



# 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, August 14, 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 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 Venker at 7:03 pm. Kyle Dabney, Zoning Administrator (ZA) called roll. Present were Chair Mark Venker, Vice Chair John Schroeder, Brice Wood, and Mike Parry by teleconference. Staff present were Kyle Dabney, Zoning Administrator and Charlotte Page, Minute Taker.

**ITEM 2: APPROVAL OF MINUTES:** Discussion, approval of June 12, 2017 minutes: there were no revisions.

**Mr. Wood moved to approve the minutes of 6/12/2017 as presented. Vice Chair Schroeder seconded the motion. All were in favor, Mr. Parry abstained, and the motion passed.**

### ITEM 3: PETITIONS FROM THE PUBLIC

There were no petitions from the public.

### ITEM 4: EXTENSION FOR PROJECT APPROVED JAN 9, 2017 – 2<sup>ND</sup> BATH/DECK EXTERIOR IMPROVEMENTS

APPLICANT: ELZ, LLC

ADDRESS: 119 JEROME AVE.

OWNER OF RECORD: DRK LLC.

YEAR BUILT: 1922

ZONE: C-1

APN: 401-06-013 & 014

The applicant is seeking approval for a six month extension of the prior approval. The applicant is not present, Mr. Dabney, ZA will present. Mr. Conlin needed a water line installed, it was part of the agreement between Zoning and Fire Department, to install sprinklers. It's been a very intensive process and difficult to get everyone together ADOT, and other entities. He is asking for an extension to get everything lined up for the project.

**Mr. Wood moved to grant an extension for this project, Chair Venker seconded the motion, the vote was unanimous and the motion passes.**

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## ITEM 5: EXTENSION FOR PROJECT APPROVED FEB 13, 2017, RENOVATION

APPLICANT: STEVE AND KAREN CHEIFETZ

YEAR BUILT: 1957

ADDRESS: 10 JUAREZ ST.

ZONE: RA

OWNER OF RECORD: ABOVE

APN: 401-07-185A

The applicant is seeking approval for a six month extension of the prior approval. Mr. Dabney presents the applicant has lost the engineer for the project, and just passed the due date. This required them to get a new engineer and go through the process again. They ask for an extension

**Mr. Wood moves that we grant the extension and Vice Chair Schroeder seconded the motion. The motion carries unanimously.**

## ITEM 6: STORAGE SHED

APPLICANT: INGRID SARRIS

YEAR BUILT: 1962

ADDRESS: 541 MAIN ST

ZONE: C-1

OWNER OF RECORD: SARRIS AND ASSOCIATES, LLC

APN: 401-06-093

The applicant is seeking approval to install a shed on the property. The applicant was not present. Mr. Dabney presented the item. Mr. Dabney states the applicant has complied with every request from Zoning Department and has come up with a new design for this storage shed. As submitted, the new design is in wood, painted with roofing to match the existing structure. The board agrees it is much better and should move forward.

**Chair Venker moved to approve the project, Mr. Wood seconded the motion. The motion passed with unanimous vote**

## ITEM 7: REDESIGN PLANTER BOXES

APPLICANT: LIZ GYLE

YEAR BUILT: 1913

ADDRESS: 309 MAIN ST.

ZONE: C-1

OWNER OF RECORD: EXETER CIRCLE, LLC

APN: 401-06-022B

The applicant is seeking approval for redesign for planter boxes to include bench seating. The applicant is not present. Mr. Dabney presented the item. Mr. Dabney stated the only change to the current design is the proposed planters would include bench seating between them and there would be a color change to match the upper building. Everything is made of wood and the design remains the same except including some bench seating. Mr. Wood likes the design, he says it is an extension of other projects submitted on this property he says the planters are well tended and he likes the seating design, Chair Venker, agreed that additional seating is good Vice Chair Schroeder agreed.

**Vice Chair Schroeder moved to approve the project, Mr. Parry seconded agreeing that he also likes the design. The motion passed with unanimous vote.**

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## ITEM 8: NEW SIGNAGE

APPLICANT: MICHAEL GAMBLE/ PURA VIDA GALLERY, LLC.  
1897ADDRESS: PO Box 1057, JEROME  
OWNER OF RECORD: SULLIVAN APTS., LLC.

