



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, October 9, 2017 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 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

Chair Mark Venker called the meeting to order at 6:59 p.m.

Mr. Dabney called roll. Present were Chair Mark Venker, Brice Wood, Mike Parry and Vice Chair John Schroeder. Staff present were Kyle Dabney, Zoning Administrator and Joni Savage, Deputy Clerk.

ITEM 2: APPROVAL OF MINUTES: Minutes of 09/11/2017

Mr. Wood commented that Mike Parry made a comment in those minutes; however, he was not in attendance. He also commented that there were no page numbers. (That will be amended.)

Mr. Wood moved to approve the minutes of September 11, 2017 as presented. Chair Venker seconded it. The motion passed unanimously with one abstention, Mike Parry had not been in attendance.

ITEM 3: PETITIONS FROM THE PUBLIC – This time is NOT for discussion on Agenda items. Please make comments when that item is on the floor. Please complete a request form with your name and subject and submit to the Chair. When recognized by the Chair, please come to the front and state your name. Please observe the three-minute time limit per speaker pursuant to the Town Code. The DRB may not discuss or take action on any comments under this agenda item other than to ask questions.

-There were no petitions from the public.

Chair Venker made a motion to move to Item 5 and was seconded by Mike Parry. The motion was unanimously approved.

ITEM 4: NEW HOME CONSTRUCTION

APPLICANT: JERRY PATE

ADDRESS: 160 NORTH DR.

OWNER OF RECORD: ABOVE

ZONE: R1-5

APN: 401-11-012H

The applicant is seeking approval for construction designs of a new home

Mr. Dabney commented and spoke of the revisions made. There is a very late letter to contest that came in at 9:04 p.m. last night, however he doesn't want to entertain it. This is a continuing meeting tabled since August. We had a neighborhood meeting and this person did not show up to the neighborhood meeting and two months into it he gets a letter of complaint, basically the day of. He is not going to entertain the letter.

Mr. Schroeder confirmed it was the letter in his possession.

Brice Wood asked to see the letter as he had not seen it prior to the meeting. He commented it was from a neighbor and asked if Mr. Dabney had made contact with that neighbor for the neighborhood meeting.

Mr. Dabney explained he had sent a letter out to all of the neighbors within a 300-foot radius of the property.

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Mr. Wood said he would like the letter to be a part of the packet since it is a resident that lives two houses away.

Mr. Parry noted that they do not live here and it is a day late.

Mr. Wood believed that they had not heard of this project and he had brought it to their attention. Since they are impacted, he thought they should be involved. He is amazed that Mr. Dabney is disregarding a legitimate neighbor.

Mr. Dabney said he is expected to bring things to the board in a timely manner and this letter was not received in a timely manner.

Mr. Parry noted this project has been going on for several months.

Mr. Venker stated the burden is not ultimately on Mr. Dabney because they failed to react.

Mr. Wood said he is distressed that Mr. Dabney is singling out one of the neighbors. He believes it should be part of the packet.

Mr. Dabney replied, "Why would I single out one neighbor and not others."

Mr. Wood stated again, "They were not contacted."

Mr. Dabney would like to move on and if the letter is a part of the packet, then that is up to the Board. He is just stating that he is not going to entertain the letter.

Jerry Pate, the property owner spoke, he strongly objects to the letter being included in the packet.

Mr. Venker stated ultimately since it was received less than 24 hours prior to the meeting it was not feasible to add it to the packets. We all know who has voiced concerns within the neighborhood.

Mr. Schroeder asked Mr. Dabney how he got his contact information for the person he sent the letter to.

Mr. Dabney said he used the Yavapai County GIS website with a 300-foot radius buffer.

Mr. Schroeder further stated all Mr. Dabney has to do is show he made a reasonable effort to contact these people. He believes he did. They chose to respond at the last minute and that is not our fault.

Mr. Venker said we are weighing in on the design factor and ultimately we are here to ask ourselves if this design is what we would expect from a home in this neighborhood. In doing some personal research, he has come into a couple of realizations that might cause him to reclaim some of his previous statements. The Town property line stops at Richard Johnson's house, in the sense of continuity he had referenced Gary Felix's home, which is a multi-sided structure and the also the home next to Richard Johnson's that has a dome. However, those homes are not within town limits, therefore they hold no weight in this discussion. This caused him to look at the homes that do weigh in on this and where they fit in with visual compatibility. Ultimately, his personal findings after looking at mass, scale, doors, windows and setbacks, the only consistency between homes on North appear to be metal-clad roofs and rectangular structures. There are no examples of anything with a curved or domed roof. Mr. Johnson's home, although it has unique walls, are not structural walls, they are cosmetic and his roof is still actually a metal, rectangular shape. His personal thoughts on this is that he is on board with the home, with the exception of the multi-sided portions of the house, turrets, domed roof and multi-sided portions of the house.

