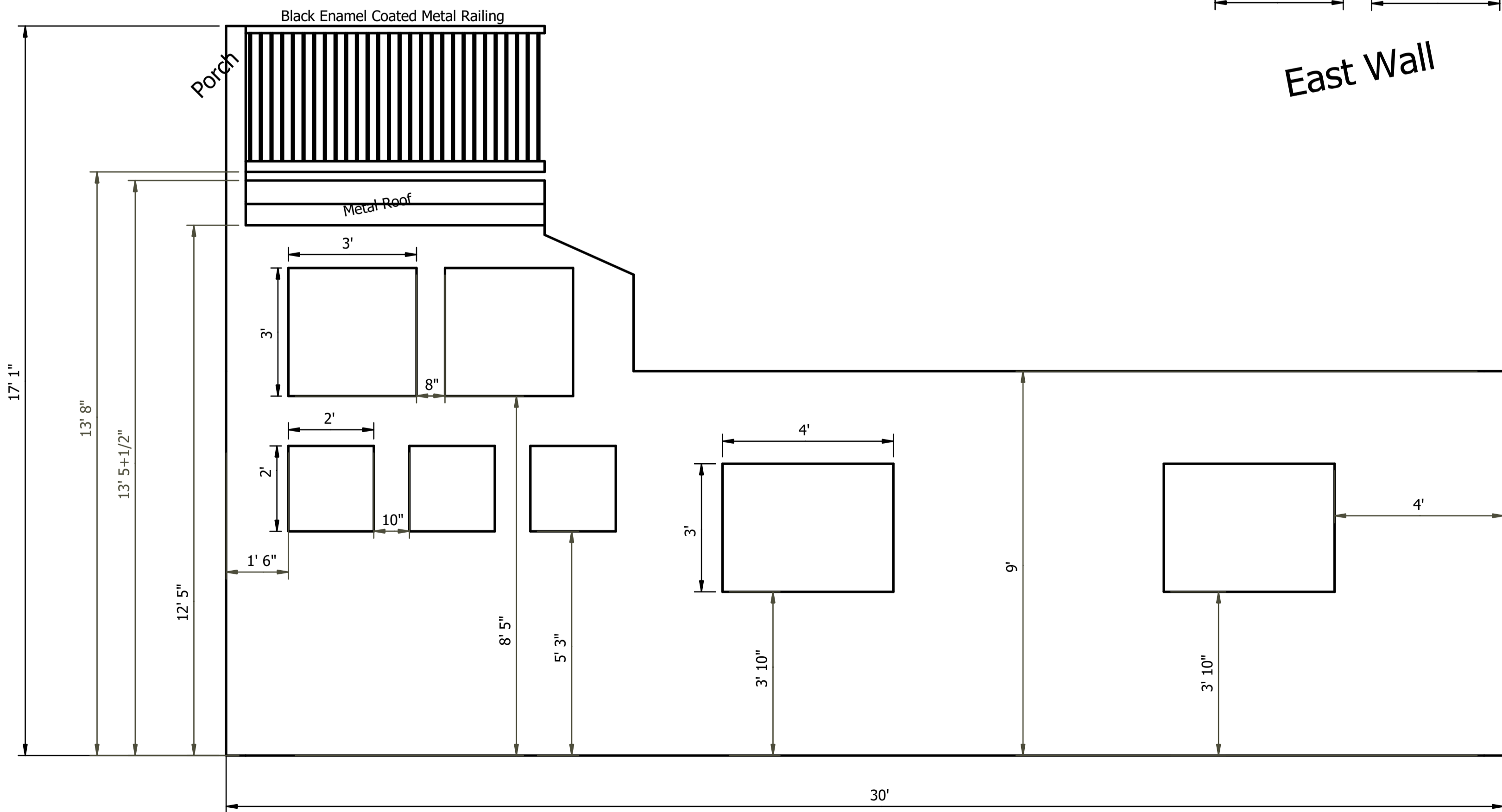
First Floor South Wall Window Elevation



First Floor Layout

- Notes:**
1. The First Floor features the Kitchen and Living Area along with a Half Bathroom.
  2. The Font Door on the South Wall leads out to the fenced Front Yard while the Back Door on the North Wall leads out to the Parking Area.
  3. A storage closet with a sliding door is located underneath the 1-2 Stairs.
  4. A Gas Insert Fireplace is also located on the First Floor for heating during the winter.

