



TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331
(928) 634-7943
www.jerome.az.gov

MINUTES

REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF JEROME

600 CLARK STREET

600 CLARK STREET, JEROME, ARIZONA

TUESDAY, MARCH 26, 2024, AT 6:00 PM

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

6:09 PM (0:10) 1. CALL TO ORDER

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

Staff Present included Zoning Administrator Will Blodgett and Deputy Clerk/Finance Director Kristen Muenz.

Mr. Christensen shares that he just learned of the passing of prior board member Mr. Brice Wood adding that he was a dedicated member of the board for many years and will be missed. He asks for a moment of silence in his honor.

A moment of silence is observed.

6:10 PM (1:36) 2. APPROVAL OF MINUTES

A. the Board will review and vote to approve the minutes of the February 27 Regular meeting.

Mr. Christensen introduces the minutes for approval and asks if there are any questions.

Ms. Wittner says she'd like to say thank you they were extensive.

Ms. Muenz shares that Michele has been doing them which has been a huge help to her with tax and audit season.

Mr. Krmpotich motions to approve the minutes.

Ms. Kunde seconds the motions.

Mr. Christensen calls the question and the minutes for the February 27th meeting are approved.

Motion to approve the minutes for the February 27, 2024, Regular meeting.

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

6:11 PM (2:45) 3. NEW BUSINESS

Mr. Christensen motions to move item 3A to after items 3 B, 3C and 3D.

Ms. Wittner seconds the motion to move the item.

Mr. Christensen calls the question and item 3A is moved down in the agenda behind items 3B, 3C and 3D.

Motion to move item 3A.

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

6:22 PM (14:45) A. Design Review for renovations at the Haunted Hamburger Restaurant.

Mr. Christensen presents the item. He asks Mr. Blodgett for his introduction.

Mr. Blodgett reads his summary and analysis of the proposed project, as well as a letter from the applicant. He points out that he and the Building Inspector had considered previously condemning the building. He also notes that the applicant's contractors had advised to tear the building down and start over, but the applicant has chosen at his own great expense to save the building.

Mr. Krmpotich asks if he is referring to the Haskins building.

Mr. Blodgett confirms yes, and sees this as a win, in that the building is being saved. He reiterates, in terms of historic preservation goals, based on Secretary of the Interior Standards, this is a rehabilitation project and certain alterations or additions to the project are within the norm, are acceptable for adaptive reuse and fall in line with the recommended best practices based on those standards. He continues generally speaking the exterior of the Haunted Hamburger isn't going to change. The Haskins building will change to match the façade of the Haunted Hamburger. The enclosed bridge way and the enclosed trash facilities will be of the dark wood, so this will be a continuation of a theme that is already in place. He shares between pages 17 and 19 are the colored elevation drawings provided by the applicant and it can be seen that color and theme remain consistent throughout. He shares for historic preservation purposes he's included the 2007 historic property inventory at the end of the review and adds these are buildings recorded on the register, so their preservation is important. He says he likes what he sees about this project.

Mr. Krmpotich asks if the bones and structure of the Haskins are sound.

Mr. Blodgett shares that is going to be a voyage of discovery, Mr. Jurisin is taking on that task on, however like a lot of projects in town you don't know what you're going to encounter until you start opening things up. He shares he will continue to work directly with Mr. Jurisin every step of the way because we don't know if or when he might have to shift if he finds that something isn't workable, so we want to remain as flexible as we can.

Ms. Wittner comments it's a massive project and asks if Mr. Jurisin has any idea how long it will take.

Mr. Christensen invites Mr. Jurisin to the front of the room for any questions from the board. He says the project looks awesome and will be the centerpiece of Clark St. He adds, it's probably already the most visited and most well known restaurant in Jerome and can see this project making it even more so. He asks if Mr. Jurisin has anything else to add. Mr. Eric Jurisin introduces himself for the record as the owner of the Haunted Group. He gives a history of owning the building and a background of the various projects expanding the business in previous years. He shares as far as finishes it will be like everything that exists currently, we are trying to make it all cohesive. He shares what he learned, through Pizzeria Bocce in Oldtown Cottonwood, which won the SHPO award for historic preservation, about repurposing buildings. He continues sharing his plans and ideas for the project, adding he believes he may have to come back again, but at the end of the day it's a bigger brown deck and a bigger white building. He says he is trusting his contractor who said to save the building while others said knock it down. Mr. Jurisin says that doesn't go with their "gimmick", he says every one of their buildings is old, and they are going to stick with that philosophy. He says they are going to save it no matter how much steel or concrete it needs. He shares the history of neglect by previous owners, adding it was down to 3 rented apartments that even he wouldn't deem safe, but believes they can provide 5 good livable units. He shares that has friends that have lived here longer than him that are in rentals and each time a home sells they have to leave town, so if he can do something to keep people in town that would be priority.

Mr. Christensen says he believes this is very important, adding you see Sedona phasing out their locals and he doesn't want to see that happen here in Jerome.

