



# 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, September 11, 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 7:02 pm. Kyle Dabney, Zoning Administrator (ZA) called roll. Present were Chair Mark Venker, Vice Chair John Schroeder, and Brice Wood. Mike Parry was absent. Staff present were Kyle Dabney, Zoning Administrator and Charlotte Page, Minute Taker.

### ITEM 2: APPROVAL OF MINUTES: Minutes of February 27, and August 14, 2017.

Discussion of minutes. Mr. Wood says we have a parliamentary challenge for the February minutes as two members weren't here and the minutes can't be approved with only one vote. February minutes will be tabled. Regarding the August 14 minutes, Mr. Wood was complimentary to the minute taker, there were complex discussions and it is well represented. He then moves to approve these minutes

**Mr. Wood moved to approve the minutes of 8/14/2017 as presented. Vice Chair Schroeder seconded the motion. All were in favor and the motion passed unanimously.**

### ITEM 3: PETITIONS FROM THE PUBLIC

There were no petitions from the public.

Note: Mr. Wood feels the minutes of February 27, are not representative of a meeting that lasted until 10:35, Vice Chair Schroeder agreed that they were not here that late.

### ITEM 4: PASSION CELLARS, LLC, USE OF PATIO

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 requesting the approval of the patio design and signage. The applicant is present Mr. Dabney, ZA represents that the town has given preliminary approval for a wooden sign, the town has since agreed to have the sign painted on to the building. Mr. Dabney, ZA has put

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together a drawing to show what it might look like. This doesn't show the shield or the 'Salvatore' part, some of that detail was left out. This shows better what the design will look like. The other request is for the design of the patio, with flower boxes and chairs and tables. There will be a gate, but similar to this design. Notice the design with the wiring, that's part of the hazard, there has to be some sort of fencing. Chair Venker for clarification, that the liquor laws require the enclosure. Yes that is true, it will be similar to the new addition, with a fence and some decoration added by local artists. Mr. Wood agrees it will be safer and more of a barrier for kids. Applicant says they will not allow kids on the patio.

Chair Venker doesn't have any concern or questions. Vice Chair Schroeder feels it's a good addition to the space, it's just empty now, and he also likes the art by Jessica Laurel but cautions that some pieces he has seen have been sharp. Mr. Dabney, ZA says SHPO says painting the patio area is ok, Mr. Wood's input is, as a practical matter, paint can be painted over, and isn't as permanent, Chair Venker agrees it is less invasive.

**Chair Venker moved to approve the patio with the fence and the sign as submitted Mr. Wood seconded. The motion passed with unanimous vote**

## ITEM 5: 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. Mr. Dabney, ZA mentions this is a revisit of this project, and this is a more complete package, he asks the board to fairly review any materials the applicant presents tonight. He mentions a conversation he had with Mr. Wood and there are discrepancies on the requirements from the application versus what is required in the zoning ordinance, the required materials on the application are far less than what is in the ordinance. He will be working on correcting that in the future. He says that's a future agenda item. He leaves it to the board as to decisions with the presentation tonight of Mr. Smutz and Mr. Pate.

Mr. Smutz, shows some elevations and presents the materials, they are now showing lap siding rather than stucco on second floor and changed to standing seam metal roof, he has material samples available.

Vice Chair Schroeder asks about the dome, and asks about the neighbor property detailed in the drawing. Mr. Dabney, ZA mentions that he did these drawings to show a comparison of the footprint. The two properties are about 200 square foot difference. Vice Chair Schroeder would like the details represented better for the actual project.

Mr. Wood asks about the facade drawings shown sitting as if it is in a flat spot. He wants the design represented within the landscape. He states that he expects this to have excavation, retaining walls, and other items he would like visually represented.

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Mr. Pate, shares a picture, says he may have more copies.

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Mr. Wood states this item 'should have been in the packet'. He asks to table the project until we 'have assembled the information we need'. He further states that in the minutes approved from last month all the issues were spelled out in the minutes, he wonders why there are no answers to these questions from last month. He is glad they have a surveyor, he was unsure what was going on. In regard to the drawing sent, he questions the indication of the 'N' Arrow in the drawing, is it North Ave? He doesn't know how he could know what this is indicating. Mr. Smutz agrees. Mr. Wood says it's pretty basic and you have to label stuff. He doesn't see that these are plans that can be approved, he hopes they don't expect that (approval). Mr. Wood expects a lot more information, drainage, access, ingress and egress, the ordinance asks for a neighbors meeting.

