



TOWN OF JEROME

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

Regular Meeting of the Town of Jerome

DESIGN REVIEW BOARD

Tuesday, November 29, 2022, 6:00 pm

600 Clark Street

MINUTES

6:00 (0:03) Item 1: Call to order

Chair Brice Wood called the meeting to order at 6:00 p.m.

Deputy Town Clerk Kristen Muenz called the roll. Present were Chair Wood, Vice Chair Tyler Christensen, board members John McDonald, Mimi Romberger, and Carol Wittner.

Staff present included Zoning Administrator Will Blodgett and Ms. Muenz.

6:01 (0:44) Item 2: Petitions from the public – There were no petitions from the public.

Possible Direction to Staff

6:01 (0:49) Item 3: Approval of Minutes: Minutes from the regular meeting of Tuesday, October 25, 2022.

Discussion/Possible Action

Ms. Wittner chose to abstain from the vote as she was not present at the October 25th, 2022, DRB meeting.

Motion to approve the minutes of the regular meeting of October 25, 2022

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

Continued Items/Old Business:

No Items

New Business:

6:02 (1:45) Item 4: Seeking Approval for new Paint

Applicant/Owner: Richard & Hannah Flagg

Zone: C-1

Address: 405 Hull Avenue

APN: 401-06-020

Applicant is seeking approval to repaint the façade of the building at 405 Hull. Painting was done without DRB review, and the applicant is seeking review and wishes to be in compliance with Town regulations.

Discussion/Possible Action

Mr. Blodgett read a description of the project, explaining the applicants had started the painting without review. He reached out to Mr. Flagg, and they have since paid the fine and submitted a packet for review. Should it be denied, he has been told he will have to repaint the building and he is willing to abide by that. Mr. Blodgett then read a brief history of the building. He also read the section 304FF of the Zoning Ordinance regarding approval of paint, covering material, texture, and color, which shall be visually compatible to the buildings to which it is visually related. Physical samples of the paint had been provided along with photographs of the building.

Vice Chair Christensen asked if anyone remembered what the old colors were.

Ms. Romberger responded that it was blue.

Mr. Wood commented that the colors were more toned down than the choice for the new place, referring to the candy shop, and they will work.

Ms. Romberger asked if we knew what would be going in downstairs.

Mr. Blodgett answered that he does not know.

Ms. Wittner said it might possible be a jewelry store.

Mr. McDonald moved to approve the application for repainting in the colors presented and it was seconded.

Mr. Wood asked if there was any further discussion.

Mr. Christensen asked to make a comment. He said he appreciated the applicant's cooperation with the town.

Mr. Blodgett wished to say in his defense that during the period in which the building was being repainted, the applicant was quite sick. He told Mr. Blodgett he forgot to run it by the town and was very apologetic.

Motion to approve new paint for the façade at 405 Hull Avenue

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

6:07 (6:38) Item 5: Seeking Approval for new Paint

Applicant/Owner: Richard Bingaman & Leslie Lammers

Zone: R1-5

Address: 665 Main Street

APN: 401-06-026N

Applicant is seeking approval to repaint the body of their home a shade lighter than the current green.

Discussion/Possible Action

Mr. Blodgett read a description of the project; another repaint request. The applicant was requesting to repair and to repaint exterior wood siding in an updated shade of green. Mr. Blodgett explained that the shade was almost close enough to qualify as a like-for-like rather than a repaint, but it was technically a different shade, so that is why it was before us. He read a brief history of the house, which was constructed in 1904 and had work done in 1946 and again in 1980. The same property standards and considerations apply to this as the previous project. Mr. Blodgett pointed out photographs that show the existing green color along with physical samples of the green on various types of wood.

Mr. Wood said that he and his wife bought this house in 1979. It had been unoccupied for a long time and was due to be demolished. Citizens of the town tried to save the structure; we were lucky they did, and we bought it. He said the former owner, Rosie Salas, was the piano teacher in the town. Mr. Wood said, to his eye, this is an example of how things can be improved. It is tremendously improved from what he had.

Mr. Christensen motioned to approve the project as presented.

Motion to approve repainting the body of home at 665 Main Street

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

6:11 (10:32) Item 6: Seeking Approval for new fence construction.

Applicant/Owner: Kathleen Keller

Zone: AR

Address: 841 Gulch Road

APN: 401-09-020

Applicant is seeking approval to build a small fence along her driveway/carport area, to create a safe space for a small dog.

