



TOWN OF JEROME

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MINUTES

REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF JEROME 600 CLARK STREET, JEROME, ARIZONA TUESDAY, JANUARY 23, 2024, AT 6:00 PM

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

6:00pm (0:14) 1. CALL TO ORDER/ROLL CALL -

Present were Chair Tyler Christensen and board members John McDonald, Mimi Romberger and Carol Wittner. Staff present were Zoning Administrator Will Blodgett and Administrative Specialist/Accounting Clerk Michele Sharif.

6:00pm (0:40) 2. PETITIONS FROM THE PUBLIC -

There were no petitions from the public.

6:00pm (0:45) 3. APPROVAL OF MINUTES - Minutes of the Regular Meeting of the Design Review Board from November 28, 2023, and the Regular Meeting of the Design Review Board from October 24, 2023.

Discussion/Possible Action

Chair Tyler Christensen introduces the minutes and asks the board if there are any questions or comments.

Mr. McDonald moved to approve the minutes from the November 28, 2023, and October 24, 2023.

Ms. Wittner seconded the motion.

Mr. Christensen called the question and with 4 ayes the minutes were approved.

Motion to approve Regular Meeting minutes of the Design Review Board from October 24 and November 28, 2023

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

6:01pm (1:45) 4. PROCLAMATIONS -

There were no proclamations.

Mr. Blodgett apologizes to the board for difficulty with the software, as this item should have been removed from the agenda.

6:02pm (2:04) 5. CONTINUED ITEMS/OLD BUSINESS -

Discussion/Possible Action

There was none.

6. NEW BUSINESS -

6:02pm (2:12) A. New sign review for the Miners Café

Applicant/Owner: Angela Mouritsen (Jerome Historical Society)

Zone: C-1

Address: 115 Jerome Ave.

APN: 401-06-010

Discussion/Possible Action

Mr. Christensen asks Mr. Blodgett to give the board a summary and background of the project.

Mr. Blodgett says the applicant is seeking approval for new signage at The Miner's Café. They are updating the signs to reflect the updated business name and are updating the graphics used in the business logo. The graphics are simple, it matches the sign that is currently already hanging over The Miner's Café.

Mr. Christensen asks the other board members if they have any comments or questions.

Ms. Blodgett informs the board that the applicant is present in the audience if they would like to ask him any questions.
 Mr. Christensen invites the applicant to the podium at the front of Council chambers.
 Mr. Scott Staab, owner of The Miner’s Café approaches the podium and states his name for the record, and shares that he owns the Café. He says he didn’t change the size of the sign; he just changed the colors and the name to reflect more about the miners and not the mine.
 The board thanks him for his input.
 Mr. McDonald moves to approve the new sign as presented.
 Ms. Romberger seconds the motion.
 Mr. Christensen calls the question and the motion to approve the new sign for The Miner’s Café is approved unanimously.

Motion to approve new sign for The Miner’s Café as presented

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

6:04 (4:11) B. New sign review for Wicked City Saloon

Applicant/Owner: 1299 Properties LLC
 Zone: C-1
 Address: 403 Clark St. A3 APN: 401-06-152H

Discussion/Possible Action – None taken

Mr. Blodgett shares that Item B has been removed from the agenda right now and is being handled in a slightly different manner. The applicant will return with more information on an updated permanent sign at a later meeting.

6:04pm (4:34) C. Remodel and exterior changes for 778 East Ave

Applicant/Owner: Tom Bouquet
 Zone: R1-5
 Address: 778 East Ave APN: 401-07-101B

Discussion/Possible Action

Mr. Blodgett gives a summary of the project. He says the applicant is proposing a number of renovations to the house. They are seeking approval for additional decking on the rear of the house that coincides to a window change on the north side of living room wall, which will incorporate it into a new a new sliding door. They are also intending for a new dormer and stylistic elements over the garage resolving an asymmetrical issue with the existing dormer. The remainder of proposed changes are architectural features commonly called ‘gingerbread’ elements throughout the home. He goes on to share, this is a single family home that was built in 1995. It has loosely the right dimensions and shape of some Victorian homes, but to an architectural historian the fact that it has a 2 car garage it would never be mistaken as an original. The addition of any architectural features that make it look older are to help it blend into the surrounding community and not produce a facsimile. He says any serious historian would know that it’s a modern construction made to blend in with the neighboring community. He says from a historic preservationist standpoint he doesn’t see any problem with it. He points out, flipping through the pages, it can be seen that the house is fairly plain and the dormer above the garage is off center. When compared to the East elevation drawings you can see how the dormer is intended to be expanded and made more symmetrical. He says the applicant is out of state and will do his best to answer any specific questions about this project.