Mr. Dabney, ZA mentions there was a meeting for the neighborhood. He asks why they need drainage represented.

Mr. Wood says it is because that will determine other elements of the design. He mentions these items should be resolved before it comes before this board. But if it's not worked out he feels what he is seeing doesn't necessarily compute. It's leaving stuff off, we need more information. Mr. Smutz says we are stepping outside of what is shown in the ordinances as far as he can tell it doesn't ask for drainage. Mr. Wood restates that it does, it should have happened already. Mr. Dabney, ZA says the drainage issue does not have purpose for this board, it is more a Planning and Zoning thing. He says Planning & Zoning approved these plans as they were submitted. Mr. Wood says it should have been done (drainage plan) and the Planning & Zoning should not have approved without that.

Mr. Pate says they did show drainage, on the site plans. He shows them, Mr. Wood says it's a site plan without contour lines or intervals indicated. Mr. Wood has concerns and he would like to move to table the project until adequate plans are presented. He suggests they meet with Kyle (ZA) to get the details of what is missing.

Mr. Dabney, ZA asks if the board wants professionally engineered stamped plans. Is that what you are looking for? Mr. Wood says that's going to have to happen. Mr. Dabney, ZA says in his limited experience the two other large projects he has seen presented, neither required drainage, or engineer stamped plans. He agrees they could use more to make this decision, but he feels it is not a requirement.

Mr. Wood says he has designed several buildings here, he feels the structural engineer stamp is required.

Mr. Smutz, says they are trying to do a concept. Mr. Wood asks if they expect to approve the concept as the finished project. Mr. Smutz says it's difficult to go to the expense of hiring an engineer to do professional stamped drawings before you have approval to even start the project.

Mr. Wood says it has to be done before you are finished, maybe not before you come to here. That's the one professional licensed stamp needed. Mr. Smutz says that would be down the road. Mr. Dabney, ZA disagrees with the engineering stamp. He doesn't believe it is required. Mr. Wood would like to check this requirement. Vice Chair Schroeder mentions the one other project he worked on did have official blueprints, and a lot more details, a model, and a lot more information for that project. He doesn't feel the right information has been presented for this project. Mr. Wood shows an item brought tonight that he believes should have been included in the packet.

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Mr. Dabney, ZA agrees that other projects had more information presented, he further states that he did not ask for that level of detail, and he feels it isn't required by the ordinance. He hopes that the board is not expecting that level of detail he feels that they may be asking for something that isn't actually required.

Mr. Smuts says he thinks they have information but maybe not assembled all together. He wants a full understanding of what is expected of them. He feels they have presented as required by the ordinances.

Vice Chair Schroeder asks if they have done anything to address the neighbors' concerns. Mr. Smutz asks which concerns. They were concerned about the scale, the trees, have you made any effort to address these items.

Mr. Pate says he has been in contact with the neighbors who seem generally supportive, they recognize there really is no consistent architectural theme in that area they kind of conceded that. He says her attachment to the trees is about her family history, Mr. Pate states they have no plan to disturb the trees.

Mr. Wood mentions the neighbors concern "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". He agrees that there are no historic houses in that neighborhood that are visually tied to your project that he can see. However, what they do have, as comments by these neighbors say, they are a rectangular footprint, and they are simple in finish, quite simple. He thinks that neighborhood is quite nice as it is and they should be working toward fitting in with your neighbors.

Mr. Smutz says they have made some changes to tone it down. Mr. Wood says these are not in the view shed. Mr. Pate points out this is on the other side he shows pictures of the immediate neighbor of the subject property, he states there is no consistency, he shows neighbor properties that are not consistent with each other.

Mr. Wood says visual compatibility means looking at something, seeing two things at once and relating them together. This is not in the view, those houses are. He agrees there are examples around that could justify a radical change, but he doesn't like that, he doesn't think these fit into Jerome, nor was he involved in the process of decision on these. Mr. Pate says that is the immediate neighbor. Mr. Wood says everything on Dundee except the house right by the school bus is new that is the only historic house out there. He is not trying to compare this with historic homes, just comparing it to what you can see from North Drive.

