



TOWN OF JEROME

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DRAFT MINUTES

REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF JEROME 600 CLARK STREET 600 CLARK STREET, JEROME, ARIZONA TUESDAY, MAY 26, 2026, AT 6:00 PM

6:00 (0:01) 1. CALL TO ORDER

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

Staff present was Zoning Administrator Will Blodgett.

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

There were no petitions from the public.

6:00 (0:50) 3. APPROVAL OF MINUTES

A. The board will vote on approval for the minutes of the regular meeting of 04.28.2026

Chair Krmpotich apologized that he could not attend the April meeting. He asked if there were any comments or questions on the minutes.

Board Member Christensen moved to approve the minutes, which was seconded by Vice Chair Kunde. The motion was passed unanimously.

Motion to approve the Minutes of the Regular Meeting of 04/28/2026

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

4. NEW BUSINESS

6:01 (1:44) A. Applicant is requesting approval for changes to exterior paint colors at 860 Hampshire Avenue.

Zoning Administrator Will Blodgett introduced the item by apologizing to the applicants, as the item was meant to have been included in the agenda for the previous meeting. He pointed to the images in the packet that included a generated rendering of the house in the proposed new colors which were a light green with antique white trim. Mr. Blodgett said he felt the new colors matched well with the historic palette of other structures in the town.

Chair Krmpotich commented the sage looked more like a usual color scheme, or 'Phelps Dodge green.'

Mr. Blodgett replied that we are still trying to determine exactly what is 'Phelps Dodge green,' and this may be a little lighter.

Chair Krmpotich asked if color options would be included in the design guide, and Mr. Blodgett explained that may be part of the future improvements.

Board Member Tyler Christensen asked if the house had a Western Heritage Door and asked if that was the one that would be painted.

Mr. Blodgett answered that he did not have information on the manufacturer of the door, but the proposed paint color would be 'True Penny.'

Board Member Christensen moved to approve the new colors, which was seconded by Vice Chair Kunde. The motion was passed unanimously.

Motion to approve the exterior paint color changes at 860 Hampshire Ave.

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

6:05 (5:40) B. The applicant (JHS) is requesting approval for changes to previously approved signage.

Mr. Blodgett explained that the Historical Society has changed how they want to orient the text on the windows, which was originally going to be horizontal, but they would now like to be vertical. It is a minimal change, but it is a historic building, so it is important not to bypass this step. With that said, there is nothing significant with this change to cause concern although we do need clarification on the size of the block lettering. If that is something you will require prior to approval, we can table the item, or we can approve it with the understanding that I will work with them to make sure the previously approved size boundaries are followed.

Board Member Christensen said he would like clarification on whether the font size had been finalized and Mr. Blodgett said that he was only given a description of the change being the orientation of the font.

Jerome resident Jay Kinsella, who stated that he was on the board of directors for the Historical Society, said for the record that they will have the sign done by John Alvey, who does most of the signs in Jerome, and if they were to give approval, he can relay to John to confirm the font size.

Mr. Blodgett replied that he preferred that methodology because it would not delay the project.

Chair Krmpotich asked if Mr. Blodgett could keep in communication with Mr. Kinsella on the project, and he confirmed that he would, but the final decision would be the board's, so they could choose to table it.

Board Member Christensen commented that the text on the left, the "Jerome Historical Society," was much different than "the Mine Museum." He suggested that the fonts be made slightly closer in size.

Vice Chair Kunde moved to approve the project going forward.

Mr. Blodgett reminded the board that the key is the maximum signage size, and he did not think a larger font size would impact that.

Chair Krmpotich agreed with Mr. Christensen that a similar font size would look nicer by shrinking the "Mine Museum."

Vice Chair Kunde commented that having the "Mine Museum" larger would be clearer so that people won't think it is the Historical Society's office.

Board Member Christensen seconded the motion, which was approved unanimously.

Motion to approve JHS requested changes to previously approved signage

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

6:L12 (11:56) C. The board will review plans for repairs and maintenance of the Historic Paradise Lane Boardwalk.

Mr. Blodgett introduced item C and explained that it was a project that needed to be considered from the viewpoint of historic preservation. The maintenance and repair, which normally would not need to be reviewed, was important because the boardwalk is a privately held right-of-way easement with public access. The responsibility for maintenance falls to the property owners. It is important to review an easement or right-of-way because they technically should be built or restored to modern building codes, which it was not built to. But we can say that this feature may retain its historic nonconforming status, which is important because if we do not do that, it will have to be rebuilt to modern code and inspections. This meeting is to discuss its history and put on the record that it is maintaining its historic status as a legally nonconforming boardwalk. Mr. Blodgett drew attention to a section that Mr. Kinsella intends to cantilever because it is currently resting on a metal stormwater

drain. That will slip over time, so this is a good plan to support it. Historic preservation laws require that we have a meeting like this to discuss why this was laid, when it was laid, and how it was laid. Should the property owners in the future deal with someone saying it is not to code, they can point to this and say it has been established as historic.