Mr. Parry has to disagree; he still believes it is an eclectic neighborhood. He believes it is a nice house and he would like it next to him. These people are spending an inordinate amount of money and the materials they are using are nothing but the best. They were going to use a copper roof, but they are going with a metal roof that looks copper.

Mr. Pate said the dome is copper.

Mr. Parry noted that it would fade to brown after a couple of years. He thinks it is an eclectic neighborhood still. Richard Johnson set the tone and there are a couple of homes you cannot even see from the road. Maynard Keenan has a part of his house that is round. He understands that some of the homes are in the county; however, it is the same neighborhood. He thinks it is a nice project and would probably help property values. That is not our decision. It is not a historic neighborhood. They have gone to a lot of trouble on this house; he does not know why we have a view of the backside.

Mr. Schroeder replied because you could see it from other houses in town.

Mr. Parry stated he doubted that, unless you were flying by in a plane.

Mr. Schroeder asked Mr. Parry if the houses he was referring to as being eclectic, are those the houses technically being

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out of the town limits.

Mr. Parry noted that Mr. Keenan's house is in town limits and it has a dome.

Mr. Venker commented Mr. Keenan is in an agricultural-residential zoned area.

Mr. Schroeder thinks Chair Venker is asking for a total re-design of the house, which is not something we can ask for in a neighborhood that is not necessarily as historic as the historic district is.

Chair Venker said he is only speaking to the topic of visual continuity and what features this house has that no other homes in this neighborhood has.

Mr. Schroeder said he agrees him 100% on that.

Mr. Parry responded so you are saying we should keep continuity like Verde Santa Fe, where all of the houses should have the same color and all look the same. Differences are what makes our country a great place.

Mr. Venker responded not at all, he is comfortable with the materials and color; however, there is no continuity in this neighborhood regarding those features. As such, in the design and review process he has no reason to say that this home, for those reasons, would stand out because many of these homes have different features that are exposed in this neighborhood. This is a neighborhood cited for new development, newer structures and newer styles with the caveat of it fitting in with the rest of the neighborhood. That is what is on the zoning ordinance or general plan; he is not sure, maybe both.

Mr. Pate asked if he could approach. He showed them some google images and said he could make an argument one way and someone else could make it the other way. If you look at these this is about as varying as it gets, when it comes to elevation from the road, roof lines, types of construction and materials, it's just all over the place.

Mr. Schroeder said picture your home in there with a huge copper dome on top of it. It is going to stand out even from an aerial photograph; it is not going to fit in.

Mr. Pate said he agreed with Mr. Schroeder, however, it would fit in about as much as this one. (Mr. Pate pointed to an example on the document.)

Mr. Parry interjected that copper roof will turn brown.

Mr. Pate said if any of the neighbors had shown up for the meeting and made suggestions. He was willing to respect the process, the problem was nobody engaged at that point. Even at this juncture, we are still willing to entertain change, we are not saying take it or leave it. At the same time, he feels he has honored the process.

Mr. Wood stated he feels terrible about the process and he feels sympathetic toward him. However, his sense is Mr. Pate got ahead of himself. First, you are to do a preliminary design and that is in the ordinance and it was not done, but that is not your fault that it wasn't done. You've put a huge amount of effort into this, however he believes prematurely. He asked Mr. Parry, "Over and over in the ordinance it speaks of visual compatibility, tell me something that is not visually compatible." There is compatible and un-compatible. He asked where do you draw the line. We are trying to enforce this "visual compatibility."

Mr. Parry responded he does not have an example; he would like to see something that is not boring and done before.

Mr. Schroeder said to quote Frank Vander Horst from the last council meeting, "Would you say building a house that looks like a UFO in town is visually compatible?"

Mr. Parry responded, "No, does that look like a UFO, to you?"

Mr. Schroeder responded, "Kind of."

Mr. Parry said he doesn't find anything offensive about the house. He explained his take on it in detail and how our tastes in design vary. He thinks we can talk to them about colors, materials, but not re-designing the house because you're not happy with the dome.

Mr. Pate said we have already adjusted the colors; we have made them more subtle, more earth tones. He does not know how to be more respectful of the process. We have shown up, he can't force neighbors to show up.

Mr. Parry doesn't believe you will see much of it from the street.

Mr. Pate said although many of the neighbors haven't complied with that ordinance, our house is not sticking up above street grade.

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Les Smutz, Mr. Pate's representative, spoke about the roof level requirement of a maximum 25 feet. It is more or less equal to the height of existing structures in the areas. He doesn't believe the dome is as intrusive as the board may think. The dome is situated behind the structure. He suggested they could plant more Cyprus trees. We've made adjustments to make it fit in better than it did initially.