Mr. Pate, says he understands and then mentions the person who is making this objection, is making the objection with this particular house (shows picture), immediately next to her. Mr. Wood, doesn't think she built the house, it wasn't popular or easy. Mr. Pate says he isn't looking to preserve at the disdain and objections of this town, we are simply trying to put a home up that is visually very tasteful, it may be more advanced in terms of design, and he hopes that it would add to value not distract or subtract from their value. Mr. Smuts says they have created a façade that is more rectangular, from the street view, the dome is to the back purposely so it wasn't a forefront

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feature. Mr. Wood wants to know if they have seen a lot of domes in town, he asks where it came from. Mrs. Pate says they like it, Mr. Smutz says he believes the dome has historical relevance, not to the town but to the (time) period that a lot of structures (in town) are.

Mr. Wood mentions a house at the end of Dundee, it was a kit that had to be retro-engineered for the site, because it was designed for the beach in South Carolina. He is not in favor of this either. It is an octagon on a pedestal. He says it an example of what he doesn't want to see. In its defense, it's off by itself, but it doesn't look like anything else in town, it's unique and odd he doesn't want to promote that.

Mr. Pate says other than this one neighbor he has had a lot of positive feedback from other neighbors, no one else objected or offered opposition.

Mr. Wood says he has only seen one letter, when he went to look with the drawing he couldn't tell if it was on the north or south because the drawing didn't have enough detail.

Mr. Dabney, ZA states he understands, he suggests the board is asking for more detail and we can go with that. He says as far as the neighborhood, it is his opinion it is an architecturally difficult area, he counts five properties that are not even close to fitting in, with Jerome or anything at all. They are completely architecturally different, he fears that judging another home saying you can't do that, (make a project architecturally different) could be seen as selective enforcement.

Mr. Wood doesn't want to do a selective enforcement, he does suggests that they have visual compatibility. He wants to have a workshop to review the visual compatibility components, with our group and this applicant if they would like to attend. We would talk about the elements of visually compatibility, reviewing the list in the ordinance that spells out what we are talking about. Also the city of Cottonwood is having a free open meeting workshop we should do that too. We rest on the ordinance, this is how we do it or don't do it.

Chair Venker agrees that they should attend this Cottonwood open meeting workshop if they can. In regards to the Dundee North side of Jerome, he has been staying in this neighborhood lately and he is struggling to find any compatibility between the homes on any of those streets, as far as roof pitches, layouts, colors, textures, those homes are significantly diverse from each other and from the rest of Jerome. He feels that area seems almost intended for that purpose, to have a place where everyone could agree there was not compatibility with anywhere else in town. In the sense that the rest of the homes in town are significantly historic or at least of an old enough value to be worth preserving and not impacting. With all that in mind, he would say that some of us might not ever be interested in living in this home. The goal of this Design Review Board is not necessarily to offer personal opinions on what homes are worth living in but instead whether the homes are meeting standards of any home being built. When he looks at this part of town, what are limitations that exists, he would wonder why this stands out beyond some others in this very area. They did persevere, they are in this area because there is a lack of anything to say that a home cannot exist in that space. He says he appreciates how much effort has gone into this. It actually seems like not as much of impact as some others. With the new site plan this is a much clearer image of the impact, he agrees that more information should have been included. He has discussed it with others on the street, and many don't mind this design. Across the street they are not concerned so, if the community is not concerned and all town codes and restrictions would suggest that this home is not an issue, we should look at materials, and site plan, and ask if this is

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a home that is able to be built and go forward.

Mr. Wood agrees this is a neighborhood of 'not historic' buildings, the rest of Jerome is different. He brings up visual compatibility, comparing two things. He wants to workshop what the language of the ordinance means. Chair Venker mentions several properties that do not look alike even though they are in a row.

Mr. Wood disagrees, he thinks the rectangular floorplan is important.

Chair Venker thinks the visual compatibility is not significant in the neighborhood, these homes don't share a layout, or entrance exit pattern, or drive patterns, nothing significantly relates the homes in this neighborhood. They are more square than something that is octagonal, that's the only significant difference.

Mr. Wood doesn't see domes in this area.