Discussion/Possible Action

Mr. Blodgett read a description of the proposed project. The applicant was requesting to build an unpainted wooden fence along their driveway for the purpose of keeping their small dog safely within the existing garden area. Mr. Blodgett read a brief history of structure, which was originally built in 1910 with a style that was called folk vernacular or vernacular Jerome miner's cabin. He went over property standards for review criteria. He explained that the town Zoning Ordinance requires consideration of exterior treatment of a building, materials, and colors, for the purpose of historic preservation and visual compatibility within the AR zone. Section 502 J regulates walls or fences, part of which requires that no free-standing wall or fence shall be constructed without a permit has been issued by the Building Inspector. Any rez zones, no wall over 3 ft, reading from the ZO. In reference to the height of the proposed fence, Mr. Blodgett explained that the property angles off Gulch Road so is technically a side yard, which is something he was aware that people might ask. The packet included a photograph of the wooden railing on the existing deck which the applicant hopes to mimic for the fence. He reminded us that the sole purpose of the fence is safety for the dog. There was a graphic showing a visual estimation of the placement but there were no paint samples as the wood would remain unpainted.

Mr. Christensen asked if the miner's shack was the only building on this lot, is the new house also on this lot, or are there two different lots.

Mr. Blodgett replied that there are two lots; this is the only building on this lot. The single duplex with the long driveway is on one parcel.

Mr. Wood thanked Mr. Blodgett and asked if there were any questions or comments.

Mr. Blodgett said the primary concern, because this house is contributing element toward the national register, the idea is to try and keep the historic look as close to original as possible. He said he is fairly satisfied that by mimicking the style of railing that it will keep that esthetic in his opinion.

Ms. Romberger asked, is there going to be a gate?

Mr. Blodgett confirmed there will be a gate.

Mr. Christensen said he doesn't feel it will alter the esthetic of the house; it will be similar but not attached to house in any way.

Mr. McDonald moved to approve the fence in this item, for the safety of the dog.

Motion to approve new fence construction at 841 Gulch Road

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

Meeting Updates:

6:18 (16:35) Item 7: Updates of recent and upcoming meetings

- **November 08 regular Council meeting** – Selection of new Mayor & Vice-mayor, first reading of Ordinance #485 (water shortage preparedness plan) first reading of ordinance #486 (Special event permit application) first reading of ordinance #487 (Business license tax). Tabled resolution #647 (Designating 2nd street a one-way street). Held discussion about selling a town owned lot, and renovations to the Haunted Hamburger. Appointed x2 persons to the PSPRS board, Rescinded the March 17, 2020, Covid emergency declaration.
- **November 15th regular meeting of Planning & Zoning Commission** – Conducted a work/study sessions regarding the possibility of adding multi-family housing as a conditional use to the R1-5 zone.

Chair Wood asked Mr. Blodgett to read updates from recent and upcoming meetings.

6:19 (18:15) Item 8: Future DRB Agenda Items for Tuesday, December 20, 2022: TBD

Mr. Blodgett said the agenda read to be determined, or TBD, because he was going to reach out and discuss moving the date of the next meeting further away from the holiday. He does not want meeting dates to interfere with holiday travel plans or vice versa.

Ms. Wittner said that the next Tuesday is the 27th, which is worse than the 20th. She asked if we could hold the meeting via Zoom.

Mr. Blodgett said that we will find a solution that works best for everyone. It will likely be done by Zoom.

Ms. Muenz said that we have worked out some of the issues with Zoom and it was a possibility.

Mr. Christensen asked if there were any upcoming items on queue.

Mr. Blodgett said he was hoping to receive a couple of applications. One of which is for the Cornish Pasty sign, which was paid for, but they have not submitted some documents. He briefly explained the delays with the signage for Cornish Pasty.

Mr. Wood said that at the last meeting, we got into unusual territory. He said that because we are not supposed to discuss any non-agenda item, but he feels that sometimes we should. We must do it in a way that doesn't mess with the process. He commented that Mr. Christensen did it well at the last meeting by saying, "I noticed something." We are not asking for action, we are not organizing, we are simply raising a topic. He said he thinks that is legitimate; we can't have a discussion or any votes, but sometimes it is useful to hear what is out there or on our minds. So, he would encourage that we use this time at the end of the meeting, if there is something on anyone's mind, to bring up something that needs to be looked at that isn't being.

Mr. Blodgett commented that he thinks that is fantastic.

Mr. Wood asked if anyone else had a comment.

Mr. Christensen wanted to mention that, if we did do a Zoom meeting next month, he would be willing to head the meeting if Mr. Wood was okay with that.

Mr. Blodgett said that we may take him up on the offer.

Item 9: Adjourn

Motion to adjourn at 6:23 p.m.

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

Approved: Brice Wood Date: 2-9-23
Brice Wood, Design Review Board Chair

Attest: Kristen Muenz Date: 2/9/2023
Kristen Muenz, Deputy Town Clerk