

POST OFFICE BOX 335, JEROME, ARIZONA 86331 (928) 634-7943 www.jerome.az.gov

#### **AGENDA**

#### REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF JEROME 600 CLARK STREET 600 CLARK STREET, JEROME, ARIZONA

#### TUESDAY, DECEMBER 16, 2025, AT 6:30 PM

Due to the length of this meeting, Council may recess and reconvene at the time and date announced.

Pursuant to A.R.S. 38-431.02 notice is hereby given to the members of the Council and to the General Public that the Jerome Town Council plans to hold the above meeting. Persons with a disability may request an accommodation such as a sign language interpreter by contacting Kristen Muenz, Deputy Clerk, at 928-634-7943. Requests should be made early enough to allow time to arrange the accommodation. For TYY access, call the Arizona Relay Service at 800-367-8939 and ask for the Town of Jerome at 928-634-7943.

Notice is hereby given that pursuant to A.R.S. 1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Town Council are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the Town Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. 1-602.A.9 have been waived.

#### 1. CALL TO ORDER

#### 2. APPROVAL OF MINUTES

A. The board will vote on approval of the minutes from the regular meeting of 10/28/25

#### 3. NEW BUSINESS

- A. The applicant, Tom Bouquet is requesting a change to exterior Paint color on his property at 778 East Avenue.
- B. The applicant, Eric Jurisin is requesting approval for signage at 515 Main street.
- **C.** The applicant, Eric Jurisin, is requesting approval for new signage related to the off-street parking at 111 Main Street.
- <u>D.</u> The applicant, Eric Jurisin, is requesting approval for updated/new signage at 305 Main street.
- E. The applicant, Eric Jurisin, is requesting approval for new signage and exterior modifications to 414 Clark Street.
- The applicant, Eric Jurisin, is requesting approval on changes to the planned deck expansion at the Haunted Hamburger (410 Clark Street).

#### 4. MEETING UPDATES

#### 5. FUTURE DRB AGENDA ITEMS

#### 6. ADJOURNMENT

#### **CERTIFICATION OF POSTING OF NOTICE**

Persons with a disability may request reasonable accommodations such as a sign language interpreter by contacting Town Hall at (928) 634-7943. Requests should be made as early as possible to allow enough time to make arrangements.



POST OFFICE BOX 335, JEROME, ARIZONA 86331 (928) 634-7943 www.jerome.az.gov

#### **MINUTES**

# REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF JEROME 600 CLARK STREET 600 CLARK STREET, JEROME, ARIZONA

#### **TUESDAY, OCTOBER 28, 2025, AT 6:00 PM**

Due to the length of this meeting, Council may recess and reconvene at the time and date announced.

Present were Chair Tyler Christensen, Vice Chair Devon Kunde, and Board member Scott Staab. Member Mark Krmpotich was absent from this meeting.

Staff present included Zoning Administrator Will Blodgett and Administrative Specialist/Accounting Clerk Michele Sharif.

#### 6:02PM (0:34) 2. PETITIONS FROM THE PUBLIC

There were no petitions from the public.

#### 6:02PM (0:42) 3. APPROVAL OF MINUTES

A. Minutes of the regular meeting of 9.23.2025

Chair Christensen introduced the minutes inquiring if there were any corrections necessary. There were none. Vice Chair Kunde made the motion to approve the meeting minutes.

Chair Christensen seconded the motion. He called the question and with 3 ayes the motion carried.

#### Motion to approve Meeting Minutes from September 23, 2025, Regular Design Review Board Meeting.

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN		Х	Х			
KUNDE	Х		Х			
KRMPOTICH					Х	
STAAB			X			

#### 6:03PM (1:20) 4. CONTINUED ITEMS/OLD BUSINESS

There was no old business to address.

#### 6:03PM (1:29) 5. NEW BUSINESS

A. New Solar Installation for 643 Verde Ave.

Chair Christensen introduced the item for consideration.