Chair Venker mentions other design elements that are here and don't relate to one another, whether he likes it or not. He says that neighborhood has no compatibility. Mr. Wood disagrees he thinks on North Ave there is a number of houses that this will not be visually compatible with, he wants to meet with the neighbors.

Mr. Pate agrees and says it seems like the argument could be applied to almost every other home on this street. He feels there is no consistent theme in architecture or they would be making efforts to comply. He reads the rules, the ordinance, that this information was to be presented at the previous level, not at the design level, there was no intent to omit information, and they mentioned that it's two feet above street grade, they had already done this work. Their understanding of this design approval process was we were to look at the design, he didn't want to incur excessive costs if they were going to send us back to redesign. This was not an intentional slight of the committee, after the last meeting he understood the board was just looking to see actual building materials, he felt there were no significant objections other than Mr. Wood.

Mr. Wood says Vice Chair Schroeder also had concerns. Mr. Pate, asks if they were significant. Yes, Vice Chair Schroeder says he objected last meeting he also doesn't think this house belongs on this street, he also sees the Chair Venker's point, we can't say you can't build a dome. He would like to see the applicant address the neighbors' concerns but says they chose not to, pursuing the original design. This puts us in a difficult place, he really hates this house, and it will hard for us not to let them build it. Because of the neighborhood, and lots of issues just because we don't like it that doesn't mean we can vote against it. He agrees with Mark we have to take our personal opinions out of it. We don't get to design other people's houses, we wish we could but we can't. He doesn't like it but as Mark said, it will probably go forward

Mr. Wood the last statement by the board, in the prior meeting, after much discussion about this project we agreed that 2,400 square foot is reasonable size for a house, anywhere in Jerome, so that's not the issue and we were not needing any comparisons, However the neighbor wants to see further visual representation. Vice Chair Schroeder goes on record saying 'most neighbor properties try to blend in with this neighborhood, he feels this project does not make the effort'. Mr. Parry mentions another house does not blend in well. Mr. Wood agrees, and Mr. Parry requests better elevations to see how the project fits into the terrain. Mr. Wood wants more

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comprehensive drawings, he still doesn't see how it fits in the site, the drawing was not helpful, and he feels it's very difficult to make any decision with incomplete information. Mr. Wood wants to motion to table the project for another month, to give everyone time to think.

Mr. Pate asks what exactly are you requiring that we haven't provided? Mr. Wood would like to see a building that is visually compatible, that is what the ordinance asks for. Mr. Pate asks if he is to be visually compatible with the neighbors when they don't seem visually compatible with each other. Mr. Wood disagrees. Mr. Pate says, with respect sir, there are people on the committee tonight that also disagree with him.

Mr. Wood, says this is his opinion.

Note: "At this point I will put some notes in verbatim." Charlotte Page

Both parties talk at the same time. Mr. Pate: so I'm just... Mr. Wood: I've taken design

Mr. Wood: I went to Cooper Union, you probably haven't heard of it, have you?

Mr. Pate: Mr. Wood, with respect.

Mr. Wood: No, you need some respect here.

Mr. Pate: You're being hostile, Mr. Wood.

Mr. Wood: Forgive me, I'm sorry.

Mr. Pate: You are, and I do think I've never seen anything more closer to selective enforcement, this meeting started with you being hostile and not even willing to basically listen, and frankly you've been rude to me and I'm offended.

Mr. Wood: Forgive me, I do not mean to be rude to you and I'm sorry that I came off that way.

Mr. Pate: I've said from the very beginning of my remarks that we actually want to have a good relationship, we want to have a working relationship, we want to comply where we can comply. But when there's people on the committee that even recognize there is no consistent architectural design going on in this Dundee subdivision, you have discord even on your own committee regarding that, most of which would agree with my position that there isn't, so I'm confused how we're not complying with the ordinance.

Mr. Wood: Forgive me if I get too intense, it is a flaw of mine, and everybody who knows me knows that. I'm not surprised.

Mr. Pate: but to, to...

Mr. Wood: I'm sorry that it came up, I really didn't mean that, that is not my intention, at all. I've lived here for a long time and been a designer my whole life, you know, when you look at the requirements for being on this board.

