



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, DECEMBER 16, 2025, AT 6:30 PM

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

6:32PM (0:15) 1. CALL TO ORDER

Present were Chair Tyler Christensen, Vice Chair Devon Kunde and Board members Mark Krmpotich and Scott Staab. Staff present included Zoning Administrator Will Blodgett and Accounting Clerk/Administrative Specialist Michele Sharif.

6:32PM (0:30) 2. APPROVAL OF MINUTES

A. The board will vote on approval of the minutes from the regular meeting of 10/28/25

Chair Christensen introduced the minutes for approval.

With no changes necessary Vice Chair Kunde entered a motion to approve the minutes of the Regular Design Review Board Meeting from October 28, 2025, with a second from Chair Christensen.

Upon calling the question the motion carried by unanimous vote.

Motion to approve Regular Design Review Board meeting minutes of 10/28/2025.

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

6:33PM (1:06) 3. NEW BUSINESS

Prior to item A. Chair Christensen entered a motion to move item B before item A, with a second from Board member Staab.

Chair Christensen called the question and the motion carried.

7:22PM (49:52) A. The applicant, Tom Bouquet is requesting a change to exterior Paint color on his property at 778 East Avenue.

Mr. Blodgett presented that the applicant has requested approval for a change to the exterior paint color at his property located at 778 East Avenue. He shared color samples and application materials that were submitted for review. He explained that the associated roof color change, including asphalt shingles, had already been approved administratively. The proposed paint scheme is intended to enhance Victorian-style elements of the home, which is not a designated historic structure. Board member discussion focused on whether the proposed colors would negatively impact surrounding historic neighborhoods, particularly given the property's prominent visibility along East Avenue.

Board members generally agreed that, while the stylistic choices are subjective and somewhat prominent, the proposed paint colors do not pose a risk to historic preservation or the character of the area. It was noted that paint is a reversible treatment and that the applicant had scaled back some of the originally proposed decorative elements. The Board concluded that the request would not have a negative community impact.

Chair Christensen entered a motion to approve the item as presented, receiving a second from board member Krmpotich. Upon calling the question the motion carried unanimously.

Motion to approve changes as presented.

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

6:34PM (1:32) B. The applicant, Eric JurJurisin, requests approval for signage at 515 Main Street.

Mr. Blodgett presented a proposal for a directional sign associated with a public hydration station at 515 Main St., noting that the sign is not intended to advertise a business. Although this type of signage is not typically addressed by this board, the application was routed through Design Review due to the historic nature of the building and location. He shared that the sign would project over the public right-of-way but meets all required height and clearance standards. Some concern was raised regarding the sign's historic compatibility and its proximity to truck traffic; however, Mr. Blodgett found no conflicts with the zoning ordinance or applicable review criteria and recommended hearing from the applicant.

The applicant, Mr. Jurisin, explained that the hydration station is intended as a free public amenity to support visitors and residents, encourage water conservation, and help encourage and draw foot traffic to a less-traveled area of town. The station has been planned as part of prior building improvements and is not tied to any specific tenant. Chair Christensen expressed general support for the concept, noting its potential benefit to tourism, public health, and local businesses, as well as interest in including educational signage about the Town's spring water system, with appropriate care taken not to disclose sensitive source information.

Board Member Krmpotich entered a motion to approve the signage as it's been presented, receiving a second from Vice Chair Kunde.

Chair Christensen called the question and the motion carried by unanimous vote.

Motion to approve signage as presented.

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

After the vote Chair Christensen entered a motion to move item A to the last space for consideration, with a second from Board Member Staab. This motion passed unanimously.

6:42PM (10:19) C. The applicant, Eric Jurisin, is requesting approval for new signage related to the off-street parking at 111 Main Street.

Mr. Blodgett clarified that the signage request for off-street parking at 305 Main Street was mistakenly included on the agenda, as parking signage is not subject to zoning review. The applicant's submittal and fee are being addressed administratively, and no formal action was required on Item 3C.

6:43PM (11:31) D. The applicant, Eric Jurisin, is requesting approval for updated/new signage at 305 Main Street.

Chair Christensen introduced item D, a request by applicant to replace outdated directional signage at 305 Main Street, including an updated tenant directory sign and a restroom directional sign, both proposed to remain the same size with improved legibility. Staff noted that the existing sign is obsolete and that the replacement would be installed in the same general location on a historic building, with no design concerns identified under applicable review criteria.

Discussion focused on the appropriate placement of the restroom sign to ensure visibility for pedestrians while minimizing visual clutter and respecting the historic character of the building. Board members proposed approving the signage as presented, with a recommendation that final placement be near the corner of the police station building, coordinated with the Police Department and subject to Town Council approval, to best serve the public and maintain compatibility with surrounding signage.

