



TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331
(928) 634-7943
www.jerome.az.gov

MINUTES

REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF JEROME 600 CLARK STREET 600 CLARK STREET, JEROME, ARIZONA TUESDAY, AUGUST 26, 2025, AT 6:00 PM

6:00PM (0:15) 1. CALL TO ORDER

Present were Vice Chair Devon Kunde and board members Mark Krmpotich and Scott Staab. Chair Tyler Christensen was absent from the meeting.

Staff also present were Zoning Administrator, Will Blodgett and Deputy Clerk/Finance Director Kristen Muenz.

6:00PM (0:41) 2. APPROVAL OF MINUTES

A. Draft minutes from the regular meeting of 06.24.2025

Ms. Kunde introduced the minutes.

Mr. Krmpotich remarked he saw no issues or corrections to be made.

Mr. Staab made the motion to approve the meeting minutes from June 24th, 2025

Mr. Krmpotich seconded the motion.

Ms. Kunde called the question, and the meeting minutes were approved.

Motion to approve June 24, 2025 meeting minutes

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

6:01PM 3. NEW BUSINESS

6:01PM (1:52) A. Review of repairs and alterations to the exterior facade of the Liberty Theater, 110 Jerome Ave.

Ms. Kunde introduced the first item for review.

Mr. Blodgett gave an introduction of the project. He said on page 3 of 6 of the project analysis you can see stucco on the building is cracked where there was an internal niche. He further explained that instead of having an exterior canopy that area was originally recessed and over time the fill and repair that made this possible has started to separate. He shared the applicant has spoken with a contractor who is proposing to fix and repair that stucco as can be seen on page 4 of 6 of the analysis. He said the repairs will include a foam cutout that will be adhered to the building and plastered over.

The applicant confirmed that they want to get the eagle and the Liberty lettering done.

Mr. Blodgett pointed out that the proposed improvements can be seen on page 4 which include the re-adhering of the eagle as well as the Liberty lettering. He asked the applicants if there was anything he was missing.

The applicants and Mr. Blodgett had a brief discussion regarding 2 cherubs that used to be on the building flanking the wings of the eagle. Mr. Blodgett added that this would be going back to the original embellishments that were present during that historic time period.

Mr. Krmpotich asked if the intent of this project was rehabilitation or restoration.

Mr. Blodgett answered a little bit of both. He further explained that there are architectural elements intended to be restored, however the pop out there is not original to the building and would be repair and modern addition. He continued that the eagle and the cherubs would be part of a restoration and from a historic preservation standpoint the addition of the cherubs on the flanks of the eagle wings is not anything that would be a significant change to what is approved at this meeting.

Mr. Krmpotich remarked he thinks it's an added feature to what it used to look like in 1918.

Mr. Blodgett answered exactly. He said it is pretty straightforward on the surface and opened up the meeting to questions.

Mr. Krmpotich said his only question is that over time there's been question and concern of the half moon cut out area falling to the ground, asking if they would be checking the structural adherence of that so it doesn't fall.

Mr. Blodgett answered that it will be removed and repaired by the contract as part of this effort.

Mr. Krmpotich asked if they were going to replaster the whole front façade.

Mr. Blodgett answered that the front façade will be demoed and restored at least as far as the stucco goes.

The applicant clarified that part of the half moon stucco is original and will stay. He said that part of the building is stabilized and is not broken.

Mr. Krmpotich and the applicant discussed that the façade has been assessed, it was reinforced in the 80s and is not going to fall.

Mr. Blodgett shared that the Building Inspector is pleased with this project and he's letting him take the lead on this project due to the health and safety component, especially being above a legal right-of-way.

Mr. Staab asked if the lights are going or staying.

Mr. Blodgett said that was a question he didn't have an answer to.

The applicant confirmed that the lights would stay up there. Then there was brief discussion about the appearance of lights in some of the images.

Ms. Kunde asked if the cherubs would be smaller than the eagle.