Mr. Pate: Which my understanding was what we are doing today, Mr. Wood, was to review our design, I'm hearing we are reviewing other things than the design. This is where as a person who is seeking approval (Mr. Wood: yes) and trying to work with the city, (Mr. Wood: yes) and I do have that desire despite our differences today, I very much have that desire. I'm not seeing where we are not meeting that requirement, and so maybe the board can... By simply tabling it, I'm not seeing what we haven't provided that's required by your ordinance that would prevent us from moving forward on being approved today, I'm just not seeing that. A good example is this document in front of you gentleman, we provided that in the last process, it's actually not required by your ordinance for this process, of course we're happy to provide it upon request. If any of you would have called me or requested that even outside of this meeting I would have come up here, given you everything I have and even listen to every objection under the sun, and even be willing to

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change some things, if it really meant... I'm not above changing certain things, but when you are a property owner like me and you're hearing from most of the neighbors, really every neighbor except for one letter, 'Jerry that's a great design, we'd love to see it, we're supportive', that's what I've heard. Now, if I had four or five neighbors saying Jerry 'I really want this to be changed, or I want this', I would absolutely start making adjustments, I don't want all my neighbors hating me. But I've had one lady that really comes right down to it, the trees are the bigger issue, we're not going to mess with her trees. On the other side of that same neighbor is a design that is so incredibly inconsistent with anything in Jerome it's not even...

Mr. Wood: names the owner, Richard Johnson.

Mr. Pate: Yes the immediate neighbor on the other side. We're actually, and whether you agree with it or not, and I do understand that you're going to have some disagreements on design. I very much, and I mean this with respect, however at least look at our intent. We actually tried to almost pay homage to the historical significance of copper, it's a copper town, we want a copper dome. Now you might say it's hideous, but at least look at our intent, we are actually trying to say we love Jerome. Again you might not like it but that was our feel, our angle on all this. With that said at least try to work with us.

Mr. Wood: I'm making a suggestion that we need more information, I couldn't even find from the drawing where your property really is, that's coming into tonight's meeting.

Mr. Pate: Mr. Wood, I apologize for that, I think part of this is small town, everybody kind of knew where one neighbor was and the other. You show the lot, this is not a big city, the thought was, everybody's going to know, we played into that too much and didn't more carefully clarify that.

Chair Venker: let's take a moment, sorry we have a comment...

Anne Bassett: I think part of the discord problem is that, some people are thinking that North and Dundee are part of one visually compatible neighborhood, and I'm of the opinion that North Ave. and Dundee are two entirely different architectural realms. I'd find a dome even in Dundee as way beyond what else has been there. That's part of what you need to look at is whether you are going to consider North Ave. as a neighborhood or if it has to be visually compatible with North Ave and Dundee together.

(At this point, I resume a narrative writing style, Charlotte Page)

Chair Venker: That's a great point, for clarification the town zone has it as a single area. If we look at the visual compatibility within that zone, from Dundee I can see a lot of homes on North, and on North I can see a lot of homes on Dundee. Visually I'm addressing both streets at the same time for most of the homes. That would be the scope that he would use to consider if this is compatible with those around it. The Johnson's home is in clear line of sight of all the other homes we are speaking about, I don't know how to justify North as a separate road from Dundee, that neither one impacts the other, when they are zoned together.

Mr. Wood says the language we are trying to satisfy is visual compatibility. He makes the point you can't see what you can't see, you only see what you see. He stood on North Dr., at this address, he says he can't see the Johnson property or Dundee. It really is its own view shed.

Chair Venker has been staying on Dundee for the past week he sees Johnson's house from almost everywhere.

Mr. Wood disagrees and says at this address you can't see Johnson's house, nor can you see any house on Dundee, you can see the four or five neighbors.

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Mr. Smut says you really can't see either of those two houses together at this vantage point, you either look at one or the other, you can't see both from this property at the same time.

Mr. Wood says you can't see Dundee from the front of this. He couldn't he asks Mr. Pate if he could.

Mr. Pate, says maybe certain angles give some partial view. When you drive down by the house next door there is more of a shot of a Dundee view.

Chair Venker says he has been looking at a different empty lot, and may have been mistaken.

Mr. Pate discusses that the trees are between the two houses. An aerial photo is reviewed the houses in the view are discussed. Mr. Pate says there are shrubs blocking the view of the Johnson property.

