



## TOWN OF JEROME, ARIZONA

Al Sengstock, Planning & Zoning Administrator  
Historic Preservation Officer  
a.sengstock@jerome.az.gov

Founded 1876  
Incorporated 1899

Jerome Town Hall and Civic Center  
600 Clark Street  
P.O. Box 335, Jerome, AZ 86331  
(928) 634-7943 FAX (928) 634-0715

### APPLICATION FOR PLANNING & ZONING OR DESIGN REVIEW

(Please check one. A separate form is required for each.)

BY: ☐ Planning & Zoning Commission ☒ Design Review Board

PLEASE PRINT LEGIBLY SO THAT PROCESSING WON'T BE DELAYED.

APPLICANT'S NAME: Janet Bustrin \_\_\_\_\_

MAILING ADDRESS: 7 Kovach Court, West Orange, NJ 07052 \_\_\_\_\_

TELEPHONE: 973-713-6866 \_\_\_\_\_ EMAIL: bustbelt@verizon.net \_\_\_\_\_

PROJECT ADDRESS: 538 School Street a.k.a. 539 Main Street, Jerome, AZ 86331 \_\_\_\_\_

PARCEL NUMBER: 401-06-0921 1 \_\_\_\_\_ ZONE DISTRICT: Jerome Lot 8, Blk 11 768/663

753/874

APPLICATION FOR (Please describe the project.): Replace rotted exterior railings around the house all floors \_\_\_\_\_

- I hereby apply for consideration and conditional approval by the above checked Board or Commission.
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APPLICANT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

*JBustrin by Charles A. Sengstock*  
TOWN USE BELOW

RECEIVED FROM: *Submitted by email* DATE: *6/21/18*

Received the sum of \$ *0* as: ☐ Check No. \_\_\_\_\_ ☐ Cash ☐ Credit Card

*Resubmit from Feb 2017*

Per Fee schedule - Ordinance 332

*Tabled discussion  
No charge per minute  
record  
CP*

June 21, 2018

Hello members of the Jerome, Arizona Design Review Board:

Janet and Craig Bustrin (owners), are in the process of securing the safety of the railings on the outside of 539 Main Street also known as 538 School Street. We would like to propose replacing the rotting, wooden, dangerous railings/spindles with either a “hoop” style Victorian wrought iron railing with posts **OR** a metal 3” mesh railing as seen around town. These railings would replace ALL the railings surrounding the house. Please see specifications/images below:

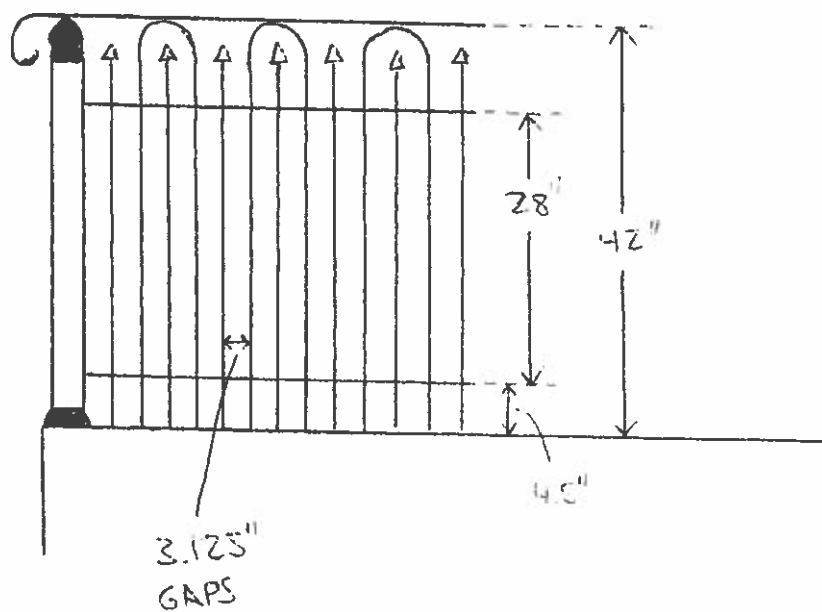
**Wrought iron metal “hoop” railings** made from 7/16 inch rod with cast iron topped finials would be installed with posts spaced six feet apart. Railings would be 42” tall. Color will be the natural color seen in photos below. Unfortunately, we do not have renderings of the house with these proposed railings (our favorite) due to the fine-ness of the railing panels. Please use your imagination?