YEAR BUILT: 1897  
ZONE: C-1  
APN: 401-06-026N

The applicant is seeking approval for new sign for new retail shop. The applicant is present. The item is presented by Mr. Dabney, ZA . The sign is made of wood, and he had no issue with the colors, size or material of the proposed sign. There will also be a stencil on the window, which he feels is fine. Vice Chair Schroeder likes the font, feels it fits in, with the town and the Rt. 89 feel. Mr. Parry says they have done a nice job Mr. Wood says it a nice scale, smaller than the maximum size allowed but consistent with others in that area, many are different but none are overwhelming. Chair Venker clarifies if it is all wood with paint. The applicant says it is also alomalite on the coloring.

**Mr. Parry makes a motion to approve as is, Chair Venker seconded the motion, it passes unanimously.**

## ITEM 9: PASSION CELLARS, LLC

APPLICANT: JASON DOMANICO  
ADDRESS: PO BOX 25, JEROME  
OWNER OF RECORD: TOWN OF JEROME

YEAR BUILT: 1913  
ZONE: C-1  
APN: 401-06-149

The applicant is seeking approval for two new signs. The applicant is not present. The item is presented by Mr. Dabney, ZA, they wanted to paint on the building, that wasn't supported by the Town. This plan is to make one sign with the presented design and it will be made of wood. Vice Chair Schroeder asks if the building is owned by the Town and if the historical society signed off on the project. It is owned by the town, and the town has signed off on the approval process. Chair Venker asks about the actual location of the sign, where exactly would the sign hang? Mr. Dabney, ZA replies on the front side, above the fire engine garage, at the street level, high enough to comply with the ordinance. Mr. Wood asks if the other sign would be painted on the building, Mr. Dabney, ZA replies the town doesn't want anything painted on the building. Vice Chair Schroeder asks how it will hang, he assumes it will most likely be bolted. Mr. Dabney, ZA agrees that it would have to be bolted. Mr. Wood is unclear of the design presented for the second sign and where it would be located. Mr. Dabney says it (second sign) would be a solid wooden sign incorporating the designs presented here. Mr. Parry asks why they are changing the colors, the old sign background is black now it's white. Chair Venker says they are keeping the original sign, hanging it over the sidewalk on the street level. The bottom image has a second sign, one large sign it includes Passion Cellars and Salvatore vineyards all in one run, to be hung above the patio and entrance of the establishment. Mr. Dabney states the white background wouldn't be there. Mr. Parry says that is ok. Vice Chair Schroeder suggest to minimize the impact to the structure in regard to hanging the piece. Mr. Parry agreed, Mr. Wood says he still does not have a clear picture of what the proposal is. Mr. Dabney, ZA says it will be a single wooden sign and would look like the picture without the white background

**Vice Chair Schroeder makes a motion to approve, Mr. Wood seconded the motion, it passes unanimously.**

## ITEM 10: REPLACE WINDOWS, SIDING, STAIRWELL, PAINT – PER DRAWINGS

APPLICANT: MICHAEL BUTCHER  
ADDRESS: PO BOX 66, JEROME  
OWNER OF RECORD: MARY COLLIN, MICHAEL BUTCHER

YEAR BUILT: 1949  
ZONE: R1-5  
APN: 401-08-041

The applicant is seeking approval for exterior changes to residence. The applicant is present. The item is presented by Mr. Dabney, he has been working with Mr. Butcher a lot since he was hired, and there have been several changes. Mr. Dabney, ZA brought in the State Historical Preservation Office (SHPO) on this project. They said that as the plans are presented he is not in danger of losing his status for historical designation. Also, they stated that their main goal is to support the efforts to keep historic properties preserved, as long as it stays in the within the character of the specific

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period. Mr. Dabney, ZA believes that is what Mr. Butcher has proposed, and he would ask this board to make the decision as to the changes presented here. He mentions the large number of changes that have affected this property over time which makes it difficult to identify the 'original' and later modifications. Mentions SHPO also had difficulty identifying the exact original structure. They are more interested in the effort to save the home. Vice Chair Schroeder is supportive of the review of SHPO

Chair Venker, is supportive of the project, and likes most of what he sees in the plan had some reservation with opening up the window on the second floor, but agrees to yield this point if SHPO had no reservation about this specific detail. He mentions that the plans reflect the applicant is striving to maintain the house as it was or 'is currently', while updating it.