Mr. Wood says he trying to be sensitive to the visual compatibility. Vice Chair Schroeder says he would be more concerned with visual compatibility if it was more of a historical neighborhood and thinks this project requires more leniency.

Mr. Wood agrees. Vice Chair Schroeder says because of the eclectic nature of this neighborhood he would be more lenient with visual compatibility. We have to understand this is a district because of the (lack of) historic structures in it. Yes, that should always be protected in areas that are predominately historic structures. He says this isn't in that area, and looking at the recommendation from SHPO office, he list the concerns they had addressed, it complies with the similar scale, height, setbacks, he leans to following the recommendation from SHPO. He doesn't see they have a great deal of choice.

Mr. Pate mentions they went to great lengths, especially with the dome to make sure it's not overpowering, it's down on the lot, only two feet above the street level. He wants to stress this.

Mr. Wood is trying to satisfy the ordinance. As a longtime resident and an artist, he tries to be a visual person, he feels he is being frank about his take on this, he still doesn't think it fits. He wants Mr. Pate to reconsider it as the neighbor letter says the same critique he has. He wants to be sensitive to this neighbor. Mr. Smutz says this is only one neighbor. Mr. Wood, says he hadn't spoken with other neighbors, and he thinks it would be a good idea to workshop visual compatibility because he doesn't think we are on the same page.

Chair Venker asks Mr. Wood for clarification, for this project for visual compatibility what is needed? Does he want the dome removed, or a wood roof?

Mr. Wood he is fine with metal clad roofs, there are no dome in town and this is of concern, there are no others in town, he wishes there were no octagons or hexagons, this is not visually compatible. Different than right angles, the overwhelming majority are rectangles.

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Chair Venker mentions this home and Felix's home are both octagonal, the Felix is a turret.

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Mr. Smuts mentions the octagons on the plan are on the back of the structure.

Mr. Wood says you can see it from town, and Chair Venker says maybe, from the graveyard, Mr. Wood says you can. Vice Chair Schroeder says the dome is clearly visible from the street, he doesn't think it's not visible.

Mr. Smuts agrees, and says again it's not to the front. Vice Chair Schroeder, you can't miss it, yet he doesn't think this is a matter for the board. Mr. Wood says this is a matter of visual compatibility and wants to comply with the ordinance. Mr. Dabney, ZA, asks if compliance is intended to be with only the two houses on either side of this project.

Mr. Wood says it's what you see when you stand there or near there. In a place with no historic fabric, everything there that's close to it has a certain consistency, that he seeks for this project and he thinks the applicant seems to be utterly against, (Mr. Pate asks what he's against) making the house compatible or similar to fit into the neighborhood'. Mr. Pate says it's a matter of opinion how you fit into the neighborhood that varies so much, as that neighborhood does. The deviations are great in the neighborhood, he says you can see Richard's house from the street, maybe not standing in the middle of my lot, if the trees weren't there you could clearly see, then he mentions all the way down the street those designs vary considerably.

Mr. Wood they are rectangular, all earth colored, they have rectangular metal roofs, they all do that. That is the case of the five houses that are nearest you.

Mr. Smuts mentions they have changed the materials, to make the metal roof a feature in front, the rectangular portion of this design is in front, where it's more visually aligned with those buildings.

Mr. Wood, so you understand that octagons aren't really a Jerome feature, he says so you can hide them.

Mr. Smuts, agrees they are more hidden in this design.

Mr. Wood asks why you are hiding them. Mr. Smuts says they aren't purposely hidden, the design was to put them to the back so they aren't the outstanding façade.

Chair Venker if we are unable to reach some resolution, he suggests that may be where we are.

Mr. Smuts, does have more information that wasn't included, he has plans down to the electrical, if you wanted that. He didn't think it was a requirement for this board, plot plan shows the relationship to other two structures, a cutaway with larger detail, plot plan with the lot with the structure, intended drainage, the retaining walls. He says tabling is an option, they were hoping to come here and move forward to work on the engineering.

Mr. Wood has a question about order, he mentions since there are only three attendees, the quorum will require three people to pass, not a majority, asks if they understand that parliamentary procedures. There are agreements from the board.

Mr. Pate then asks Mr. Wood, if that really is just an idle threat.

