



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

600 Clark St., JEROME, ARIZONA 86331

MINUTES

6:01 (0:17) Item 1: Call to order

Chair Tyler Christensen called the meeting to order at 6:01 p.m.

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

6:01 (0:47) Item 2: Petitions from the public – There were no petitions from the public.

6:01 (0:54) Item 3: Approval of Minutes: Minutes of the regular meeting of May 3, 2021

Discussion/Possible Action

Motion to Approve the Minutes of the Regular Meeting of May 3, 2021

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

Continued Items/Old Business: none

New Business:

7:12 (1:56) Item 4: Preliminary and Final Design Review for a new house (Lazaro)

Applicant: Keith Lazaro

Address: 224 Fourth Street

Owner of record: Keith Lazaro

Zone: R1-5

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

Chair Christensen introduced the item, but since the applicant was absent, he motioned to table it, then changed his motion to rearrange the agenda should the applicant (or representative) join the meeting later, and to also accommodate other applicants in attendance. The items were rearranged in this order: 6, 7,8, 5 and 4. However, they have been kept in their original order in these minutes.

Motion to rearrange the order of items on the agenda to 6, 7, 8, then 5 and 4

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

(1:08:45) Mr. Knight informed everyone that Mr. Lazaro had broken his leg and was not going to be at the meeting, although Mr. Knight thought he would be represented. Jerome resident Joe Lazaro, Keith's father, did drop off the samples earlier, which Mr. Knight shared with the board. Chair Christensen opened the item.

Vice Chair Wood commented that Mr. Lazaro is doing right by getting neighborly support.

Mr. Knight said besides the house, Mr. Lazaro will also be building concrete walls and demolishing an old shed. He said P&Z did approve the project and that several neighbors have stepped forward to express their consent.

Motion to table DRB Resolution 2021-14

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

6:24 (23:55) 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)

Owner of record: Half Kingdom Holdings LLC

Zone: C-1/AR

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

Mr. Knight stated that preliminary design review was approved at the last DRB meeting and that the applicants were now seeking final design review approval. He said the applicants have made a few changes after receiving feedback from DRB and P&Z and said the main design concern seemed to be focused on the railing between the two buildings and that safety was a concern. Mr. Knight referred to the railing samples in the agenda packet, then reminded the board that this is approval for Phase 1 only. He said the applicants will be demolishing most of the present pumphouse structure, building in the same footprint, and are talking to the State Historic Preservation Office (SHPO) about designs for fencing around the pool. He referred to the questions SHPO had answered in the packet and said he had talked to them to get their thoughts on the project—they have no issues. He said DRB can be more restrictive.

Vice Chair Wood said Jerome is a national historic landmark and that some of the “cut and paste” language in the zoning ordinance is from the Secretary of the Interior, to be applied to the local conditions when possible. He said, “the reality on the ground doesn’t always fit the ordinance,” yet the DRB’s job is to enforce what’s in it. Vice Chair Wood read aloud a section about visual components and said that in the DRB process, the board is supposed to be visually focused; however, when it comes to health and safety issues, health and safety takes precedence over other factors. He spoke about his attempts to collect information about the Verde fault below Jerome, including the ADOT report he has referred to in the past, which he said Mr. Knight has called “old and out of date.”

Mr. Knight said the previous owner had done a structural report of the property, and that what he had said about the dated ADOT report came from talking to John Litteer at ADOT, who advised Mr. Knight to be careful when using that report to extrapolate for a specific site. He mentioned that conditions of approval included engineering surveys.

Vice Chair Wood asked if there was ever plumbing in the pumphouse and if a waterline crosses the area near the Sliding Jail. Mr. Knight said a waterline would be extended from the Guth property. Vice Chair Wood said he talked to California about how they deal with seismic areas. He stated that he saw the 300 Queen Street project as a health and safety question and does not want to see the town in a position of liability and questioned the viability of the future of the project.

Mr. Knight said some of the questions being discussed were outside the purview of DRB, and that he has talked to the town attorney about liability: it is on the applicants, who are required to provide the survey reports, which are in turn the engineer’s responsibility.

Vice Chair Wood said he thought he was asking a practical question.

Chair Christensen said it was a practical question and pointed out that DRB is also dealing with someone who has been behind much more difficult projects and is making the conscious choice. He said DRB needs to focus on the design aspects of the project.

(47:04) Mr. Sinclair said he would address the vice chair’s concerns at the end of his presentation as they are important. He said since the last P&Z meeting, they have met with SHPO about support for the project, who requested they demo most of the pumphouse; that even Fire Chief Blair said it was not structurally sound. Mr. Sinclair said they have also found that the area around the pool, including the foundation of the pumphouse, is the only historic aspect of the property. He mentioned that SHPO was coming to town to talk about what the town can and cannot require of applicants and that the group would be visiting 300 Queen Street. Mr. Sinclair said SHPO was showing support for the project and that ASU architecture students may also get involved. He said some of the historical research they have done goes back to 1889 on the property itself, including an investigation of foundations on the site, which they found have not shifted in 120 years. This will be included in their report. Mr. Sinclair said the former owner did have a geotech study done in 2018 that was approved and stamped and that SHPO suggested it should suffice for this project. He mentioned Keith Lazaro was also using a general study for his project, and that the ADOT report was a synopsis of surveys done in the 1950s and 1960s and was focused on the area near Hull Avenue.

