



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, JUNE 25, 2024, AT 6:00 PM

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

6:13PM (0:37) 1. CALL TO ORDER/ROLL CALL

With both Chair and Vice Chair absent when the meeting was called to order, board member Mark Krmpotich, acting as Chair for meeting purposes, declares we have a quorum for the meeting, and asks Mr. Blodgett to take the roll call.

Present were board members Mark Krmpotich, Devon Kunde, and Scott Staab. Staff Present included Zoning Administrator Will Blodgett and Accounting Clerk/Administrative Specialist Michele Sharif.

6:14PM (1:11) 2. APPROVAL OF MINUTES

A. Minutes of the Regular meeting of the Design Review Board from 05/28/2024

Mr. Krmpotich introduces the minutes and asks if board members present have had time to review the minutes and if there are any comments or changes. There were none.

Ms. Kunde moves to approve the minutes from the May 28th Design Review Board meeting.

Mr. Krmpotich seconds the motion.

Mr. Staab also seconded the motion.

Mr. Krmpotich called the question and the meeting minutes from the regular Design Review Board meeting for May 28th, 2024, were approved.

Motion to approve May 28, 2024, Design Review Board minutes.

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

During the time of taking vote, Chair Tyler Christensen arrived and took his place on the dais at 6:14p.m. (1:50).

Mr. Krmpotich acknowledged the arrival of the Chair and relinquishes acting as chair for remainder of the meeting to Mr. Christensen.

6:15PM (2:23) 3. NEW BUSINESS

A. The applicant is requesting a demolition permit for a later-period porch addition as part of a restoration and repair effort at 32 Magnolia Ave.

Applicant/Owner: Wendy Irving-Mills / Gerald Vukas

Zone: R1-5

Address: 32 Magnolia Ave.

APN: 401-06-169

Chair Tyler Christensen introduces the item for consideration deferring to Mr. Blodgett for additional introduction.

Mr. Blodgett introduces the application informing the board that it contains information regarding paint and roofing as well as some of the future plans. He says that information is for the board and so they understand the process. He continues, the paint and re-roofing are going to be like for like so those are not up for review. He says what does need to be discussed is the partial demolition of a previous enclosure. He says any demolition has to come before the board for review prior to receiving a demolition permit from the building inspector. He says for this review to keep focus on the

demo, reiterating paint and roofing are intended to be like for like. He says there are a few typos in the analysis, but they do not affect anything. He highlights on page 3 of 15 there is reference to a "Birchwood" color that was supposed to be weathered wood but being that it is not part of the purview of this meeting it doesn't affect the recommendation in his analysis or the rest of the meeting.

Mr. Krmpotich interjects to ask a question. He clarifies that Mr. Blodgett is saying they are not questioning the paint scheme. He says he assumes the paint scheme shown in the back of the packet is what it is now.

Mr. Blodgett confirms yes, the paint is like for like. He says when it was initially painted the sides were not visible and were not painted, but now there will be repair work to that wood and then the paint scheme previously approved will be applied and wrap around adding a layer of protection, but what is visible will not be changing from what was previously approved.

There was additional conversation regarding the paint. Mr. Krmpotich was referring to repainting other parts of the house. Mr. Blodgett apologizes for misunderstanding the question.

The Applicant confirms yes, they will be painting the front of the house as well.

Mr. Krmpotich said that was his concern, when they painted the sides why not just refresh the front.

Mr. Blodgett shares there are discrepancies regarding the historic background information from a 2007 survey listing the build date as 1943, but that is a renovation date and the original build date is 1904, however this information does not affect his analysis. He says that what they have is a porch area that was framed in and used as a laundry area, but in the winter the appliances would freeze because it was not insulated and also was not part of the original construction of the home. He says the intention is to remove that addition which would then allow access for re-roofing as well. He says from a historic preservation standpoint there is no problem and taking back its historic status is always a bonus, adding he has no concerns with this project on the surface. He informs the board that applicant(s) are present to address any questions.

Mr. Christensen invites the applicant(s) to the microphone to introduce themselves and present to the board.

Jerome Resident, Wendy Irving Mills, introduces herself and takes a seat at the table next to Mr. Blodgett. She says for anyone not aware; this is Anne Basset's old house who passed away in 2019. She says the current owner is busy and lives in Phoenix, so she is stepping in as more of a project manager role to nudge him to address the things that need attention. She says in this process they hope to make it livable, affordable housing again. She continued they would start with taking off the enclosure for the porch along the 'L' in the back to expose the original exterior walls. She says the porch would remain as an open porch with railings and they would find room for the hot water heater and the washer and dryer inside the home, so they don't freeze in the winter. She says they would like to get the place back functioning and livable, and that Chief Blair was part of the emphasis for this when he asked what was going on with the property and mentioned that one of his employees would love to live there.

Mr. Christensen says he can't object to keeping historic homes intact.

Mr. Blodgett says he wants to state for the record that this was one of the cleanest, most thorough and thoughtful applications he's received so he has absolute confidence in the applicant and their project.

Mr. Christensen agreed and comments this doesn't feel like a demolition at all.

Mr. Krmpotich comments it is a restoration.

Mr. Christensen asks if there are any other questions or comments.

Mr. Krmpotich points out that it appears the historic property summary is the wrong home in the photo.

Mr. Blodgett does note that a photo is incorrect, it was of the house next door, but the applicant did take an updated photo to the Historical Society.

Mr. Christensen moves to approve the project as presented.

Mr. Staab seconded the motion.

Mr. Christensen called the question, and the project at 32 Magnolia is approved as presented.

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	

6:25PM (12:22) 4. FUTURE DRB AGENDA ITEMS

Mr. Christensen introduces the item.

Mr. Blodgett shares that he did not have the design guidelines on this agenda. He says he is behind and that is on him, but it will be picked back up again in the next meeting or two when he has the bandwidth, adding he's received three new projects to review today alone.

Mr. Krmpotich says he has a question on the Design Review Guidelines. His first question is on page 38, referencing a historic preservation officer, he asks who that person is.

Mr. Blodgett answers that he is that person.

Mr. Krmpotich says his second question was about a definition regarding a visual site triangle, and was hoping that Mr. Blodgett could explain it better in more laymen's terms.

Mr. Blodgett answers he would like the opportunity to go back and review it to give a proper definition.

Ms. Kunde informs Mr. Blodgett that she has some hand written edits but didn't bring them with her.

Mr. Blodgett informs the board that they are welcome to send any edits they have via email as well, saying he is open to all forms of communication.

Mr. Krmpotich asks if the definition of a visual site triangle is in the guidelines.

Mr. Blodgett says if it isn't, it should be.

There was additional conversation regarding definitions to include in the Design Review Guidelines. The consensus was that Mr. Blodgett is still working on the document and has additional information to merge into it, but he doesn't want it to be turned into a document with mostly definitions, but rather remain more user friendly.

6:30PM (17:50) 5. ADJOURNMENT –

Mr. Christensen introduces item 5.

Mr. Krmpotich moves to adjourn the meeting.

Mr. Staab seconds the motion.

Mr. Christensen calls the question, and the meeting is adjourned at 6:30p.m.

Motion to adjourn at 6:30p.m.

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

Approved: _____ Date: _____
Tyler Christensen, Design Review Board Chair

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