



TOWN OF JEROME

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

Regular Meeting of the Town of Jerome

DESIGN REVIEW BOARD

Tuesday, May 23, 2023, 6:00 pm

600 Clark Street

AGENDA

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 from the special meeting of Tuesday, April 25, 2023.

Discussion/Possible Action

Continued Items/Old Business:

None

New Business:

Item 4: Applicant is seeking approval for new Garden Shed.

Applicant/Owner: Henry P. Vincent

Zone: R1-5

Address: 209 Third Street

APN: 401-07-025

Applicant is seeking design review approval to build a new Garden Shed.

Discussion/Possible Action

Item 5: Applicant is seeking approval for Demolition of dilapidated building.

Applicant/Owner: Noel Fray

Zone: AR

Address: 107 Deception Lane Unit R

APN: 401-12-009

Applicant is seeking approval to demolish a dilapidated building.

Discussion/Possible Action

Item 6: Applicant is seeking approval for multiple renovations and alterations.

Applicant/Owner: Eric Jurisin

Zone: R1-5

Address: 711 East Avenue

APN: 401-07-102

Applicant is seeking approval for alterations and renovations to 711 East Ave.

Discussion/Possible Action

Meeting Updates:

Item 7: Updates of recent and upcoming meetings

- May 09 regular Council meeting- To be updated
- May 16 regular meeting of Planning & Zoning Commission – To be Updated

Item 8: Future DRB Agenda Items for Tuesday, June 27, 2023: TBD

Item 9: 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

Kristen Muenz, Deputy Town 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 arrangement



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Regular Meeting of the Town of Jerome

DESIGN REVIEW BOARD

Tuesday, April 25, 2023, 6:00 pm

600 Clark Street

DRAFT MINUTES

6:00 (0:01) Item 1: Call to order/Roll Call

Present at the meeting were Chair Brice Wood, Vice Chair Tyler Christensen, and board members John McDonald, Mimi Romberger, and Carol Wittner.

Staff present included Zoning Administrator Will Blodgett and Deputy Town Clerk Kristen Muenz.

6:00 (0:59) Item 2: Petitions from the public

Possible Direction to Staff

There were two petitions from the public to speak: one from Barbara Nelson with concerns about the Foy Garage, and one from Gregory Worth with concerns about the Foy Garage. As both were regarding an agenda item, Ms. Nelson and Mr. Worth requested to wait until the item was up for discussion to speak.

6:01 (1:41) Item 3: Approval of Minutes: Minutes from the special meeting of Thursday, March 28, 2023.

Discussion/Possible Action

Chair Wood moved to accept the minutes from the Special Meeting of March 28, 2023, and Mr. McDonald seconded the motion.

Motion to approve the Minutes from the Special Meeting of Thursday, March 28, 2023

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

Continued Items/Old Business:

None

New Business:

6:02 (2:18) Item 4: Applicant is seeking approval for new Signage.

Applicant/Owner: Traci Throne / Copper Canyon Christmas

Zone: C-1

Address: 111 Jerome Ave.

APN: 401-06-010

Applicant is seeking approval to update the signage on the business.

Discussion/Possible Action

Zoning Administrator Will Blodgett introduced the item and read a brief analysis. He explained the applicant was seeking to update the signage at the Copper Canyon Christmas Store; in total, one wall sign and one hanging sign to replace the existing signs. The new hanging sign will measure 36 x 54, for a total square footage well under the maximum allowed, and the location of the sign will not change. Mr. Blodgett read a letter from the applicants which described the color, font, and said that the new logo featured Santa, reflective of the store. They will be utilizing the same materials as the existing signs, and will also be replacing the wall sign on the side of the building with the same design, in the same shape as the existing wall sign.

Looking at the design, Chair Wood commented that it was a nice sign.

Vice Chair Tyler Christensen said that it was straightforward and motioned to approve the project as presented.

Motion to approve the new signage at 111 Jerome Avenue

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

6:04 (4:58) Item 5: Applicant is seeking approval for new Signage.

Applicant/Owner: Karen Mackenzie / Lee Christensen

Zone: C-1

Address: 505 Main Street

APN: 401-06-088

Applicant is seeking approval for new signage.

Discussion/Possible Action

Mr. Blodgett explained that the applicant was seeking approval for new signage for 505 Main Street: two signs, one hanging and one wall mounted. He briefly described the history of the building, known as the Central Hotel. The projecting hanging sign is to be hung 11 feet above the sidewalk and, at 3 feet by 3 feet, will hang 8 feet above the sidewalk, within regulation requirements. The wall mounted sign will be 2 feet by 3 feet, for a total of 6 square feet, and well within size regulations. Mr. Blodgett read the statement from applicant, which stated that the name of the new business was Desert Pearl. It further explained that the wall mounted sign will be attached to the side of the building and the hanging sign will be constructed of acrylic. Mr. Blodgett pointed out images included in the packet of the proposed signs.

Board member Mimi Romberger commented that the sign looked beautiful and motioned to approve as submitted.

Motion to approve the new signage at 505 Main Street

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

6:07 (7:47) Item 6: Applicant is seeking approval for new Signage.

Applicant/Owner: Sadia Victov (Raku Galleries)

Zone: C-1

Address: 250 Hull Avenue

APN: 401-06-052

Applicant is seeking approval for a new Sign on the front of the building.

Discussion/Possible Action

Mr. Blodgett explained that the applicant was seeking approval for a new pole mounted sign at 250 Hull Avenue. He said that the permanent, mounted metal sign has been chemically aged for a vintage feel. The building at 250 Hull Avenue was listed in the 2007 Historic Survey as a non-contributing structure to the historic status. He said the 36-inch by 36-inch sign is within Zoning Ordinance regulations for size, and it is mounted on a 10-foot post over the property, avoiding the sidewalk.

Mr. Wood said that in his opinion, it is a very elegant sign; simple and straightforward and works with the building and the streetscape. He motioned to approve the Raku sign as presented.

Mr. Christensen said he would like to make the comment that the sign was put in place before the application was submitted to the town. We would prefer to have it the other way around.

Mr. Blodgett replied that he had a discussion with the property owner on that subject, and they are aware.

Motion to approve the new signage at 250 Hull Avenue

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

6:09 (9:56) Item 7: Applicant is seeking approval for Sign placement.

Applicant/Owner: Artis Roque & Thomas Blosser

Zone: C-1

Address: 367 Main Street

APN: 401-06-026N

Applicant is seeking approval for the placement of Signage on the building.

Discussion/Possible Action

Mr. Blodgett explained that the applicants were Ms. Roque and Mr. Blosser for the candy shop known as Rickeldoris. The shop had previously moved locations and had asked if their signage needed to go before DRB. He said that he would like to own that he forgot to advise them that placement on the building was part of the review process. So, he wished to bring them into compliance, and they were more than willing to work with the town on this. They are seeking approval for the placement of the sign on the side of the building where it is currently located. Mr. Blodgett explained that it is a previously reviewed and approved sign with no changes, so only the placement was under review. He then read a brief description of the building's history. Mr. Blodgett explained that the Zoning Ordinance required no more than 2 signs permitted, not over 16 square feet in maximum size, and not projecting above the roofline or roadway. There was no ordinance language as to height and location of sign placement, so he could find no issues with that. He said that as the Historic Preservation Commission, if we have issues with the aesthetics of that whole area, that is absolutely worth discussing. Mr. Blodgett noted that, while we may not have other signs as colorful, we do have signage elsewhere that is high on buildings.

Mr. Wood asked, would they move the sign if they were asked to?

Mr. Blodgett replied that he was not certain.

Mr. Christensen said that he would like to comment that this sign was on the previous building and pretty much in the same area, high up on the building. He imagined its utility was so that people could see it from up the street, far away, and he did not have any issue with it.

Ms. Romberger said that she had lived with that sign where it used to be, and she didn't have an issue with it. She asked, is it the same size, or have they made it bigger?

Mr. Blodgett answered that it was literally the same sign as before.

Ms. Romberger repeated that she did not have a problem with it.

Ms. Wittner said that she did not love it, only because of where it is on Main Street; she felt it was okay where it was before.

In response, Mr. Wood asked if she would prefer it to be moved lower.

Ms. Wittner replied that it was not an option, correct?

Mr. Blodgett said his job, and his goal, is to take concerns and negotiate a situation that works with everyone involved. He said, with this type of thing, we don't have a lot of teeth. Part of that is negotiation, so if you would like for me to reach out and talk about repositioning of the sign, he would be happy to talk to them. He said he will also have to talk to the town attorney about whether we can enforce moving the sign. Mr. Blodgett explained that, because it does not conflict with the Zoning Ordinance, his personal recommendation would be to approve the sign; but he would be happy to work with any recommendation from the board.

Ms. Wittner responded that she did not think we had to move in that direction, and thought that we should approve it.

Mr. Wood asked for comments from Mr. McDonald.

Mr. McDonald said it is the exact same sign, it is up on the side of the building just like it was on the lower street. He said he had no concerns or problems with it and would move to approve it.

Mr. Wood said he had been surprised to see the sign up that high but, in fact, he thought that it was okay.

Motion to approve sign placement at 367 Main Street

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

6:15 (16:00) Item 8: Applicant is seeking approval for a Garage Remodel.

Applicant/Owner: Kelley Foy

Zone: R1-5

Address: 121 Third Street

APN: 401-08-040

Applicant is seeking approval for the remodel of a Garage.

Discussion/Possible Action

Mr. Blodgett introduced item 8, an application for a garage remodel. He explained that our Zoning Ordinance does not address remodels, and we don't have a definition for a remodel. As such, when he looked into it, when it comes to a remodel involving part of a historic property or structure, if you don't have an outline the decision on whether it is treated as new construction, or a remodel goes to the Historic Preservation Committee. Mr. Blodgett said that he has only learned some of this over the last few months, it has been a learning experience, and said that he would recommend approval because he felt it would be unfair at this point to retroactively apply a different set of standards than we have previously. That said, we are working to establish standards for the future so that we don't have gray areas. What the historic part entails is a historic concrete wall that runs along the back side; the new structure will be affixed to that wall and incorporate it to preserve it. Mr. Blodgett said that neighboring counties and towns have a wide range of thresholds or percentages but typically in Arizona he saw that one wall or 10% was the threshold for a remodel.