Vice Chair Schroeder agrees saying this property has been on the market for some time and people are aware that it needed a lot of work. He mentions that he has heard good things about the applicant's work. Vice Chair Schroeder motions to approve the project as submitted.

Mr. Parry says the applicant has taken on a big project, and we appreciate that. Mr. Wood is glad someone that will do a nice job has taken on this project, it's a real Jerome house and all that implies. He knows the applicant's work and is pleased that he has taken it on. Mr. Butcher says it's his retirement project, Mr. Wood says the windows are really close to what was historic. Mr. Butcher shows which windows will be same and which open up the view. He talks about the historic porch that was converted, he has discussed the history and this project with the granddaughter of the original builder. He talks more about some design elements, the new electric service, the deck used to come out about four more feet, and the steps came out there (he indicated a point on the plans). A tree fell and broke the landing and damaged the steps which were then removed sometime in the late 80's. He mentions that in the back he has some problems with water intrusion. There was tar that goes across the back wall. He feels that he could put something under the deck to assist with the drainage problem. He feels the Town air conditioning units (14) that are above his property may be partly contributing to his drainage issue. He will be looking at a shed roof structure to help with alleviating some of these problems at a later time with approval of the Planning & Zoning Dept. APS meters will be relocated and he intends to repaint the house white with grey trim. Mr. Wood asks about the siding choice to replace or cover the plywood, Mr. Butcher wants to replace the Masonite, and the T-111 and use shiplap wood siding. The side and front have tongue & groove siding and some teardrop siding on the garage and tongue and groove ceiling on the side by the alley. Mr. Butcher wants to replace it all eventually with cedar siding. Mr. Wood indicates a detail that he likes and would like retained, Mr. Butcher agrees and intends to leave this in place. He shows the colors selected, grey and off white trim.

**Vice Chair Schroeder motions to approve the project as submitted. Mr. Wood seconds the motion and it passes unanimously.**

## **ITEM 11: VERDUGO PROJECT – RETAINING WALL**

APPLICANT: RICHARD J. MARTIN  
ADDRESS: 704 GULCH RD.  
OWNER OF RECORD: ABOVE

YEAR BUILT: 1921  
ZONE: AR  
APN: 401-07-115

The applicant is seeking approval to repair and improve existing retaining wall. The applicant is not present. The item is presented by Mr. Dabney, ZA, it is a retaining wall, it had been previously existing and is damaged. It has been reviewed by the building inspector, and may present a safety hazard where cars could drive over the side, or into the house or pedestrians might fall. They want to install another retaining wall with a safety railing, he has no issues with the design or the materials being used. Mr. Parry wants to know if the concrete could be colored closer to the color of the house. Mr. Parry asks if it could be colored to better blend into the neighborhood better.

Mr. Chuck Runyon, presenting for the owner, is more interested in the look on the house side, as it will provide a courtyard space. It will be made of cinder block, to pick up a little more area on the roadside, Mr. Parry says he

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understands. Mr. Runyon says the railing will be painted to match the metal rail on the house, so that (paint) doesn't last too long, intends to stucco the wall to last longer.

Vice Chair Schroeder asks if the original wall will be torn out, Mr. Runyon replies no it will be behind the existing wall, the original wall was level, with a landing and stairs on the high end, the rest was a cold pour curb about 16" tall that was not bonded to the lower wall, that work was from 1938. The wall underneath was older, it never went all the way to the ground, maybe it had a berm next to it. He guesses it's been there since it was part of the road. Vice Chair Schroeder mentions the erosion over this period of time.

