

# 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, February 8, 2016 TIME: 7:00 pm

PLACE: **JEROME CIVIC CENTER** 600 Clark St.

### 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 Phinney at 7:01 p.m.

Albert Sengstock, Zoning Administrator called roll. Present were Chairperson Deni Phinney, Mike Parry, Steve Pontious, Brice Wood and Mark Venker.

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

Members of the public present were Ron Mills and Wendy Irving-Mills, applicants; Steve Knowlton and Nancy Robinson, residents; Stephanie Canto, Realtor; John Schroeder, resident; and Mary Beth Barr, resident.

#### ITEM 2: APPROVAL OF MINUTES: Minutes of January 11, 2016

Mr. Wood moved to approve the minutes of January 11, 2016 as presented. Mr. Parry seconded. The motion passed unanimously.

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

#### ITEM 4: REVIEW THE DESIGN FOR A NEW HOME

APPLICANT/OWNER: RON & WENDY-IRVING MILLS

APNs: 401-06-164, 165, and 166

ADDRESS: MAGNOLIA AVENUE

ZONE: R1-5

OWNER OF RECORD: ABOVE

The applicants ask for review and approval of their design for a new single-family home

The applicants were present.

Mr. Sengstock presented the proposed new home to be built on Magnolia Avenue. He reported that the plan received a favorable response at the neighborhood meeting. The Planning & Zoning Commission has approved the plan.

Mr. Sengstock explained that the owners have three legal conforming lots on Magnolia. They have chosen to build a single home on one large combined lot. The design uses treatments and materials that appear throughout the Town. Mr. Sengstock believes that the plan is sensitive to protecting the history and the site.

Mr. Sengstock pointed out the solar panel to be mounted directly on the least-visible side of the roof with the necessary equipment inside the house in a utility room. In his opinion, it is unobtrusive.

Mr. Sengstock presented various elevations, site plans and photographs. The height of the proposed home appears to fit in with the other buildings on Magnolia. He recommends approval.

Ms. Phinney appreciated the thorough packet presented by the applicants. Mr. Wood also appreciated the model and the packet, particularly the drawing of Magnolia Avenue indicating the relative heights and sizes of the structures in the



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neighborhood.

Mr. Sengstock said that the Building Inspector is pleased with what has been submitted.

Mr. Wood asked for more information about the "Parasoleil" material. Ms. Irving-Mills explained that the material will be used for sun shading on the south and southwest sides of the house. It is reminiscent of the awnings on Main Street. This material is laser cut aluminum panels in a pattern called "Magnolia" with a non-glare finish. It creates light and shade on the side of the house. It is also to be used on the gables.

Mr. Wood approves of the plan. Mr. Pontious said that he has reviewed the plans and believes the new home will fit in on Magnolia.

Mr. Venker asked if the half-size windows were in the bathrooms. Ms. Irving-Mills said yes, those are smaller for privacy. The taller windows on the side are emergency egress from bedrooms. Mr. Venker also asked about the location of the proposed cistern. Ms. Irving-Mills explained that it will be underground.

Mr. Wood approved of the solar panel design. Solar water heating is very efficient and has been used historically in Jerome.

Mr. Parry moved to approve the design for the new home. Mr. Venker seconded. All were in favor and the motion passed unanimously.

## **ITEM 5: REVIEW A REQUEST FOR A REPLACEMENT METAL ROOF**

APPLICANT: JOAN EVANS

APN: 401-07-182

ADDRESS: 101 JUAREZ

ZONE: R1-5

OWNER OF RECORD: ABOVE

The applicant asks for permission to replace her roof with a metal roof.

The applicant was not present.

Mr. Sengstock presented the item. The roof is not visible from most places and is noncontributing to the visual impact of the Town. The applicant proposes to replace the roof with metal similar to that of the Ghost City Inn. Roof pitches will not change and he recommends approval.

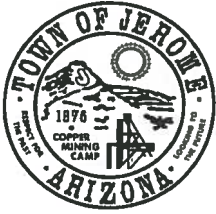
Mr. Venker moved to approve the new roof. Chair Phinney seconded. Mr. Wood noted that SHPO has said that metal roofs are appropriate for a historic property and are the best way to preserve a home in Arizona. The question was called and all voted in favor. The motion passed unanimously.

## **ITEM 6: ADJOURNMENT**

Mr. Sengstock announced that officer elections will be held in March. He commended Chair Phinney for her service on the Board.

Mr. Pontious made a motion to adjourn. It was seconded by Mr. Wood and Mr. Parry. The motion carried unanimously and the meeting adjourned at 7:28 p.m.

Approval on next page.



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## MINUTES

*Respectfully submitted by Jennifer Julian on March 14, 2016.*

Approved:

  
Design Review Board Chair

Date:

3/15/16

Attest:

  
Design Review Board Vice Chair

Date:

3-15-16