Mr. Wood asked what was in our ordinance and Mr. Blodgett replied that we have no threshold.

Mr. Wood said it seemed to him if you have 4 walls and a roof, that is a building. If you remove them, that is a complete demolition. He said he did not think invisible or underground things count; we are a visible board, and we talk about things you see.

Mr. Blodgett added that we are also the Historic Preservation Committee.

Mr. Wood repeated that he did not see it as a remodel, that was a stretch he was not willing to go to.

Mr. Blodgett said that he understood there were a lot of feelings involved. He asked to make a point that on page 11, the elevations were not to scale, but he had added it because he wanted to provide a visual of the metal exterior.

Mr. Wood commented that he has seen nothing in town that looks remotely like this, and visual compatibility has to do with visual quality and elements. He said it was a larger scale version of some temporary storage he has seen around town. He said that in the future we need to have definitions for things we have never considered. He asked for Mr. Blodgett's position on shipping containers.

Mr. Blodgett replied that it was a separate issue.

Mr. Wood stated that it was not listed anywhere in our ordinance, and it was not allowed.

Mr. Blodgett explained that the container being discussed was purpose-built as a trailer, and was allowed as it was completely on private property. He said that the purpose of Design Review is to review the exterior design of the structure and suggested that it was a good time to let the applicant speak on the project.

(23:14) The applicant, Kelley Foy, approached the dais and introduced herself.

Jerome resident Greg Worth called a point of order and suggested that he should speak first.

Chair Wood said that Ms. Foy had been asked to speak, and he would like her to go first because it was her project.

Ms. Foy said that she thought the application spoke for itself. She said she has modified it many times to fit requirements. She said what we're looking at is compatibility; she has served on Design Review and is a designer, so she said she understood the rules. She has matched the roofline of her house and said, though there are not images of similar buildings within the packet, there are many in town. She mentioned two garages that she felt were compatible with her design. Ms. Foy said that she would answer questions.

Mr. Wood said that he would like to bring up two things right away. First, he is sympathetic to her wanting a new workshop, and commented that the other work she has done on 3rd Street is exemplary. He said it is not him personally, he is just trying to satisfy the ordinance and his understanding of it.

Ms. Foy said she understood that, but interpreting whether it is a remodel is not your purview. She said that in five years, she could have built this

already and then you could fight me, but she did not do that, so she asked that we give her a little more respect. Ms. Foy said she has come before the board many times, redrafted the building, and changed the height. She had new architectural drawings made that are acceptable and with a clear vision. She said, if you think my work is exemplary, most of her work is similar, she puts everything into it. As for the temporary storage in front of her house, she said that was not an indication of her intentions and it is just for storing her stuff, which she said is a non-issue.

Mr. Wood apologized for bringing that up.

Mr. Blodgett explained that he does see a lot of metal-sided buildings in town, especially accessory buildings like garages. Those types of buildings are compatible, however, if there are certain compatibility issues with this particular design, this is where we work with the applicant rather than be adversarial.

Ms. Foy said she would like to draw attention to the garage next to her property, which was a historic garage that was torn down and rebuilt. She said she felt a lot of scrutiny was being put onto her, and it was not consistent.

Greg Worth asked to speak. Chair Wood recognized Jerome resident Greg Worth.

(29:25) Mr. Worth explained that he owned the property next door to Ms. Foy. He said that he was at the recent Planning and Zoning meeting, and they conditionally approved the outline and height based on if this board decided it was a historic rebuild or a new build. He said, that has to be decided yet. Mr. Worth said that he had prepared some remarks and would like to read his remarks into record. "According to the Zoning Administrator Will Blodgett in the packet on page 2, the garage was built in 1981. If that is true, that makes this building an illegal nonconforming building, which is in the code." If it is built or replaced, it is subject to current setbacks. Mr. Worth said our garage was a legal nonconforming building, and it was rebuilt with full approval of all the boards here, so there was no issue. Number two, if you want to leave it on the same footprint, what you to do is go to the Board of adjustment and say we want to be on the same footprint; there is a mechanism for that. Mr. Worth said he did a professional survey of the property when he bought the property next to her in 2020. As far as we can tell, the back end of the garage is over the property line, so we need to make sure that is not the case. There are pins in there, we can run a string, it is hard to get in there, but it looks like the back edge is over the property line. So he want to make sure.

Mr. Blodgett asked, we have been talking about this for a year, why was he just now bringing that up?

Mr. Worth responded, "you never asked." He said it was triggered by the building inspector coming by and asking if it was over the property line.

Mr. Worth said that he did a survey to determine whether he was within the property line, not if she was. He continued, number three: the DRB checklist is not in here, I don't know why we don't use the checklist. There's a checklist that says, 'here's the stuff,' just as a point of order.

Number 4: at the P&Z meeting on March 21st conditional approval was given based on the assumption it is a historic rebuild. Mr. Worth said it has never been shown in the diagrams how the historic wall, which he claimed was not on the south side and the diagrams are wrong, it is on the side with the garage and house and that's not the south side. So, your diagrams need to be fixed because in the meeting, you claimed it was the south side. It was decided that if you decided it was a new build, it goes back for reapproval. He said it is a pole barn being proposed here, you go buy a kit and you stand it up. There is nothing here that shows how it will be incorporated to the wall, nothing indicates how the wall will be incorporated. Mr. Blodgett replied that question was answered at the P&Z meeting.

Mr. Worth countered; no, it wasn't. There are no diagrams, there is nothing, no pictures, it needs to be in here. Number six: buying a pole barn kit and erecting it on the property is not compatible; these are the kind of things you put in industrial areas and farms, not residential areas. Where are samples of the actual materials? We had to bring samples of materials. He agreed that the roof would be the same, but what is it clad in? What is on the outside, what color is it going to be? In the P&Z meeting, it was indicated that the south wall was going to be demolished and the west wall would be incorporated but the diagrams are labeled wrong. He said, please clarify. Mr. Worth also indicated that the Jerome Fire Department had sent a letter with concerns; he said you need to go ask if they are happy.

Mr. Blodgett asked if he could respond, and Chair Wood asked for him to speak. He said we have addressed Chief Blair's concerns. He does not like nonstandard setbacks.

Mr. Wood said that his understanding is that the Fire Department needs room to fight a fire and 5 feet is in the ordinance.

Mr. Blodgett said that is required for new construction and, where we can, that is preferred. However, as to the building that is currently there, the original garage was destroyed by fire and possibly rebuilt in 1981. He said, I was not here then and cannot speak to the particulars about that.

Mr. Wood said that he was here then, and that is not true. There had been a building that looked like the Worth house on the property, but that was gone before he got to Jerome in 1976. He said that he didn't know a particular time, but it was probably in the historic period. He said that there was a period of time in Jerome where there wasn't a lot of record keeping, but it was already old enough to consider it a historic building.

Mr. Blodgett agreed that we have to consider it historic and, if the historic preservation committee chooses to treat it as a remodel, it can use the current setbacks. That has been part of the back and forth for almost a year. The building that is there is wood and old and dry; it is more of a fire hazard than a metal structure. That would not mitigate all of Chief Blair's concerns; however, we try to have setbacks. But we are also a historic town, and there are going to be times when we don't have the land. He said we need to look at this carefully and find ways to mitigate when we can. Mr. Blodgett explained that he had gone into this building and seen the wall, and it is an authentic, historic concrete wall. He said that in the P&Z meeting, we discussed how it was connected and Ms. Foy can explain further. The P&Z approval was dependent on you treating this as a remodel, and we don't have it defined well, which is a deficiency in the Zoning Ordinance language. However, the applicant has worked on this for years and has modified it to incorporate our requests and regulations. Mr. Blodgett said it was not clear until halfway through that the historic preservation committee decides in lieu of having a defined threshold. This may be the first time we have had to do that, but he is trying his best to do what is right and proper.

(43:28) Mr. Wood thanked Mr. Blodgett and said that he did not have any criticism of him on this, but he did not agree with his reading of our ordinance. He said that he has tried and struggled to find what justifies a demolition or semi demolition, and it is not well spelled out. However, he thought that we are dealing with the language we all speak. If you have for walls and a roof, and take 4 walls away, it is not remodel anymore. He asked, does that make sense?

Mr. Christensen replied that his comment did make sense to him.

Mr. Wood continued by saying, what this project is, from a visual and design point of view, is a demolition. He won't support it as a remodel. Although it has taken a lot of time, it is his time too; this is a volunteer board, and he does not like emergency meetings. He said we have to be skeptical for the interests of our people, and his opinion is this is not a remodel, it is a demolition, which will still require Design Review permission.

Mr. Wood repeated that he is sympathetic to Ms. Foy, but this is a demolition in his mind.

Mr. Blodgett pointed out that, having no set standards, we looked elsewhere at how others interpret it. In a lot of Arizona, they define a remodel as 10% of the original structure, or one wall. Because we don't have a set threshold, that is why it comes before the board to review as opposed to reviewing this myself. Also, because we don't have it well defined, he suggested that we err on the side of caution.

Ms. Foy requested to address some of the comments and Chair Wood invited her to speak.

Ms. Foy directed attention to the packet and said she had a legal survey that was put together prior to the packet that clearly points out that part of [Mr. Worth's] backyard is in her backyard and their garages are separated completely down the middle between the properties. She asked the board to review the legal survey in the packet, which she said had been stamped by Yavapai County and, if you look at it, she is not off the property line. Ms. Foy said that the precedence is that you approved my neighbor for a remodel that he tore down completely under the guise that he would keep a wall, under the same premise as mine. She said, it does not fall on me to keep his setbacks, to keep him safe, because that is how the ordinance is laid out. If you don't like the ordinance, you pass it and change it. Ms. Foy said that no one liked the 22-foot building, so she changed it. As for the interpretation of a remodel or a demolish, she said that Mr. Wood's opinion is not the rule of law. Your own attorney, five years ago, defined that as a complete remodel, not a demolition. If you set the precedent of allowing someone to do exactly what I am asking to do, right next door, with no setback, considered a historic building, and it was built anyway, you can't explain to people that the rule of law does not make sense and vote against the rule of law. Ms. Foy said she appreciated that the board were trying to understand the ordinance, but the law states that it is a remodel; all you need to keep is one wall. She said she was trying to keep the integrity of the building by having something interesting inside and something that was compatible and beautiful on the outside. Ms. Foy added that it will be safe because it is completely metal clad and, though there was talk that it was a pole kit that you buy and erect yourself, that was not true. There were engineered drawings in the packet for the foundations and posts, and it will be built like a garage or pole barn. She said they last longer even than houses. Ms. Foy said that if there were more questions, she would answer them, and if anything was brought up, she would like to address it. She said you can't vote on what you wish was in the ordinance; if it isn't in the ordinance, it should pass. That is reasonable.