Scale: 1 In = 20.2 Ins or 0.04% scale from actual size

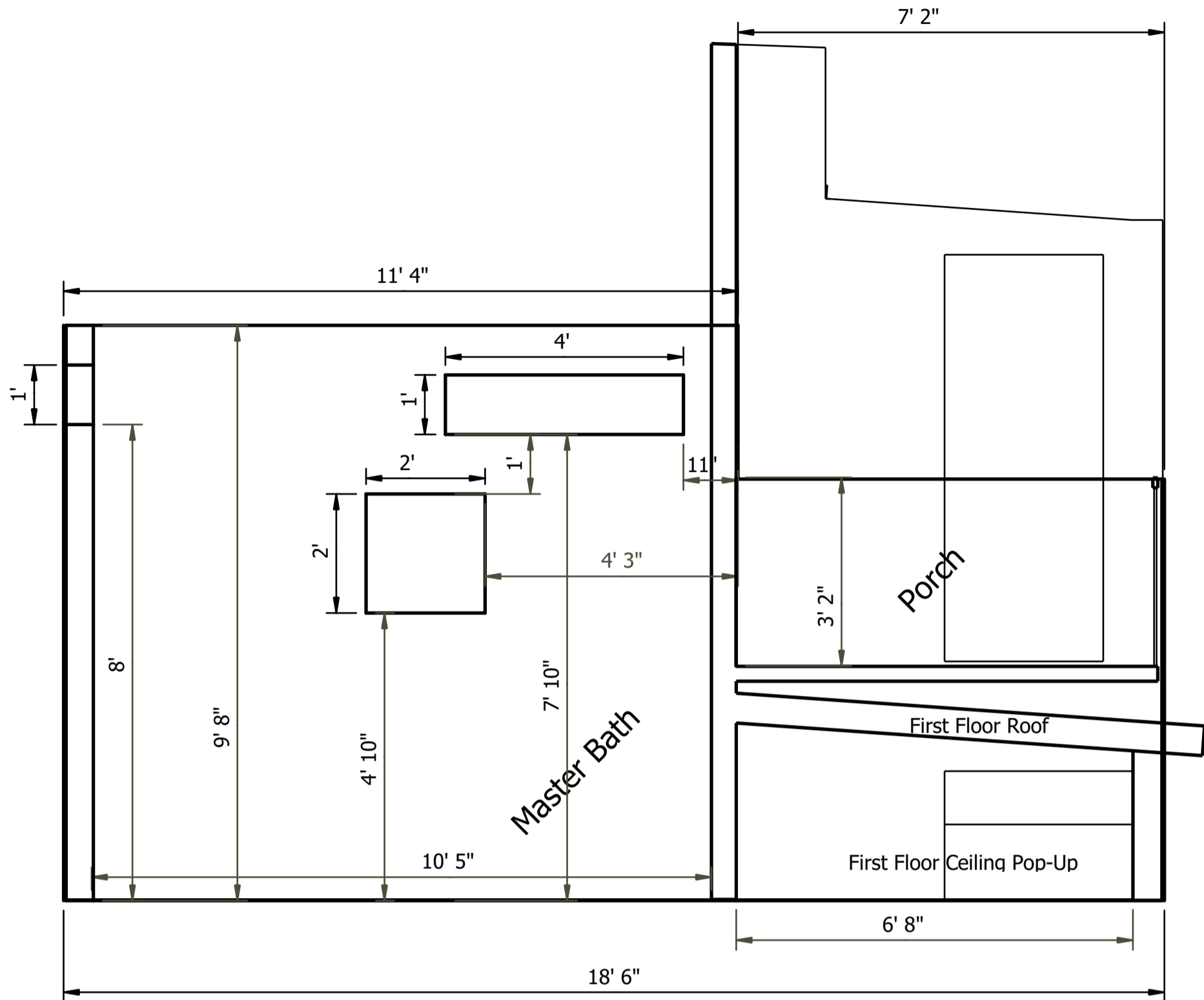


First Floor East Wall Window Elevations

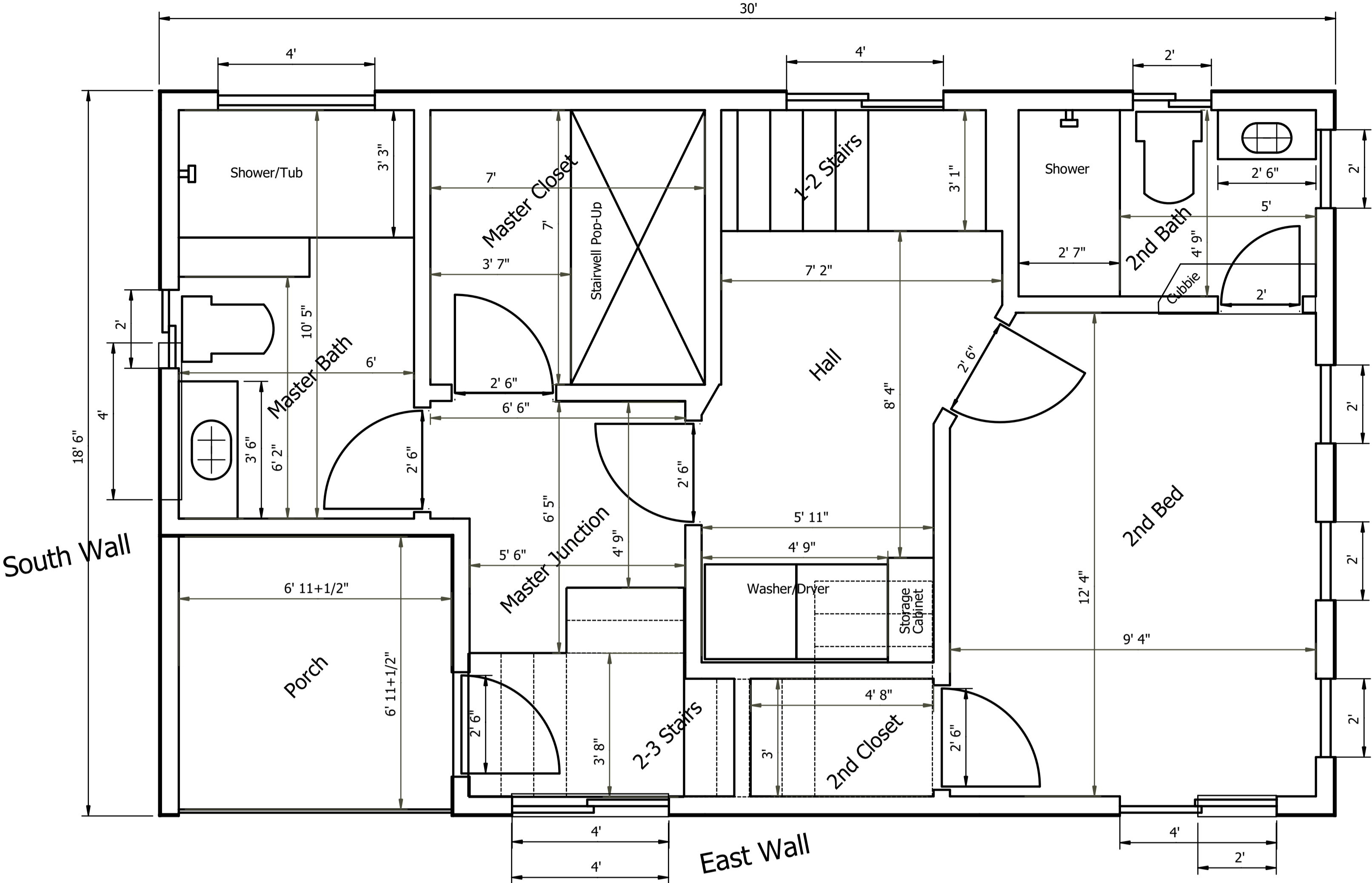
|  |  |                            |                   |
|--|--|----------------------------|-------------------|
| Created by:<br>KL  |  | Title:<br>First Floor Plan |                   |
| Supplementary information:<br>Project CC75 House Build / Parcel 401-07-022 |  | Size:<br>A1                | Sheet:<br>11 / 17 |
| <div>A10</div>   |  | Scale:<br>0.04             |                   |
|  |  | Part number:               |                   |
|  |  | Drawing number:<br>A10-F1  |                   |
|  |  | Date:<br>04/30/2021        | Revision:         |

A10

Second Floor Plan

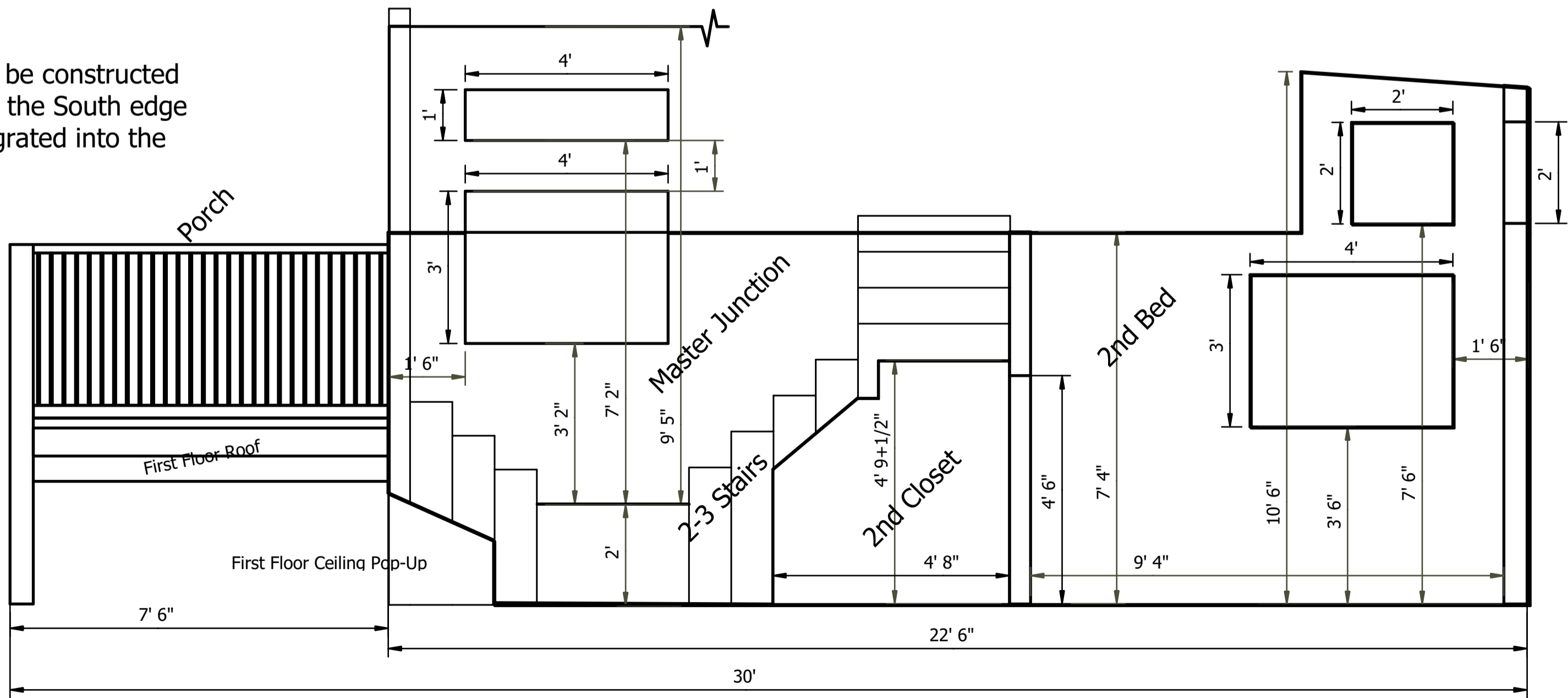


Second Floor South Wall Window Elevations



Second Floor Layout

Porch Notes: The Porch and East rail will be constructed out of structural steel while the South edge will be a solid banister integrated into the South Wall.