Mr. Christensen opens the floor for questions or comments from the board. He says in the drawing the roofing texture looks different in the updated version, will the roofing material change?
 Mr. Blodgett shares he has not heard plans of changing the roofing material, but if that is intended then they will have to come back and get approval or get an administrative approval if it’s appropriate at that time. He indicates that they did not address any changes to the roofing material or color in discussions with him or in the paperwork they sent to him.
 Ms. Wittner says it seems like they would have to do something especially with the dormer over the garage, you’re not going to get old shingles to match.
 Mr. Blodgett shares if it’s an extension of the existing roofing material he doesn’t see it as problematic but if it is a change of material and style then we’ll be back to present it before the board.
 Mr. Christensen says he recalls looking at the shingles in the last few weeks, he noted that there has been some wind damage and will need a new roof or shingles soon.
 Mr. Blodgett shares he is happy to reach out to the architect to start that process and ask some questions. He says that would not be something voted on tonight so if they start making those changes, he will have to get after them.
 Mr. Christensen asks if there are any proposed changes to colors.

Mr. Blodgett shares they haven't mentioned colors at all, adding if that is something they want to change after this is done then they are going to have to submit for additional review at that time. He continues, everything he has discussed with the applicant and their architect is here in the packet and there has been no discussion on roofing material or color. The only additional changes they were looking at were repairing some of the fencing the javelinas had taken down, as can be seen by the white lattice on the stairs trying to keep them out. He shares some of it is administratively approved and some is maintenance of existing fencing, so it is not included in the packet here.

Mr. Christensen inquires if the conditions of approval would be just Victorian features, not colors or materials or anything like that.

Mr. Blodgett answers pretty much. He says we're looking at the addition of the Victorian features more than anything. This is where the role as the Historic Preservation Commission you're considering if this does any damage to the surrounding community or the surrounding historic neighborhood. Is this trying to become a facsimile or fake to blend in with the originals, and that is really what's up for review as well as some of the typical design review elements like spatial relationship and design elements to see if it fits with the Victorian aesthetic.

Mr. Christensen asks for any other comments or questions.

Ms. Wittner shares that her comments were the same about the roofing material and the colors, but all we're doing is saying yes or no to the addition of the gingerbread features.

Mr. McDonald says he can appreciate the symmetry they're going after because things are a little cockeyed. He continues, he can also appreciate the stairway to make the rest of the deck more accessible, but they really are dressing it up with a lot of little features, adding gingerbread is a real good term, it's going to stand out. He says as far as the main structures, the deck, the added stairway, and altering the dormer that all fits fine.

Ms. Romberger questions the two garage doors. Referring to the East elevation bottom drawing, she asks if they are going to make it a single large door as reflected in the drawing by removing the center post?

Mr. Blodgett says that is a good question, they have not received the final official plans submitted yet for Barry to review, and he will make a note to review it when the plans come in.

Ms. Wittner shares it could be two doors like that, adding they do make them as she looked at doors for her home. She adds it is going to have some significant change, you will notice that house.

Ms. Romberger asks what's the next step for them? Say they get the agreement for the gingerbread then they will submit the plans and any structural changes.

Mr. Blodgett shares they've been approved by Planning and Zoning for these structural changes, the next step will be for them to submit their plans and apply for the building permit. At that time if we find things that maybe they forgot about or forgot were important here in Jerome then we can catch those things and get approvals at that time, but they would be approved to start work on what was previously reviewed and approved.

Mr. Christensen says he'll motion for a conditional approval of the project as presented with the conditions that if colors change or materials change they submit another application.

Ms. Wittner seconds the motion.

Mr. Christensen asks if there are any other comments or questions.

Mr. McDonald says yes and asks Mr. Blodgett if they will be coming back to this board or only if they are required to?

Mr. Blodgett says if they have additional changes they failed to mention during the first round of discussions then yes they'll be coming back. He adds, especially if there are roofing changes, changes to the color or any other design changes it will be coming back before the board.