Mr. Blodgett referred to an old historic photo of the building and clarified his earlier statement; the cherubs don't flank the eagle they go on either side of Liberty as part of the banner. The consensus from the board members was that that made more sense.

Ms. Kunde said she had no other questions.

Mr. Krmpotich made the motion to approve the restoration of the Liberty Theater as presented with the addition of the cherubs on the end of the banner.

Mr. Staab seconded the motion.

Ms. Kunde called the question, and the motion was approved.

Motion to approve the restoration of the Liberty Theater as presented, with the addition of the Cherubs.

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

6:10PM (10:52) B. Change of color, roofing materials and removal of door to 515 Main Street.

Mr. Blodgett introduced the project, communicating that the building is already painted. He explained that he had granted administrative approval due to an internal paperwork issue. He said going forward they will be making sure that everything is legal and on the up and up with additional changes. He continued that the applicant is seeking approval for the change of paint as well as the removal of a historic door from the Arizona Hotel with a plan to provide a drinking water station in the void behind the door. He said there were some other things going to happen with the house, including a change of roofing material, but that is also an administrative approval according to the zoning ordinance therefore was not included in the project analysis. He shared that the building was built circa 1910 and contributes to Jerome's National Historic Landmark status. The first part of the project he said is the change of the exterior paint to which it has been already done. Page 3 of 9 of the analysis reflects the new exterior paint colors with former colors above it. He said they are the same paint colors previously approved by the board on other buildings the applicant owns.

Mr. Krmpotich asked what the original paint of the hotel was.

Mr. Blodgett answered mint green.

Ms. Muenz confirmed that it was a light sage green, with vertical outstrips that were white and horizontal ones being a dark green.

Mr. Krmpotich asked how far back that color went.

Mr. Muenz answered that she didn't know and doesn't think we have information about that.

Mr. Blodgett said he thought not more than a decade.

There was discussion between Mr. Krmpotich and the applicant about the colors and what was called Phelps-Dodge Green.

Ms. Muenz confirmed as far back as 2008 it was green.

Mr. Krmpotich said he doesn't have a problem with the colors he was confused because on one part of the analysis it says it was part of the historical landmark status but on the next page it says its not.

Mr. Blodgett apologized saying that was an oversight on his part and should not be in there. He said the boilerplate language should have been changed. He confirmed it is a historic building in a commercial district.

Mr. Krmpotich remarked that he knows part of the project has been approved, but he questioned a black tin roof.

Mr. Blodgett confirmed that as long as it's a simple change of color or material and there's no reflective then it can be administratively approved.

Mr. Krmpotich further questioned the black tin roof.

Mr. Blodgett answered private property rights take precedence.

There is some continued discussion regarding the color of the roofs.

Mr. Blodgett continued with his analysis apologizing again for other boilerplate language that should have been changed. He continued that the roof material will be black metal and that the current roofline won't be changing. He shared that the original roofline is not intact as parts of the building have been removed throughout remodeling of the structure. He said the final and most visible changes here is the removal of the Arizona Hotel entrance door. He shared that the door stayed to cover a space that was no longer in use, and the applicant has good use for the space and thinks the change is a worthy change in terms of adaptive reuse. He shared that the applicant wishes to install a water fill station for locals, tourists, passers-by etc. He shared that the door does have some local historic significance and would encourage the applicant to display it, donate it to a museum or whatever.

Mr. Krmpotich remarked that it is a historic icon door and there are postcards going back to the 40's that show that door.

Mr. Blodgett said that the applicant has the responsibility of a little ownership of the Town's history and would encourage him to respect that, which he believes the applicant will.

Mr. Krmpotich said the applicant is right here, what's he planning to do with the door.

Mr. Blodgett said, let's ask him.

The applicant said the door is pretty short, adding that it's a ruin at this point. He shared that at one point there was a phone booth in that area.