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Mr. Wood says he would like to table it while we all think about it. It's a big project, he doesn't want to slight it.

Mr. Pate, says at the end of the day if you just don't like it, he says, as a property owner who is seeking to work with the town and seeking approval of this board, he wonders how he is not compliant with the board wants. He says he is 'just is not seeing it'.

Mr. Wood, says he is not being clear, he says his understanding of visual compatibility, it is the phrase he goes back to over and over, it is our ordinance, it is what we pledged to do. He says, visual compatibility is a real thing and it is our ordinance. He mentions that Anne Bassett could describe court cases that have judged visual compatibility and it is our ordinance.

Mr. Pate mentions that he understands there is another member of this board that seemed likely to move forward on this design, he says Mr. Wood will not be willing to move forward without waiting for another month.

Mr. Wood says this would be a final approval and doesn't think this board is ready. This plan given doesn't show where the lot is, today for this meeting. It's a process of information, please.

Mr. Pate says he is not going to argue that, he is leaving with a bad feeling in his stomach because of the hostility he incurred, from the moment this meeting began, and he says he will just leave all of you with that. He feels it is unacceptable as a person that is trying to be a member of this community to be received this way. When it's spoken, actually on the table, a very overt thing, he thinks Mr. Wood objections are really personal (Mr. Wood, no they're not).

Mr. Wood restates he is trying to work with the ordinance itself. This is what we have to work with.

Mr. Dabney, ZA says he respects that this drawing doesn't show the lot exactly, he feels the photos provided do provide the details requested with the views provided that show the relevant lot lines, and should be considered.

Mr. Wood he says he wasn't given enough information to make the decision asked for.

Mr. Pate asks if the pictures weren't received, he is confused because he feels the pictures and the descriptive text, show exactly where the lot is, he then says the plot plan doesn't have North indicated.

Mr. Wood says the streets aren't named on that plot and he also mentions needing elevations, spot elevations would be needed. Mr. Pate says he wasn't aware this was required for this board.

Mr. Wood apologies and he regrets that Mr. Pate thinks he is hostile, he says he is intense and invested, and he has lived here thirty years. Pate say he is also invested, but he would never be hostile to Mr. Wood, he says they may disagree, but he expects to leave on a handshake and he would be respectful, he says he expects the same and then says Mr. Wood was not like that today, he was hostile.

Mr. Wood says he has apologized and apologizes again and asks if we can leave it at that.

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Chair Venker says it seems Mr. Wood has removed most of the emphatic personal objections and remains hung up on visual compatibility as far as octagonal structure and the roof. Chair Venker says these are the consistent comments regarding why Mr. Wood, would be unwilling to move forward on this plan. Mr. Wood says he doesn't want to stop this project, he wants his questions to be addressed, before a meeting like this, he feels it is a process, and it's not always obvious. Mr. Wood mentions the ZA, a conversation they had earlier in the day, and how some earlier intervention might have helped this process. Mr. Wood mentioned how the town goes through a general plan, he mentions it is ongoing, he feels his earlier participation in that was recognized for his contribution to say Dundee is different from the rest of town and we don't ask Dundee for the same criteria as the rest of town. There is no historic fabric there, so it (Design Review decisions) rests on visual compatibility. While he does recognize it is a different situation on North and Dundee, and it is same zone, he restates the Design Review is most relative to visual compatibility in this area of town.

Chair Venker asks if visual compatibility is directly concerned with immediate surrounding buildings, or he would say it is more like everything you can see from these homes in a single spot.

Mr. Wood references the Jerome Ordinance page 38, Review Procedures & Criteria, A-K these are the criteria he would have addressed. Chair Venker agrees there are eleven criteria, that's what you want to see, this is town code.

Chair Venker reads from the Ordinance. Design Review Board shall review a submitted application for design approval, for all new constructions, in doing so .... use of the following criteria must be satisfied before an application can be approved; proportion, openings, patterns, spacing, entrances, porches, decks, projections, materials, texture and color, roofs, architectural details, accessory features, landscaping, screening. These are the items Mr. Wood wants addressed in clarity to feel comfortable moving forward. Mr. Wood responds in the affirmative. Chair Venker says ok, he adds this would be an area in the code relevant to new structures as opposed to alterations or additions.