Second Floor East Wall Window Elevations with Stairs

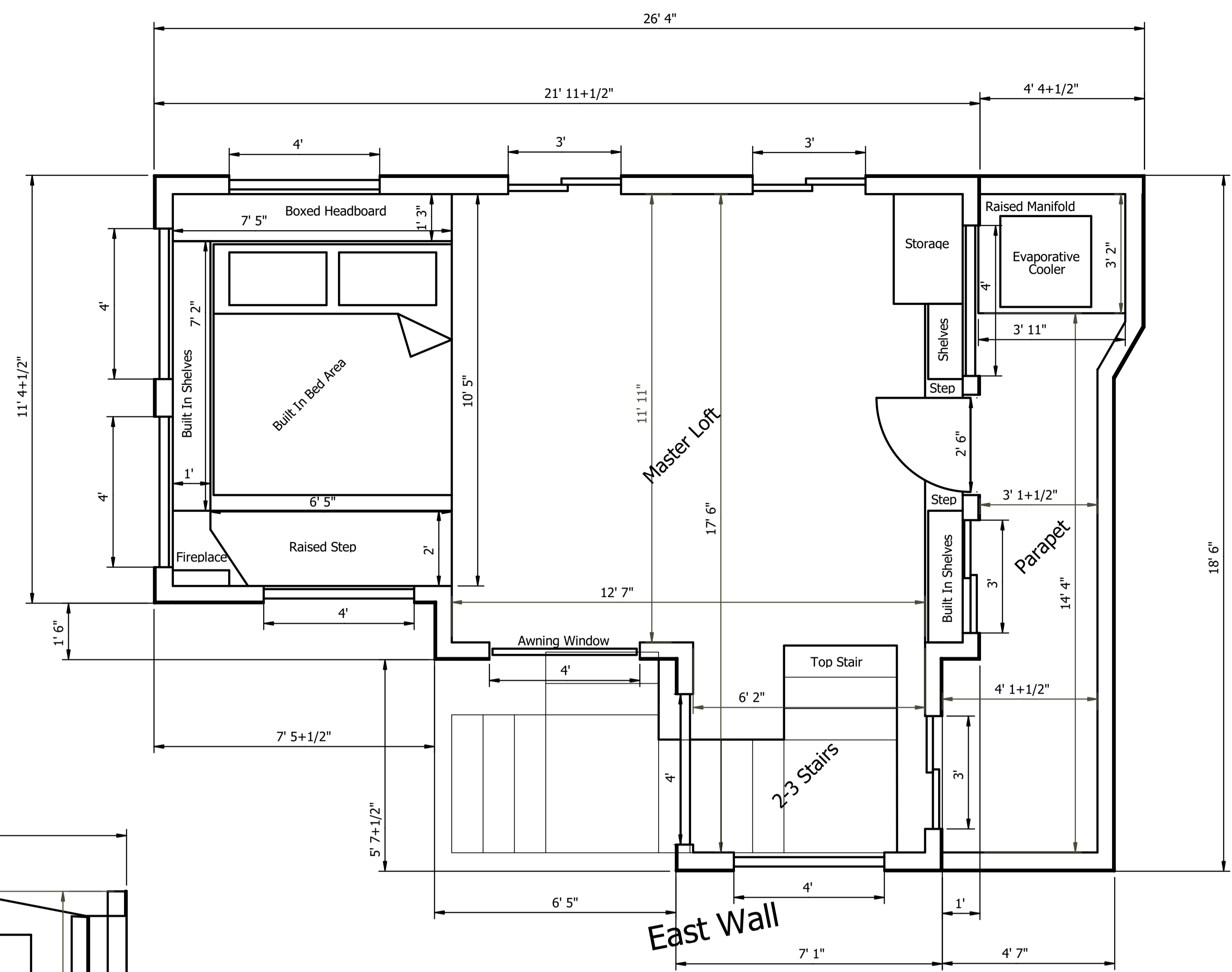
- Notes:
1. The Second Floor features a Second Bedroom, half of the Master Bedroom, a Laundry Area in the Hall, as well as access to the Porch.
  2. The Second Bedroom has its own Bathroom with a small Closet under the Stairs for the Master Loft and a built in cubbie space above the Bathroom door.
  3. The Laundry Area in the Hall features a Washer and Dryer along with a small Storage Cabinet/Closet located partially underneath the Stairs for the Master Loft.
  4. The Master Bathroom and Master Closet are also located on the Second Floor with a Pop-Up for the 1-2 Stairwell creating a 3ft 4in raised shelf/step in the Master Closet.

Scale: 1 In = 20.2 Ins or 0.04% scale from actual size

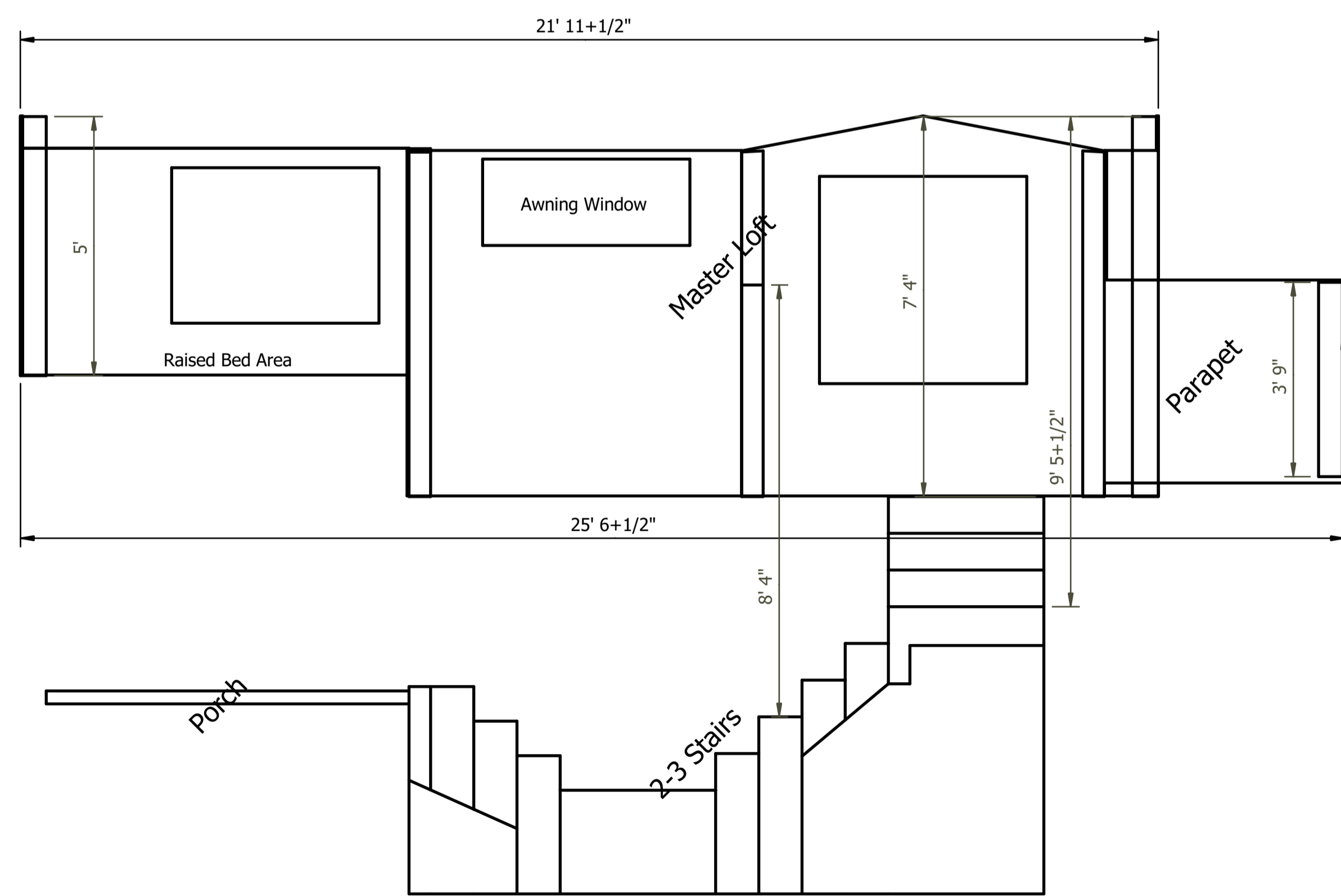
|  |                             |                           |                   |                |
|--|-----------------------------|---------------------------|-------------------|----------------|
| Created by:<br>KL  | Title:<br>Second Floor Plan |                           |                   |                |
| Supplementary information:<br>Project CC75 House Build / Parcel 401-07-022 |                             |                           |                   |                |
| <div>A11</div>   |                             | Size:<br>A1               | Sheet:<br>12 / 17 | Scale:<br>0.04 |
|  |                             | Part number:<br>A11-F2    |                   |                |
|  |                             | Drawing number:<br>A11-F2 |                   |                |
|  |                             | Date:<br>04/30/2021       | Revision:         |                |