**Fabricator:** A Rustic Garden. Railings would be installed by MGL Construction Management (Gerhard Mayer), Sedona AZ.



Following is the design of the “hoop” railing. Please note the rear of the Ghost City Inn and our steps have a railing similar to the “hoop” railing which is our preferred design.

Here are the specs for the “hoop” railing:



**Alternatively,** we are considering:

MATERIALS Post size- Post mounting- Top horizontal bar- Bottom horizontal bar- 1x1x.120

3" Welded Wire 1/8" Thick

2 Hole Plate 1/4" Thick 1x2x.083 1x1x083

Colors of the railing would be the natural metal color which would allow it to naturally rust over time.

**Fabricator:** The IronWorker Inc. Phone: (928) 445-2560 Fax: (928) 445-3054 Email: ironworker056@yahoo.com 1076 Spire Dr.

We look forward to your thoughts about our proposed project.

Sincerely,

Janet & Craig Bustrin

And the specs for the mesh railing:

amples

MATERIALS

Post size-

1x1x 120

Post mounting-

2 Hole Plate 1/2" Thick

Top horizontal bar-

1x2x 683

Bottom horizontal bar-

1x1x 083

Janet Bustrin

973-713-6866

bustbel@verizon.net

539 Main St | 538 School St

Jerome AZ

The IronWork

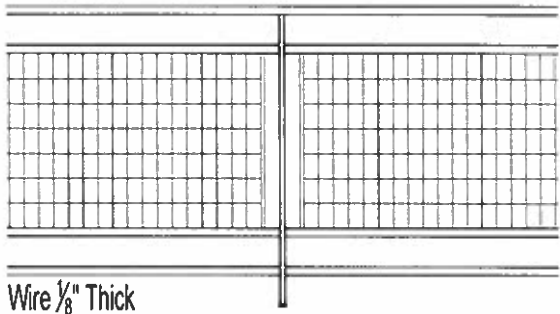
Phone (928)

Fax (928) 44

Email ironwo

1076 Spire Dr

Prescott AZ, 8



Wire 1/8" Thick



**416 North St.**

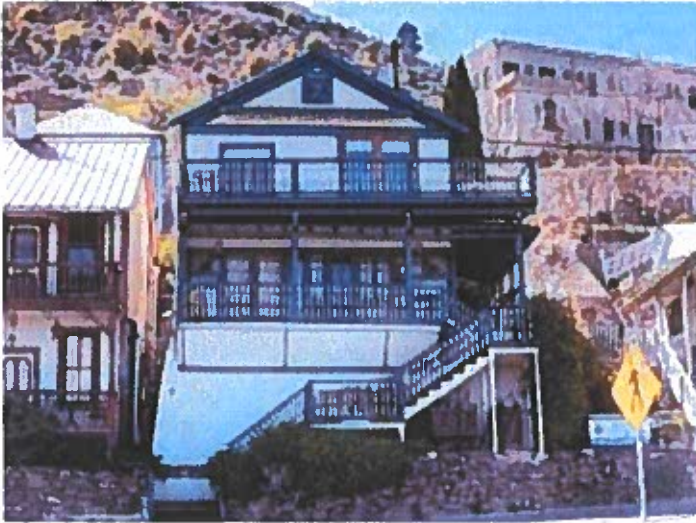


**657 Main St.**

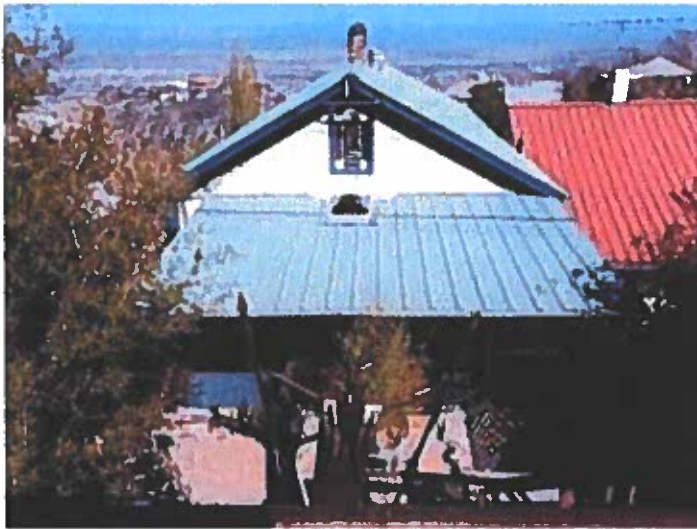


**659 Giroux St.**





539 Main Street  
a.k.a.  
538 School Street,  
Jerome, AZ –  
taken from  
89A/Main Street



View of 539  
Main  
Street/538  
School Street  
taken from  
School Street.  
Railings will be  
replaced on  
either side of  
deck.