Mr. Wood questioned the slope of the median.

Ms. Foy replied that was outside your purview.

There was some discussion as to what Design Review was responsible for reviewing.

Mr. Wood said that he would like to bring the discussion around to whether this is a remodel or a demolition. His opinion is that Kelley Foy is asking for demolition, and he does not see any language in our ordinance that makes it a remodel.

Mr. Blodgett explained that we don't even have a definition for remodel, and he had to look at the standards of our neighbors. Most of our neighbors, counties all the way down to Tucson, leave one wall, but that is open to a lot of interpretation.

Ms. Wittner asked if she was keeping the wall, which Ms. Foy confirmed.

Mr. Wood questioned the size of the wall and Mr. Blodgett said it was a full-sized wall.

Ms. Wittner said that if the wall is staying, then it isn't a 100% demolition.

Mr. Wood repeated that our ordinance does not talk about it in that way.

Ms. Wittner asked why the other garage was able to be demolished and rebuilt on the same footprint.

Mr. Wood replied that he did not think we should make the same mistake over and over.

Mr. Christensen commented that Ms. Foy made the point that we can't make a decision based on an ordinance that doesn't exist. He said we need to pass it and then come back and fix it for the future. For clarification, he asked why Mr. Worth said the garage was an illegal nonconforming building.

Mr. Blodgett explained that typically, because the garage was rebuilt on the previous footprint, it did not provide proper setbacks at the time. He said that he could not guess as to the decision that was made by his predecessor, but if it was rebuilt without setbacks, it could be construed as illegal nonconforming. If it was treated in the same fashion, the building could be put back on the same footprint, and that is what the argument is here. Mr. Blodgett said it was the nature of Jerome that so many buildings have zero lot space. For historic preservation officer, he would like to see as much of our historic footprints and historic areas be reused rather than to slowly change the dynamic of the town. There are times to do this for life safety issues, he is not arguing that, but we have to balance many things. He said that the 10% standard caught him off guard, but it is standard in a lot of places in Arizona. Mr. Blodgett said we can write standards and address this and incorporate more stringent standards if we choose, but he would encourage us not to be more stringent than our neighbors. For the sake of fairness, he said it is all about best practices.

Mr. Christensen asked Mr. Worth, what would you like to see?

At first, Mr. Worth began to repeat some of his concerns brought up earlier in the meeting, but Mr. Christensen asked that he please answer his question.

Mr. Worth said that he would like to see a little bit of a setback. He said Ms. Foy has been approved for a 16-foot height; he disagreed with how the median slope had been figured, and said he would like to see it 14 feet and a little bit back. He mentioned survey pins that had been put into the property to make sure he was not over Ms. Foy's property line. As to the comments about his own garage, Mr. Worth said his rebuild was approved with leaving in the back wall, but he did not keep it because the building inspector said it wasn't safe and he would expect the same treatment for Ms. Foy's wall. He said his complaint is there is no definition of how the existing wall will be incorporated into a pole barn.

Mr. Wood said he would like to say that "pole barn" is a derogatory term that he would not apply to the project.

Mr. Worth repeated some of his prior concerns about height and setbacks that were covered in P&Z.

Mr. Blodgett explained that P&Z had a lot of issues that do not pertain to DRB; they determined 14-foot off the median grade as per the ordinance. We also had Ms. Foy's survey and had no issues. He explained that we have had multiple iterations of the packet, which were all on public record,

and we simplified the current packet because it was getting too big; we were complicating the packet. There were also a lot of concerns that are under the purview of our Building Inspector, Barry Wolstencroft. Before a building permit is issued, he has his list of requirements that will apply. At this point, Ms. Foy and Mr. Worth began to repeat some of their previous concerns and brought up some past experiences with one another that were unrelated to the agenda item.

Jerome resident Barbara Nelson said that she also had a petition to speak and would like to make her comments. Mr. Wood invited her to speak. (1:13:38) Ms. Nelson said that she lived at 639 Center Ave, directly south of where the garage project is going to be. She said she wanted to start by saying their concerns are not that they don't like [Ms. Foy], that has nothing to do with it. When the packets come out and we look at them, there's a lot of things in them that don't jive. We've asked, "what's going there?" We have asked the Zoning Administrator on occasion, and he doesn't really answer us and when they put out another packet, there's still lots of inconsistencies. We don't know what's going to be there; we just want to know what's going to be there. Then, be able to have free speech to express what we see as not fitting into the residential areas of a historic town. So, we want to know: what are the materials that are going to be on the outside? That's what this committee does a lot of. And we don't know from the packets, [Mr. Blodgett] said something about a wall and we were like, what? What wall where? Especially when it is right there, 3 inches from our house. So, I think we have a right to say something. We are not out to attack Kelley [Foy], and we did not say the things she said we did. Ms. Nelson said that she just had to say that.

Mr. Christensen asked Mr. Blodgett, just a simple yes or no question, is this a legal nonconforming building and is it possible to find that out?

Mr. Blodgett replied that he did not know.

Ms. Muenz explained that the Planning & Zoning records go back as far as 1978 or '79, so any work that was done prior to that time would not be on record.

Mr. Blodgett said that the goal is always to bring nonconforming buildings into conformity but there is a gray area with remodels due to missing or lacking data.

Mr. Christensen said that he saw 3 points of contention. The first is Mr. Wood's concern with the definition of demolition or remodel. He felt the language is too vague for us to deny this application. The second point of contention is that Ms. Foy sees a precedent set with the neighbor being able to do what they did. The final point with Gregory Worth and Barbara Nelson is the application not showing specific materials. As for the illegal nonconforming building and determining the height: we can't say for sure it is illegal or not. Mr. Christensen said it was a valid point that there are not materials in front of us. He would like it to be clarified what the color and material will be and, based solely on that, will determine what his decision will be. As far as that goes, it is his opinion that it is visually compatible. The wall that will be incorporated does not seem like it will be seen, it will only be visible on the inside of the structure, so that is not a concern of his. Unless we can confirm it is, in fact, an illegal nonconforming structure, he did not see a reason not to approve it. For clarification, he asked Ms. Foy, what color are you going to use?

Ms. Foy replied that it would be charcoal gray and there was an image of the material. She said it is a metal building with the same material on top of the building as the side of the building. Just one color and material.

Mr. Wood said he would like to ask a question. In our ordinance, what Design Review has to work with, is legible drawings and plans. In the past, we accepted smaller things, but in the legal certified survey he cannot read any of the numbers because it is too small. He said this was a case where a larger format would have helped us a lot. Also, there is a huge legal question he would hate to leave hanging of who owns what.

Mr. Blodgett said the Planning & Zoning Commission had access to the survey and had no issues with the location at that time.

Mr. Wood expressed concern about the common practice of setting a certain percentage threshold. He said that his mind doesn't go there that you can do that much demolition and call it a remodel. It is not in our ordinance, and it is up to us to decide if it is a demolition or a remodel. Mr. Wood said he would like to settle this by making a motion that we recognize this as a demolition. The building, from a design point of view, will be gone. So, he does not see how, working with the Jerome ordinance, we can do anything except say you need a demolition permit. He said he does not see a problem with that because if you want a demolition permit, you take it to Design Review.

Mr. Blodgett said that if you choose to treat it that way, the applicant will have to go back and redesign and modify the setbacks. He repeated that we need to remember to be careful because we don't have this well-defined.

Mr. Christensen said that he believed that, because it is not well-defined, we cannot decide based solely on opinion if it is a demolition or a remodel.

Ms. Romberger said she thought, because there is a historic wall there that Ms. Foy is incorporating into the building, the building will be part of the historical wall.

Mr. Christensen repeated that there is also the example of the next-door neighbor.

Ms. Romberger said that she had to think of it as a remodel because there is a historical wall there and it is not going to be torn down; she is using it.

Mr. Wood countered that if you are standing on Center Street, you will not see that wall, everything you see will be new. If we don't have language in the ordinance, that we understand, it seems to me that we don't need hints that there are other places that do it another way. We are in Jerome.

Mr. Blodgett suggested that we don't exist in a vacuum, and we must consider what our neighbors, and the bulk of the state, are doing as well.

Mr. Wood said that very few places are totally historic, we are unique and should be careful what we do.

Mr. Blodgett said that he does advocate updating the language in the ordinance and adding an increased threshold, but we do not have that right now, so he felt it could open up legal issues if we go outside the standard best practices.

Mr. Worth repeated that there is no definition about how wall and building put together.

There was some discussion as to where the wall was located.

Jerome resident Tony Schadeegg asked to make a comment. He said, as far as the remodel or full destruction, what does the state law say? What does the federal law say? Mr. Schadeegg said that everywhere he has worked if you leave one wall it's a remodel. For this little town to say no, we can't go with those rules even though you can't see it, but that's the law. Why don't you go with what the state or federal rules say since the town doesn't address it.

Mr. Blodgett explained to those present that Jerome is a Certified Local Government, and that does give some historic preservation responsibilities to us. Because it is not defined in our ordinance, the decision is sent to DRB, our historic preservation commission, which falls under the legal protection provided for historic preservation. Beyond that, there is a lot of responsibility on us. This might seem new to people, but he is trying to follow these procedures. Mr. Blodgett repeated that he wished that we had a definition because it would save us time, but we could also follow federal historical guidelines that apply.

Mr. Wood said that the question that is hanging is, is this a remodel or is this a demolition? He would like to settle that before we go any farther. He would like to make a motion that we consider it a situation that calls for demolition and it is not a remodel. Mr. Wood asked if there was a second to his motion.

Mr. Christensen said that he would make a motion for the opposite, that it is a remodel.

Ms. Wittner seconded the motion.

Mr. Worth brought up the issue of the property lines again and was instructed that was not an issue for Design Review.