A11

Third Floor Plan



Third Floor Layout



Third Floor East Wall Elevations with Stairs

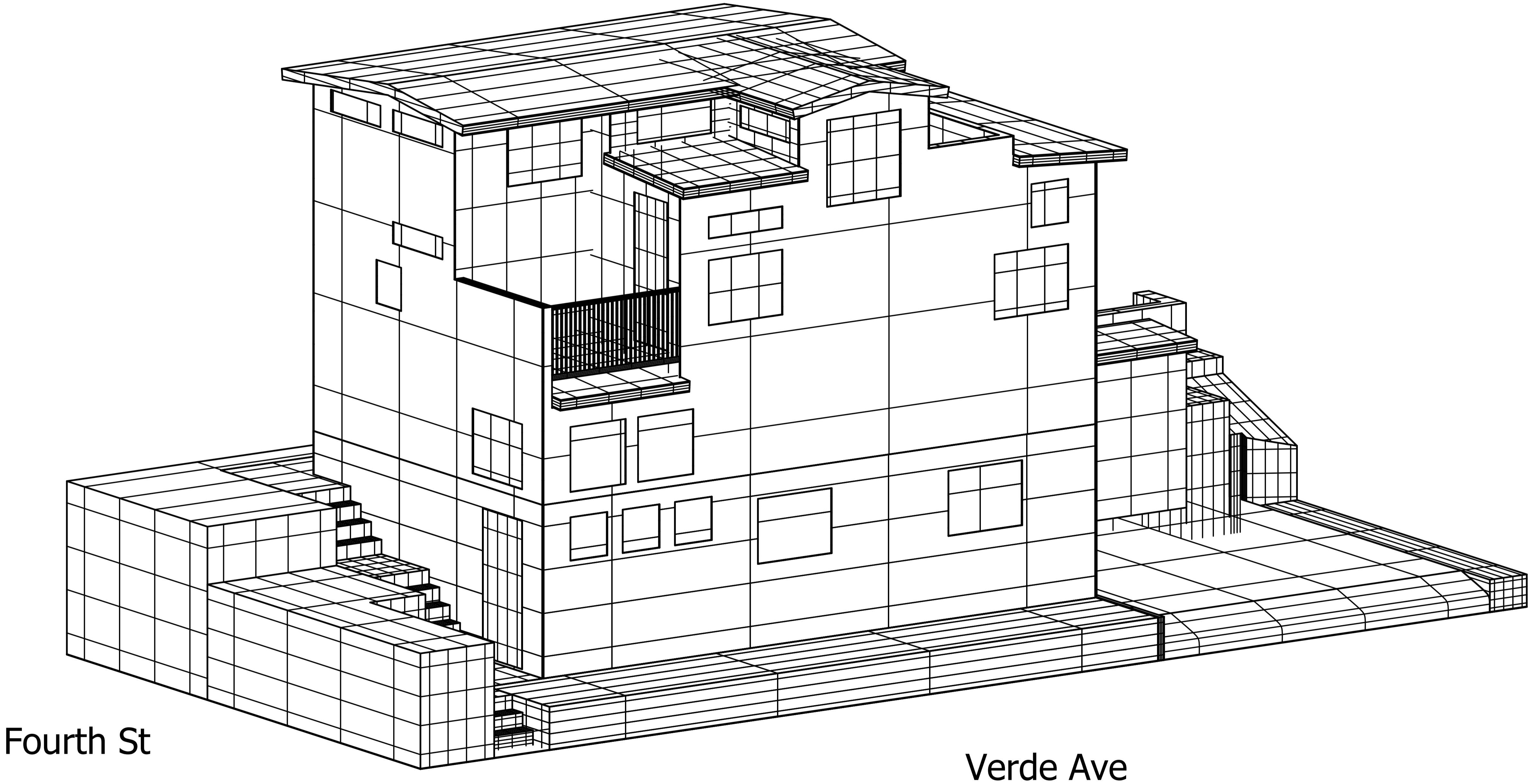
- Notes:
- 1. The Third Floor features the Master Loft with access to a Parapet Roof Area.
  - 2. The Master Loft includes a built-in raised Bed Area (King size mattress shown) with shelving and a small Gas Insert or Electric Fireplace.
  - 3. A 4in step on the North Wall of the Master Loft features built-in shelving/storage and has a custom sized door leading to the Parapet.
  - 4. The Parapet allows roof access and houses a Raised Manifold with an Evaporative Cooler all located within a removable roofed enclosure.
  - 5. The Top Stair in the 2-3 Stair set is even with the Master Loft floor level and the Parapet is 3 to 3+1/2 inches raised above floor level.

Scale: 1 In = 20.2 Ins or 0.04% scale from actual size

|  |  |                               |                   |                |
|--|--|-------------------------------|-------------------|----------------|
| Created by:<br>KL  |  | Title:<br>Third Floor Plan    |                   |                |
| Supplementary information:<br>Project CC75 House Build / Parcel 401-07-022 |  |                               |                   |                |
| <div>A12</div>   |  | Size:<br>A1                   | Sheet:<br>13 / 17 | Scale:<br>0.04 |
|  |  | Part number:<br><br>A12-F3    |                   |                |
|  |  | Drawing number:<br><br>A12-F3 |                   |                |
|  |  | Date:<br>04/30/2021           |                   | Revision:      |