Zoning Administrator Blodgett gave a brief introduction of the project from Carl Holthausen and Gail Barnes to install solar panels on their historic single-family home built around 1900. The proposal meets industry and code standards, with no deviations or design concerns noted. Board members supported the project, noting solar compatibility with historic homes and that a similar installation exists across the street. The item was considered straightforward and without objections. Chair Christensen made the motion to approve the item as presented.

Board member Staab seconded the motion.

Chair Christensen called the question, and the motion carried unanimously.

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN	Х		Х			
KUNDE			Х			
KRMPOTICH					Х	
STAAB		Х	Х			

#### 6:06PM (4:52) 6. MEETING UPDATES

A. The ZA will provide information and updates regarding current and future issues.

Zoning Administrator Blodgett reported that Eric Jurisin will soon submit an application covering the gargoyles and all remaining signage for the Haskins and Haunted Hamburger remodel, adding that he is consolidating everything into one package. He also mentioned ongoing work with the Verde Apartments project, noting that no major exterior changes are expected and that full fire suppression will be installed throughout the building. He then expressed optimism about preservation efforts but is concerned over federal disregard for key historic preservation laws (Sections 106 and 110). He stated his opposition to these actions and assured the board that the broader preservation community is actively responding. Updates will be provided as developments occur.

When asked by Chair Christensen what he expected in the worst-case scenario he responded that he has concerns about the potential loss of federal protections under Section 106, which ensures environmental and historic review for projects using government funds. He explained that federal efforts to weaken or defund these processes could undermine oversight and increase long-term costs. He also noted that Jerome could still meet preservation goals independently, given the community's strong commitment to historic value and preservation. He suggested developing a local historic preservation ordinance to protect against possible federal rollbacks and ensure continued preservation efforts. He emphasized that community care and engagement already support these goals, and expert consultants will help translate that commitment into policy.

#### **6:13(11:19) 7. FUTURE DRB AGENDA ITEMS**

Chair Christensen introduced item 7.

Zoning Administrator Blodgett responded that he'd included this information with the previous agenda item.

#### 6:13PM (11:50) 8. ADJOURNMENT

Chair Christensen made the motion to adjourn the meeting.

Board member Staab seconded the motion.

Chair Christensen called the question and the meeting adjourned at 6:14 p.m.

#### Motion to adjourn at 6:14p.m.

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN	Х		Х			
KUNDE			Х			
KRMPOTICH					Х	
STAAB		X	X			

Approved:		Date:	
	Tyler Christensen, Design Review Board Chair		
Attest:		Date:	
	Kristen Muenz Denuty Town Clerk		



Post Office Box 335, Jerome, Arizona 86331 (928) 634-7943

#### Zoning Administrator Analysis Design Review Board Tuesday, December 16th, 2025

Item:

**Location**: 778 East Avenue **Applicant/Owner**: Tom Bouquet

Zone: R1-5

**APN:** 401-07-101B

Prepared by: Will Blodgett, Zoning Administrator

Recommendation: Discussion/approval

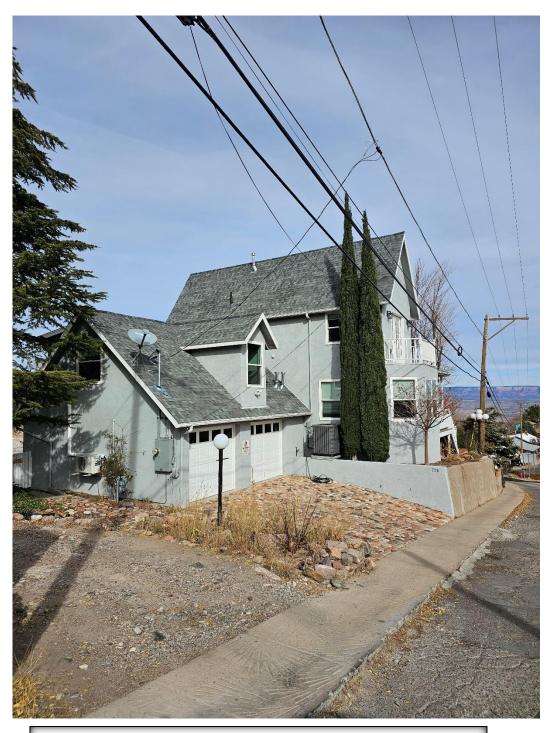
**Background and Summary:** The Applicant, Tom Bouquet is requesting approval for a change of exterior paint color to the house currently under renovation at 778 East Ave.