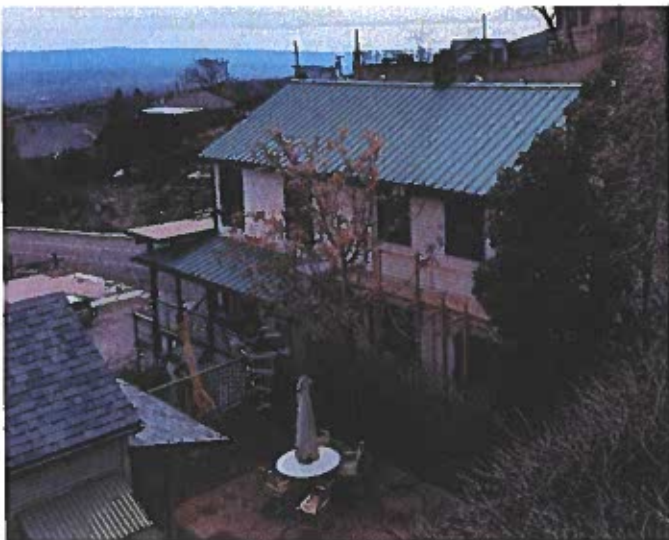
View of house  
taken from  
School Street.  
Roof over back  
deck removed.  
Will be  
replaced with  
original  
material.



View from  
School Street  
on Ghost City  
Inn side.  
Railings to  
be replaced  
on either  
side of deck.



539 Main  
Street/538  
School Street  
with view of  
neighbors,  
either side.  
Photo taken  
from Main St.



View of 538  
School Street /  
539 Main  
Street from  
School Street -  
neighbor's side.  
View of railing  
along side of  
house to be  
replaced.

Photo Shopped renderings of the house with the mesh railing. The top and bottom railings would not be as visible/emphasized as they are in the Photo Shopped image.