Mr. Jurisin says it's already happening, we have a ton of second homes and vacation rentals making the town feel different in the evening. He says they are not going the vacation rental route, adding there's also the car problem in town on Clark St. He says when it comes to overnight visitors it gets difficult to park on Clark St.

Mr. Krmpotich asks when the five available apartments are available, will their parking be on Clark St.

Mr. Jurisin says they will have the opportunity to get parking on Clark St.

Mr. Blodgett shares that he wants to make a point that this is not part of the review criteria for this board.

Mr. Christensen follows that this was already hashed out with Planning and Zoning, asking if there are other questions.

Mr. Krmpotich asks what the bridge from one building to the other is for.

Mr. Jurisin says it will be to access the kitchen.

Mr. Krmpotich notes the bridge is 3' wide and asks if that will be sufficient.

Mr. Jurisin says if you've been in the Haunted Hamburger we are making it better, but on paper and commonsense it is what it is. With the Haskins being a delicate flower we don't want to be cutting a bunch of big holes in the side.

Ms. Wittner asks how soon he expects to start the project.

Mr. Jurisin answers as soon as we get approval, they will get a building permit to get started. He shares that he is currently between two contractors, on other projects, to pick which one will deal with this project. He believes they may have to use the lot below, next to the Turquoise Spider, for roll-offs, staging, or other construction activities and he will be in contact with the appropriate parties as needed.

Ms. Kunde asks if the restaurant will stay open through this.

Mr. Jurisin says yes the center restaurant will essentially stay the same, except for a few changes to the bar, adding they will maybe do a paid winter vacation to make those changes. Then once the new kitchen is complete then upstairs area finished while the restaurant is open, noting it might be noisy on the deck for a few days while that is being done.

Mr. Blodgett asks if there are any other questions.

Mr. Christensen acknowledges a question from the audience, inviting them to speak into the microphone.

Jerome Resident, Nancy Robinson introduces herself sharing she lives on Clark St. and is a neighbor of the Haskins and Haunted Hamburger. She opens saying many of the board members are new, so this is a bit of a learning curve, and asks if they have the same packet that was online and available to the public.

Board members answer yes.

Ms. Robinson continues, the guidelines required for the packet are supposed to have photos of all sides of the existing structure. She says the elevations in this packet are mostly about Clark St, and looking up from Main street, so the Board and the public, without walking the property, do not see the South side of the Haskins building, therefore are not seeing what the porches or the proposed new trash area will look like, or the material to be used. She said she only knows what is going on because she attended the Planning & Zoning meeting, and all of the drawings for those elevations were in that bigger packet. Using the large drawings present at the meeting, she points out other elevations noting building changes for details for the board to consider. She finishes saying she has nothing against the applicant and loves the design but wanted to make sure the Board was aware they don't have the full packet.

Mr. Christensen thanks her for pointing that out to them.

Mr. Jurisin asks if the drawings are not part of the packet.

Ms. Muenz and Mr. Blodgett confirm which drawings are included in the packet.

Mr. Christensen asks to clarify the materials to be used for the porches.

Mr. Jurisin says he's not adding any porches. He says he will be removing decks and using existing porches. He points out porches that will remain and have little or no changes, also noting that the stairs may need to be moved because of the new dumpster location. He further adds the new dumpster area will be covered in the same wood as everything else currently is.

Mr. Krmpotich asks if he will he need to remove the guardrail.

Mr. Jurisin answers where they will be selecting the placement to be, so they don't have to remove the guardrail.

Mr. Blodgett shares that Mr. Jurisin will have to still consult with ADOT on some things. He thanks Ms. Robinson for her attention to detail, then advises the board that likely there will be some changes. He shares that Mr. Jurisin will need to come back as they make changes and figure out what structurally needs to be replaced and what doesn't. He says he will get the drawings finalized so that all the drawings are included but believes that it may just be a mislabeled elevation drawing.

Mr. Christensen asks what the best way is to move forward. He asks Mr. Blodgett if he is proposing a full approval or a partial.

Mr. Blodgett says he recommends full approval because any deviation from this will trigger having to come back. HE says that is part of the plan anyway. Barry will review and approve plans as normal and as anything changes, we will come back through the process and explain we need to do this because of this and here is what it will look like.

Mr. Christensen asks if there are any other comments or questions. There were none. He says he is excited to see it, adding it is already the most visited and well known spot in Jerome for the past 30 years and believes it's going to be even more popular.

Mr. Jurisin says they are going to do some creative things to bring people back up the hill in the evenings.

Ms. Kunde inquires about the stairs next to the empty lot that was purchased.

Mr. Blodgett shares that is not part of the purchase and remains Town owned property.

There was discussion between Ms. Kunde Mr. Krmpotich and Mr. Blodgett regarding the stairs, the placement of the elevated deck on the empty lot, and confirmation that the utilities, specifically the two manhole covers on the lot will still be accessible as needed and that APS will be moving the light pole from its current placement.

Mr. Christensen motions to approve the item as presented.

Ms. Wittner seconds the motion.

Mr. Christensen calls the question and the motion is passed.