Mr. Krmpotich remarked that it was originally the stairway to the upstairs floors.

The applicant continued that there is about 25% of the building remaining that someone saved and they will do the best they can to clean it up.

Mr. Krmpotich asked again about the intentions of the Arizona Hotel door.

The applicant answered that he didn't know.

Mr. Krmpotich asked why there was a need to put a water station here instead of further up in town.

Mr. Blodgett answered he didn't have an answer to that, this is one property owned by the applicant.

Ms. Kunde added she thinks it's nice to have it there because there is nothing at that end of town besides the Flatiron. She then invited the applicant to continue.

The applicant introduced himself as Eric Jurisin, the owner of the Haunted Group as well as the owner of 515 Main St. He said they purchased the property from foreclosure. He said the building hadn't been painted in a while the wood was rotting and they're trying to clean all that up. He said he has a local person living in the building since their home kitchen had burnt. He continued after his 30-some years of living here that is a tough corner for some reason. He continued that when tourists get to the flatiron, they decide to go right or left, and they were trying to figure out a way to get people to go right. He explained that at the Tavern Hotel in Cottonwood they installed a water station after having given away 12oz bottled waters for many years. He said they will come back before the board for signage and a blade that says water fill station. He said it would be fun to tell a story in that cubicle that says it is actually spring water and where it comes from, adding it's a chance to share our history, adding that while overwhelmed with projects now he hopes to add one at Haunted Paisano. He gave a brief background of the colors that were used, adding that once they get these projects done then they will be back for signage and maybe add a little more gingerbread.

There was brief discussion about whether the building and neighboring buildings classified as Victorian.

Mr. Blodgett said in a meeting with the applicant they said they were going to reach out to the Historical Society to attempt to find a few things to match the aesthetics of the exterior of the building.

Mr. Krmpotich asked if Mr. Blodgett was a member of the historical society and if he'd talked to anyone about this.

Mr. Blodgett answered he thinks he is.

Mr. Krmpotich recounted a video picture of this building in the 50s when it was sliding down.

Mr. Jurisin remarked if we don't save them, they won't be here.

Mr. Krmpotich said he'd like to be able to save them in the preservation and restoration ability.

Mr. Jurisin said he is a member of Cottonwood, Verde and State Historical Society and has done [rehabbed] a couple of dozen buildings and asked over what decade.

Mr. Krmpotich remarked the 30s and 40s when Town was booming.

There was then some discussion about the time period of significance according to the National Historic Landmark status.

Mr. Krmpotich said he thinks as long as everybody is trying to do restoration, preservation and rehabilitation of buildings and homes that we are all gearing towards the same way instead of whitewashing it all.

Mr. Blodgett said the balance to maintain is a level of preservation and restoration, but when it comes to preservation, we are not a museum, we have to be a living community. So that is why we have adaptive reuse where we're trying to find the best of both worlds, which usually means a little bit of compromise on bot, but the best way to preserve a building like this is to use it. If we can help improve the use of that building, then he hopes it survives another hundred years. He continues that it is the primary goal, adding that he doesn't want to lose buildings and is ecstatic to have the Haskins saved since they were ready to condemn it.

Mr. Krmpotich encouraged Mr. Blodgett to speak with Rainbow to watch the video.

Mr. Blodgett asked the applicant if anything was missed realizing that they hadn't touched on the stairs. He said they are adding stairs to the back so that APS can access the power box on the back of the building. He shared that there had been a wooden staircase back there that had been long gone for decades, however, replacing or rebuilding the stairs in their original footprint is administrative approval.

Mr. Krmpotich asked if the power box is on the back of the house.

Mr. Blodgett confirmed that it is adding that this is required for access, adding everything else is being done by the ordinance so when you see the work being done you know that it was approved. He continued that there are a number of other items that will be coming back before DR in the next two months.

Mr. Krmpotich and Mr. Blodgett discussed how far down from School Street the new stairs would go to access the power box, with Mr. Krmpotich remarking that it's in pretty bad shape.