A12

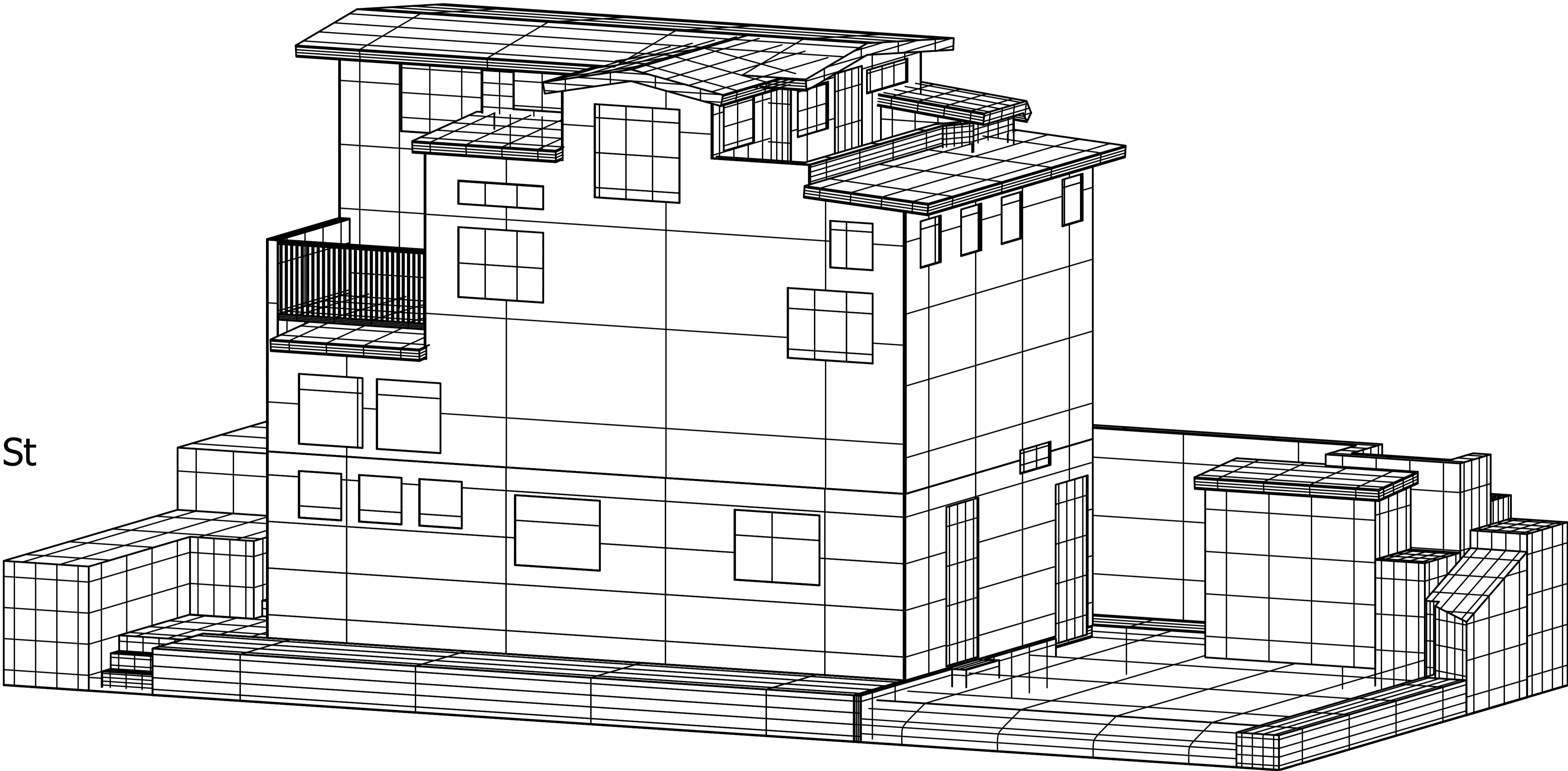
South East ISO Render



|  |  |                           |                   |                |
|--|--|---------------------------|-------------------|----------------|
| Created by:<br>KL  |  | Title:<br>ISO Render SE   |                   |                |
| Supplementary information:<br>Project CC75 House Build / Parcel 401-07-022 |  | Size:<br>A1               | Sheet:<br>14 / 17 | Scale:<br>0.03 |
| A13  |  | Part number:<br>A13-S1    |                   |                |
|  |  | Drawing number:<br>A13-S1 |                   |                |
|  |  | Date:<br>04/30/2021       | Revision:         |                |

North East ISO Render

Fourth St

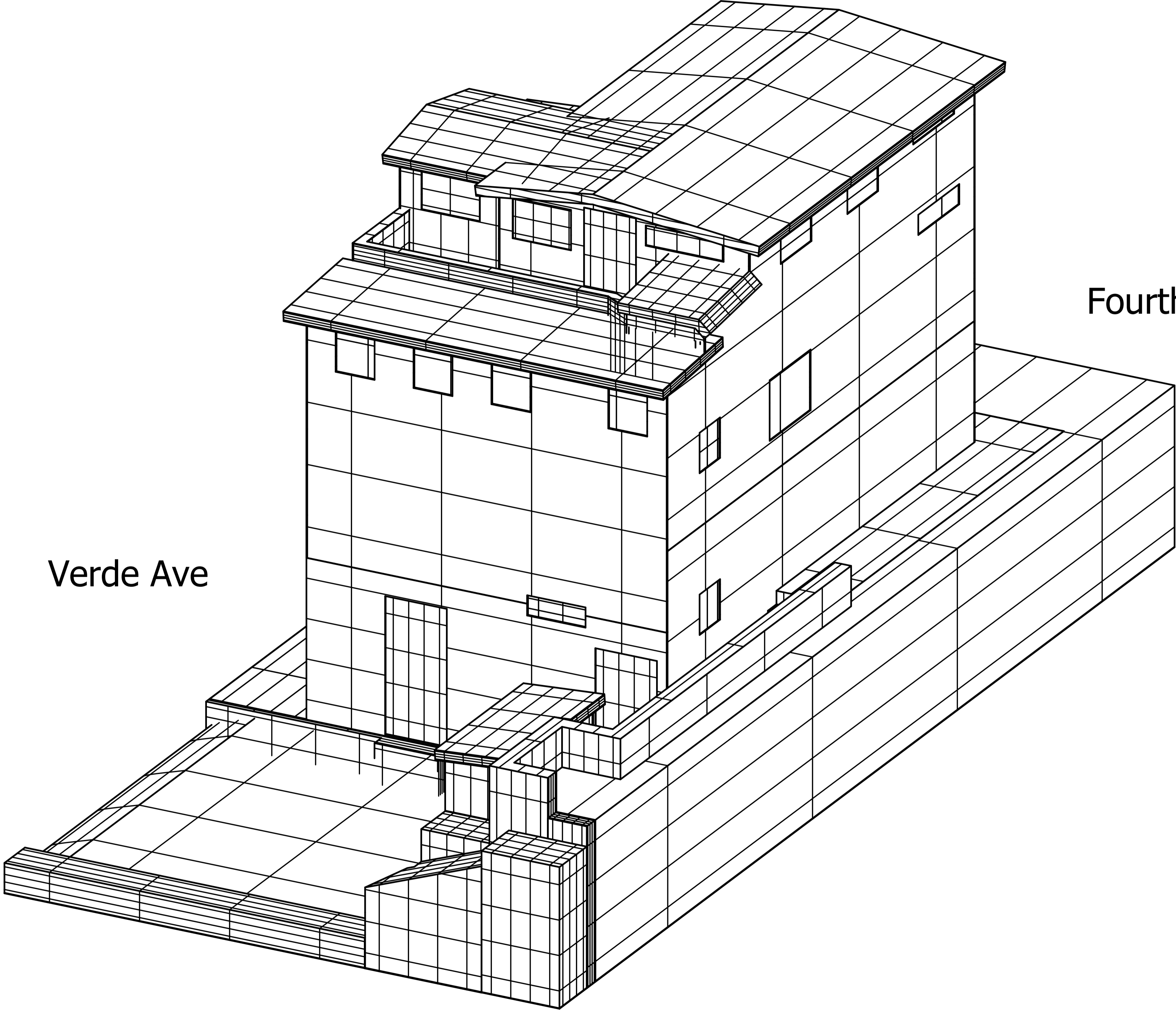


Verde Ave

|  |  |   |                   |                |
|--|--|---|-------------------|----------------|
| Created by:<br>KL  |  | Title:<br>ISO Render NE                   |                   |                |
| Supplementary information:<br>Project CC75 House Build / Parcel 401-07-022 |  | Size:<br>A1                               | Sheet:<br>15 / 17 | Scale:<br>0.03 |
|  |  | Part number:<br>Drawing number:<br>A14-S2 |                   |                |
|  |  | Date:<br>04/30/2021                       | Revision:         |                |