Mr. Sinclair continued going through his slide presentation and showed how the pumphouse is visually incompatible with its surroundings and listed several of its construction flaws. He said the demolition of the pumphouse would include the wooden structure and metal roofing and that they have decreased the amount of iron and increased the amount of woodwork by 40 percent in their design. Mr. Sinclair then went through the railing styles and why they would not work. He also informed the board that the Guth residence has a bridge and that the house at 201 Beale Street has post/glass railings approved in 2002 when Vice Chair Wood was on the board. Mr. Sinclair said their floorplan was five times smaller than the previous owner’s plans and would not be connected to the Guth house, as the was proposed by the former owner. He also informed the board that he could provide them with the 43-page geotechnical survey as well as a 25-page cultural resource study. He said in Phase 2, the focus will be on the large retaining wall needed to protect the town’s liability and that the real issue being faced is if the town has the funding to build the retaining system for the parking area adjacent to their property.

Vice Chair Wood thanked and complimented Mr. Sinclair on his presentation and design, respectively, but said he still felt strongly that this project was not right for this site.

Chair Christensen shared his thoughts on the project and later motioned to approve it. He asked if Mr. Sinclair had chosen his preferred railing, which he had, which was the third option in his presentation, single rail with glass. A brief discussion ensued.

Motion to approve DRB Resolution 2021-15

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

6:05 (3:18) Item 6: Preliminary and Final Design Review for new signage (Blazing Owl)

Applicant: Angela Arndt

Address: 300 Hull Avenue

Owner of record: Randy and Cathy Brazil

Zone: C-1

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

Chair Christensen introduced the item, a simple sign said Mr. Knight, which will be made of metal and hung outside of Merchants Gathering. He referred to the photoshopped images in the packet showing the placement of the sign.

Mr. Knight clarified that the sign would be made of aluminum and mentioned the amendment to the sign ordinance that now states durable material is preferred (over wood). Chair Christensen said he liked the artwork.

Motion to approve DRB Resolution 2021-16

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

6:08 (7:23) Item 7: Preliminary and Final Design Review for a gate

Applicant: Carol Wittner Roland

Address: 140 Main Street

Owner of record: Beyond Sky Fire LLC

Zone: C-1

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

Chair Christensen stated that the applicant was also a DRB member. Mr. Knight explained the standard procedure for recusal, and Ms. Wittner recused herself from the dais. Chair Christensen then introduced the item.

Mr. Knight said Ms. Wittner wanted to replace the plywood blocking Husbands' Alley with a metal gate and that the KnoxBox will still be accessible.

(9:36) Ms. Wittner introduced herself and said the gate would be a safer alternative than the plywood to block people from the two-story drop at the end of Husbands' Alley. She said Arnie Warren is making a 6-foot gate similar to those behind Nellie Bly.

Chair Christensen said he was glad about this project and that it would be an improvement for the town.

Motion to approve DRB Resolution 2021-17

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

6:12 (12:09) Item 8: Preliminary and Final Design Review for new signage (Jerome BATH House)

Applicant: Mike Thieme

Address: 240 Hull Avenue

Owner of record: Margaret Graziano

Zone: C-1

APN: 401-06-054

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

Discussion/Possible Action – DRB Reso. 2021-18

Mr. Knight said the applicant is proposing a 14-square-foot aluminum sign that will hang where the old winery sign was. Mr. Thieme was helpful in having the temporary State Farm sign removed next to the building (it belonged to his landlord) and will also remove the winery sign on the south side of the building, which Mr. Thieme later states is angering tourists when they discover his shop is no longer a winery. Mr. Knight said the retail store will be three stories of leather and other goods.

(14:23) Mr. Thieme explained the design of the sign and said the acronym BATH stood for bikers, artists, tourists, and hippies. He gave a brief overview of what his store sells, including biker and cowboy leather, art, and other eclectic goods.

Vice Chair Wood clarified that DRB cannot control content; nevertheless, Chair Christensen said he would like to see more to the sign than just lettering.

Mr. Thieme explained the philosophy behind the sign and respectfully said he was not wanting to impress the town but to draw a certain clientele.

Motion to approve DRB Resolution 2021-18

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

Informational Items (Current Event Summaries):

7:17 (1:16:23) 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)

Mr. Knight shared highlights from recent meetings listed above. He mentioned that much of the zoning ordinance has been cut and pasted together from other ordinances and many sections need to be updated. He said to address the residential permit parking issues, town staff will be reaching out to the public for their input.

7:21 (1:20:35) Item 10: Future DRB Agenda Items for Tuesday, July 6, 2021 (note meeting date change): No items currently scheduled

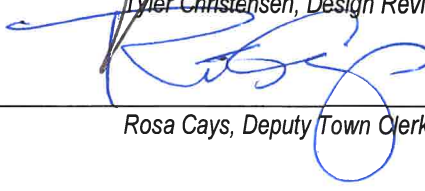
Mr. Knight said now that the Lazaro project (Item 4) has been tabled, it will be on the next agenda.

Item 11: Adjourn

Motion to adjourn at 7:22 p.m.

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

Approved:  Date: 7.6.21
 Tyler Christensen, Design Review Board Chair

Attest:  Date: July 2021
 Rosa Cays, Deputy Town Clerk