(17:18) Jerome resident Mary Wills spoke and said she and Sally Dryer are restoring 32 Paradise Lane, which had been Jim Rome's house. She asked the building inspector, the former town manager, and others, and they had told her it was not required to go before Design Review. There is an easement that went to their house that they moved and rebuilt it, and no one cared about it. She said we can call what we are deferred maintenance; we can call it repair and replace; I feel we should not be here.

Mr. Blodgett explained that if they did not wish to go before Design Review, the boardwalk would be required to be repaired to modern codes.

Mary Wills replied that it is privately owned.

Mr. Blodgett countered that it was also a public right-of-way.

Ms. Wills repeated that she felt it was a waste of time.

Mr. Blodgett suggested that the board then consider tabling the item to bring it before legal to decide whether or not he had brought it before the board in error, and it can be reconsidered next month.

Chair Krmpotich replied that he did not see an issue with that.

Board Member Christensen asked Mr. Kinsella if he would comment before the consideration for tabling.

Mr. Kinsella replied that he would and approached the dais. (19:55) Mr. Kinsella stated that he represented all of the owners that would like to have this [repairs] done. We have been working on this for about the last 4 or 5 months. There is question regarding what needs to be done in regard to the permitting process, what is allowed or described as removed and replaced. In the past, according to the research that I've done, a news clipping showed that the last work was done in '71; they took a large section and cobbled it together. There is a liability issue. He mentioned a photograph which showed each property owner, who is liable for each portion as you walk down Paradise Lane. Mr. Kinsella said they are liable because they own Paradise Street. It's been in need of repair for years. He said back in the 70's and 80's, individuals wanted to purchase property on Company Hill, and at the time, Phelps Dodge didn't want to deal with those individuals. Instead, the Historical Society stepped in and negotiated, which started in 1981. They finally signed the document when I was the mayor in 2002 that gave full rights, and with that came the liability. Mr. Kinsella gave an example of a Fire Department scenario where it was said that the firefighters cannot stand together on the boardwalk because it could not take the weight of two firefighters in gear. In the meantime, he has been working on Jim Rome's house, and they have had to replace bits of the boardwalk with plywood. He felt this does not need to drag on, they have done their due diligence. A lot of timbers that were used in the original boardwalk by Mr. Clark in the 1800's are still there. We could have gone to Home Depot and got wood, but historically, the wood was custom cut rough sawn timbers. We will basically be removing everything and putting it back brand new, and it will be upsized so in 20-30 years, the new owners won't have to worry about it. The liability goes away.

Mr. Blodgett interjected that the liability goes away with this method, but if a property owner pulls out, that section will have to be built to modern building codes, otherwise the liability will be on them.

Board Member Christensen asked if they would need a permit to continue.

Mr. Blodgett confirmed that they will need a permit and also an inspection at the end because it is a right-of-way.

Board Member Christensen asked how it would be inspected, and Mr. Blodgett explained there are historic building codes, so the Inspector would be checking to see if those best practices were met.

Board Member Christensen asked if there was threshold for replacements and Mr. Blodgett replied that we don't have a minimum threshold, so it has to be considered case-by-case. With enclosed structures, there can be a threshold, but we don't have one established. This also comes down to a SHPO paradox because if we replace every board over time, is it the same? For historic preservation purposes the answer is yes, because repair and maintenance is about use.

Mr. Kinsella said he had met with Inspector Barry Wolstencroft, and had already purchased product for repairs, and then he met with Will [Blodgett] and was told it needed to come before the board for the record.

Mr. Blodgett explained that it was due to the liability because they need to establish the nonconforming status.

Board Member Christensen stated that it is not a waste of time for the board to review anything, and he welcomes it. He would rather see more than less and although the applicants don't want to waste their time, he feels it is the path of least resistance to getting it done and documented to cover themselves in the future.

Ms. Wills said it was interesting that there was no concern about the state of the boardwalk before.

Mr. Blodgett replied that we are concerned about many things, and he was grateful they were bringing forth the project, and that is why he supports the project. He said again that they could choose to pause the project. Mr.

Blodgett reminded those present that he was not a lawyer, and he would need to reach out to legal counsel if they felt the project was under consideration in error.