Chair Christensen entered the official motion to approve signage as presented with recommendation to place the restroom sign at the corner of the Police Department building, as well as obtaining Council approval for replacement of the Haunted Hamburger updated sign, with a second from board member Krmpotich.

Motion to approve signage as presented with placement recommendation and proper Council approval.

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

6:51PM (19:41) E. The applicant, Eric Jurisin, is requesting approval for new signage and exterior modifications to 414 Clark Street.

Mr. Blodgett presented that the applicant has requested approval for new signage and exterior architectural features associated with the recently renovated Haskins Apartment Building, located at 414 Clark Street. Clarification was made during the discussion to confirm the correct address. Mr. Blodgett continued that the request includes reproducing and installing signage commemorating the building's historic Haskins Apartments designation on the front and south/southeast elevations, as well as retaining the installation of two decorative architectural elements (referred to in discussion as grotesque/gargoyle-style features). Staff noted that these elements are reversible, minimally impact the historic fabric, and are consistent with federal rehabilitation standards for adaptive reuse of historic structures.

A secondary request involved replacing one sign with a large-scale painted mural reproducing a historic U.S. Tires advertisement, intended as historic-themed public art rather than commercial signage. Considerable discussion focused on whether the mural constitutes regulated signage or artwork under the current ordinance, which was acknowledged as unclear. Consensus emerged that the mural should be treated as art, provided it is clearly identified as a modern reproduction and not an original historic feature. The Commission expressed general support for the concept, with a recommendation for conditional approval requiring the applicant to return with final artwork details, including color, framing, size, and identifying dates, for final review prior to installation.

Chair Christensen entered a motion to approve the grotesques and Haskins signs as presented with the condition to return for final design and color choices for the mural.

Board member Krmpotich seconded the motion.

With no further discussion the question was called and the motion carried.

Motion to approve grotesques and signage as presented, with condition to return for final mural approval.

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

7:16PM (43:20) F. The applicant, Eric Jurisin, is requesting approval on changes to the planned deck expansion at the Haunted Hamburger (410 Clark Street).

Chair Christensen moved on to item F.

Mr. Blodgett explained that the applicant requested approval for revisions to the previously approved deck expansion at the Haunted Hamburger, located at 410 Clark Street. The proposed changes are the result of constraints associated with an APS utility pole that can no longer be relocated. As a result, the revised plan shortens the west-end deck expansion and modifies its orientation while maintaining the same structural and mechanical connection points. Although the scope of the project is reduced, the exterior changes were determined to be substantial enough to require Commission review. Updated west and east elevation drawings were presented, showing a more conservative expansion that staff noted better integrates with the existing building.

Key changes from the original approval include the elimination of a visible outdoor kitchen area and the addition of an restroom to accommodate increased patron use, resulting in a more enclosed exterior design. The revised plan also includes a modest extension of the existing deck and an uncovered area intended for waiting patrons, helping to keep pedestrian activity off the street. The applicant explained that the revisions reflect a scaled-back version of the original concept due to utility limitations, while still maintaining functionality. Board members' discussion noted that the revised proposal is clearly smaller than the original approval and consistent with the established precedent, and members expressed general agreement with the modification.

Board Member Krmpotich entered a motion to approve the changes as presented, with a second from Vice Chair Kunde. Chair Christensen called the question and the motion passed unanimously.

Motion to approve changes as presented.

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

After the vote for item 3F the meeting moved back to item 3A before proceeding to item 5.

7:29PM (56:37) 4. MEETING UPDATES

This item was combined with item 5 on the agenda.

7:29PM (56:37) 5. FUTURE DRB AGENDA ITEMS

Mr. Blodgett provided an update of upcoming activity, noting an increase in projects and continued work including projects such as the UV Apartments. He also updated the Board on the initiation of a comprehensive survey of the Town's historic dry stack stone walls to assess their origins, condition, and construction methods. He said the effort will include documenting these walls as individual archaeological components contributing to the Town's National Register status, thereby elevating their level of protection and recognition.

He said the survey is being undertaken in response to recent wall failures and the lack of established state or federal engineering standards for dry stack stone wall construction and repair. He reported identifying potential standards used by the Department of Transportation and is coordinating with the Town Engineer and Town Attorney to explore adopting formal repair standards. The goal is to ensure historically appropriate restoration methods are used rather than modern concrete solutions, while providing clear guidance for contractors. Further discussion on proposed standards is anticipated at a future meeting, likely in January.

7:32PM (59:43) 6. ADJOURNMENT

Chair Christensen called the question to adjourn the meeting.
By unanimous vote the meeting adjourned at 7:32p.m.

Motion to adjourn at 7:32p.m.

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

Approved: _____ Date: _____

Tyler Christensen, Design Review Board Chair

Attest: _____ Date: _____

Kristen Muenz, Deputy Town Clerk