Vice Chair Schroeder, asks how much it would affect the wall if you left the street side the way it is and just stucco the inside, and if that would that be possible. Mr. Runyon wants to build it higher than the road to provide a little more of a barrier, for safety reasons. They discuss the level of the road, at the dry pour discussed earlier the roadbed is about 8" above a certain spot he indicates in the pictures. Vice Chair Schroeder mentions that this is a real shallow curve right now, Mr. Runyon says this is below the existing roadbed.

Vice Chair Schroeder agrees with what Mr. Parry says about the railing, and the safety issues. He asks that the existing wall be photographed before any stucco is applied as a record for the historical society. Chair Venker asks for a motion, Mr. Parry asks if we are ok with the rail being painted, Mr. Runyon doesn't intend to powder coat the rail.

**Mr. Wood motions to approve as submitted, Vice Chair Schroeder 2<sup>nd</sup> all are in favor and the project passes unaniously.**

## **ITEM 12: NEW RESIDENCE, SINGLE FAMILY DWELLING**

APPLICANT: JERRY PATE

YEAR BUILT: TBD

ADDRESS: 160 NORTH DRIVE

ZONE: R1-5

OWNER OF RECORD: JEROME HOLDINGS, LLC

APN: 401-11-012H

The applicant is seeking approval for new construction of a single family home. The applicant's designer Les Smutz, with Windsor Castles Innovative Home Design, is present. The item is presented by Mr. Dabney, ZA, this is a new construction, on North Drive. He has worked with Mr. Pate on the project. He also brought in the SHPO group to review the site and the design. SHPO agreed that this design doesn't mimic historic buildings, and they support this project as he has presented a new design within this neighborhood where there are a number of unique designs already present. Vice Chair Schroeder asks if we have a letter in regard to this project, from SHPO. Mr. Dabney, ZA says he can request that. Mr. Schroeder would like to see the opinion. Chair Venker mentions the recent council meeting SHPO presented and supported creative interpretations without damaging the historical nature of the town or homes existing here, and mentions this is a unique design. Mr. Parry mentions that this is an eclectic neighborhood, he doesn't see it as a problem, rather kind of exciting, it's just we aren't used to having progressive architecture in our neighborhood. He likes the colors, and asks about the square footage of the house. The Mr. Smutz replies it will be 2400 sq ft., Mr. Parry mentions Richard Johnson's house which also architecturally eclectic, in this regard he doesn't see a problem with it.

Chair Venker asks for examples of the materials and colors, Mr. Smutz says he is not exactly able to represent the actual colors, he wants to do something that subtly blends with foliage. Mr. Parry asks if he could come back with actual colors. The designer says he will return with colors. Mr. Parry says they will need material represented for siding, or stucco and roofing also. Actual samples would be required.

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Mr. Wood agrees and adds this seems more like a concept drawing, he says to his eye it doesn't look like the neighborhood, neighbors are saying it pretty well. He quotes "the house will clash with the existing houses on our end of North Drive, one the appeals of our street is that the houses are all quite geometric with tin roofs, neutral colors, and well placed picture windows. The existing houses blend into the hillside, we are concerned with the metal clad dome your proposed house will effect that visual integrity". Mr. Wood says this neighborhood is interesting it has a lot of relatively new construction, he says (of the neighbors/neighborhood) they were thinking of historic Jerome structures, roof shapes, fenestrations, he says this design is more like a Scottsdale golf course design, and feels this is not visually compatible at all, to his eye, with the existing area, he is surprised that SHPO would support it. Mr. Smutz shows an example of nearby property that is different. Mr. Wood continues saying the neighborhood is more new houses, several experimental and radically different houses there, but more dug in than exposed. Mr. Smutz says this project will be lower than many of the neighbor houses. Chair Venker asks him to indicate the street level, Mr. Smutz says the spot indicated is below the street level, about ten feet below.

Vice Chair Schroeder mentions that the Jurisens just closed on a property nearby and wonders if they have been consulted on the design of this project. Mr. Parry asks if it is within 300' of their lot. Vice Chair Schroeder mentions it may be in the 'view shed'. Mr. Parry is surprised, the board mentions other neighbors, Mr. Dabney, states that he notified neighbors within the required 300' of their lot,

Vice Chair Schroeder, wants the entire project to be posted online, for public review. Vice Chair Schroeder thinks that the entire packet should be posted and thinks the town manager has agreed to the posting of all details online.

