



TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331

Phone (928) 634-7943 FAX (928) 634-0715

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 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.

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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.

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.

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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.

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*Respectfully submitted by Jennifer Julian on April 10, 2017.
Resubmitted for approval on November 13, 2017.*

Approved:



Design Review Board Chair

Date: 11-14-17

Attest:



Design Review Board Vice Chair

Date: 11/14/17