



TOWN OF JEROME

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Regular Meeting of the Town of Jerome

DESIGN REVIEW BOARD

Tuesday, May 23, 2023, 6:00 pm

600 Clark Street

DRAFT MINUTES

6:01 (0:03) Item 1: Call to order

Present were Chair Brice Wood, Vice Chair Tyler Christensen, and board members John McDonald, Mimi Romberger, and Carol Wittner. Staff presented included Zoning Administrator Will Blodgett and Deputy Town Clerk Kristen Muenz.

6:01 (0:33) Item 2: Petitions from the public

Possible Direction to Staff

There were no petitions from the public.

6:01 (0:40) Item 3: Approval of Minutes: Minutes from the special meeting of Tuesday, April 25, 2023.

Discussion/Possible Action

Chair Wood made one correction; he explained that his comment on the Foy house on page 3 of the minutes was in reference to her house on South 1st Street. Ms. Muenz said she would correct this in the final draft.

Motion to approve the Minutes from the Special Meeting of Tuesday, April 25, 2023, with a minor adjustment.

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

(2:30) For the convenience of those present, Vice Chair Christensen motioned to move item 6 up, to take place between items 4 and 5 on the agenda. The items are presented here as they were originally agendized.

Motion to move Item 6 of the agenda between items 4 and 5

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

Continued Items/Old Business:
There are no old business items.

New Business:

6:04 (3:01) 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

Mr. Wood introduced item 4, an application for approval of a new garden shed. Mr. Wood said that at this time, he would like to turn the meeting over to Vice Chair Christensen and recuse himself from the item for personal reasons.

Mr. Christensen asked Mr. Wood if he would be leaving the dais and Mr. Wood said that he would even leave the room, he trusted the board. Mr. Christensen took over as chair for this portion of the meeting.

Zoning Administrator Will Blodgett gave a brief history of the property, which was listed as a contributing factor to Jerome's national landmark status. It was a single-family residence according to the 2007 historical property survey. Mr. Blodgett commented that the applicant had done a good job delineating the proposed location on the lot and had also provided a 3-D rendering. On page 8, there was an example of the material that he intended to use, and we were also given a paint sample. The shed's siding will be shiplap siding, which will mimic the house siding but using cement plank board for fire resistance, and the roof is gauged steel. Mr. Blodgett said that he recommended approval and if there were any

questions, the applicant was present.

The applicant, Mr. Henry Vincent, was asked to approach.

Mr. Christensen asked Mr. Vincent to introduce himself and give a description of the project.

Mr. Vincent said that he lived at 209 Third Street. He explained that the shed started at 8x12 feet, but it was too big when he laid it out on the lot, so he changed it to 6x10 feet because it fit better. There will be concrete piers at base, and pressure-treated 2x6's for the structural component. He will use 2x4's for the framing and cover the OSB with hardy plank siding in the same colors as on the house. Mr. Vincent said a good example of the hardy plank siding is the Nord residence on 1st Street. He will use OSB roof sheeting on the roof, covered with corrugated metal, and trim it to match the house. He said that P&Z was okay with the setbacks, and described the distances from the front and sides.

Mr. Christensen asked if there were any questions, comments, or concerns from the board; hearing none, he called the question.

After the vote, Mr. Vincent thanked the board for their service to the community.

Motion to approve the application for a new Garden Shed at 209 Third Street

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

6:21 (19:56) 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

Mr. Blodgett briefly described the proposed demolition of 107 R Deception Lane, which is in the rear. He said that he could not find records in the 2007 historic property survey record for this property. What he saw on the property was the bones of a historic building that had been dilapidated and that was rehabilitated at some point, perhaps 30 or 40 years ago. Mr. Blodgett read a letter from the applicant, Mr. Fray. Mr. Fray said that the structure had been surveyed by an architect and a licensed contractor and both parties agreed that to make the structure meet building codes would be cost prohibitive. Mr. Fray said that a licensed contractor would be employed to deal with the issues of dust, drainage, and erosion. Mr. Blodgett pointed out that the parcel map showed utilities and access, and a landscaping plan showed trees to be avoided during demolition as well as a layout of house as it is. He also explained that the wall to the root cellar had at one time collapsed, and it was not a safe structure to be inside. Mr. Blodgett said this would be the start of the discussion if you have more requirements, thoughts, or concerns.