Mr. Schroeder asked Mr. Dabney if that letter requesting the height change was in the packet.

Mr. Dabney responded no, it wasn't in this packet.

Mr. Venker determined they did have it.

Mr. Schroeder asked Chair Venker what he thought of the change requesting the height. He went on to ask if that would exceed the official height limitations, which you say the houses on either side have exceeded.

Mr. Smutz said the height limitations are at 25 feet. He wants it to match the existing houses. We are not trying to block the view, just make it similar.

Mr. Wood deferred to the slope rule and how it applies to them. He doesn't see that they are addressing that.

Mr. Smutz said something about the ordinance and that the property is sloped.

Mr. Parry and Mr. Wood discussed slope and building in detail until Mr. Dabney called a point of order.

Mr. Dabney said we are crossing into Planning and Zoning and this is already past that.

Mr. Pate suggested he might have to go back to Planning and Zoning for the height difference, he had thought by going a little higher it would hide the dome a bit more and make it less obvious.

Mr. Smutz noted that the dome could be adjusted a little lower.

Chair Venker mentioned changing the peak of the dome.

Mr. Wood said if we are asking for final approval he would hope they would have the drawings of what they are approving.

Chair Venker clarified that it is not their desire to make these changes and that they are offering options to us.

Mr. Pate said he might add in lieu of zero community participation from neighbors in a formal sense, except for an unsigned letter and another received at the 11th hour. The only input has been himself going around and talking to people, this is why the color changes had occurred.

Mr. Wood said the two people that have bothered to put things on paper have criticism.

Mr. Pate said the 11th hour letter should not be entertained by this board. His only position is, at this time, is that they are willing to entertain those changes from the board right now.

Mr. Wood has been critical of this, because he has not seen any movement toward his position.

Mr. Parry feels it has been stonewalled from the get-go and we should make a decision now so that these people can move forward.

Mr. Schroeder said he agreed with Mr. Perry, however in regard to stonewalling, when we first received this we did not have enough information. We did not stonewall these people.

Mr. Parry said in design and review you bring in samples, you couldn't really tell with these color variations without these samples. He believes we tabled it because of that.

Mr. Pate said we did bring samples in the last time and we did not even discuss the samples.

Mr. Schroeder stated as he did at the last meeting, he doesn't like the design, he doesn't think it will look good in the neighborhood, but given the nature of the neighborhood that it's being built in he sees no reason why we can't approve it.

Mr. Venker asked for clarification at the front line of the house and then the outcropping, the two turrets on the back of the house, that max point out looks to be three feet on both sides from the front of the home. Is that correct? Someone confirmed that it was correct.

Mr. Parry moved to approve the drawings as presented and if heights change, it would have to go before Planning and Zoning. Chair Venker seconded. The motion passed with 3 ayes and 1 nay.

Mr. Dabney clarified any height changes would have to go to Planning and Zoning.

Chair Venker confirmed that the applicant does not have to come back before them with height changes as long as they

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have been approved by Planning and Zoning.

ITEM 5: NEW ROOF

APPLICANT: GRAIR GLASSMAN
ADDRESS: 225 THIRD ST.
OWNER OF RECORD: ABOVE

YEAR BUILT: 1912
ZONE: R1-5
APN: 401-07-027

The applicant is seeking approval for new roofing material.

Rebekah Kennedy spoke on behalf of Grair Glassman. She brought her samples and showed them to the Board. They tried to match as closely as possible to the current roofing material.

Mr. Schroeder commented it was the closest thing to replacing it in kind now of days.

Chair Venker concurred.

Mike Parry moved to approve the Mohave Tan roof color. Mr. Schroeder seconded to approve Mohave Tan. The motion passed unanimously.

ITEM 6: VISUAL COMPATIBILITY

APPLICANT: N/A
ADDRESS: N/A
OWNER OF RECORD: N/A

YEAR BUILT: N/A
ZONE: N/A
APN: N/A

Discussion between DRB and Zoning Administrator for Visual Compatibility

Mr. Wood asked for this to be put on the agenda because this is a term that we use a lot, but it is a tricky one. It's that word "compatibility." Visual is easy enough, but compatible is not so easy. This language is not just for Jerome it is in the Secretary of Interior guidelines for everything, it is the national standard language used for these questions. He believes it is significant that Mr. Parry can't give him an example of something that would be clearly wrong under the ordinance.

Mr. Parry said Verde Santa Fe.

Mr. Wood talked about communities that have strict guidelines and reference a gated community that only allowed four different paint colors.