Motion to consider the Garage Project at 121 Third Street as a Remodel

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

Mr. Christensen said, as a remodel, the only other thing we needed to clarify are the materials and color, which we have done. Based on that, he made a motion to approve the project as presented.

Ms. Wittner seconded the motion.

Mr. Worth again asked about the issue of property lines and the board members agreed that we could not give legal advice.

Mr. McDonald was asked if he would like to add anything. He said he felt like the proposal is visually compatible and an improvement to that shed. He understands that there is a lot of contention about a few inches of survey line or height; those are things decided by Planning & Zoning and have no bearing on our decisions. We are not in a position to make decisions based on those things, and we have to respect Planning & Zoning approval. If they are wrong, it is your right to go to the Board of Adjustment to seek redress. It is not for us to decide what Planning & Zoning should do, ours is only to find compatibility and he finds it compatible with the neighborhood and, in many ways, and improvement.

In response, Mr. Christensen commented, "well said."

Mr. Wood said he would like to make the point that if he sees a house on fire, even if he thinks fire is good, he is going to call the Fire Department.

Mr. Christensen replied that if this was a demolition, that would apply, but it is not.

For the record Ms. Muenz asked if Mr. Wood voted nay because he felt it was a demolition and not a remodel, which he confirmed.

Mr. Blodgett commented that with budgetary approval, he is hoping there can be ordinance rewrites which will help in a similar situation in the future because we have some gray areas that will be addressed.

Ms. Romberger agreed that there would be more situations like this in the future and she hoped that was at the top of the list.

Motion to approve the Garage Remodel project at 121 Third Street as presented

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

Meeting Updates:

7:38 () Item 9: Updates of recent and upcoming meetings

- April 11 regular Council meeting- To be updated
- April 18 regular meeting of Planning & Zoning Commission – To be Updated

Item 10: Future DRB Agenda Items for Tuesday, May 23, 2023: TBD

Ms. Wittner asked about the lock on the cemetery and Mr. Blodgett explained that it was private property, and the intention was to prevent damage to the property.

There was some discussion about the cemetery and the land around it.

Mr. Christensen said he would like to make a direction to staff to make sure that materials are presented physically because going forward we will not approve anything without materials.

There was some discussion as to whether the choice of material for the garage had been clarified and it was confirmed that it was.

Mr. Wood commented that he did not agree with the determination of the height.

There was some discussion about the height of a building and whether it affected visual compatibility.

Ms. Nelson asked if we could have Planning & Zoning review it again and Mr. Wood said that the momentum of this project is preventing that.

Mr. Worth expressed his disagreement again and said he would take it to Council shortly.

Mr. Wood said that he wanted to make the point that he has been in situations where we have made a decision that somehow, down the line, didn't happen. He was curious as to how that worked, and he was told that the state can come and override us, or SHPO can.

Mr. Blodgett confirmed that was the case, and said that previously, we didn't have anyone who was qualified to do what our CLG status requires.

He is not sure what historic preservation experience our former Planners had. He is trying to bring the review procedure that we should do under our CLG rather than to put that responsibility onto SHPO.

Mr. Wood said we are supposed to do the best we can with what we have, and he hopes that is what we are doing.

Item 11: Adjourn

Motion to adjourn at 7:49 p.m.

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

Approved: _____ Date: _____
Brice Wood, Design Review Board Chair

Attest: _____ Date: _____
Kristen Muenz, Deputy Town Clerk



TOWN OF JEROME

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

Zoning Administrator Analysis Design Review Board Tuesday, May 23, 2023

Item : 4

Location: 209 Third Street
Applicant/Owner: Henry P. Vincent
Zone: R1-5
APN: 401-07-025
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Recommend Approval

Background and Summary: The applicant is seeking approval to install a garden shed on the side yard of the property at 209 Third Street.

Building Background: Parcel number 401-07-025 (209 Third Street) is recorded by the 2007 Historic Properties Survey as having been built in 1953 (Yavapai County lists the construction date as 1937) and lists the building as a contributor to the National Register of Historic Places. The survey lists the property as a Single-Family Residence in GOOD condition. The survey records for the 2007 Historic Properties Survey are included at the end of this Analysis.

Purpose and Considerations: The purpose of Design Review is to enable the Design Review Board to review the exterior design of proposed new buildings and structures, proposed alterations of buildings and structures, proposed signs, and proposed demolition of structures, within the Historic Overlay District, in order to ensure that new development is compatible with the surrounding environment, and to preserve and protect the historical character of the Town of Jerome. Design review is intended to enrich the lives of all the citizens of Jerome by promoting harmonious, attractive, and compatible development, and is therefore considered to be in furtherance of the general welfare. The provisions of this section (Section 304) shall apply to all new construction, exterior alterations, demolitions, and signs, in the Historic Overlay District.

Section 304.H.i states that; *“Accessory Buildings- Garages, Carports and sheds shall be visually compatible with buildings, structures, and places to which they are visually related.*

Response: The shed exterior is going to use Hardieplank fiber boards to match the Ship-lap siding on the main structure. The paint scheme from the main structure will also be used on the shed (see photographs further in the analysis). The roof material is galvanized steel in 6ft sheets, photographic example also provided below.

**HENRY VINCENT
209 THIRD STREET – P O BOX V
JEROME, AZ 86331**

March 16, 2023

Mr. William Blodgett, Zoning Administrator
Members of the Design Review Board
Town of Jerome, Arizona

Dear Madams and Sirs,


My application to construct a shed on my property at 209 Third Street is attached.

The proposed project is to build a 6 foot by 10 foot storage shed next to my home.

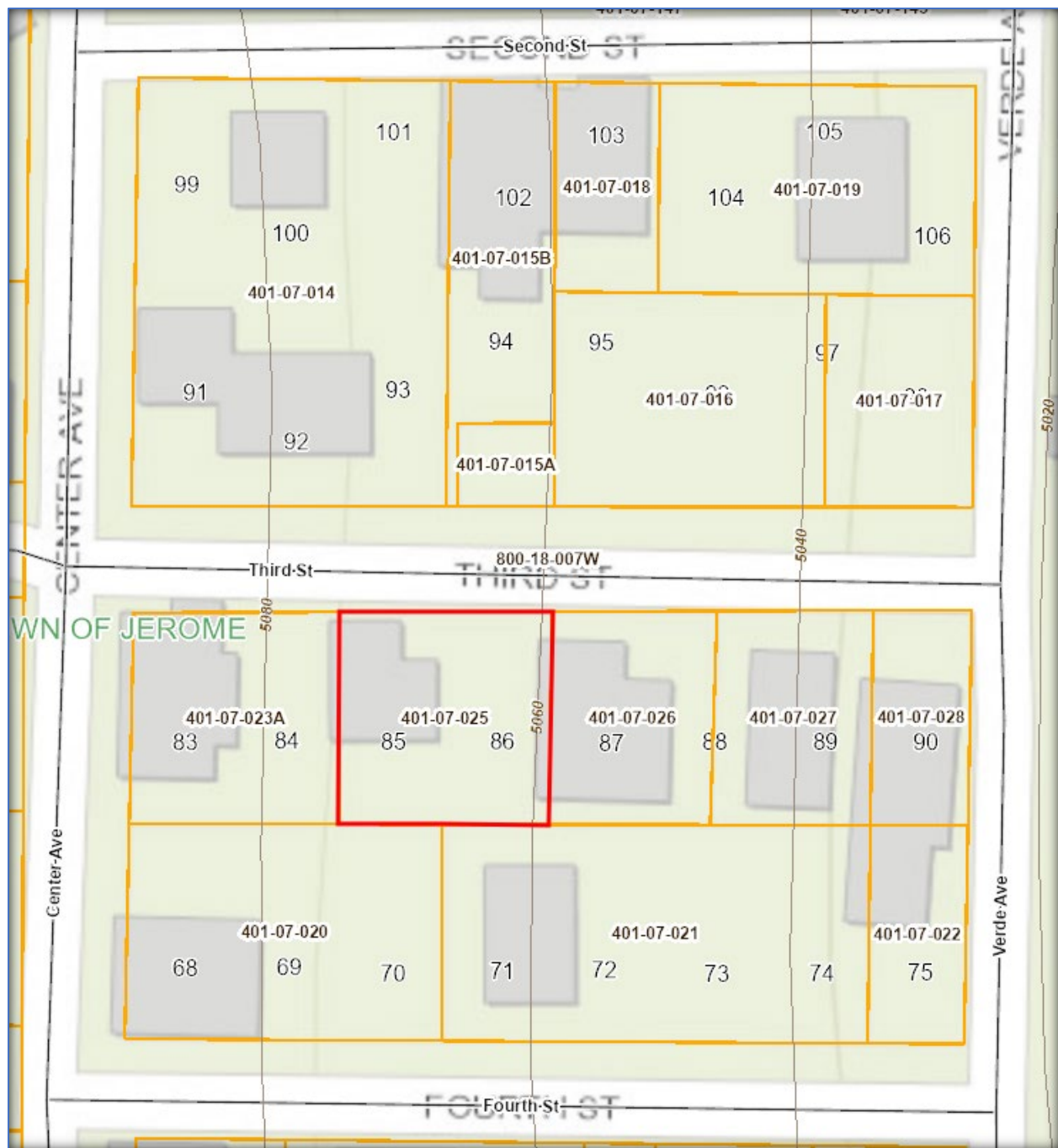
The proposed shed will be set back 13 feet from Third Street. It will be set back from the eastern lot line by six feet and from the house by 7 feet. The distance from the shed to the southern lot line is approximately 36 feet. The shed will be 8 feet high.

The roof will be corrugated galvanized steel. The exterior walls will be HardiePlank which was chosen to closely match the home's cedar siding. Images of both materials are provided herewith. The shed and trim will be painted the same colors as my home.