Mr. Wood said that the board knows my past. He said, you can't see this from Deception Lane; you have to get on the hill to see it, that is his first observation. He would like to know if the board has any questions or additions.

Mr. Christensen said that in addition to that, it is located behind another building and Deception Gulch is at the furthest point away from the Main Street historic district. Main Street, Hull Avenue, and Clark Streets are the centerpiece of Jerome, and this area does not tie in.

Mr. Blodgett agreed the Main Street area is our core, but the laws that protect Jerome as a landmark extend to everything in town limits. He said he understands what he is getting at that everything at the core is front and center and defines our character, whereas this one being hidden is not a character defining structure. He asked is that paraphrased correctly.

Mr. Christensen said, yes, and not to say that it is not a historic structure, it looks at least 100 years old.

Mr. Blodgett replied, 1912.

Mr. Christensen said that is very old, but it is unfortunate the state that the building is in now because it is not inviting someone to buy it to fix up. You would basically have to buy it and tear it down because a contractor won't want to touch it, it would not be cost effective to remodel. Also, because of its location as a rear unit, it doesn't seem someone would want to buy it in any scenario.

Mr. Blodgett explained that the reality is, if someone moved into the structure as-is, the Fire Chief, Building Inspector, and myself would have to talk to them about not living there.

Mr. Christensen asked, do we know who previously lived there?

Mr. Wood said that he had known who had lived there, but he passed away and Mr. Fray inherited it. Mr. Wood said that he would like to point out that our ordinance states that financial considerations should not enter into our decision.

Mr. Christensen said that if someone isn't financially driven to acquire a structure like this, it is only going to further deteriorate.

Mr. Blodgett asked to interject; he said this may be one of the points that we should change because even the Secretary of Interior standards repeat the phrase "reasonable effort." Most standards apply with the caveat that they don't create an unreasonable financial burden upon the property only, those are the Federal SOI standards that we generally work under.

Ms. Wittner said that she had a question. Pointing at the map, she asked, is the access from the Main Road this little strip?

Mr. Blodgett confirmed that.

Mr. Wood asked John McDonald if he had any questions.

Mr. McDonald replied that no, he was satisfied with what was presented and does not see a relevant importance to the building anymore. The fact that it was tucked away like that should not be the be-all and end-all, but the fact is, you can't see it. He said he used to drive down that street and you never see that building. It is probably a smelly eye-sore waiting to burn down, and it is a problem having it so close to the house. Mr.

McDonald commented that he liked that the applicant had laid out where the trees and shrubs were planned to preserve that part of the property.

Mr. Blodgett added that he would not get into details, but the long-term goal is to put a new structure on the property.

Mr. McDonald said he is good with it; Noel and Connie are smart people, and they want what is best for the neighborhood.

Mr. Wood said he would like to make a motion to approve the application.

Mr. Blodgett added that Scott Hudson of the Historical Society has been working with him and one of things we are looking to do is to do updates to the 2007 historic survey. His policy will be that with every demolition permit approved, at least one final update will be made. We have two now that we will work on and get as close to archaeological standards as he can make them.

Motion to approve the application for Demolition of a dilapidated building at 107 Deception Lane, Unit R

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

6:10 (9:46) 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

Mr. Blodgett gave a brief description of the proposed renovations including new decking, siding, and paint. Planning & Zoning looked at the structural changes related to removal of a sliding glass door and replacing it with a window without issue. The house was built in 1996 and thus, was not a contributing factor to Jerome's historical landmark status. Mr. Blodgett then read a letter from the applicant describing the proposed changes. He pointed out images provided in the packet of the proposed changes including a new, matching window and proposed new decking. The railing replacement will be wire safety mesh and the applicant also wished to install wrought iron fencing along Highway 89A for safety. Mr. Blodgett then read an analysis explaining the ordinance section on materials, textures, and colors. He explained that S.O.I.'s best practices to avoid changes to the exterior aesthetic do not apply as long as the Design Review Board feels the changes are still visually related to the building and its surroundings; there was no code language to restrict it. Mr. Blodgett said the applicant wished to change the exterior from blue with white trim to black with white trim and because it was not a historic structure, the colors need only be visually related.