Mr. Schroeder said he is limited with the colors he can use because he is in a historic district. Although, SHPO tried to tell us it is perfectly fine to paint a house fuchsia in the middle of a historic district. He believes that is a total misrepresentation to what visual compatibility means. He thinks what SHPO said was absolutely wrong and in direct contrast to what the Secretary of Interior intends.

Mr. Parry mentioned Goldwater Boulevard in Prescott. There is a Victorian and then a Georgian House; to him it is like a candy store.

Mr. Schroeder expressed his quandary with Mr. Parry approving the big house on Company Hill that has all those beautiful Victorian houses up there, you okayed that one.

Mr. Parry said he is talking about changes within a neighborhood. He doesn't think houses should look the same as the one next door.

Mr. Schroeder brought up the extreme, a house that looked like a UFO.

Mr. Parry said if it wasn't in a historic neighborhood, then maybe it would be okay.

Mr. Venker added, "If we could go back to what this topic is about instead of our personal opinions. Visual compatibility is tangible." He referred to many items that can be compared and contrasted to and can fit into a surrounding neighborhood. Homes in Jerome, anything SHPO related refers to whether or not those changes affect the Town's historic status. "When SHPO said you could build a UFO looking building in the middle of town, they are saying that you could do that because it will not affect the historic status of this town. In the sense that there are so many contributing buildings that far outweigh the non-contributing. If we can maintain and preserve those, our status is not in jeopardy. As a board, and what this town is able to do, is that burden falls on the Town itself to pass ordinances that are more clear and specific than "fit in," which does not give us a clear outline. The homes on North and Dundee have almost no

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compatibility on any tangible items that can be quantified. To say that neighborhood has something quantifiable that we can hold as a standard, he has to ask where is it. To end this rant in terms of compatible visibility, to say we can act as individuals with our own thoughts versus us acting on behalf of the Town of Jerome, that burden ultimately falls on the Town of Jerome to say this is what we want to see in our neighborhoods. We can, as a town put limitations and clear verbiage on what we want and don't want to see and through that as a board have the ability to make more conscientious decisions."

Mr. Wood said style and design of Jerome in the General Plan is pretty well spelled out. He talked about Company Hill and how the homes were Victorian kit houses, they are all similar. Most of the rest of Jerome excluding Dundee is early 20th century vernacular, those houses have simplicity in common. Whereas the kit houses have scroll and jigsaw work, but the typical vernacular house does not. Pretty much the rest of the country was built like the typical homes in Jerome. We do have a design consistency. Morphology has to do with the way facades line up and in Jerome it is consistent accept for North Drive and Dundee. As far as visual compatibility, he believes it means a kind of similarity, harmony, roof shapes similar and colors are similar. Simple modest homes. Pyramid roofs, peaked roofs, you don't have much brick in the residential area. SHPO recommends metal roofs. What he is getting to is, scale wise they are similar; you could find examples of most of the details. You are making something new and unique. (He was directing that comment to Mr. Pate.)

Mr. Schroeder said maybe on North Drive but not in the rest of the town.

Mr. Pate responded he wished they had been engaged more. He believes they honored the process; however, nobody participated as far as the community.

Mr. Wood said it was a learning process for all of us.

Mr. Dabney addressed Mr. Schroeder regarding the comments SHPO had made. He has been in contact with people from SHPO and he is trying to get confirmation on that statement.

Mr. Schroeder thought what SHPO had said was completely wrong.

Chair Venker said for clarification he doesn't want to see any UFO buildings in Jerome.

Mr. Wood stressed again visual compatibility has to do with similarity. He mentioned scale, roof shape, texture all of these formal things you can name.

Mr. Parry mentioned the Town of Prescott and the individual houses in a historic neighborhood are not visually compatible.

Mr. Schroeder stated we are talking about a single property not a district.

Mr. Parry said that neighborhood has very little visual compatibility; yet it is very pleasing and probably the showcase of Prescott. Moreover, that is all he has to say.

Mr. Wood referenced a book that said the way buildings were. He talked about how buildings change over time. He discussed the houses in Clarkdale and every single homeowner has done something different with their home.

ITEM 8: FUTURE AGENDA ITEMS

Nothing was contributed.

ITEM 9: ADJOURN

Mr. Parry made a motion to adjourn and it was seconded by Mr. Schroeder. The motion carried unanimously and the meeting adjourned at 8:03 p.m.

Approval on next page.

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DATE: Monday, October 9, 2017 TIME: 7:00 pm

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MINUTES

Respectfully submitted by Joni Savage on November 13, 2017.

Approved: _____

Design Review Board Chair

Date: _____

11-14-17

Attest: _____

Design Review Board Vice Chair

Date: _____

11/14/17