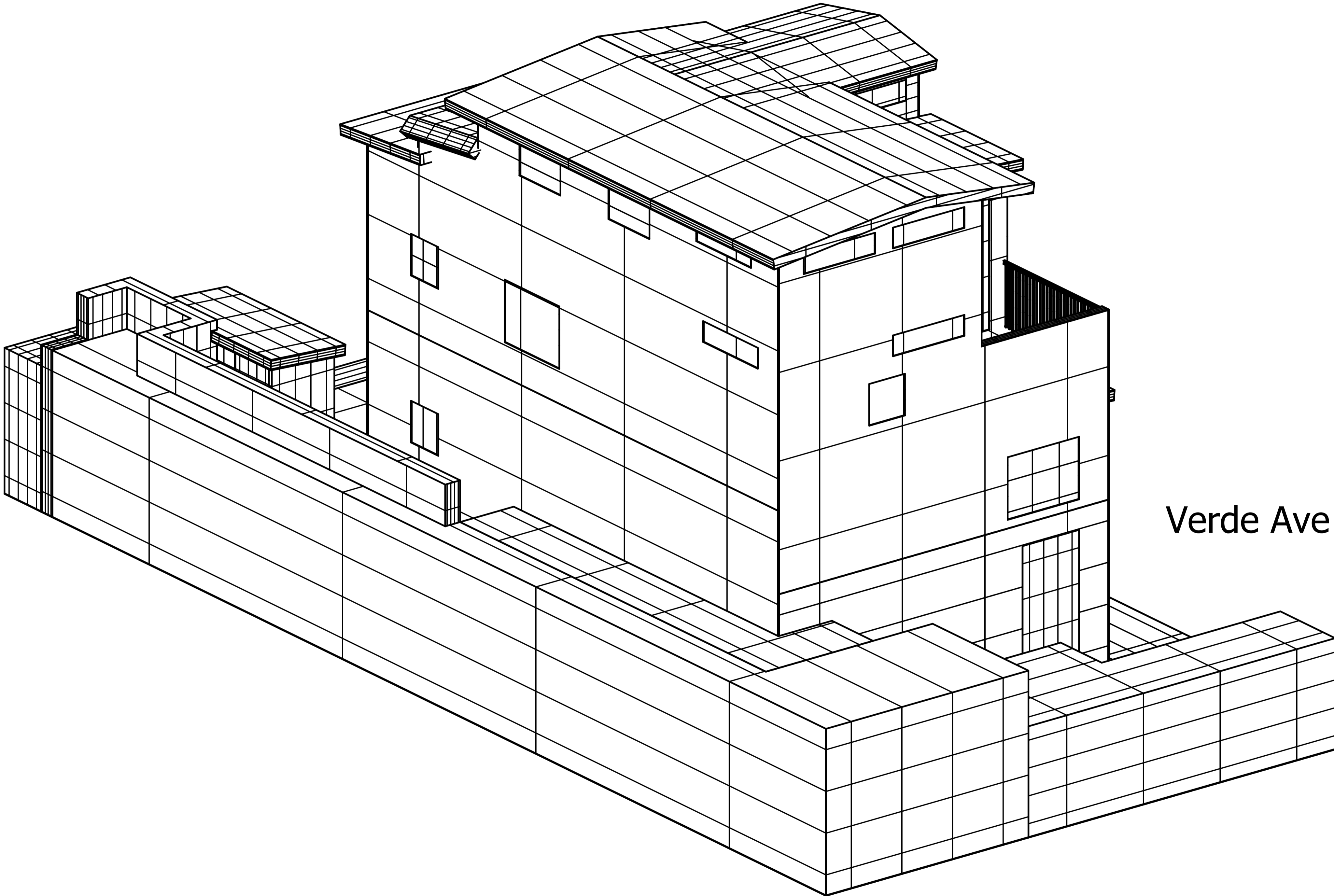
A14

North West ISO Render



|  |  |                           |                   |                |
|--|--|---------------------------|-------------------|----------------|
| Created by:<br>KL  |  | Title:<br>ISO Render NW   |                   |                |
| Supplementary information:<br>Project CC75 House Build / Parcel 401-07-022 |  | Size:<br>A1               | Sheet:<br>16 / 17 | Scale:<br>0.03 |
| A15  |  | Part number:<br>A15-S3    |                   |                |
|  |  | Drawing number:<br>A15-S3 |                   |                |
|  |  | Date:<br>04/30/2021       | Revision:         |                |

South West ISO Render



Fourth St

Verde Ave

|  |  |                           |                   |                |
|--|--|---------------------------|-------------------|----------------|
| Created by:<br>KL  |  | Title:<br>ISO Render SW   |                   |                |
| Supplementary information:<br>Project CC75 House Build / Parcel 401-07-022 |  | Size:<br>A1               | Sheet:<br>17 / 17 | Scale:<br>0.03 |
| A16  |  | Part number:<br>A16-S4    |                   |                |
|  |  | Drawing number:<br>A16-S4 |                   |                |
|  |  | Date:<br>04/30/2021       | Revision:         |                |



Looking north on Verde Avenue early 1900s







# 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, June 7, 2021

**Item 5:** **Final Design Review for a house**  
**Location:** 300 Queen Street  
**Applicant/Owner:** Bethany Halbreich and Cameron Sinclair/Half Kingdom Holdings LLC  
**Zone:** C-1/AR  
**APN:** 401-06-128G  
**Prepared by:** John Knight, Zoning Administrator  
**Resolution:** **DRB Resolution 2021-15**

**Summary and background:** The applicants request final design review of plans for an approximately 1,155-square-foot house as part of a phased project. On May 3, 2021, the Design Review Board (DRB) approved preliminary design review. On May 19, 2021, the Planning and Zoning Commission approved preliminary and final site plan review.

The applicants' current request is only for Phase 1. This includes construction of an approximately 1,155-square-foot home in the AR zone. The proposed project also includes partial demolition and replacement of the existing pump house structure with a new, residential structure. The replacement structure will be connected to a second, similarly sized structure by a covered deck. The plans also indicate that a safety fence/rail will be constructed around the pool foundation. The applicant is still working with staff and the State Historic Preservation Office (SHPO) on the design of this railing. The applicant will return to the DRB at later date for approval of the railing.

Note that the zoning for the property is split between C-1 on the Queen Street side of the property and AR on the Diaz Street side of the property. The residence would be entirely located in the AR zone. Parking and access for the first phase will be provided from the rear on Diaz Street.

**Colors and materials:** The applicants propose to use Corten steel as the primary cladding for the existing structure and the new addition. The roofing material is also proposed to be Corten. A glass railing is proposed on the second story breezeway that connects the two buildings. Some DRB members have previously raised concerns that the proposed railing appears too modern and is not "*visually compatible with buildings and structures to which it is visually related*" as required by the zoning ordinance. On page A27 of the plans, the applicant has suggested three other railing designs for consideration by the DRB. To assist in this discussion, staff has prepared a photo survey of various railing designs in town (see attachment).

Due to the historic nature of the property, staff and the applicant have been in consultation with SHPO regarding the proposed improvements (see attached e-mail from SHPO). SHPO is supportive of the proposed colors and materials and does not see an issue with the demolition of the existing pump house structure. Specifically, SHPO states in their e-mail, "*This approach meets the Secretary of the Interior Standards through new construction, which is distinct but compatible, deferring to the historic properties and clearly identifiable as new.*"

**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 (New Construction)**

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, 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 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 DRB shall review the application for compliance with the above-referenced criteria and refer to the applicable criteria regarding architectural features and details. Note that if the DRB would like the applicant to use a different railing design, or different colors/materials, the board will need to provide clear and specific direction to the applicant with any proposed changes.