Board Member Christensen said that if they were willing to go forward, he would rather not pause the project.

Chair Krmpotich agreed and said that he [Kinsella] seems willing to go forward with the project.

(30:55) Mr. Kinsella said he would like to go on the record. This is a small town and we all need to get along. I look at people's postures; some people cross their arms, some people shrug their shoulders, and when Mary made her statement, I knew something was going to come out of Will in stopping this project. I am being totally honest to Will, and I understand where Mary is coming from. I understand where Jeff is coming from, I understand where the Pink Lady is coming from. They sat there for months and discussed how they can afford to do this, and they all came together as a neighborhood. Why can't other neighbors be like that?

Mr. Blodgett began to say that we were trying to do that, but a homeowner is saying we are doing it in error. I want this to happen, I am advocating for this.

Mr. Kinsella said there is another homeowner here, maybe we should ask how he feels about the project.

Mr. Blodgett again stated that if a homeowner is continuing to state on the record that the meeting was being held unnecessarily, he does not wish to continue the meeting. He said it was a good project.

There was some further discussion where members of the meeting spoke over one another, and Mr. Blodgett said that he was out of line and apologized to everyone present.

Mr. Kinsella said he appreciated that, and all they were trying to do was make it safer and address the problem in an expedited manner. If we have to come back and go over it again, he will do that.

Chair Krmpotich replied that Mr. Kinsella is well noted for all the projects he is done in town and thanked him for that. He asked if they were going down to the concrete and replacing everything.

Mr. Kinsella said we have to, they have all slid and we have one area right in front of the Pink Lady, there is a pier over a corrugated metal pipe off Magnolia street that catches the water on Magnolia and takes it to a catchment; they poured piers right over that and over the years the pier has slid off. We are going to go in downhill and support every one of the uprights. Everything will go back to where the original was, where all the support is, but we are taking all the garbage out.

Board Member Christensen said he would like to make the point that he didn't know the condition of the boardwalk as well as the owners, but he has seen many bad spots in town, and he wants to have Will's back on this, and say that just because he hasn't seen a project yet, isn't a reason for him not to be involved. Mr.

Christensen said he also wants to say he is sorry that the town has come into the middle of the project and interrupted it, but he feels it is good for us to give you the green light officially so that everything is above board; I don't think there is any reason to delay this; I think you should be able to continue and if you are okay with getting an inspection and permit, I think it is worth doing it. I want it to be smooth sailing for everyone in Jerome.

Mr. Kinsella said it was his understanding from the Building Inspector that no permit was needed, but he will be involved. Mr. Kinsella said he had no problem with showing his work.

There was discussion from the public as to whether a permit was needed or not.

Chair Krmpotich said there needed to be clarification on the permit, but he agreed with Mr. Christensen that he does not see a reason not to approve it and allow it to go forward. If Mr. Blodgett has legal counsel and they say it does need to be done or does not need to be done, we have documented what needs to be updated and Mr. Kinsella's design for the boardwalk.

Mr. Blodgett stated for the record that he would get legal counsel and update the board at the next meeting.

(37:55) Jerome resident Jeff Koppelmaa agreed that legal counsel may find that Will is on solid ground in terms of historic review versus design review, and on that basis, regardless of whether there is a public easement characterization, there is no harm in approving.

Chair Krmpotich replied that you are getting a two-for-one; you are getting historical review and design review.

Mr. Koppelmaa repeated that there is no harm in review, and he feels that Will is on solid ground.

Board Member Christensen said that he does not feel it needs to come back to be reviewed a second time. He recommended the project for approval, which was seconded by Vice Chair Kunde. It was approved unanimously.

Motion to approve repairs and maintenance of the Historic Paradise Lane Boardwalk

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

6:39 (38:55) 5. FUTURE DRB AGENDA ITEMS

Mr. Blodgett had no updates on future items.

Chair Krmpotich asked if he would update the board on his findings, and Mr. Blodgett confirmed that he would reach out to legal and update them. In terms of HBC, this was pretty solid and should provide a level of protection for the property owners.

Chair Krmpotich said his concern is the Firefighters and Police Officers who may need to be up there if someone falls and hurts themselves if you can't have two of them on any section of that boardwalk.

Mr. Blodgett agreed, and said that importantly, if the town has approved it, it protects the homeowners. There was general agreement.

6. ADJOURNMENT

Motion to adjourn at 6:40 P.M.

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

Approved: _____ Date: _____

Mark Krmpotich, Design Review Board Chair

Attest: _____ Date: _____

Kristen Muenz, Deputy Town Clerk