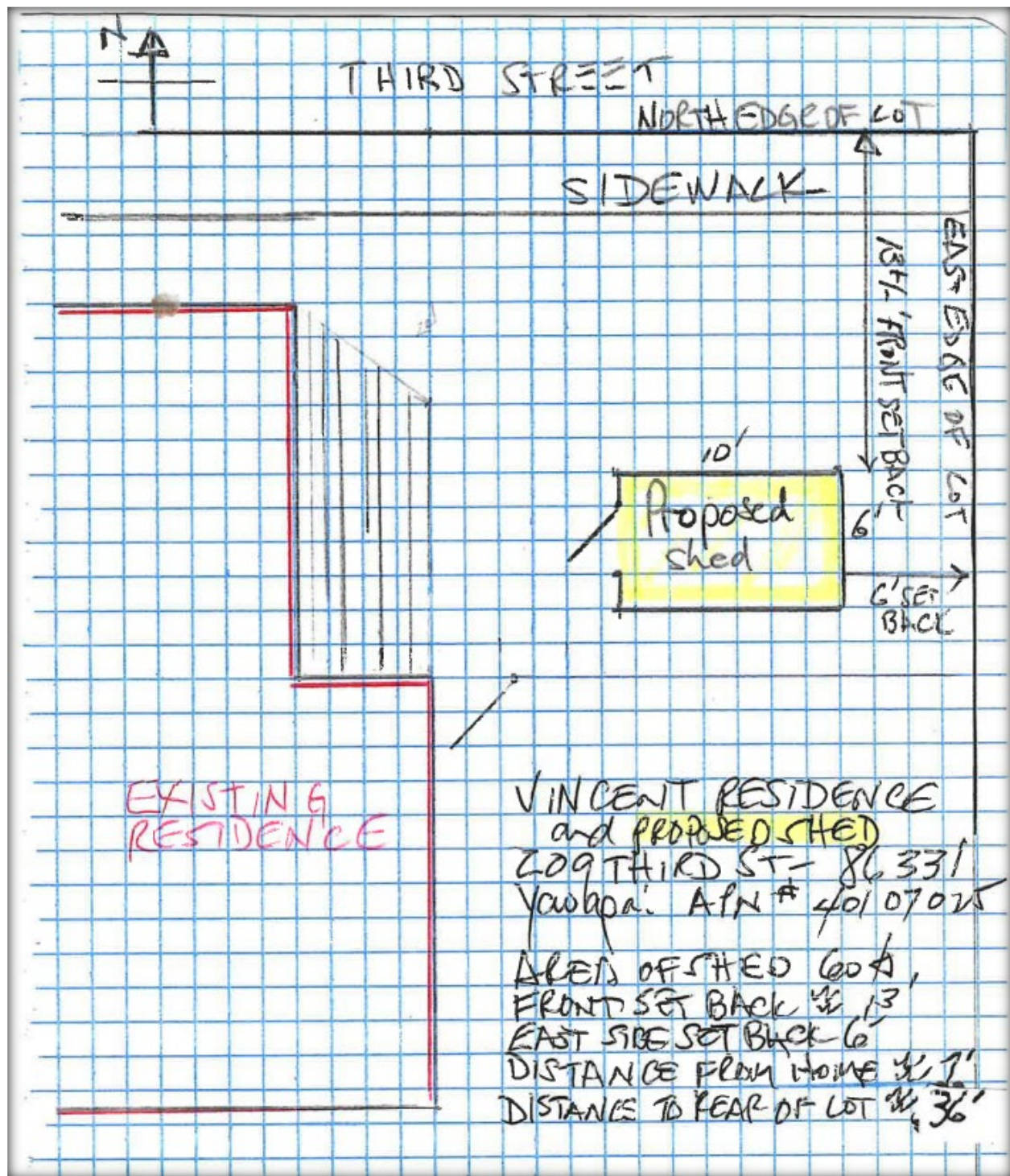
Thank you for considering my application. I will plan to attend your DRB meeting to answer any questions.



Henry P. Vincent



Top: View of 209 Third Street (Parcel #: 401-07-025) taken from Yavapai County GIS.



Top: Sketch map showing the location of the shed footprint in relation to front and side yard setbacks, as well as the setback from the main structure.

Source: Henry Vincent (Applicant)



Top left:

Rough rendering showing a 3D outline of the proposed shed dimensions. View facing South.

Source: Henry Vincent



Bottom left:

Additional view showing a 3D outline of shed dimensions and location. View facing East/S.East

Source: Henry Vincent



Top: View of the proposed shed location as demarked by stakes and white flagging. View facing South/S. East

Source: Henry Vincent



Top: Alternate view of the proposed shed location, as demarked by stakes and white flagging. Third street is visible beyond the property.

Source: Henry Vincent

Bottom: View of the property at 209 Third street, taken from Third street and looking South/S. West -up- Third street.

Source: Henry Vincent



HardiePlank HZ5 5/16 in. x 8.25 in. x 144 in. Fiber Cement Primed Cedarmill
Lap Siding

★★★★★ (83) Questions & Answers (80)



Hover Image to Zoom

Top: Shed siding is intended to be HardiePlank fiber cement composite, which will match the main structures existing shiplap, and continue the color theme over to the Shed as well.

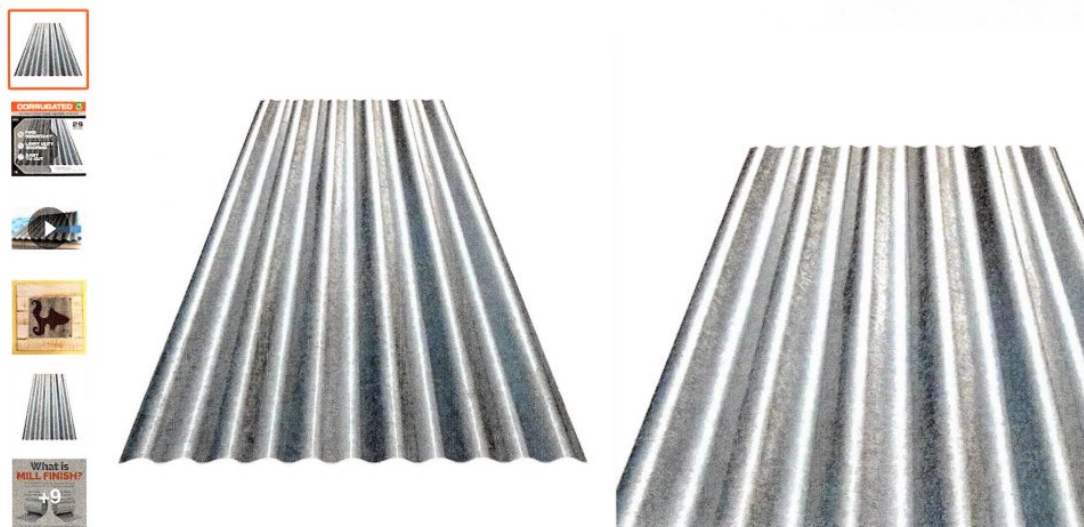
Source: Henry Vincent / Home Depot & Manufacturers Website

Bottom: Shed roofing is intended to utilize 6ft panels of 29-gauge galvanized steel, keeping with the aesthetics of the historical building practices for accessory buildings throughout Town.

Source: Henry Vincent / Home Depot

6 ft. Corrugated Galvanized Steel 29-Gauge Roof Panel

★★★★★ (128) Questions & Answers (34)



Application & Related Information



Site Plan Review Application Checklist

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

- ☒ General Land Use Application Form
- ☒ Written narrative of the proposed project (include uses, hours of operation, number of employees, etc.)
- ☒ Plot plan or site layout, including all improvements drawn to scale
- ☐ Location, dimension, and calculation of required parking spaces
- ☒ Dimensions of all setbacks (front, rear, sides)
- ☐ Diagram and calculation of median grade and maximum building height
- ☐ Topographic survey (note: may be waived for some projects)
- ☐ Existing and proposed grades
- ☒ Location and dimensions of property lines, street right-of-way boundaries, and easements
- ☒ Location and dimensions of all existing buildings, structures, and nearby features
- ☒ Square footage and coverage of existing and proposed buildings
- ☒ Elevations and dimensions of all sides of proposed building walls
- ☐ Location and dimensions of existing and proposed pedestrian walkways and stairways
- ☒ Photographs showing all sides of existing structures
- ☐ Location of trees and other natural features
- ☐ Utility locations and connections
- ☐ Method of disposal for storm drainage (including energy dissipaters and retention/detention)
- ☐ Fire sprinkler and fire safety components
- ☐ Landscape plan
- ☐ Lighting plan and lighting fixtures
- ☐ Signage (if applicable)
- ☒ Photographs showing adjoining properties, buildings, and structures
- ☐ Explanation and location of any building or structure to be demolished or removed
- ☐ Depth and volume of any cut and fill or other proposed excavation
- ☐ Additional information requested by zoning administrator
 - ☐ _____
 - ☐ _____
 - ☐ _____



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

- ☐ Site Plan Review \$300 ☒ Design Review \$25 to \$500 ☐ Conditional Use Permit (CUP) \$500
☐ Demolition \$50/\$200 ☐ Signage/Awning \$50 ☐ Paint/Roofing \$25
☐ Time Extension \$25 to \$200 ☐ Other: _____ ☐ Other: _____

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

Applicant: Henry P Vincent	Owner: Henry Vincent Rv. Living Trust
Applicant mailing address: P O Box V 86331	Property owner mailing address: 209 Third St. 86331
Applicant role/title:	
Applicant phone: 928 274 0374	Owner phone: same
Applicant email: on file	Owner email: same
Project address: 209 Third St. 86331	Parcel number: 401-07-025
Describe project: Construct 10 X 6 foot shed	

- 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: Henry Vincent Date: 3/16/23

Property Owner Signature: Same Date: _____

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



2007 Town of Jerome Arizona HISTORIC PROPERTIES SUMMARY SURVEY

PROPERTY IDENTIFICATION

For properties identified through survey: Site No. **122** Survey Area Jerome Subdivision

Historic Name(s)

(Enter the name(s). If any, that best reflects the property's historic importance.)