Mr. Christensen says he will admen the conditions for any other structural changes to be added into the conditions listed in the motion.

Ms. Wittner seconds the motion.

Mr. Christensen calls the question and the motion to approve with conditions is passed unanimously.

Motion for conditional approval - changes to structure, materials or colors will require a new application be submitted.

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

6:15pm (15:31) D. Cabal Cellars wishes to paint the exterior facade in new colors

Applicant/Owner: Cabal Cellars / Flat Iron LLC

Zone: C-1

Address: 417 Hull Ave

APN: 401-06-018

Discussion/Possible Action

Mr. Christensen introduces the item for approval and asks Mr. Blodgett for his summary.

Mr. Blodgett shares this is a fairly simple ask. They are seeking approval to repaint the storefront. The sections that are

currently red they are seeking to repaint in Heirloom Purple. A paint sample was provided to board members for closer inspection. He shares that the only areas that are intended to be changed are already painted red and there are no new areas being changed for painted.

Board members share that they like the color.

Mr. McDonald motions to approve the new paint color.

Ms. Wittner seconds the motion.

Mr. Christensen asks the board if there are any additional comments or questions before calling the question. He calls the question and the motion to approve the new paint color for Cabal Cellars is approved unanimously.

Motion to approve new paint color for exterior façade of Cabal Cellars

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

6:17pm (17:08) E. Deck extensions and expansion for 713 Main Street

Applicant/Owner: Mary Wills & Sally Dryer

Zone: AR

Address: 713 Main St

APN: 401-07-114D

Discussion/Possible Action

Mr. Christensen introduces the item.

Mr. Blodgett shares this is a simple deck extension and expansion of an existing deck serving to connect an upper and lower floor that have no internal connection. He shares that Planning and Zoning has already approved this but because it is a historic home, and it is an exterior change it needs to be seen by this board as well. He shares that this review process is the only real legal protection afforded by our Federal Landmark status to the historic properties. He shares this is pretty straightforward, there are photographs of the deck and detailed drawings. He says he the whole packet from the planning and zoning meeting is in this packet so there is more than enough information, adding this applicant is also in attendance if there are any specific questions or concerns.

Mr. Christensen invites the applicant to the podium to state their name and share any additional details of the project. Mary Wills states her name for the record, she says she and Sally Dryer own the home. She shares it's a single family dwelling that was built like a duplex, and they would like to extend the deck and attach it to the upstairs. She says they've supplied architectural drawings, adding this has been approved by the Building Inspector Barry Wolstencroft, and the Planning and Zoning Commission.

Mr. Christensen asks if there are any questions from the board to the applicant.

Ms. Wills adds it's also not visible from the street or anywhere.

Mr. Christensen agrees saying you have to be on it to see it.

There are no questions from the board.

Mr. Blodgett shares that he does not believe this in any way compromises the historic integrity of the property or in any way diminishes it. He says if it had no internal connection, it likely had something like this early on in a different incarnation.

Ms. Wittner shares she has seen it.

Mr. McDonald motions to approve the deck extension and expansion as presented.

Ms. Wittner seconds the motion.

Mr. Christensen calls the question; the deck extensions and expansions for 713 main street are approved unanimously.

Motion to approve deck extension and expansion for 713 Main St.

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

6:20pm (20:33) 7. FUTURE DRB AGENDA ITEMS -

Mr. Christensen asks Mr. Blodgett if he has any updates.

Mr. Blodgett shares at the next meeting there will be a couple of new members and likely a vote for a new Vice Chair. He

shares in that same meeting he'll take the opportunity to re-introduce the draft of the new Design Review Guidelines. He says he would love feedback and possibly at the following meeting have another workshop to finalize those comments, sharing he would love to be able to present this to Council before the summer. In addition, he shares over the next few months we'll be trying to get some training through SHPO as well as possibly a consultant volunteering their time. He says he'll let them know more as it develops into something more solid but the Design Review stuff will be coming.

6:22pm (21:40) 8. ADJOURNMENT -

Ms. Wittner motions to adjourn the meeting.

Mr. Christensen seconds the motion. He calls the question, and the meeting is adjourned at 6:22pm.

Motion to adjourn at 6:22pm

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

Approved: _____ Date: _____

Tyler Christensen, Design Review Board Chair

Attest: _____ Date: _____

Kristen Muenz, Deputy Town Clerk