



# 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, March 14, 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 Vice Chair Steve Pontious at 7:00 p.m.

Albert Sengstock, Zoning Administrator called roll. Present were Mike Parry, Steve Pontious, Brice Wood, Mark Venker and John Schroeder.

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

Members of the public present were Suzy Mound, resident; Steve Knowlton, applicant and resident; Steve Houk, applicant; and Michael Butcher, applicant's representative.

Vice Chair Pontious welcomed John Schroeder to the board.

### ITEM 2: APPROVAL OF MINUTES: Minutes of February 8, 2016

Mr. Wood moved to approve the minutes of February 8, 2016 as presented. Mr. Parry seconded. The motion passed unanimously.

### ITEM 3: PETITIONS FROM THE PUBLIC

(Addressed out of order.) A member of the audience asked about the process to post signs prohibiting tourists driving through residential neighborhoods. He was told it was an issue to be addressed by Town Council or the Police Department.

### ITEM 4: ELECTION OF CHAIR AND VICE-CHAIR

Mr. Parry nominated Mr. Pontious to be Chair. Mr. Venker seconded. All were in favor and the motion passed unanimously.

Mr. Venker nominated himself to be Vice Chair. Mr. Pontious seconded. All were in favor and the motion passed unanimously.

Mr. Sengstock invited Mr. Schroeder to present his background and qualifications. Mr. Schroeder first moved to Jerome more than ten years ago while he was the archaeologist for Montezuma Castle and Tuzigoot National Monuments. He lived here for four years then moved to the Coachella Valley to work for Joshua Tree National Park. He moved back to Jerome a year ago. He looks forward to serving on the board and hopes his compliance background will be helpful.

### ITEM 5: REPAINT A HOME

APPLICANT/OWNER: ALICE ROSS

ADDRESS: 203 3<sup>RD</sup> ST

OWNER OF RECORD: NICHOLAS P. JACOVITTE

APNs: 401-07-023A

ZONE: R1-5

The applicant asks for review and approval of new paint colors for her house and trim.



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The applicant's representative was present.

Mr. Sengstock presented the request and photographs of the proposed new paint scheme (blue and white). Mr. Butcher passed out samples of siding with another proposed new color, green (same white trim). The owner has not yet decided which color to use.

There was discussion about the applicant choosing one color and then having to seek a new approval from the board if she changes her mind.

Mr. Wood moved to approve either color, whichever one the applicant decides on. Mr. Parry seconded.

Ms. Mound asked what the white panel with rocks depicted on the photograph was. Mr. Butcher explained it was a temporary rock-climbing wall.

Chair Pontious called the question. All were in favor and the motion passed unanimously.

## **ITEM 6: PARTIAL DEMO AND REHAB OF THE WALSH APARTMENT BUILDING**

APPLICANT: IDEAS-A-PLENTY

APN: 401-06-032

ADDRESS: 101 JUAREZ

ZONE: C-1

OWNER OF RECORD: STEVE KNOWLTON

The applicant asks for review and approval of their design for the rehab of an apartment building.

The applicant was in attendance.

Mr. Sengstock read his analysis of the project. He recommends approval subject to all building permit requirements.

Mr. Knowlton presented additional historic photographs obtained from the Reese family. His drawings do not reflect the historic porch on the Clark Street side as shown in the photo, but he would now prefer to match the porch in his rehabilitation.

Mr. Parry asked if the parapet still has the cap and the point. Mr. Knowlton said it is in existence, but without the point. He thinks it may have been a lightning rod but he has no pictures that show it clearly.

Mr. Wood asked if the curved feature is exposed brick or stucco in the original. Mr. Knowlton said that it was brick, but his proposal is stucco. He wants to reproduce the design in stucco. The only difference is in the shape of the front porch.

Mr. Schroeder asked if the ornamental feature on the front will be stuccoed. Mr. Knowlton said that it will stay brick, along with the rest of the main building.

Mr. Parry asked if Mr. Knowlton will be using synthetic stucco, which has a sheen that looks brand-new. Mr. Knowlton said he has not decided beyond matching the color of the existing stucco.



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Mr. Sengstock explained that the applicant is looking at rehabilitating the building to an earlier point than originally considered. The project will be the same except for restoring the front to match the earlier historic design. He suggested that if the Board approves the plans, it could be with the condition that revised designs be submitted before building permits are issued.

Mr. Venker asked if Mr. Knowlton is planning to redo all of the stucco. Mr. Knowlton said no, but the new and existing stucco will match, and he does not want to use anything shiny.

Mr. Venker asked if Mr. Knowlton is planning to replace the nub on the top of the façade. He also asked about the missing post on the left side. Will that match the existing chimney-type post on the right side? Mr. Knowlton said that he plans to recreate it so it matches the photograph. He will also try to duplicate the center top feature if he can find better photographs. If not, he will leave it as it is.

Mr. Venker asked about the source of materials. Mr. Knowlton said that he has old brick from that building and from old chimneys in the same area.