Address **209 Third Street**

City or Town ☒ Town Jerome ☐ vicinity County Yavapai Tax Parcel No. **401-07-025**
Township 16 Range 2E Section 23 Quarters Acreage 0.08
Block Lot(s) 85,86 Plat (Addition) Year of plat (addition)
UTM reference: Zone Easting Northing
USGS 7.5' quadrangle map:

ARCHITECT

☐ not determined ☐ known Source

BUILDER

☐ not determined ☐ known Source

CONSTRUCTION DATE **1953**

☐ known ☒ estimated Source Co. Assessor

STRUCTURAL CONDITION

☒ Good (well maintained; no serious problems apparent)

☐ Fair (some problems apparent) Describe:

☐ Poor (major problems; imminent threat) Describe:

☐ Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

Single Family Residential

Sources 81 Survey, Sanborn Maps,
Yavapai Assessor

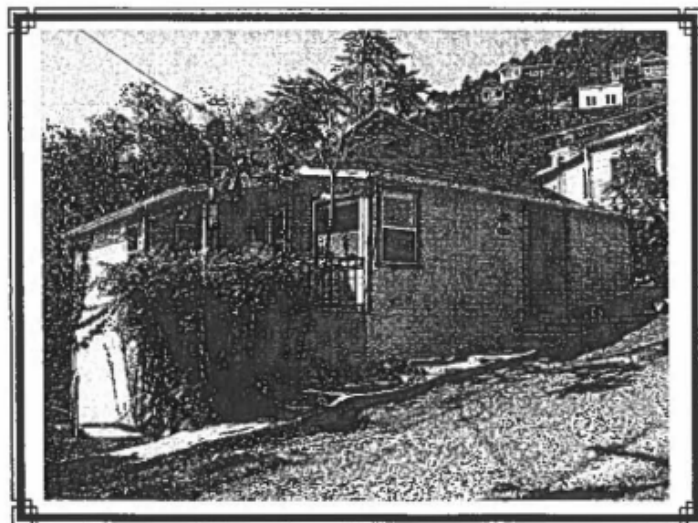
PHOTO INFORMATION

Date of photo **2007**

View Direction (looking towards)

South

Negative No. 209 Third Street





2007 Town of Jerome Arizona

HISTORIC PROPERTIES SUMMARY SURVEY

A. HISTORIC EVENTS/TRENDS. *Describe any historic events/trends associated with the property.*

B. PERSONS. *List and describe persons with an important association with the building.*

C. ARCHITECTURE. Style Vernacular

☐ no style

Stories one ☒ Basement Roof form Pyramid Hipped w/, extended shed

Describe other character-defining features of its massing, size, and scale One story o/, basement. Partial Coved deck on East side.

INTEGRITY

To be eligible for the National Register, a property must have integrity, i.e., it must be able to visually convey its importance. The outline below lists some important aspects of integrity. Fill in the blanks with as detailed a description of the property as possible.

LOCATION. ☒ Original Site ☐ Moved: date original site

DESIGN. *Describe alterations from the original design, including dates.* Circa 1953 open front porch enclosed. New Siding., Update Window assembly.

MATERIALS. *Describe the materials used in the following elements of the property.*

Walls (structure) Wood Walls (sheathing) Vinyl Clad Siding
Windows Vinyl clad wood Describe window structure Fixed, Dbl Hung
Roof Comp Shingles o/, wood framing Foundation Conc. Wood

SETTING. *Describe the natural and/or built environment around the property.* West side of dwelling cut into hill side

How has the environment changed since the property was constructed?

WORKMANSHIP. *Describe the distinctive elements, if any, of craftsmanship or method of construction.*

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

☐ Individually Listed; ☒ Contributor ☐ Noncontributor to
Date Listed ☐ Determined eligible by Keeper of National Register (date)

Historic District

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property ☐ is ☐ is not eligible individually.
Property ☐ is ☐ is not eligible as a contributor to a listed or potential historic district.
☐ More information is needed to evaluate.
If not considered eligible, state reason:

FORM COMPLETED BY

Name and Affiliation:

Mailing Address:

Gregory C. Hunt
D.A.P.A. Studio
P.O. Box 8 Cottonwood, AZ. 86326

Date: Nov. 2007
Phone #: 928-646-9205



TOWN OF JEROME

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

Zoning Administrator Analysis Design Review Board Tuesday, May 23, 2023

Item : 5

Location: 107 Deception Lane, Unit R
Applicant/Owner: Lacy Constance Anne & Fray Lester Noel
Zone: AR
APN: 401-12-009
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Discussion/possible action

Background and Summary: The applicant is seeking approval to demolish the structure at 107 Deception lane, unit R (Rear unit).

Building Background: This property does not have a record in the 2007 Historic Properties inventory. The Jerome Historical Society and myself will be creating one and updating it prior to, and during demolition.

Purpose: The purpose of the site plan review is to provide for the public health, safety and general welfare, and to protect the environment and the historical character of the Town of Jerome. The plan review will include an examination of all proposed site work, and excavation and grading regulations, with special regulation of work sites with extreme slope or unstable soils. Essential to this purpose is the review of possible impacts on surrounding properties.

Property Standards: The Town of Jerome Zoning Ordinance in section 304.H.3 states; *"The Design Review Board shall review a submitted application for approval of 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."*

Subsection a states that; *"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."*

Subsection b states that; *"If the Design Review Board finds that the preservation and protection of historic places and the public interest will be best 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 buildings, 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."*

As Jerome is a Certified Local Government, within a Historic Landmark it is important here to recognize that the definition of “protection” is the review process itself conducted by the Town’s Design Review Board. This process and the considerations applied during the Design Review process are intended to keep our Historic Landmark while balancing life-safety and continued habitation and change over time. Let me also point out the sentence;

“Listing of private property on the National Register does not prohibit under federal law or regulations any actions which may otherwise be taken by the property owner with respect to the property.”

107R DECEPTION LANE DEMOLITION REQUEST

NARRATIVE

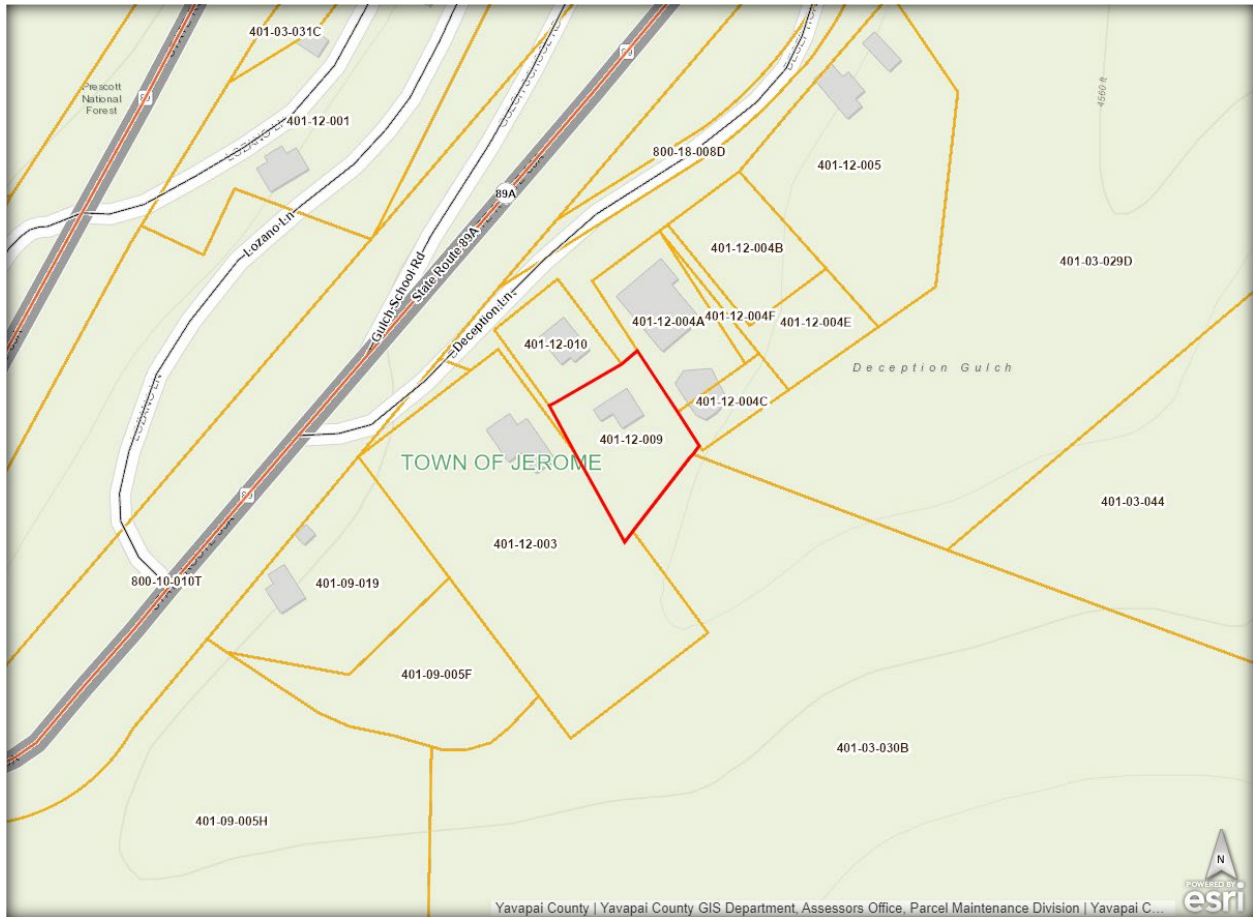
The reason for requesting a demolition permit of the structure at 107R Deception Lane is solely based on the current condition of the structure. The structure has been inspected by a licensed contractor and an architect. Both parties agreed to make the existing building meet building codes would require a complete tear down and reconstruction and the cost would be prohibitive.

BACKGROUND INFORMATION

The background information on the historic, architectural, aesthetic quality or significance of the building to be removed will be provided by the Jerome Historical Society in conjunction with the Town of Jerome Building Inspector.

