



TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331
(928) 634-7943 FAX (928) 634-0715

REGULAR MEETING OF THE TOWN OF JEROME DESIGN REVIEW BOARD

DATE: Monday December 8, 2014 TIME: 7:00 pm

PLACE: **JEROME CIVIC CENTER**

600 Clark St., JEROME ARIZONA, 86331

MINUTES

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Design Review Board and to the general public that the Design Review Board will hold the above meeting in Council Chambers at Jerome Town Hall. Members of the Design Review Board will attend either in person or by telephone, video or Internet conferencing.

The Design Review Board may recess the public meeting and convene in Executive Session for the purpose of discussion or consultation for legal advice with the Town Attorney, who may participate telephonically, regarding any item listed on this agenda pursuant to A.R.S. § 38-431.03 (A)(3).

ITEM 1: CALL TO ORDER/ROLL CALL

The meeting was called to order by Chair Deni Phinney at 7:00 pm

Roll call was taken by Al Sengstock, Zoning Administrator

Members present: Brice Wood, Mike Parry, Deni Phinney, Steve Pontious and Carole Lozano

ITEM 2: APPROVAL OF MINUTES: Minutes of 11/10/2014

Deni Phinney and Mike Parry recused themselves because they were not present at that meeting.

Carole Lozano moved to approve the minutes. Seconded by Steve Pontious. The motion carried unanimously.

ITEM 3: APPROVAL OF MINUTES: Minutes of 08/11/2014

Mike Parry recused himself as he was not present at that meeting.

Brice Wood made a motion to approve the minutes. Seconded by Carole Lozano. The motion carried unanimously.

ITEM 4: PETITIONS FROM THE PUBLIC: No petitions from the public.

ITEM 5: APPLICATION FOR A NEW PROJECTING SIGN FOR JEROME GHOST PEPPERS CO.

SITE ADDRESS: 502 MAIN ST.

APPLICANT: WILLIAM & SUSAN SOTIROS

ZONE: C-1

OWNER OF RECORD: THE TOWN OF JEROME

APN: 401-06-079

Albert Sengstock presented the sign to the Board and he recommended approval.

Brice Wood made a motion to approve the application as submitted. Mike Parry seconded the motion. The motion carried unanimously.

ITEM 6: APPLICATION FOR A NEW PROJECTING SIGN FOR "THE MINE CAFÉ"

SITE ADDRESS: 115 JEROME AVE.

APPLICANT: KEVIN SAVAGE

ZONE: C-1

OWNER OF RECORD: JEROME HISTORICAL SOC.

APN: 401-06-010

Albert Sengstock presented the sign to the Board and recommended approval.

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Steve Pontious made a motion to approve the application as submitted. Carole Lozano seconded the motion. Motion carried unanimously.

ITEM 7: REVIEW AND DISCUSS SOLAR DESIGN GUIDE LINES

Zoning Administrator, Sengstock stated that he has made the most recent change recommendations. He also stated that should this updated revision be approved, it would be forwarded to the P&Z Commission and ultimately to the Town Council to be adopted as "Policy".

Chair Phinney commented that the document was very concise, brief and to the point.

Brice Wood mentioned that he was interested in and supported the idea of solar farm.

Mr. Sengstock said that he agreed with Mr. Wood, and that he had helped develop that idea with another jurisdiction. However, Mr. Sengstock also stated that he believes it to be a separate issue and that it should be included in the General Plan.

Deni Phinney made a motion to approve the final draft. The motion was seconded by Carole Lozano. Motion carried unanimously.

ITEM 8: FUTURE AGENDA ITEMS

Mr. Wood said he would like to see something about visual clutter as related to our sign code.

Mr. Sengstock reminded them that per our code each business is allowed a certain allowable space per sign.

Mr. Wood said that he actually meant the illegal signs throughout the town.

Mr. Sengstock advised the Board that he is currently doing an inventory of the signs and will be addressing that issue in the near future.

ITEM 9: Q & A CONTINUING SHPO EDUCATION

The representatives from SHPO introduced themselves as Eric Vondy and Bob Frankeberger

The SHPO representative gave a brief introduction and discussed the importance of maintaining historic review policies and procedures. They also stated the DRB is the primary regulator.

They also reminded those present that the entire town is a historic landmark.

They explained that in 2007 a grant was given to the Town of Jerome to do an inventory. A photographer went around town taking pictures and that the inventory has been very helpful in determining any change or improvement requests.

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Mr. Sengstock said that those photos were very helpful and that he believes that there is a historical overlay district which includes much of Jerome.

Mr. Vondy stated that he believes that the Historical Society has the photos thru 1952.

Mr. Parry suggested that a review of the architecture of certain homes would be very helpful and educational for the Board.

Mr. Wood commented that he was aware of three or four distinct styles of architecture and that most of the town is vernacular. He also stated that after 1953 building activity was quiet. He believes that the historic town remains in fragments.

Mr. Frankeberger commented that the Town is unique, everything has been made part of the Historic Landmark. Based on your ordinance all historic buildings are subject to DRB review. They discussed Dundee and other areas of the town not implicated in historic review.

Mr. Sengstock mentioned property rights, and stated that balancing personal property rights and historic preservation is always a challenge.

Mr. Frankeberger stated that like the experimental architecture and new construction in Jerome. Building in the interior involves a number of review standards, and that one thing to watch out for is creating a false sense of history. They explained what happened in Tombstone by doing so and cautioned the Board to not follow the same path.

They explained that Bisbee on the other hand; has taken an approach of not worrying about the style of new construction, but rather scale. They stated that in Bisbee the new buildings basically blend in with what's around it.

Mr. Wood mentioned visual compatibility and that most applicants want to be in the Town because of how it looks. He also stated that artists aren't always on a Historic page.

Mr. Frankeberger said the Supreme Court has settled the issue, and that a community can impose esthetic standards on individual properties. He went on to mention the artists who live here and that Jerome should encourage creativity and innovation, as long as scale and proportion are observed. From his experience he feels that Jerome needs to loosen up a little.

Mike Parry stated that he enjoys driving on Dundee, and that there is always something new going on. He stated that unlike a boring subdivision, nothing looks the same in Jerome.

Discussions pertaining to dilapidated buildings ensued during which the SHPO representatives supported the principle that health and safety always comes first. They also restated that saving portions of old building or using remnant materials should be discouraged.

Mike Parry suggested that The Board study the inventory book at the next meeting. Al Sengstock said that he would add that to the next agenda.

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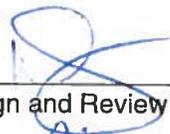
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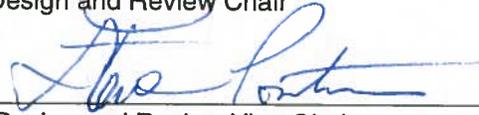
ITEM 10: ADJOURNMENT

Motion to adjourn made by Deni Phinney. Second by Mike Perry. Motion passed unanimously.

The meeting adjourned at 8:09 pm

Respectfully submitted by Joni Savage on the 12th of January, 2015.

Approved:  _____ Date: 1/12/15
Design and Review Chair

Attest:  _____ Date: 1/12/15
Design and Review Vice-Chair