



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, MAY 28, 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 (0:20) 1. CALL TO ORDER

Present were Chair Tyler Christensen, Vice Chair Carol Wittner and Board members Devon Kunde, Mark Krmpotich, and Scott Staab.

Staff present included Will Blodgett and Deputy Clerk Kristen Muenz.

6:00PM (0:55) 2. APPROVAL OF MINUTES

A. Approval of minutes of the Regular meeting of March 26, 2024.

Mr. Christensen introduces the minutes to be considered for approval. He asks if there are comments, questions, or concerns.

Mr. Krmpotich says he read the minutes prior to the meeting and saw no changes were needed. Mr. Krmpotich moves to approve the minutes from the last meeting.

Mr. Christensen acknowledges the motion on the floor.

Mr. Staab seconds the motion.

Mr. Christensen calls the question and the meeting minutes from the March 26th meeting are approved unanimously.

Motion to approve the regular meeting minutes from March 26, 2024.

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

3. NEW BUSINESS

6:01PM (1:00) A. Change of paint and repair/maintenance of Historic signage for the Gibson Market building at 681 Main street.

Applicant/Owner: Scott Staab

Zone: R1-5

Address: 681 Main Street (Gibson Market)

APN: 401-07-054

Mr. Christensen introduces the item for consideration and defers to Mr. Blodgett for further introduction.

Mr. Blodgett begins by introducing the project owner as board member Scott Staab. He asks for clarification from Ms. Muenz regarding Mr. Staab recusing himself but remaining on the dais.

Ms. Muenz says he can remain but would be better to be at the table to answer any questions.

Mr. Staab recuses himself and steps down from the dais.

Mr. Blodgett continues his introduction outlining the change in exterior paint colors, moving away from the current blue to a green pallet. He says they are also going to do some maintenance on historic commercial signage currently painted on the building, pointing out that details can be found on page 5 of the analysis.

Mr. Krmpotich asks what the font will be.

Mr. Blodgett answers there is no change to the font they are going to paint over that is currently there which is allowed by the zoning ordinance. He says the restoration of the historic sign is a project that he would promote, adding the artist that

will do the restoration is a local and is perfectly capable of doing the work.

Mr. Christensen asks about accents around the current font. He points out some of the accent is quite thin, will those thin parts of the font be the black with the copper accent around it?

Mr. Blodgett answers if there was no copper accent around it originally then it won't be added.

Mr. Christensen further clarifies he is talking about the font within the square will be just black.

Mr. Blodgett apologies and clarifies that the Gibson market sign with the phone number on the front of the building has the copper pinstriping, the antiques sign inside the box does not.

Mr. Staab says he has two questions he'd like to ask the board. The first question is can he fix the misspelling on the sign on the wall. He says he would like to change the 'i' to an 'e'.

Mr. Blodgett says he would prefer if it wasn't changed.

Mr. Krmopotich asks what the historical reference to the signage is.

Mr. Blodgett says Mr. Krmopotich makes a good point. The front banner sign is historic, and the other sign may not be. There was then some discussion of which sign is historic and which was added at a later time.

Mr. Staab says the second question is regarding the front banner sign. He asks if he could paint the letters on a veneer on the ground to then lay the veneer over the current lettering to match.

Board members discussed what he was referring to as well as safety concerns of touching up lettering over the road. They express they are ok with the veneer.

Mr. Krmopotich asks about the shade of green for the trim.

Mr. Staab answered which green shade he would be using for the trim.

There was additional discussion of the prior paint colors on the building.

Mr. Christensen points out keeping the font what it is for historical preservation makes sense, but a paint color can always be changed.

Ms. Kunde agrees and says she thinks having the copper pinstriping against the green will be pretty.

There was discussion regarding the spelling on the antiques sign.

Mr. Krmopotich makes a motion to approve the change of paint for the Gibson Market.

Ms. Kunde seconds the motion.

Mr. Christensen calls the question to approve item 3A as presented. The motion is approved unanimously.

Motion to approve as presented.

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

6:13PM (13:00) B. Roof color change for the Gymnasium building at the Jerome High School Complex.

Applicant/Owner: Verde Exploration Ltd

Zone: I-1

Address: 997 Hampshire Blvd. Building G

APN: 401-11-021A

Mr. Christensen introduces the item for consideration.

Mr. Blodgett further introduces the applicant as Verde Exploration Ltd with a proposal to repaint the gymnasium roof at the Jerome High School. He says his opinion is the change would make the building complex appear more homogenous and says he doesn't see it detracting from the historic nature of the gym, adding a new coat of paint may aid in its preservation.

Mr. Krmopotich asks if they are only doing the roof.

Mr. Blodgett confirms this particular request is for the change of paint color on that one particular building. He then introduces the representative from Verde Exploration.

Mr. Christensen invites the Verde Exploration representative to the microphone to introduce himself.

Mr. Mike Lindner introduces himself and tells the board that they are doing a roof coating to prevent leaks and thought it would be a good idea at the same time to go ahead with the undertaking of painting the roof at the same time, adding this will help to make it so the roof is not so bright. He says the tops of the other buildings are currently done in a tan color and feels this new paint color will make it appear more uniform as well as look better throughout all of the elevations within Jerome.

Mr. Christensen asks if anyone on the board has any questions or comments.

There were none.

Mr. Christensen makes the motion to approve item 3B as presented.

Mr. Staab seconds the motion.

Mr. Christensen calls the question, and the item is passed unanimously.

Motion to approve as presented.

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

Prior to moving on to adjournment Mr. Blodgett informs the board that he hopes to have a final version of the design review guidelines ready for review at the next meeting.

6:18PM (18:00) 4. ADJOURNMENT

Mr. Christensen introduces the item.

Mr. Krmpotich says he has a question regarding Cabal cellars. He says he noticed they changed the color on the building from red to purple and asks if they had an approval to change it.

Ms. Muenz confirms that it did go through review, and they did have approval to do so.

Mr. Blodgett apologized that he could not recall all of the details and said he would verify that information.

Mr. Christensen makes the motion to adjourn the meeting.

Ms. Wittner seconds the motion.

Mr. Christensen calls the question, and the meeting is adjourned at 6:18p.m.

Motion to adjourn at 6:18 p.m.

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

Approved: _____ Date: _____

Tyler Christensen, Design Review Board Chair

Attest: _____ Date: _____

Kristen Muenz, Deputy Town Clerk