### **Section 304.F.3. Review Procedures and Criteria (Demolition)**

*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 DRB shall review the application for compliance with the above-referenced criteria.

### **Section 304.F.5. Approval process**

- 5. The Design Review Board shall have thirty (30) days from the date of submission of a complete application to review the request and approve, conditionally approve, or reject, said request, and notify the applicant of his decision in writing. If, however, the Design Review Board wishes to hold a public hearing on the request, the Board shall fix a reasonable time for such hearing, but not more than forty-five (45) days from the date of submission of a complete application. Prior to holding a public hearing, a Neighborhood Meeting may be required in accordance with Section 306 of this Zoning Ordinance. The Design Review Board shall give notice of the hearing at which the application will be considered by publication of notice in the official newspaper of the Town and by posting the property affected not less than, fifteen (15) days prior to the hearing. The notice shall set forth the time and place of the hearing and include a general explanation of the matter to be considered. In such case, the Design Review Board shall render its decision within fifteen (15) days after the public hearing.*

**Response:** The DRB has the authority to approve or conditionally approve the applicant's request. Note that this section allows the DRB to hold a public hearing and neighborhood meeting. To ensure compliance with the criteria identified above, the DRB may include additional conditions.

**Recommendation:** The zoning administrator recommends that the DRB discuss the proposed application and provide direction to the applicant if any changes are desired. A resolution with conditions is included if DRB wishes to approve the application. Additional conditions can be added by the board if desired.

**Attachments:**

- Railing designs
- SHPO e-mail
- DRB Resolution 2021-15
- Application and supplemental information

Typical two rail pipe fence (similar to what was recently approved for Hill Street)



Steel fence with finials at Knowlton-Robinson residence on Clark Street



Chain link fence on Clark Street



Lapped siding fence in front of Haunted Hamburger



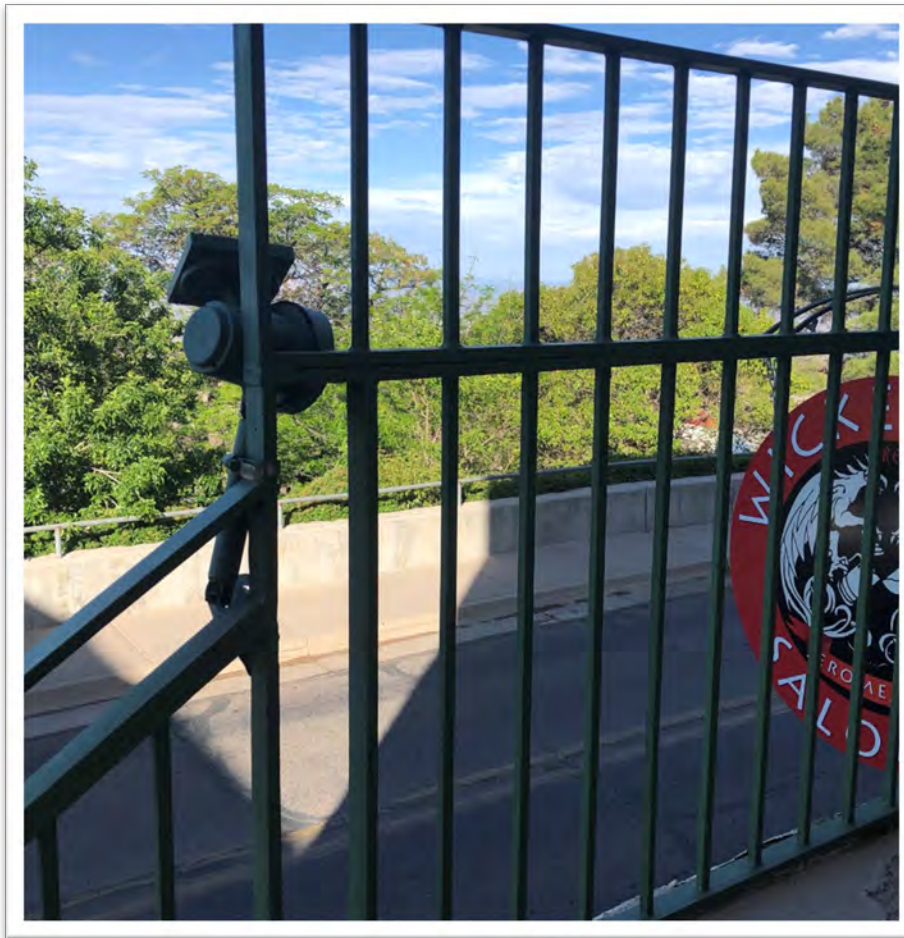
Wood railing in front of Haunted Hamburger



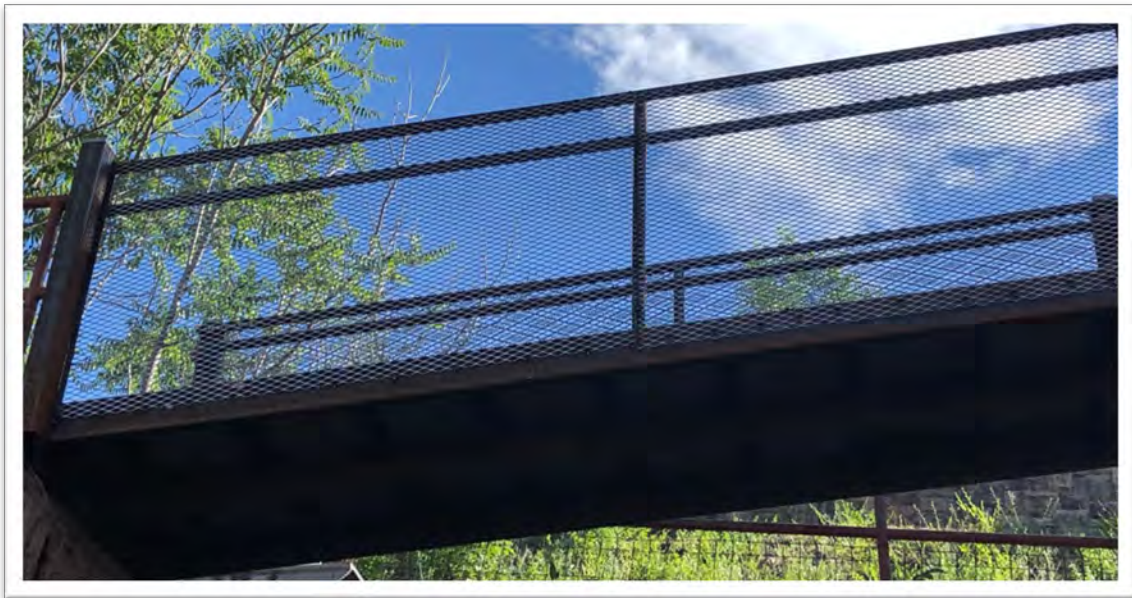
Steel picket fence in front of Historical Society