Board member Carol Wittner said, it says black is the exterior trim color and the siding is white, but in the analysis, it is reversed.

Mr. Blodgett asked if he had gotten the colors wrong.

The applicant, Mr. Eric Jurisin, explained that the house will be white.

Mr. Blodgett clarified that he had written the colors backwards and apologized for the confusion.

Ms. Wittner commented that she had not thought Mr. Jurisin would paint his house black and thanked him for clarifying.

Mr. Blodgett continued with an explanation of the proposed black roof color and metal material. He said that several houses in town have similar roof colors, some natural and some through patination. Finally, the proposed fence will not exceed 4 feet, which was well within the requirements of the ordinance.

Mr. Wood thanked Mr. Blodgett for the packet, and commented that it was thick, but appropriate. He asked the board if there were any comments or questions.

Ms. Wittner commented that everything Mr. Jurisin does ends up looking very nice in the end, so she thinks this will be the same.

Mr. Christensen made a motion to approve the item as presented which was seconded by Ms. Wittner.

Motion to approve the application for alterations and renovations to 711 East Avenue

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

Meeting Updates:

6:32 (31:52) 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

Mr. Christensen asked if he could make a direction to staff and a recommendation to the board. He asked, would anyone like to have a work session to talk about our current code regarding remodels and demolitions, and if there is anything in the language we can update and change?

Mr. Blodgett replied that he would support that.

Mr. Wood and Ms. Wittner said we would also support that.

Mr. Christensen said this is the second or third project in the last year that has been a major remodel or demolition and he sees more of them coming up in the future.

Mr. Blodgett said that we are looking at putting budget funds into updates to the language.
 Mr. Wood asked if Mr. Blodgett had a suggestion as to when we could have that meeting.
 Mr. Blodgett replied that he would look at his calendar and he would reach out to arrange it. He will be spending time in California, so we will more than likely be looking at July.
 Mr. Wood said that we will have a meeting on June 27th, so perhaps we can begin to collect notes and ideas before then.
 Mr. Blodgett said that would be fantastic, and he also had a lot of ideas. He said we have a lot of collected ideas and experience. He said he did not want to make the same mistakes as his predecessors.
 Ms. Wittner said she was not receiving emails, so Mr. Blodgett said he would call instead. He asked if there were any particular details that we need to dig into.
 Mr. Christensen answered, mainly demolition and neglect.
 Ms. Wittner said that is what is most important, there are a couple places in town that are really in jeopardy.
 Mr. Blodgett said that we have been making some progress because one of those places we just approved for demolition, so that is abated. Another was a building on Hampshire, and it was just sold to a gentleman who will be restoring it. He said he was optimistic because there are only a few buildings left that are seriously problematic and we can likely avoid going this route on most of them. He said he has also been working on finding resources and programs to help property owners because our goal is to maintain our community.
 Ms. Muenz said that the Council had also heard our concerns and was planning to put aside funds in the next budget year, which has not been fully decided yet, for preservation of historic buildings.
 Mr. Blodgett added that we may, after this budget cycle, have some funds for ideas.
 Ms. Wittner asked if the budget sessions were open to the public and Ms. Muenz confirmed that the meetings were public.
 Mr. Wood said he has seen progress around town with signs.
 Ms. Wittner asked about the sandwich board she saw on the sidewalk.
 Mr. Blodgett briefly explained that there were some gray areas in the ordinance, and it is something to be talked about in the future.
 Mr. Wood asked if there were any other comments and, hearing none, moved to adjourn the meeting.

Item 9: Adjourn

Motion to adjourn at 6:42 p.m.

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

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

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