Mr. Wood said that the footprint has been extended. He was curious about the façade on the north elevation. Is that going to become decks facing Main Street? Mr. Knowlton explained that the three stories facing Main Street used to be open porches but were converted to kitchens and bedrooms. The footprint has been extended not toward Main Street, but toward the Haunted Hamburger (north).

Mr. Schroeder asked about the width of the north elevation. Mr. Knowlton said that the extension is 14 feet now, but will become 24 feet (10 feet closer to Clark Street). To the north, the extension will be 18 feet. It is the same look as the original extension but a little longer.

Mr. Schroeder recommended that the applicant obtain detailed before-and-after photographs following National Register standards for documentation and have them archived with the historical society. Mr. Knowlton agreed.

Mr. Wood asked if the entire north façade is going to be stucco. Mr. Knowlton said yes. The base of the extension will be brick to match the flavor of the main building.

Mr. Parry moved to approve the design with the colors of the brick and the existing stucco, and with documentary photos. Mr. Sengstock added that it is understood the demo and building permits will match what was approved by the Board at this meeting. Mr. Wood seconded.

Mr. Venker asked about the support beams on the front porch that are a different color as shown in the old photograph. Mr. Knowlton said that they will be stucco.

Mr. Wood said that he has been pleased with what Mr. Knowlton and Ms. Robinson have accomplished. He is pleased to see they have taken on this project and is confident that they will do a beautiful job.

Chair Pontious called the question. All were in favor and the motion passed unanimously.



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## **ITEM 7: REQUEST TO DEMOLISH THE REMANTS OF THE “FLOOD HOUSE”**

APPLICANT: STEVE HOUK

APN: 401-06-162

ADDRESS: 25 MAGNOLIA AVE.

ZONE: R1-5

OWNER OF RECORD: ABOVE

As the result of a Code Enforcement action, the application asks permission to remove the remnant of an old home.

The applicant was in attendance.

Mr. Sengstock read his analysis and presented photos. The demolition process began in 2010 but was never finished. SHPO representatives visited the property and concurred with the demolition. In principle, he would like to see the material retained to be used elsewhere in Town. Mr. Sengstock wanted to be on record that not only the house must be demolished, but the combustible materials will need to be cleared from the property as well. He recommends approval.

Mr. Houk explained that during the demolition he will start at the top and work down, disassembling and unframing the structure, salvaging what he can.

Mr. Sengstock that the U-Haul trailer will have access from County Road and would not impede traffic. Western Heritage Furniture will be taking some of the materials, as will the Mills, who are building on Magnolia Avenue.

Mr. Parry asked about the timeline. Mr. Sengstock suggested the demolition needs to begin within the next few weeks and be finished in 90 days. If at 90 days the demo is close to completion, the timeline can be revisited.

Chair Pontious asked when the original demolition process started. Mr. Sengstock said the official notice was from 2010.

Chair Pontious asked if there were other properties in Town with pending actions. Mr. Sengstock said that he is catching up with code enforcement on several properties.

Mr. Parry said that this situation is a Catch-22. People come to Jerome to see the old structures and he is torn about cleaning everything up. This is a loss for the Town.

Mr. Sengstock said that the property is unsafe and the Town is liable if people are injured on it. When it is possible to save a remnant of a structure, he believes it should be done, but this one is different.

Mr. Houk said that the building is deteriorating very fast since the roof was removed six years ago. The floors are starting to go. It is a magnet for people who want to explore.

Mr. Wood wondered how documented the existing structure is. He agrees with Mr. Parry and doesn't want to demolish needlessly. However, he is convinced that it is too late to save this particular remnant. All that can be saved now is documentation.



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Mr. Houk said Fred Miller has drawings. He has been able to locate a few historic photos and will submit them to be part of the historical record.

Mr. Schroeder asked if the applicant will clear the vegetation before starting to take the structure down. The way the lot is overgrown makes it difficult to take good documentary photos. He would like to see the vegetation cleared first then a new detailed set of documentary photos taken. Mr. Sengstock agreed.

Mr. Schroeder provided a copy of the National Register standards for documentary photos to Mr. Sengstock. Mr. Sengstock suggested also bringing SHPO in to explain the standards to the Board.

Mr. Schroeder asked if the concrete staircase at street level will remain intact. An individual in attendance, who lives at the Talley House next door, said that the stairway is wood with a concrete base. Mr. Sengstock said that the cement can stay but the wood must go.

Mr. Venker made a motion to demolish the building with the requirement of obtaining proper photos after the vegetation is cleared and the architectural details are visible. Mr. Schroeder seconded. All were in favor and the motion passed unanimously.

## ITEM 8: ADJOURNMENT

Mr. Sengstock recommended having a future training session with SHPO. He also believes it would be appropriate to share documentation with the historic society in the future.

Chair Pontious made a motion to adjourn. It was seconded by Mr. Wood and Mr. Parry. The motion carried unanimously and the meeting adjourned at 7:49 p.m.

Approval on next page.



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## MINUTES

Respectfully submitted by Jennifer Julian on April 11, 2016.

Approved:

  
Design Review Board Chair

Date:

4/11/16

Attest:

  
Design Review Board Vice Chair

Date:

4-11-16