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# TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331

Rebecca Borowski, Planning & Zoning Administrator

Historic Preservation Officer

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Celebrating Our 115th Anniversary

1899 – 2014

## MEETING OF THE TOWN OF JEROME

### DESIGN REVIEW BOARD

DATE: Monday, February 10, 2014 TIME: 7:00 P.M.

PLACE: JEROME CIVIC CENTER, 600 CLARK STREET

#### Minutes

ITEM 1: CALL TO ORDER: Chair Brice Wood called the meeting to order at 7:00pm.

ROLL CALL by Zoning Administrator, Rebecca Borowski.

Members present: Chair Brice Wood, Vice Chair Lance Schall, Carol Lozano, Steve Pontious. Deni Phinney not present, excused.

Staff present: Rebecca Borowski, Zoning Administrator.

ITEM 2: APPROVAL OF MINUTES: January 13, 2014 meeting minutes

Motion made by Vice Chair Schall to approve the minutes of the January 13, 2014 Regular Meeting. Second was made by Steve Pontious. Motion carried unanimously.

ITEM 3: PETITIONS FROM THE PUBLIC: There were no petitions from the public.

#### ITEM 4: DESIGN REVIEW – Dement Fence

REPRESENTATIVE: Dwain Dement

ADDRESS: 975 Gulch Road.....OWNER OF RECORD: Dwain Dement

ASSESSORS PARCEL NUMBER: 401-09-012.....ZONE: AR

Applicant requests Design approval for construction of 6' cedar dog-eared fence. Member Pontious remarked that the proposed fence is the same as surrounding fences in the neighborhood, the applicant confirmed. Motion made by Steve Pontious to approve the fence, second made by Carole Lozano. Motion carried unanimously.

#### ITEM 5: DESIGN REVIEW – Wicked City Tattoo Sign

REPRESENTATIVE: Cody Brundage

ADDRESS: 889 Hampshire Ave.....OWNER OF RECORD: Verde Exploration, Ltd.

ASSESSORS PARCEL NUMBER: 401-11-021A.....ZONE: I-1

Applicant requests Design approval for two signs. Chair Wood expressed concern with the sign identified as sign A, proposed to be hung from the chain link fence, a method which has not been done before. Members complimented the applicant on the sign design, colors and lettering. Motion made by Chair wood to approve Sign B, a free-standing sign to be suspended from an existing sign post. Second made by Vice Chair Schall. Motion carried unanimously.

#### ITEM 6: DESIGN REVIEW – Cody DeLong Studio Sign

REPRESENTATIVE: Cody DeLong

ADDRESS: 300 Hull Avenue.....OWNER OF RECORD: Robert Brazil

ASSESSORS PARCEL NUMBER: 401-06-074.....ZONE: C-1

Applicant requests Design approval for a sign to be wall-mounted at the entrance of the establishment. Members have no conflict and compliment the applicant on the design. Motion made by Chair Wood to approve the sign, Second made by Carole Lozano. Motion carried unanimously.

#### ITEM 7: DESIGN REVIEW – Pistols & Petticoats and Dirty Girtie's Old Time Portrait Parlor Signs

REPRESENTATIVE: John Maeder

ADDRESS: 302 Hull Avenue.....OWNER OF RECORD: Robert Brazil

ASSESSORS PARCEL NUMBER: 401-06-074.....ZONE: C-1

Applicant requests Design approval for two signs: one wall mounted and one projecting, attached to existing steel bracket. Motion made by Chair Wood to approve both signs. Second made by Vice Chair Schall. Motion carried unanimously.

**ITEM 8: SITE PLAN & DESIGN REVIEW – Marybeth Barr Project**

ADDRESS: 841 Gulch Road.....OWNER OF RECORD: Marybeth Barr and Kathleen Keller  
ASSESSORS PARCEL NUMBER:401-09-020.....ZONE: AR

Applicant requests site plan and design approval for a second story deck and retaining wall. Chair Wood inquired about the style and color of proposed doors which would replace existing windows. Ms. Barr clarified that the doors are historic, salvaged items, and will be painted the same shade of white as the existing window frames. Motion made by Chair Wood to approve the deck and doors as submitted. Second by Vice Chair Schall. Motion carried unanimously.

Discussion ensued about the proposed retaining wall. The applicant explained that most rocks to be used for the dry-stack portion of the retaining walls are original to the site. Existing dry-stack walls will be saved or rebuilt where possible. Motion made by Steve Pontious to approve the retaining wall as submitted, second by Carole Lozano. Motion carried unanimously.

