



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, November 9, 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 Vice Chair Steve Pontious at 7:00 p.m.

Roll call was taken by Albert Sengstock, Zoning Administrator. Members present were Vice Chair Steve Pontious, Mike Parry, Brice Wood and Mark Venker. Chair Deni Phinney was absent.

Staff present were Albert Sengstock, Zoning Administrator and Jennifer Julian, Minute Taker.

Members of the public present were Kelsi Venker, resident; Danielle Vorves, resident; and Lee Christiansen, architect. Two other individuals were present whose names were not recorded.

Mr. Pontious welcomed Mr. Venker to the Board.

ITEM 2: APPROVAL OF MINUTES FROM OCTOBER 12, 2015

Mr. Wood moved to approve the minutes as presented. Mr. Parry seconded. The motion carried unanimously.

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

ITEM 4: APPROVAL OF PORCH/BALCONY REHABILITATION

APPLICANT: DANIELLE VORVES

PARCEL: 401-07-068

AGENT: LEE CHRISTIANSEN

OWNER: ABOVE

ADDRESS: 668 VERDE STREET

ZONING: R1-5

The applicants ask for approval of a proposed balcony rehabilitation project.

The applicant and agent were in attendance.

Mr. Sengstock explained that he has been working with the architect Lee Christiansen on this project. The previous owner of the property received permits for repair of the front upper and lower decks, but Mr. Sengstock could find no record that it ever went through Design Review Board. However, the repair was done simply, mostly replacing dilapidated materials.

Mr. Sengstock presented pictures of the various elevations and the proposed rehabilitation. The color will match the original color or restore the original color. This is a legal nonconforming structure built long before there were any zoning codes.

There may be some minor variables depending on the building codes, such as vertical spacing and height of railings. The physical appearance will be simple in nature like the vernacular architecture of the town.

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Mr. Christiansen said that the siding from the porches had to be removed to repair the sagging balconies. The projecting element of the roof has a six inch pitch from the west wall to the overhang at the east end. They will take off the siding and match with the railing detail more common in town. It will look better and be lighter, which will be better for future settling. They will have to peel off the siding, jack it up and put in new fascia.

Mr. Wood said that he is happy to see this project and how it is being approached. He also appreciates clear plans. Mr. Parry agreed.

Mr. Parry moved to approve item 4, the porch/balcony rehabilitation. Mr. Venker seconded. All were in favor and the motion passed unanimously.

ITEM 5: REVIEW DRAFT ZA HISTORIC REVIEW GUIDELINES

Mr. Sengstock explained that he is trying to create consistent guidelines and procedures for future Town Zoning Administrators/Historic Preservation Officers to follow. He also wants the Design and Review Board members to understand how he is evaluating projects before they come to the Board, including the general principles that are being applied to any project.

The first section of the Design Review Guidelines covers signs. For example, signs should be reasonably simple and similar in color and font to the existing signs in the neighborhood, and each business is allowed two signs.

The next section addresses exterior remodeling and the principles that apply in maintaining the historical integrity of the architectural types and materials. He also talks about the visual historic impact on the Town relevant to the Historic Landmark status. One guideline is to check the parcel files for any approvals or conditions that were placed on a particular property. If it is a new property owner, he may require a fresh review.

The next Guideline covers additions and new construction. In general, the construction must be similar but different. It should be of the same mass, with the same vertical lines and roof pitches, though the materials may be different. Though the Town doesn't want new construction to mimic a historic building, historic materials are appreciated. For example, corrugated tin would give a historic flavor to a new design.

The final section of the Guidelines are general principles for the Zoning Administrator to consider, such as developing a sense of what fits in Town. Another consideration is Proposition 207, and the need to balance protecting the historic nature with the costs of a project. Also, any building built after 1952 is not obligated to meet historic design standards, but the property owner is encouraged to maintain the flavor of what they have. Finally, projects need to be discussed with the Building Inspector to ensure they meet current building codes.

Mr. Sengstock invited recommendations and suggestions from the Board regarding the draft Guidelines.

Mr. Parry said that the Town is concerned with the size of houses. The houses in Jerome are small and the Board needs to guide people to build structures that fit into the neighborhood.

Mr. Sengstock said that the Guidelines do consider the mass of a structure. New homes cannot be under 800 square feet. In addition there are setbacks and open space requirements. A new home can ignore that the surrounding homes are smaller. It is a matter of property rights vs. encouraging the builder to fit in.

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Mr. Wood wondered if something could be smaller than the code allows. There are properties in town that are smaller than 800 square feet. Mr. Sengstock referred to the "tiny houses" being built in other areas in response to the economic crisis and high rents. He doesn't know why 800 square feet is the minimum house size in a town like Jerome. Mr. Parry mentioned that his generation built houses of 5000 square feet that will be increasingly difficult to maintain.

Mr. Sengstock said that the community will need to decide how it wants the town to be developed. Many lots are 25 feet by 50 feet. In an AR zone, there is ten feet to build with. In an R1-5 zone, there is twenty feet. Most infill lots now are not buildable. There are land use zoning decisions that town needs to make, such as adjusting the zoning setback lines.

Mr. Wood wondered if Mr. Sengstock was suggesting that the Board draft suggestions to present to the Council. Mr. Sengstock said that the General Plan Steering Committee is working on recommendations pertaining to development in the Town. He believes that it is financially logical to make lots more usable, creating a more affordable housing stock.

Mr. Venker wondered about the Town's outlying areas, such as Dundee and North Avenues. The homes in those areas are noticeably different from the center of Town but are zoned similarly. It is possible that people could try to build something there that pushes the restrictions and limitations of the design guidelines.

Mr. Sengstock said that in a Proposition 207 state, personal property rights come first. He would encourage new builders in those areas to conform to the context of the historical community, but they have the right to meet the minimum zoning requirements only. He invited further input by email from Mr. Venker regarding his concerns about the Town's outlying areas.

ITEM 6: FUTURE AGENDA ITEMS

Mr. Pontious asked if there would be a combined meeting on parking in November. Mr. Sengstock said the meeting would be scheduled after the first of the new year.

Mr. Sengstock mentioned that NAU engineering students will be doing capstone projects in the Town. They will be doing scale aerial overviews based on best engineering practices of traffic flow and parking. They will also study rehabilitating the lower parking lot and the costs of a two-shuttle system. Their services are free.

ITEM 7: ADJOURNMENT

Mr. Pontious moved to adjourn. Mr. Parry seconded. The motion passed unanimously and the meeting was adjourned at 7:36 p.m.

Approval on next page.

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Respectfully submitted by Jennifer Julian on December 14, 2015.

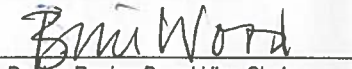
Approved:


Design Review Board Chair

Date:

11/9/2015

Attest:


Design Review Board Vice Chair
member

Date:

11/9/2015