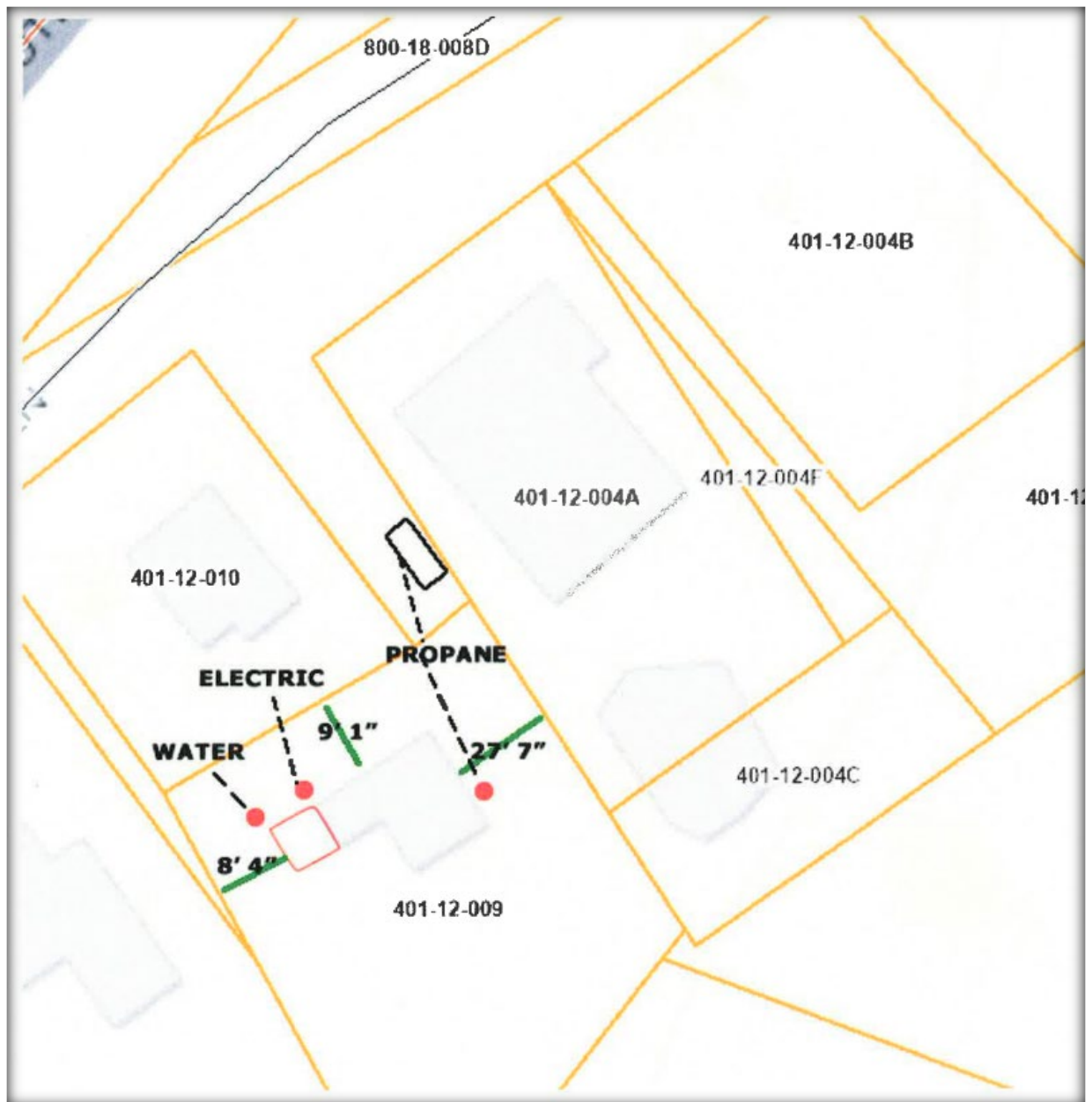
METHODS OF CONTROLLING DUST, DRAINAGE & EROSION

A licensed contractor will be employed to address these issue.



Parcel map view of the property at 107R
Deception Lane, Highlighted in red.

Source: Yavapai County GIS





8' ave wall height

Note deck

storage under house

010-2 due to quality of construction

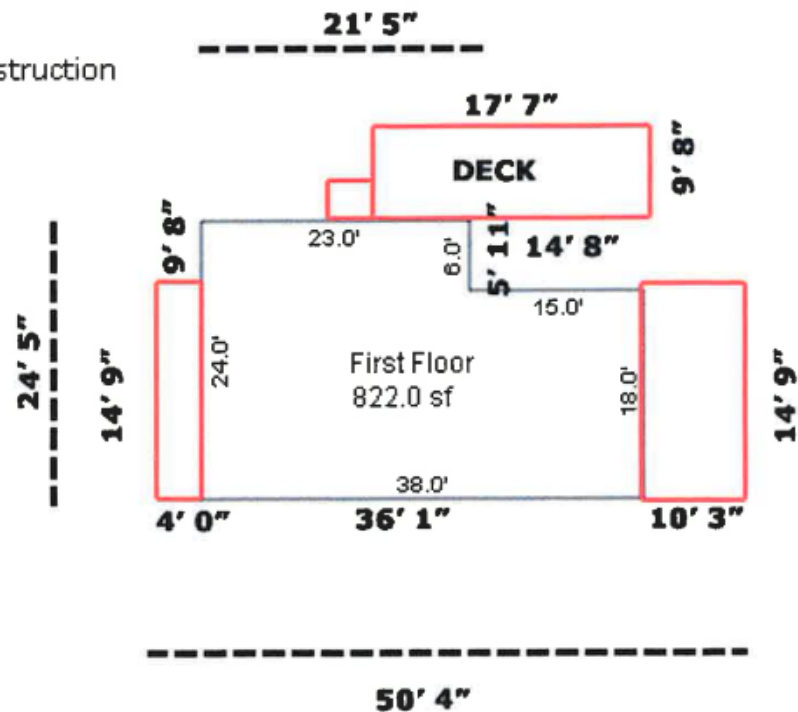
Orig age 1921

Remodel 1960 est

E.A. 1929

Driveway back to subject parcel

**107R DECEPTION GULCH LANE
PARCEL #401-12-009
MEASUREMENTS TAKEN 09/26/22
RED RECTANGLES = ADDITIONS COMPARED T
YAVAPAI COUNTY RECORDED PROPERTY MAP.**



Parcel 401-12-010
in front

Lower Gulch Road

Sketch by Apex Medina™



FRONT - (SOUTHERLY)



SIDE - (WESTERLY)



BACK - (NORTHERLY)



SIDE - (EASTERLY)

Application & Related Information



TOWN OF JEROME

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

Zoning Administrator Analysis Design Review Board Tuesday, May 23, 2023

Item : 6

Location: 711 East Avenue

Applicant/Owner: Eric Jurisin

Zone: R1-5

APN: 401-07-102

Prepared by: Will Blodgett, Zoning Administrator

Recommendation: Recommend Approval

Background and Summary: The applicant is seeking approval to for a wide range of renovations to the home at 711 East Avenue. Removal of a sliding glass door, and replacement with a window, replacement of decking with the addition of safety wire-mesh on the railings, new roofing with a change of color, new siding in select areas in addition to a change of house colors, and the addition of wrought-iron fencing along the back of the property that sits above Hwy. 89A. This application has been submitted simultaneously to the Planning & Zoning Commission and Design Review Board.

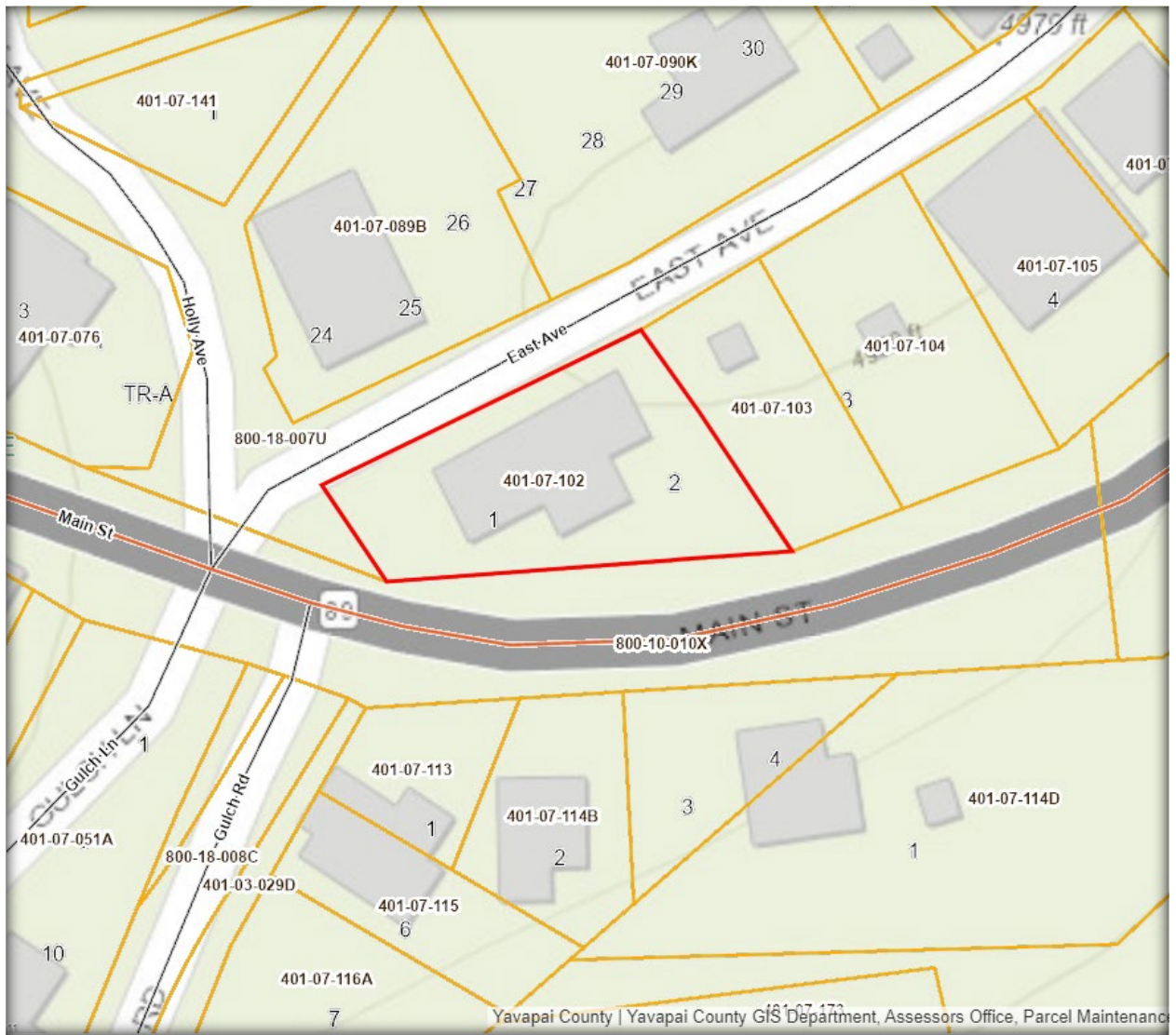
Building Background: The 2007 Historic Property Inventory records this structure as having been built in 1996, and thus is not a contributing member to the National Historic Landmark designation.