Mr. Blodgett continued that they are putting in metal stairs which are preferred by our ordinance.

Ms. Kunde confirmed they would be better in the weather.

Mr. Blodgett said it will give better accessibility to the back of the building.

Ms. Muenz added that Public Works has to climb over the wall currently to access the water meters which are also at the back of the building. She shared there are other stairs that come up from the front of the building, but they end at the little shed/garage, and you can't get to the other side of the building from there.

Mr. Blodgett emphasized that these are all necessary and important improvements and while some items are administratively approved in terms of review items, they are the exterior paint, the exterior door modification and the installation of the water filling station.

Ms. Kunde asked if the water filtration system was going to be flush with where the door was.

Mr. Krmpotich interjected answering that it's inside the closet.

Mr. Jurisin said someone framed it in for some reason through the year.

Mr. Krmpotich asked if there were stairs behind the wall.

Mr. Jurisin answered no it's just a 2 x 2 space.

Ms. Kunde asked how inset it would be.

Mr. Jurisin answered the closet was already there.

Ms. Kunde clarified that someone would need to step in to get water.

Mr. Jurisin answered you're going to have to, which is good because that is a narrow sidewalk there.

Mr. Blodgett apologized for the chaos of this project due to the misplaced paperwork. He said he apologized to the applicant and wanted to apologize to he board as well.

Ms. Kunde asked if there was a motion on the floor to approve the changes to the property at 515 Main St. including the paint that was administratively approved, the removal of the door and the installation of the water filtration system.

Mr. Blodgett clarified that the installation of the water system is not part of the approval, it's the removal of the door. He said the removal of the door is intended for the use of the water station but that will be something handled town the road by the Building Inspector, Barry, and likely the Health Department, but the water station is not part of this approval.

Ms. Kunde clarified that the approval is for the paint color and the removal of the door.

Mr. Krmpotich added the roof as well.

Mr. Blodgett clarified that the roof was also administratively approved.

Mr. Staab moved to approve.

Mr. Krmpotich seconded the motion.

There was some discussion about the meeting procedures.

Ms. Kunde confirmed all board member's approval.

Motion to approve changes to paint and removal of exterior door at 515 Main St.

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

6:32PM (32:51) 4. FUTURE DRB AGENDA ITEMS

Mr. Blodgett shared that previously House Bill 2447 was causing a lot of stress due to removing some of the public review process for planning processes throughout the state of Arizona. He said that is no longer an issue because House Bill 2928 added a section that amends HB2447 to make it not apply to land in an area that is designated as a district of historical significance. He said this means that Jerome will likely be the only town in the entirety of the state that is not impacted by the change in law. He said that we will be able to continue operating and clean things up a little bit as we intend to, but it's not going to shake everything apart.

Mr. Krmpotich remarked a lot of other towns will try to become what we are.

Mr. Blodgett answered that many won't be able to do it because Federal Landmark status is a long arduous process

sometimes taking years to achieve. He continued that there are other places that do have Landmark designations, but they aren't entire cities or towns. This is a case where the entirety of our Town won't be impacted and that is rare. He said other towns will have historic districts or historic sections which are still preserved and not impacted but the planning processes for the rest of that town or city will be very different in six months. He shared that there are 30 Certified Local Governments (CLG) in Arizona, but we are the only one that is the entirety of the Town. Ms. Kunde asked if there was anything else for discussion. There were none.

6:35 (35:20) 5. ADJOURNMENT

Mr. Krmpotich made the motion to adjourn.

Mr. Staab seconded the motion.

Ms. Kunde confirmed board members' approval of the motion and the meeting adjourned at 6:35 p.m.

Motion to adjourn at 6:35 p.m.

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

Approved: _____ Date: _____

Tyler Christensen, Design Review Board Chair

Attest: _____ Date: _____

Kristen Muenz, Deputy Town Clerk