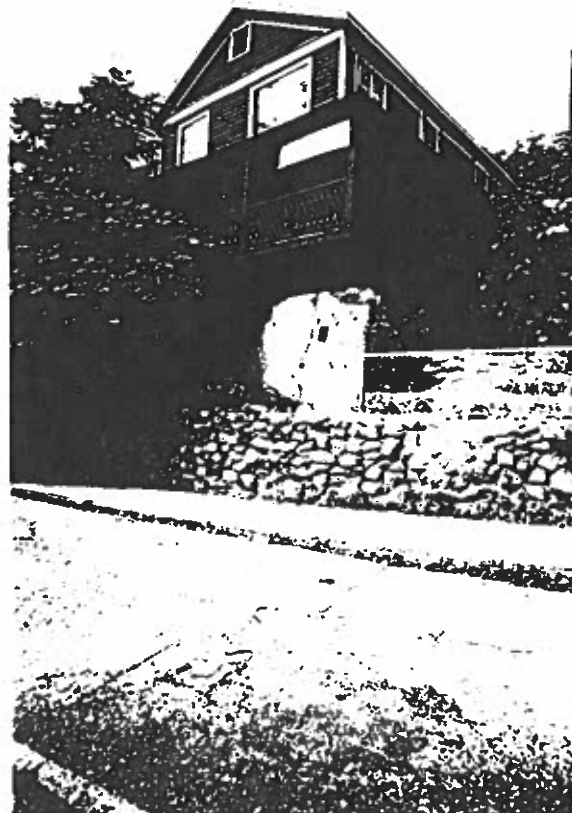




# ARIZONA STATE HISTORIC PROPERTY INVENTORY

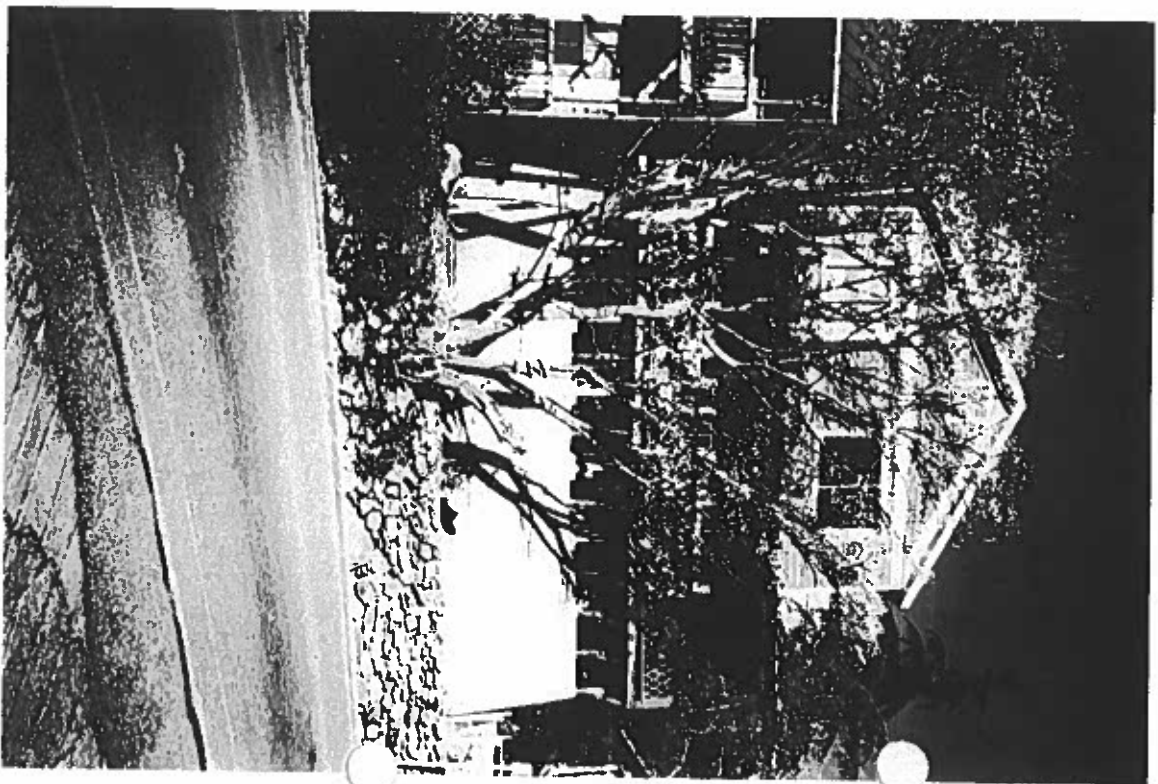
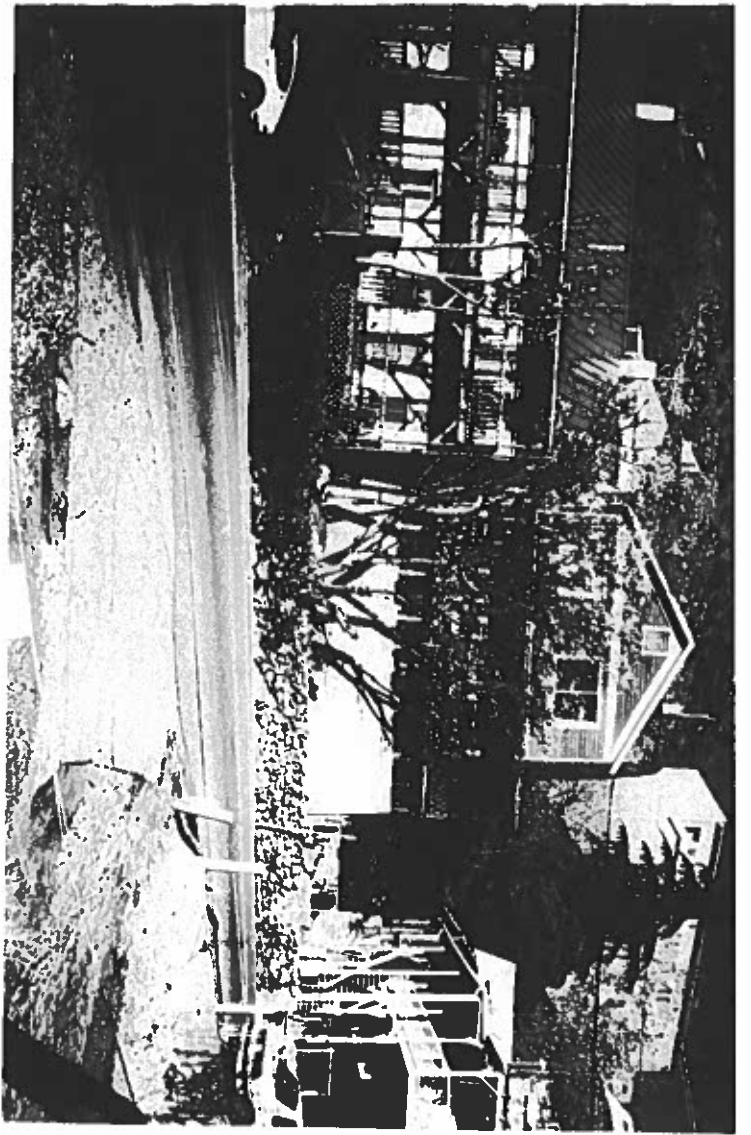
HISTORIC PROPERTY NAME	
COMMON PROPERTY NAME	
PROPERTY LOCATION-STREET & NO. Main St.	
CITY, TOWN/VICINITY OF Jerome	ASSESSOR'S PARCEL NO. 401-06-92
OWNER OF PROPERTY James and Marilyn home	PHONE
STREET & NO./P.O. BOX P.O.Box 785	
CITY, TOWN Jerome Az.	STATE AZ
ZIP 86331	
FORM PREPARED BY Town of Jerome	DATE 9-10-81
STREET & NO./P.O. BOX P.O.Box 335	PHONE 6347943
CITY, TOWN Jerome, Az.	STATE AZ
ZIP 86331	
PHOTO BY Noel Knapp	DATE 8-81
VIEW 3/4; from Main St.	
HISTORIC USE	
PRESENT USE residence	ACREAGE
ARCHITECT/BUILDER	
CONSTRUCTION/MODIFICATION DATES 1900	