Purpose: The purpose of Design Review is to enable the Design Review Board to review the exterior design of proposed new buildings and structures, proposed alterations of buildings and structures, proposed signs, and proposed demolition of structures, within the Historic Overlay District, in order to ensure that new development is compatible with the surrounding environment, and to preserve and protect the historical character of the Town of Jerome. Design review is intended to enrich the lives of all the citizens of Jerome by promoting harmonious, attractive, and compatible development, and is therefore considered to be in furtherance of the general welfare. The provisions of this section (Section 304) shall apply to all new construction, exterior alterations, demolitions, and signs, in the Historic Overlay District.

DRB:

I'm writing this letter to summarize our intent for 711 East Ave. Michelle and I have purchased this home to be used as our primary residency and are extremely excited about this project. What we are proposing is a color change, adding cedar shingles on the pop out and rear upper deck. Moving a window, replacing all of the decks and changing the railings from wood to metal, replacing the roof, and installing fencing along 89A.

Eric & Michelle Jurisin



View of the 711 East Avenue (APN# 401-07-102) from the Yavapai County GIS map. The building and parcel frontage is located on East ave.

Source: W. Blodgett / Yavapai County



Aerial view of 711 East Avenue.

Source: W. Blodgett / Google Earth

Property Standards: Section 304.H outlines the review criteria, which we will look at one by one. The first section of proposed work, replacement of a sliding door on the second floor balcony with a window similar to one located on the adjacent side of the house. 304.H.b "Openings" states that; *"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."*

Response: The Window intended to be installed within the area that the sliding door would have been, is the same dimensions, manufacturer and style of window that is already on the structure.



Views of the proposed work to 711 East Avenue. View is on the rear of the home (E. / S.E.) with arrows and diagrams showing the planned location of the additional window, after removal of the sliding door.

The applicant intends to upgrade the decking, and deck railing, without changing the location or footprint of the deck. The decking planks are significantly darker than the ones currently in place. Section 304.H.j “Accessory features” states; *“Fences, walkways, decks, stairways, lighting, antennae, and other manmade structures shall be visually compatible with buildings, structures, and places to which they are visually related.”* Additionally section 304.H.e states; *“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.”*

Response: Replacement and repair of wood decking is allowed and encouraged by sections of the Ordinance. The largest change to the decking is along the deck rails. The applicant intends to add metal wire “mesh”, similar to fencing, as an additional safety device to prevent falls. An example of this is provided below.





Trim around windows to be black and exterior painted white. Three columns to be left natural wood.

Replace existing railing with metal railing on all decks to match.

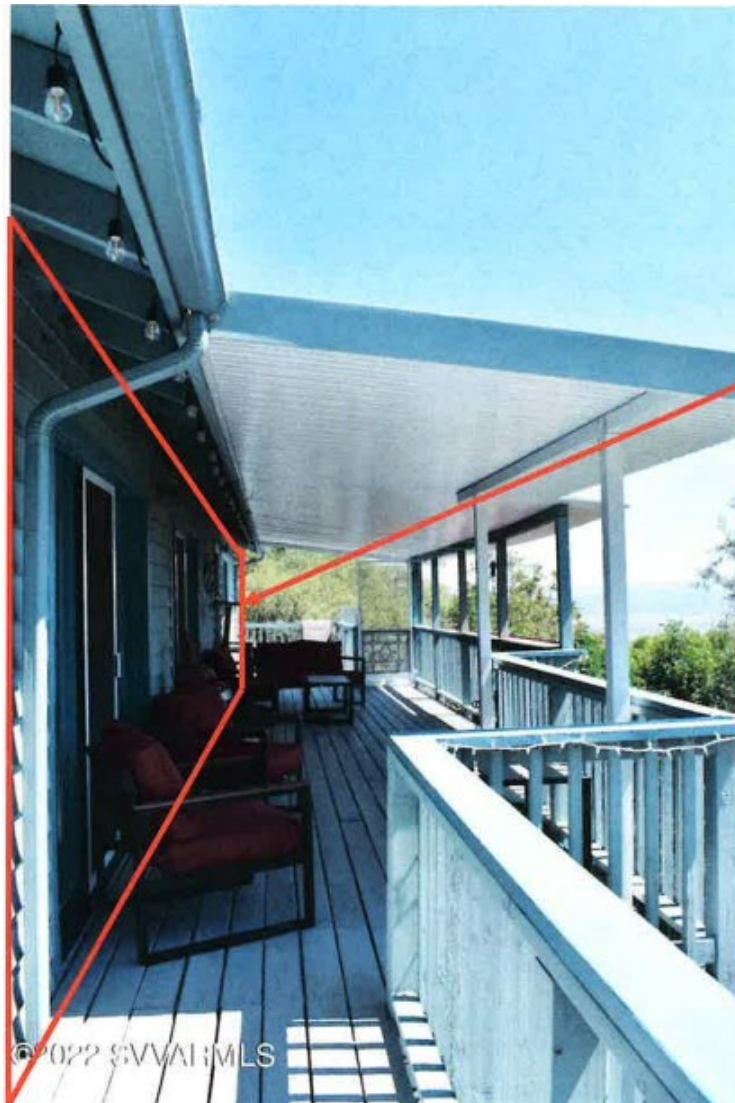


Example of the metal railing with safety wire-mesh, to prevent falling through or under the railing.

Source: E. Jurisin

The applicant intends to replace sections of the building's existing ship-lap siding with cedar shingles. The applicant has provided imagery that shows and explains the locations of this change below. Sections 304.H.f "Materials, texture and color" state: *"The materials, texture, and color of the façade 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."*

Response: The structure is not a historic structure, and so the SOI best practices to avoid changes to exterior aesthetic does not apply in this case. As long as the Design Review Board feels that the changes are still visually related to building and its surroundings, there is no code language to restrict this.



Siding to be replaced
with cedar shingles
on rear of second
floor

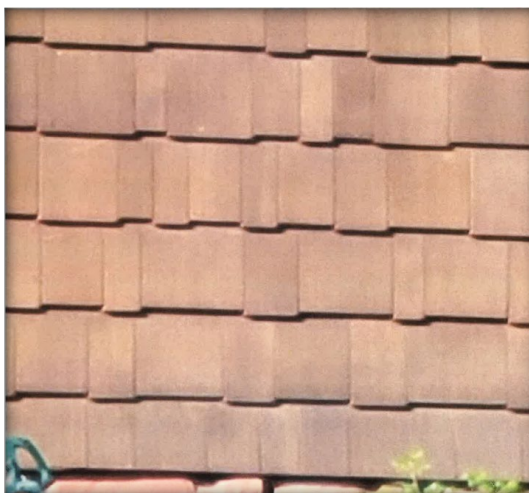


View of proposed work, showing the location of shiplap siding to be replaced with Cedar shingles.



Additional view of 711 East Ave. showing the west side of the structure and the proposed location of additional cedar shingles that will replace the existing ship-lap siding.

Source: E. Jurisin



Siding to be replaced with cedar shingles.

The applicant is also proposing to change the exterior color of the structure from the existing blue and white, to black with white trim.

Response: Design review guidelines suggest that; *“Exterior colors should be as near as possible to the original colors appropriate to the years during which the particular building or structure was built.”* In this case the structure is NOT a historic building and instead I refer to section 304.H.f, “Materials texture and color” which states; *“The materials, texture, and color of the façade 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.”*



BLACK – Exterior Trim



WHITE – Exterior Siding

(Physical Samples to be provided at the meeting)

The applicant is also proposing to replace the existing sheet-metal roof with new panels of sheet metal, with a change of color from unpainted metal to a black metal roof. A photographic example of this is found below.

Response: Sections 304.H.f “Materials, texture and color” state: *“The materials, texture, and color of the façade 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.”* Section 304.H.1.g states that for new construction; *“The roof shape of a building shall be visually compatible with the buildings to which it is visually related.”* And section 304.H.2 states that for alterations and renovations; *“Original roof shape, design, and materials shall be preserved and retained where feasible. Where contemporary roofing material is used, it should be as near as possible to the appearance of the original roofing material.”* The existing sheet metal is the original material from 1996, however this language is primarily concerned with a historic building, which in this case it is not. The primary consideration is does it fit in with the aesthetic of the surroundings?





Aerial view (with 711 East highlighted in yellow) showing the surrounding area, to compare the variety of shades the roof material can be found in.

Source: W. Blodgett / Yavapai County

The applicant is also proposing to add a wrought iron fence around the sides and exterior of the property, to add a safety barrier between the property and Hwy. 89A below (south).

Response: Section 502.J, "Walls and Fences" requires that no fence or wall over 3' tall shall be installed closer to the road that provides frontage than the structure itself. From the side yard, and including the back yard, the fence or wall cannot exceed 6'. No barbed wire, or electrification is allowed. The proposed fencing is no greater than 4', well within the Ordinance requirements. An example of the style of wrought-iron fencing is included with this analysis.



Location of the proposed wrought-iron fence along the southern end of the property, above Hwy. 89A.



Example of the type of wrought-iron fence intended to be installed. No greater than 4' in height, and extending along the southern side (back end) of the property.

Application & Related Information



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

- ☐ Site Plan Review \$300 ☐ Design Review \$25 to \$500 ☐ Conditional Use Permit (CUP) \$500
☐ Demolition \$50/\$200 ☐ Signage/Awning \$50 ☒ Paint/Roofing \$25
☐ Time Extension \$25 to \$200 ☐ Other: _____ ☐ Other: _____

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

Applicant: Eric Jurisin	Owner:
Applicant mailing address: po 896 Jerome Az 86331	Property owner mailing address:
Applicant role/title:	
Applicant phone: 928 301 0168	Owner phone:
Applicant email: jeromepalace@gmail.com	Owner email:
Project address: 711 East Ave	Parcel number: 401-07-102
Describe project: Change paint colors - remove and replace deck- remove exterior door and replace with a window Install fence along 89A - replace roof	

- 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: _____ Date: **5-3-2023**

Property Owner Signature: _____ Date: _____

For Town Use Only

Received from: _____ Date: _____

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

By: _____ For: _____

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