Mr. Dabney, ZA is only posting as required.

Mr. Parry says he wants to see more details wants to see how it sits with regard to the street level, have color samples and see what's going on. Chair Venker agrees material samples are needed, says he feels it is not as dramatic of an impact as the images make it seem, because it is below the street level, and the area has very low traffic, except residents. Mr. Smutz says the top of the dome is about two feet above street level, even from the street level you look across the top to the view.

Chair Venker restates from the SHPO presentation that home construction, regardless of presentation, new homes have not as much significance, almost no significance on the historical status of the town. We are here to preserve historical integrity, he doesn't see this as being something that would conflict with that goal even though this project is radically different in this area. He feels similar to Mr. Parry, there are other radical homes in that area that are unique to their surroundings, as well, while he feels tentatively supportive, he will not want to give any statement of approval without the samples requested.

Mr. Parry motions to table for a future meeting with samples provided. Mr. Wood will second the motion. Vice Chair Schroeder wants to go on record that he agrees with Mr. Wood this is an eclectic neighborhood, but most neighbor properties tried to blend in with the neighborhood, he feels this project does not make this effort.

Mr. Parry, says he doesn't think Richard Johnson's house blends in, and thinks this might fit in as well, he has more examples, he feels these examples are more of a 'total expression', suggests we don't get to judge, other board members disagree. Mr. Parry requests a better elevation to see how the project fits into the terrain. Mr. Wood we need more than elevations, also wants to have more detail of the terrain around the house. Mr. Parry suggests a site plan, Mr. Wood suggests an aerial photo, to consider how it relates to others around it, because it is our mandate to consider visual compatibility of the project. Mr. Parry says there are five other house in that area that are not visually compatible at all.

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**Mr. Parry made a motion to table the discussion until tangible materials and a scale of the site plan relative to the neighborhood is presented. Mr. Wood seconded the motion. The motion to table passed unanimously.**

Mr. Smutz wants details of the needs other than samples. Samples for siding, roofing, a plan view, elevation, scale drawings, designer says it 1/8 scale, 1" to 10'. Also a plan layout for the site is requested. Vice Chair Schroeder, needs details of how it relates to other structures around, it's hard to imagine how it would sit on the lot. Mr. Parry suggests a site plan with terrain and show how it fits. Chair Venker questions the size of the footprint compared to homes surrounding it. Try to identify what if any concerns could come from neighbor properties, view obstruction any impairment or neighbor concerns that can be addressed up front.

**ITEM 13: FUTURE AGENDA ITEMS** Mr. Dabney, ZA, mentions that the February 27, minutes have not been approved and attendees were Steve Pontious, Mr. Parry and Vice Chair Schroeder, we plan to followup on this at the next meeting.

Vice Chair Schroeder asks Mr. Dabney, to check up on having the entire packet posted, he feels it is necessary. He believes it should be, and he thinks this was agreed to by the Town Manager, Candace Gallagher. Mr. Dabney, says he believes he is posting the required documents.

Mr. Wood wants to discuss signage again. There are some items that are bothering him. Mr. Dabney, ZA wanted to have better representation required for applicants uses the sample for the sign for Passion Cellars as an example.

## **ITEM 14: ADJOURN**

**Vice Chair Schroeder made a motion to adjourn, and Mr. Wood seconded it. The motion carried unanimously and the meeting adjourned at 7:56 pm.**

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## REGULAR MEETING OF THE TOWN OF JEROME

### DESIGN REVIEW BOARD

DATE: Monday, August 14, 2017 TIME: 7:00 pm

PLACE: **JEROME CIVIC CENTER**

600 Clark St., JEROME, ARIZONA 86331

### MINUTES

*Respectfully submitted by Charlotte Page on August 14, 2017.*

Approved: \_\_\_\_\_

*Design Review Board Chair*

Date: \_\_\_\_\_

9.11.17

Attest: \_\_\_\_\_

*Design Review Board Vice Chair*

Date: \_\_\_\_\_

9/11/17