TOWN OF JEROME

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MINUTES

REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF JEROME
600 CLARK STREET
600 CLARK STREET, JEROME, ARIZONA

TUESDAY, SEPTEMBER 23, 2025, AT 6:00 PM

Due to the length of this meeting, Council may recess and reconvene at the time and date announced.

6:00PM (0:19) 1. CALL TO ORDER / ROLL CALL

Present were Chair Tyler Christensen, Vice Chair Devon Kunde and Board member Scott Staab. Board member Mark Krmpotich was absent.

Staff present included Zoning Administrator Will Blodgett, Administrative Specialist Michele Sharif.

6:00PM (0:33) 2. APPROVAL OF MINUTES
A. The board will vote on approval of the minutes of the regular meeting from 8/26/2025

Chair Christensen introduced the minutes. He questioned if the minutes should be tabled since he was absent from that meeting.
Ms. Sharif confirmed that board members can vote on minutes, even for meetings they were absent for.
Mr. Christensen made the motion to approve the minutes as presented.
Mr. Staab seconded the motion.
Mr. Christensen called the question and the meeting minutes from the August 26, 2025, Regular Design Review Board meeting were approved.

Motion to approve the minutes from the regular meeting of August 26, 2025

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN	X		X			
KUNDE			X			
KRMPOTICH					X	
STAAB		X	X			

6:01PM (1:39) 3. NEW BUSINESS
A. Exterior alterations to the Cuban Queen. The applicant is requesting permission to install corrugated metal at the rear top floor exterior only.

Mr. Christensen introduced the item noting that some information was missing.
Mr. Blodgett apologized for some of the header information missing from the agenda item description. He gave an introduction and background for the project at the Cuban Queen located at 324 Queen St. He reviewed the material to be used on the rear exterior of the building. He shared some of information regarding the difficulty of using scaffolding for any future maintenance.
The applicant, Windy Jones, confirmed there will be a fire escape with stairs and a railing which will make the use of scaffolding on that side of the building extremely difficult, adding that was not something the original contractor had considered. She said they are taking advice from professionals and considering doing something that will be long-lasting, and that part of the building is only visible from a very far distance if you're down at the State Park. Ms. Jones shared that the material will not be shiny or reflective and will naturally be patinaed within 4 months.
Mr. Christensen noted that there are other buildings in the same neighborhood using the same material proposed for this project.
Mr. Blodgett added that this project does not qualify for SOI (Secretary of the Interior) Standards, but due to efforts and attention to detail it almost accidentally adhered to all of the practices and principles of an SOI reconstruction.

Mr. Christensen said it seems straightforward. He said it seems they've chosen something that is cost effective and easier to preserve. He asked if there were any other questions.
Ms. Kunde remarked that she wasn't sure where the building was located.
The building location was described and pulled up on a map on the TV in the room.
Mr. Christensen remarked seeing the original building and this one now, is really cool to see the difference.
There was conversation about the building, its location and regarding a book called The Keeper Queen.
Mr. Christensen made the motion to approve item 3A as presented.
Ms. Kunde seconded the motion.
Mr. Christensen called the question, and the Cuban Queen exterior alterations were approved as presented.

Motion to approve as presented.

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN	X		X			
KUNDE		X	X			
KRMPOTICH					X	
STAAB			X			

6:08PM (8:49) 4. MEETING UPDATES

A. The Town's HPO will update the board to current events, locally, statewide and nationally.

Mr. Blodgett informed the board that as the Historic Preservation Officer he was going to start updating them periodically. He said that while August was a busy month, many upcoming changes affecting neighboring communities will not impact their town since it is entirely a Historic District. He explained that other towns with only partial historic districts must follow dual processes, but due to recent EPA clarification, their town can continue without being affected by the State of Arizona's proposed administrative changes. He then updated that grants are being pursued for the Hotel Jerome, including a $1 million multipurpose grant that would make significant progress on the project, though additional funding will still be required. Limited support is expected from the State Historic Preservation Office, meaning Jerome will likely continue independently, as it has in the past. He then reminded members to stay neutral in their decisions, remain aware of personal biases, and avoid letting emotions or politics interfere, since their rulings impact both property rights and the town's long-term preservation.

6:13PM (13:38) 5. FUTURE DRB AGENDA ITEMS

Mr. Blodgett shared that Mr. Jurisin will be back before the Board for the remainder of the Haskins/Haunted Hamburger remodel. He shared that he has also reminded Mr. Jurisin that the gargoyles installed by the contractor will also need to come before the board or they will be asked to remove them for the time being.

6:14PPM (14:21) 6. ADJOURNMENT –

Mr. Christensen introduced adjournment.
Mr. Staab made the motion to adjourn the meeting.
Mr. Christensen seconded the motion. He then called the question and the meeting adjourned at 6:14 p.m.

Motion to adjourn at 6:14p.m.

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN		X	X			
KUNDE			X			
KRMPOTICH					X	
STAAB	X		X			

*Approved:*____ *Date:*____________________

Tyler Christensen, Design Review Board Chair

*Attest:*____ *Date:*____________________

Kristen Muenz, Deputy Town Clerk