



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, September 14, 2015 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 7:01 p.m.
Roll call was taken by Albert Sengstock, Zoning Administrator. Members present were Chair Phinney, Carole Lozano, Steve Pontious, Mike Parry, and Brice Wood.
Staff present were Albert Sengstock, Zoning Administrator and Jennifer Julian, Minute Taker.
Members of the public present were Edward Lozano, resident.

ITEM 2: APPROVAL OF MINUTES FROM AUGUST 10, 2015

Ms. Lozano moved to approve the minutes as presented. Mr. Pontious seconded. The motion carried with four ayes and one abstention by Mike Parry.

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

ITEM 4: APPROVAL OF COLORS FOR HOME

APPLICANT/OWNER: KAREN LIVINGSTON/LARRY F CONFER PARCEL: 401-08-023A
ADDRESS: 500 HILL ST. ZONING: R1-5

The applicants ask for approval of colors to paint their home.

The applicants were not in attendance.

Mr. Sengstock presented a photograph and color chips. He recommended approval.

Mr. Wood moved to approve the colors presented. Ms. Lozano seconded. The motion passed unanimously.

ITEM 5: APPROVAL OF A SIGN FOR WICKED CITY BREW (UVX BLDG.)

APPLICANT/OWNER: JOHN BARTELL PARCEL: 401-06-152H
ADDRESS: 403 CLARK ST. ZONING: C-1

The applicant asks approval of one projecting and one wall mounted sign.

The applicant was not in attendance.

Mr. Sengstock presented photographs of the locations and design of the signs. The proposal included LED lighting, which although not prohibited by the sign code, does not fit in with the historical visual impact. He recommended approval with the condition that it be changed to shield incandescent lighting.

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Chair Phinney pointed out that the sign code does not make space for LED lighting, but does not specifically prohibit it.

Mr. Parry asked if the design takes into consideration Night Sky. Mr. Sengstock assured him that he makes sure the design meets the state Dark Sky laws.

Mr. Parry moved to approve the sign with incandescent lighting in conjunction with Night Sky ordinances. Chair Phinney seconded. The motion passed unanimously.

ITEM 6: APPROVAL OF A WALL MOUNTED SIGN FOR VAQUEROS GRILL

APPLICANT: JOAO GF MINA
OWNER: NELLIE BLYE ASSETS LTD.
ADDRESS: 363 MAIN ST.

PARCEL: 401-06-026M
ZONING: C-1

The applicant asks approval of a new wall mounted sign.

The applicant was not in attendance.

Mr. Sengstock presented photographs of the proposed sign. The applicant has removed whiteboards and other extra signs from the exterior. The applicant proposes to remove the window sign and replace it with a projecting sign. The applicant also proposes to add a new sign over the entrance to ensure customers don't think the restaurant is a bar. Mr. Sengstock recommended approval.

The Board felt the sign was appealing and appropriate.

Ms. Lozano moved to approve the sign. Mr. Pontious seconded. The motion passed unanimously.

ITEM 7: REQUEST APPROVAL OF THE DEMOLITION OF A PORTION OF THE GAS STATION

APPLICANT/OWNER: EDWARD M LOZANO
ADDRESS: 1219 ST RT 89A

PARCEL: 401-12-007
ZONING: AR

The applicant asks permission to demolish a portion (old addition) of the gas station, due to immediate life safety problems and issues.

Ms. Lozano recused herself from this item.

The applicant/owner was in attendance.

Mr. Sengstock explained the life safety issues of the addition to the structure and presented photographs. The portion to be demolished was added to the historical structure in the 1960's. The building inspector gave the owner the option of creating a new support system for the addition or applying for demolition. Mr. Sengstock added that after demolition, a fence or other barrier should be installed. Mr. Lozano said he is willing to do so.

Mr. Parry was disappointed by the graffiti on the structure.

Mr. Parry moved to approve the demolition of a portion of the gas station. Mr. Pontious seconded. There was some

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discussion about the age of the addition and the historical structure. Mr. Parry recommended shoring up the verticals holding up the overhang. The question was called. All were in favor and the motion carried.

Ms. Lozano returned to the meeting.

ITEM 8: PRESENTATION BY THE ZONING ADMINISTRATOR

Mr. Sengstock presented the results of his Historic District and National Landmark status research. Jerome is unique in that the entire town is both a Historic District and a National Landmark. The Town of Jerome is in good standing.

Mr. Sengstock explained that owners who are seeking tax credit (or hoping to maintain tax credit) for their historic property will need to first meet with SHPO. Mr. Sengstock will be an intermediary to the process. If the property owner is not concerned with getting or losing the tax credit, and makes changes that are not literal architectural interpretations, that decision does not affect Jerome's listed status. He explained that the Town is basically concerned with the visual impact of changes. A homeowner can install vinyl windows, if they match. Changes with literal materials and reproductions are the province of SHPO if the property owner wants the tax credit.

There was discussion about metal roofs.

Mr. Sengstock said that there needs to be a balance between visual historical preservation and affordability for a resident to improve his property. If that balance doesn't exist, Proposition 207 could jump into the middle of historic preservation.

Mr. Wood said that the Town Hall sign is inappropriate and never came before the Design Review Board, even though it is a new sign. Mr. Sengstock agreed that is an example of something to be addressed in order to "catch up to our own history."

Chair Phinney said that DRB members are limited by reviewing what the property owner submits to them. The Board considers the compatibility of changes with historic preservation. The Board cannot consider the cost or whether it will preserve someone's tax benefits. Such a thing would not come up until the 10 year renewal. Is there any additional education or training for DRB members so they are well informed, or will Mr. Sengstock continue to act as a gatekeeper? Mr. Sengstock said that he will continue to do outreach to other communities when he has questions or concerns. However, many communities handle their historical districts differently from Jerome.

Mr. Wood asked about the property referred to in Mr. Sengstock's report that had been "de-listed." Mr. Sengstock declined to identify the house in the public record.

Mr. Parry said that he is building a cabin in Montana in a historic district, and he is required to use historical materials. Why is that not a requirement in Jerome? Mr. Sengstock said that the federal guidelines are interpreted by each state's SHPO.

In conclusion, the Town is in good standing with SHPO.

ITEM 9: FUTURE AGENDA ITEMS

Discussion/Possible Direction to Staff Only

Mr. Sengstock will address issues brought up at the last meeting at the next meeting.

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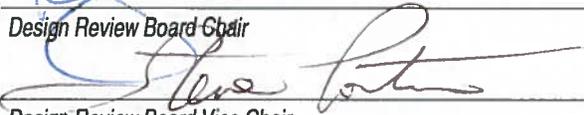
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ITEM 10: ADJOURNMENT

Chair Phinney moved to adjourn. Mr. Pontious seconded. The motion passed unanimously and the meeting was adjourned at 7:42 p.m.

Respectfully submitted by Jennifer Julian on October 12, 2015.

Approved:  _____ Date: 10/12/15
Design Review Board Chair

Attest:  _____ Date: 10/12/15
Design Review Board Vice Chair