**ITEM 9: PRELIMINARY DESIGN REVIEW – Jerome Grand Hotel**

REPRESENTATIVE: Robert Altherr  
ADDRESS: 200 Hill Street .....OWNER OF RECORD: Larry Altherr  
ASSESSORS PARCEL NUMBER: 401-07-166L.....ZONE: C-1

Applicant is returning for continued review of preliminary site plan and approval for: balconies at rear of building; two covered patios located at north and south ends of the building; four new light poles from APS installed between the Hotel and Clubhouse; signage for restricting parking to hotel and restaurant guests only; new windows throughout building; new balcony doors; new AC units; and extending kitchen exhaust hood out 10’.

1. **Balcony and stairwell addition to rear of building.** Fire escape stairwell was approved at the December meeting. The design of the proposed balconies at the rear of the building were changed to 8’ wide openings. Exterior treatment will match the rest of the building. Railings will be wrought iron. Motion made by Vice Chair Schall to approve the balconies as submitted, second by Steve Pontious. Motion carried unanimously.
2. **Two covered patios located at north and south ends of the building.** The proposed covered patio construction was discussed. Chair Wood expressed concern with the patios not matching the rest of the hotel. Motion made by Steve Pontious to approve the covered patios as submitted. Second by Carole Lozano. Motion carried unanimously.
3. **Four new light poles by APS between Hotel and Clubhouse, along Hill Street.** Discussion ensued about requiring less poles and less lights. Applicant clarified that if three lights would be sufficient, he would install three, but there would still need to be four poles. Motion made by Carole Lozano to approve four wooden poles with lights as presented. Second by Vice Chair Schall. Motion carried unanimously.
4. **Signage for restricting parking to hotel and restaurant guests only.** The Board and the applicant discussed signage for restricted parking. Applicant needs to research state regulations for tow-away zones. He would like to have minimal signage with maximum efficiency. This item was tabled and will be discussed at a subsequent meeting.
5. **New Windows throughout building.** Vice Chair Schall explained that, historically, windows were not flush but setback from the exterior. The Board would like to see the historic setbacks maintained. The applicant has installed a sample window in the rear of the building, demonstrating the trade-off between maintaining the historic wooden sills of the interior with the exterior historic setback. The Board asked the applicant to research options for maintaining historic setbacks on the front and side windows. Motion was made by Chair Wood to approve new windows for the rear of the building only. Second by Vice Chair Schall. Motion carried unanimously. Front and side windows will be presented to the Board for consideration after further research by the applicant.
6. **New balcony doors.** The proposed doors would be double pane, single panel with no mullions with the finish and color to match existing approved colors. Blinds or honeycomb shades would be built-in between the panes. Board members expressed concern with the visual impacts of door blinds on the front of the building, but agreed that visual uniformity could be achieved or would be of little impact because of placement on the upper story. Motion was made by Chair Wood to approve five (5) new balcony doors on the front and nine (9) in the rear of the building. Second by Steve Pontious. Motion carried unanimously.
7. **New AC units.** The applicant presented a mock-up of proposed cooling unit placement on the front exterior. Discussion ensued regarding the visual impact of the cooling units, grills, wiring and conduit. Motion was made by



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Chair Wood to approve cooling units, with grills and all components, painted the same color as the body of the building, with the provision that every effort is made to minimize visual impacts. Second by Steve Pontious. Motion carried unanimously.

- 8. Kitchen exhaust hood which would extend out 10' from the rear of the building. Motion was made by Chair Wood to approve the kitchen exhaust hood extension, second by Vice Chair Schall. Motion carried unanimously.

## ITEM 10: FUTURE AGENDA ITEMS

Staff asked the Board if they would like the future items discussed at the January meeting to be on upcoming light agendas. Chair Wood stated that would be appropriate. No further discussion.

## ITEM 11: Adjournment

Motion made by Carole Lozano to adjourn. Second by Chair Wood. Motion carried unanimously. The Regular Meeting of the Town of Jerome Design Review Board adjourned at 8:45 pm.

Respectfully submitted by Rebecca Borowski on the 10<sup>th</sup> of March, 2014.

Approved: Brian Wood Date: 3-10-14  
Design and Review Chair

Attest: [Signature] Date: 3/10/2014  
Design and Review Vice-Chair