Motion to approve renovations to Haunted Hamburger as presented

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

6:12 PM (3:06) B. Jerome Historical Society is requesting a change to the Awning fabric and style for Spook Hall.

Mr. Christensen presents the item deferring to Mr. Blodgett for further introduction.

Mr. Blodgett reads his summary and analysis of the project. He presents to the board a sample of the fabric to be used.

Mr. Christensen asks if the UV resistant properties are known. He invites the applicant to the front to answer questions.

The Applicant Scott Hudson shares that they are choosing a solid color advised by the contractor who will be doing the

work. He shares the white frays and fades faster so they chose a solid color, based on recommendation, to last longer. Ms. Kunde asks what color the lettering will be. Mr. Blodgett shares the lettering will be white. Mr. Krmpotich asks if it will be a fixed awning instead of one that retracts. Mr. Blodgett confirms yes, it will be fixed. Ms. Kunde asks if there was a reason a retractable awning was used in the past? Mr. Hudson answers it was a good idea at the time, but one thing is you need to have someone present to operate a retractable awning. He shares for example at the mine museum it makes sense because there is someone there all the time, especially if it needs to be pulled back in. Mr. Blodgett shares this comes before the board because it is a historic building, and any changes to the front façade does require consideration. He encourages the approval of the project because it fits within the established historic aesthetic and will add to the longevity. Mr. Krmpotich asks what that longevity is. Mr. Blodgett shares that the awning itself will always need replacing but the awning framing will last a lot longer, adding that any joint in an awning is a weak point and prone to breaking, and we have some intense winds and storms here sometimes. Mr. Christensen asks Mr. Hudson if he is aware how long the previous awning lasted. Mr. Hudson shares he believes it was around 25 years. Mr. Christensen asks if there are any additional questions and calls the question for approval. Ms. Muenz advises that no motion has been made yet. Mr. Christensen apologizes and makes the motion to approve item 3B as presented. Ms. Wittner seconds the motion. Mr. Christensen calls the question, with 4 ayes item 3B is approved.

Motion to approve awning fabric and style on Spook Hall as presented.

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

6:17 PM (8:30) C. The Jerome Historical Society is requesting to change the awning fabric on the facade of the Mine Museum building.

Mr. Christensen presents the item and asks Mr. Blodgett for further introduction. Mr. Blodgett reads his summary and analysis of this project. Mr. Christensen confirms this is the same fabric as the previous item. Mr. Blodgett confirms yes. Mr. Krmpotich asks if it will say Mine Museum on the front. Mr. Blodgett answers, it will say Mine Museum on the front and have the logo on the top. Mr. Christensen asks for clarification if the mine cart logo will be on the vertical part or the slanted part. Mr. Blodgett shares that the mine cart logo will be on the sloped part and the lettering will be on the front valance that hangs down. Mr. Krmpotich asks if this will be a solid color instead of the stripes that are there now. Ms. Kunde asks the logo will also be in white. Mr. Blodgett confirms yes to both. Mr. Krmpotich makes a motion to approve item 3C. Ms. Wittner seconds the motion. Mr. Christensen calls the question and with 4 ayes the motion passes.

Motion to change awning fabric for The Mine Museum as presented.

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

6:19 PM (10:51) D. The Jerome Historical Society is requested to change the door leading to the mid-level shops at the New State Motor Company building.

Mr. Christensen presents the item then asks Mr. Blodgett for his introduction.

Mr. Blodgett reads his project summary and analysis, noting the current door is not original to the building. He shares to improve the longevity of the door they are looking to replace it with something that has safety glass. He presents scans of materials being proposed for use to the board, sharing generally speaking it's a good idea to improve safety and security and he can't find any conflicts with any historic preservation goals.

There was a brief conversation about the history of the building being an old mechanic's garage.

Ms. Kunde asks if the color of the door will be similar to the building itself.

Mr. Blodgett answers yes it will be similar in color palette.

Mr. Krmpotich asks if the door will still have glass.

Mr. Blodgett answers yes, but it will be safety glass now.

Mr. Krmpotich asks if the safety glass will be tinted to prevent problems when the sun shines in.

Mr. Hudson shares when the sun shines through the door it hits a concrete floor.

Mr. Christensen asks if this is the glass that has the internal wire mesh.

Mr. Blodgett shares that is one type of safety glass, but he is not sure if this particular style is the internal mesh or just tempered.

Mr. Christensen asks if it is multiple panes like a windshield or just tempered.

Mr. Hudson answers it is tempered glass.

Mr. Christensen makes a motion to approve the item as presented.

Ms. Kunde seconds the motion.

Mr. Christensen calls the question and the item is approved.

Motion to approve changing the door for the New State Motor Company.

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

6:49PM (0:00) 4. ADJOURNMENT

Mr. Krmpotich motions to adjourn the meeting.

Ms. Wittner seconds the motion.

Mr. Christensen calls the question, and the meeting is adjourned at 6:49p.m.

Motion to adjourn at 6:49p.m.

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

Approved: _____ Date: _____

Tyler Christensen, Design Review Board Chair

Attest: _____ Date: _____

Kristen Muenz, Deputy Town Clerk