COUNTY Yavapai	INVENTORY NO. 77
QUAD/COUNTY MAP 23 16 2E	



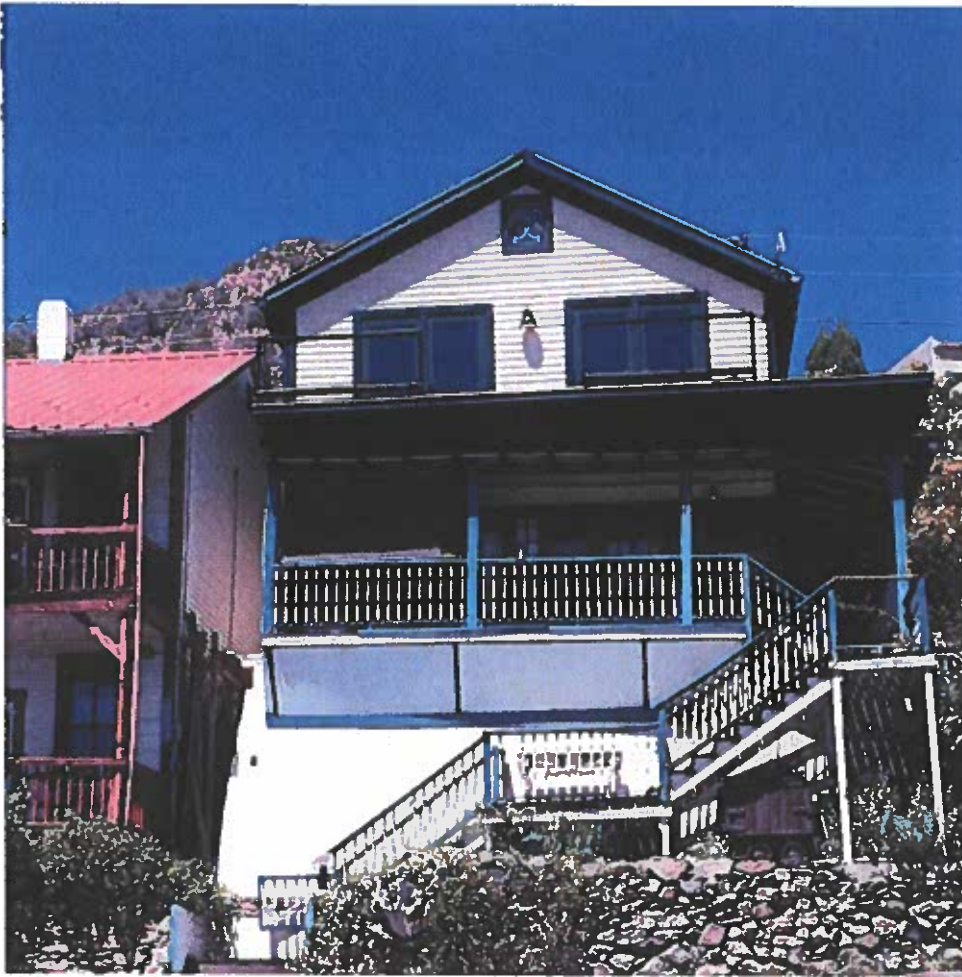
## PHYSICAL DESCRIPTION

This two and a half story rectangular frame structure is supported at the east end by concrete retaining wall, elsewhere by concrete and stone footings. A clapboard siding sheaths all surfaces for all levels up to the roof, including the gable ends. Extensive remodeling has replaced all the windows with sliding aluminum units, or free form, random sized units as at the first floor front corner, or stained glass or at the west gable end. The roofing is composition shingle.

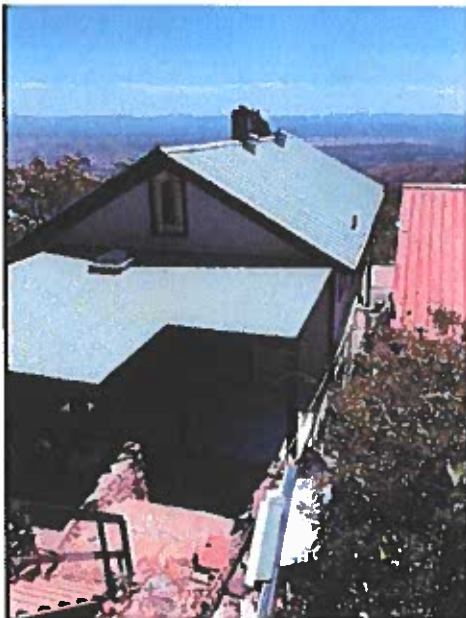








Main St View. 6/27/18



School Street – rear view



School Street - side view



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APPLICANT'S SIGNATURE: [Signature] DATE: 2/10/17

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RECEIVED FROM: \_\_\_\_\_ DATE: \_\_\_\_\_

Received the sum of \$ \_\_\_\_\_ as: ☐ Check No. \_\_\_\_\_ ☐ Cash ☐ Credit Card

Per Fee schedule - Ordinance 332



# TOWN OF JEROME

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## SPECIAL MEETING OF THE TOWN OF JEROME DESIGN REVIEW BOARD

DATE: Monday, February 27, 2017 TIME: 10:00am

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 Pontious at 10:10 am. Kyle Dabney, Zoning Administrator called roll. Present were Chair Steve Pontious, Mike Parry, and John Schroeder. Brice Wood and Vice Chair Mark Venker were absent. Staff present were Kyle Dabney, Zoning Administrator and Jennifer Julian, Minute Taker.

### ITEM 2: PETITIONS FROM THE PUBLIC

There were no petitions from the public.

### ITEM 3: REPLACE EXTERIOR RAILINGS

APPLICANT: JANET BUSTRIN

ADDRESS: 538 SCHOOL ST./ 539 MAIN ST.

ZONE: C-1

OWNER OF RECORD: ABOVE

APN: 401-06-092

The applicant is seeking approval to replace rotted exterior railings around the house on all floors with metal mesh railing.

The applicant was present. Mr. Dabney presented the item. The current railing is rotting and does need to be replaced as a safety issue. The original idea was to have the mesh rust naturally. Mr. Dabney discussed this with the applicant, who agreed to paint the mesh to match the trim of the house. A house to the southeast has iron railings, and there are other examples of this type of fencing in town. He supports the application based on safety and the materials chosen with longevity in mind.

Chair Pontious asked the age of the home. Mr. Dabney said it is historic, but he did not know the exact age. The railing was replaced and the stairway added in 1995. One French door was installed in 2000 and a second set of French doors was installed in 2014.