**Chair Venker now makes a motion to table this, to receive detailed information about the items listed above and in the town code, in order to make a full assessment of this new structure and meeting our design criteria, Mr. Wood seconds the motion, the motion passed with unanimous vote.**

## **ITEM 6: FUTURE AGENDA ITEMS**

### **Discussion/Possible Action/Possible Direction to Staff**

Mr. Wood wants to discuss the language of the ordinance, it feels subjective, and he wants it to be more factual.

Chair Venker says he has been questioned if he knows the scope of what is going on here, he says there are countless books, from other professionals that can support the language and level of detail we might be looking for to support language for visual compatibility. He says the details that support it might include windows, door frames, siding, materials, he says everything is spelled out. He feels it is well documented it would be good to get a refresher to have confidence in our approach with this information.

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Mr. Dabney, ZA asks if this is a specific reference, Chair Venker says nothing specific but many references are available, and we should know there is not ambiguity in the subject, it can be specific, and there is not as much interpretation as people think. He agrees with Mr. Wood on this point.

Mr. Dabney, ZA in studying the ordinance he finds contradictions as well.

Mr. Wood we should review and correct it.

Mr. Dabney, ZA is working with the attorney, says he gets complaints about various things, one part of our ordinance might say you can do one thing, when you might find another section where it says the opposite.

Mr. Wood compliments the review Mr. Dabney, ZA has gotten by the Verde Independent.

Mr. Wood mentions that there is also proliferation of unapproved signs. Mr. Dabney, ZA has also reviewed this with legal and is trying to enforce with citizens currently.

Mr. Dabney, ZA regarding the DRB application, he says applicants are only required to present three items for DRB, where the ordinance requires two pages, much more than the application represents. He feels the application is misleading and should be revised.

Anne Basset, older applications used to have minimum requirements plus 'whatever else' the board decides.

Mr. Dabney, ZA says no, that is not on the current application.

Mr. Wood the revisions to the ordinance are online.

Mr. Dabney, ZA will work on the revision, he want to separate the application so everyone is more aware, Chair Venker suggests separating new construction from other remodels. The one application fits everything is generally not supported by the team.

## **ITEM 7: ADJOURN**

**Mr. Wood made a motion to adjourn, and Chair Venker seconded it. The motion carried unanimously and the meeting adjourned at 8:19 pm.**

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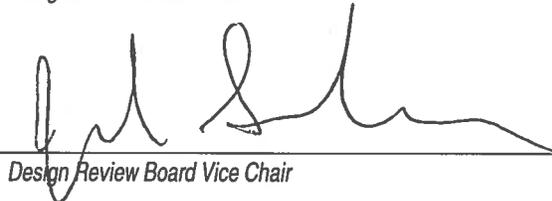
## REGULAR MEETING OF THE TOWN OF JEROME DESIGN REVIEW BOARD

DATE: Monday, September 11, 2017 TIME: 7:00 pm  
PLACE: JEROME CIVIC CENTER  
600 Clark St., JEROME, ARIZONA 86331

## MINUTES

Respectfully submitted by Charlotte Page on September 11, 2017.

Approved:  Date: 11-14-17  
Design Review Board Chair

Attest:  Date: 11/14/17  
Design Review Board Vice Chair

Editor's Note: Since there are no page numbers I can only direct you to this paragraph found at the bottom of the 6<sup>th</sup> page.

Mr. Wood the last statement by the board, in the prior meeting, after much discussion about this project we agreed that 2400 square foot is reasonable size for a house, anywhere in Jerome, so that's not the issue and we were not needing any comparisons, However the neighbor wants to see further visual representation. Vice Chair Schroeder goes on record saying 'most neighbor properties try to blend in with this neighborhood, he feels this project does not make the effort'. (Editor's Note: As stated in the roll call Mr. Parry was not in attendance. This was also confirmed with Mr. Parry. The following comments were not made by Mr. Parry.) Mr. Parry mentions another house does not blend in well. Mr. Wood agrees, and Mr. Parry requests better elevations to see how the project fits into the terrain. Mr. Wood wants more comprehensive drawings, he still doesn't see how it fits in the site, the drawing was not helpful, and he feels it's very difficult to make any decision with incomplete information. Mr. Wood wants to motion to table the project for another month, give everyone time to think.