Steel picket fence in front of Wicked City



Metal ramp at fire station



Close-up of fire station ramp



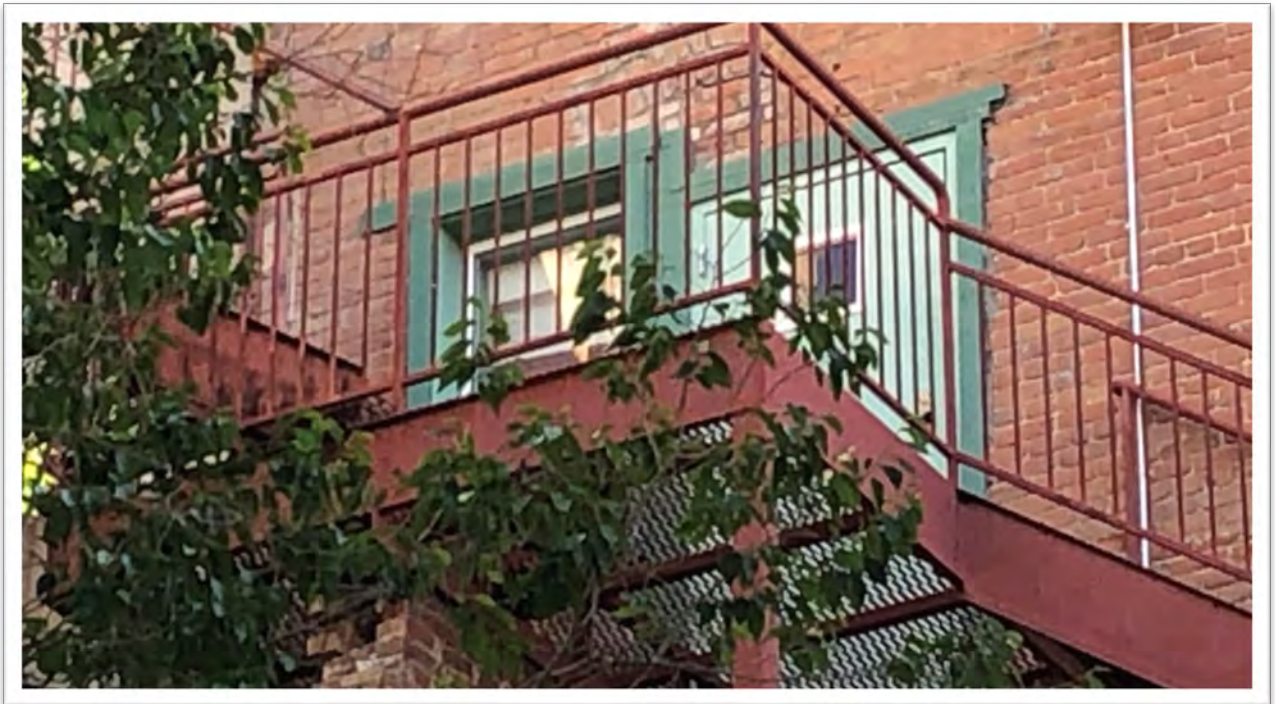
Deck railing at New State Building



Steel railing behind Nellie Bly



Metal railing behind Hotel Connor



Metal railings at Raku Gallery



Wood railing in front of Mimi's (formerly Lola's)





## Comments from SHPO re: Mexican Pool Property Recd. 5/27/2021

### General Questions:

1. What is SHPO's role and authority when it comes to review of projects in Jerome?

SHPO: SHPO has no direct role or authority over the review of projects in Jerome. We serve as an advisory body only. Jerome's design review process exists entirely in local zoning law that SHPO's state and federal authorities provide no jurisdiction over. That being said, one of our roles as the CLG administrator for the state is to advise municipalities when they deviate from both best and legally valid practices. In Jerome's case we have already opined that your design review guidelines need to be updated to prevent future instances of liability.

2. Are there issues/concerns related to how Jerome is implementing the design process that could result in the loss of its historic status?

SHPO: There is little that could occur short of large scale demolition or a natural disaster that would compromise Jerome's historic designation. Regardless of any flawed procedures in place, existing historic resources are the source of historic designation.

3. Any particular problem areas that Jerome should avoid? It's my understanding that we need to be careful about reconstructing buildings/features that mimic historic buildings/features and create confusion over whether it is a recreation or the original.

SHPO: The absence of differentiated new construction in Jerome potentially belies an underlying issue with the acceptance of non-reconstructive architectural styles. SHPO is committed to working with Jerome to explore this potential issue and to educate community leaders about the compatibility of properly differentiated new construction with your historic environs.

### Project Related Questions:

1. Does SHPO have any concerns related to removal/demolition of the recreated pump house structure that is on the site today? The pump house was recreated (based on a single photo) by the previous owner in 2013 and is not historic. The applicant intends to remove everything but the original foundation.

SHPO: There are no historic preservation concerns related to removal of the current structure at the location of the original pump house. The structure is not historic because it is not a reconstruction, as defined by the Secretary of the Interior Standards. To be so the reconstruction

would need to be an in-kind (exact) reconstruction based on photographic evidence. If that evidence does not exist a reconstruction is not possible.

2. Does SHPO have any concerns about the proposed use of materials/colors? The applicants primary cladding is proposed to be Corten steel.

SHPO: The material palette is acceptable, and in fact the colors would blend in with the surrounding landscape and building colors (as well as paying homage to the historic materials of this mining community, but used in a contemporary design). This approach meets the Secretary of the Interior Standards through new construction which is distinct but compatible, deferring to the historic properties and clearly identifiable as new.

3. Does SHPO have any thoughts about the proposed glass railing that is used above the breezeway? The DRB has expressed concern that the glass railing looks too modern. They would prefer to see some sort of steel railing.

SHPO: New construction should look contemporary (of this time) without drawing excessive attention. Simpler details are preferred over those which would draw attention to the new construction, and anything new should look new to avoid creating a false sense of history (new construction using historic details). Making something look “historic” does not meet the Secretary of the Interior’s Standards. The goal is for new construction to be distinct (of this time) but compatible in massing and detailing. Compatible means that it is different in appearance but blends with the historic (defers to the historic through simple detailing and similar colors).

4. Does SHPO have any suggestions for the safety railing that needs to be constructed around the pool foundation?

SHPO: There are two options that will meet the Secretary of the Interior’s Standards: 1) Replicate in-kind (= exactly) the railing shown in the historic photograph of the pool. This approach would be considered a “reconstruction” from historic evidence; or 2) Install a new railing that defers to the pool (doesn’t draw attention to itself or create a false sense of history). Simple detailing and/or transparency is recommended.

5. Any other thoughts/comment?

SHPO: Provide a copy of the Secretary of the Interior's Standards (<https://www.nps.gov/tps/standards.htm>) and explain the four treatment options: Rehabilitation, Preservation, Restoration or Reconstruction. Each has a set of guidelines. Understanding the distinctions can be difficult at first, and some of the guidance seems counter-intuitive to people who do not understand it. Making something look "historic" does not meet the Standards, and should never be done, but many believe this is the recommended approach. That misunderstanding needs to be dispelled. The historic properties listed in the National Register in the NHL are the only historic properties (unless a true reconstruction can be done from photographic evidence, which is rare and not encouraged by the National Register). New construction should defer to those properties. The goal is to preserve the character of the NHL listed properties and for new construction to blend into that historic fabric without creating confusion as to what is new and what is historic (NHL properties).





# TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331  
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## **DRB Resolution 2021-15** **Approving Preliminary Design Review for a house**

WHEREAS the Town of Jerome has received an application from Cameron Sinclair and Bethany Halbreich for final design review approval to construct an approximately 1,155-square-foot house at 300 Queen Street (APN 401-06-128G); and

WHEREAS the property is in both the C-1 and AR zoning districts; and

WHEREAS the proposed project is located entirely within the AR portion of the property and will need to comply with the standards and requirements of the AR zoning district; and

WHEREAS the Design Review Board has determined that a public hearing and neighborhood meeting are 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 review criteria and procedures 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.
- 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.

## DRB RESOLUTION NO. 2021-15

- I. 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. 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.
  1. 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.
  2. 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.

NOW, THEREFORE, BE IT RESOLVED by the Design Review Board of the Town of Jerome, Arizona, that the final design for 300 Queen 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. **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 7<sup>th</sup> day of June 2021.

ATTEST:

APPROVED:

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Rosa Cays, Deputy Town Clerk

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Tyler Christensen, Chair