Mr. Parry said the house is a focal point for people arriving in Jerome. He said he looked around the area and other houses have wooden railings. He thought wood was more appropriate. He understood that metal is durable and that it is used for railings around town, but this house is a focal point. He thought that the steel looked contemporary, without the appeal of wood. Mr. Schroeder agreed. Mr. Parry said he didn't think he could support this application.

Chair Pontious said he did not have a problem with the metal, since it is going to be painted and the house two doors down has metal railings.

Mr. Schroeder said that the house has been changed so much over the years that it is no longer in historic condition. For that reason, he did not have too much of a problem with the metal. However, he did have a question about painting

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the mesh black or green. He thought it would look too much like a wall across the house. The wooden railings that are there now have more of an open feel.

Ms. Bustrin said she understood that the mesh "essentially disappears." All that would really be visible is the posts and the top and bottom railings.

Ms. Bustrin's general contractor explained that the mesh is almost invisible as it is not very thick. The light background of the house will show through.

Mr. Parry said that the town is precious and people come here to see the real thing. "If we keep letting these things go little by little, we're going to lose our historic status eventually, and I think that's what everybody in this town is worried about." Historically, wood is what people could afford. He repeated that the house is a focal point and if it is allowed to have a contemporary look, other people will ask why they can't do the same. Gradually the flavor of the town changes. For that reason, he cannot support it. He appreciated the renovations that have been done to the house. He asked Ms. Bustrin to rethink the application.

Ms. Bustrin said that the house has lattice in one of the historic photos. What they are proposing is essentially the same only in metal. She asked if it would be acceptable if the mesh were diagonal. Mr. Parry said no, wood would be more appropriate.

The contractor asked if the design would be subject to review again. Mr. Parry and Chair Pontious explained that if the railings were replaced with the same thing, that wouldn't require review.

The contractor said that the wooden spindles were not safe. Mr. Parry said that there needs to be a happy medium between meeting current building codes and meeting the town's needs.

Ms. Bustrin asked if it would be acceptable to have wooden railings around the steel mesh. Mr. Schroeder said that the metal mesh is what makes it look contemporary.

Mr. Parry said he would rather see vertical wooden rails. Ms. Bustrin pointed out that the current railings aren't original or historic.

Chair Pontious said that the application requires three votes for approval. Mr. Schroeder said he sides with Mr. Parry.

Ms. Bustrin asked if she could do a metal railing with spindles, similar to the home on the other side of the Ghost City Inn (545 Main St). Her objective is to find a design suitable to the house's historic value and also ease of maintenance, since it is exposed to the sun. Mr. Parry said he could not speak for the rest of the board, but iron is more historic. Mr. Schroeder agreed with Mr. Parry.

Chair Pontious asked if a design similar to the wrought iron railings at 545 Main St. would be an acceptable option. Ms. Bustrin said yes.

Chair Pontious said a motion could be made to approve a design and material similar to the wrought iron railings at 545 Main St.

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Ms. Bustrin said that the home has magnificent views. She favored the metal mesh because it disappears and you can see the view. Spindles and wrought iron will block the view. Mr. Parry said metal spindles are narrower than wooden ones.

The contractor pointed out that there is no handrail on the railings at 545 Main St.

Mr. Parry thought the best thing would be for the applicant to resubmit a new design.

Ms. Bustrin said that she lives in New Jersey and her brother lives in Phoenix. They own the Jerome home. She understands the board's concerns and agrees that spindles make the house look more charming, but they are difficult to maintain. Maybe she can find something in that style that is more durable.

The contractor said that he has experience with restorations and he is on the Planning and Zoning Commission in Sedona. He has to compromise design with safety and code.

Mr. Parry appreciated the spirit of compromise.

Ms. Bustrin asked if it would be acceptable to have the metal mesh on the sides and back and spindles on the front of the house. Mr. Parry thought that simplicity is more elegant than having too many materials.

Ms. Bustrin, her brother and her contractor left the room briefly for a conference.

Upon their return, Mr. Parry said that the Board rejects this design. The applicant was given options of using wrought iron or wood. There was no vote; the motion was tabled for resubmission. Mr. Dabney said that the applicant may resubmit without another application fee.

Ms. Bustrin thanked the board for their time.

## ITEM 4: FUTURE AGENDA ITEMS

None.

## ITEM 5: ADJOURN

Chair Pontious made a motion to adjourn. It was seconded by Mr. Parry. The motion carried unanimously and the meeting adjourned at 10:35 am.

*Approval on next page.*