**Building Background:** 778 East Avenue is a Single-Family home built in 1995. The home was built with elements of Victorian architecture in the shape and special relationship of the building. It is not a Historic building, and not considered to be contributing to the Town's Historic landmark status or the National Register of Historic Places. The Structure is still subject to Historic District regulations nonetheless.

**Purpose:** Purpose: The purpose of Design Review is to enable the Design Review Board to review the exterior design of proposed new buildings and structures, proposed alterations of buildings and structures, proposed signs, and proposed demolition of structures, within the Historic Overlay District, in order to ensure that new development is compatible with the surrounding environment, and to preserve and protect the historical character of the Town of Jerome. Design review is intended to enrich the lives of all the citizens of Jerome by promoting harmonious, attractive, and compatible development, and is therefore considered to be in furtherance of the general welfare. The provisions of this section (Section 304) shall apply to all new construction, exterior alterations, demolitions, and signs, in the Historic Overlay District.

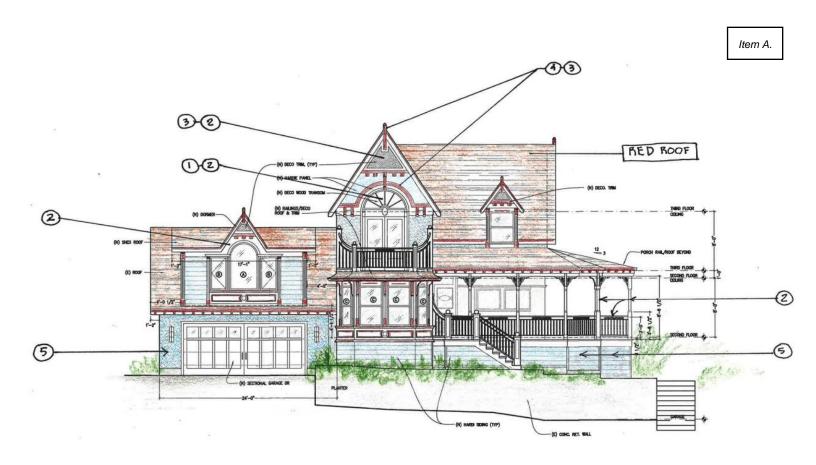
**Property Standards:** The Town of Jerome Zoning Ordinance in section 304 "Design Review", under "B. Projects requiring review by the Design Review Board" number 2 "Additions and exterior modifications" and number 3; "Decks" make this project subject to Design Review. Section H "Review Criteria for new construction" subsection J, Accessory Features, states that; "Fences, Walkways, decks, stairways, lighting, antennae and other manmade structures shall be visually compatible with buildings, structures, and places to which they are visually related."

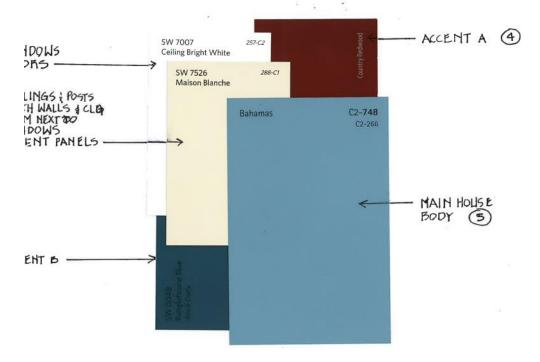
**Response:** I recommend discussion and approval. This coincides with a change of Roof color which the Town of Jerome makes an administrative approval decision.



**Top:** View of 778 East avenue from the street looking north. Note that this photograph is pre-renovation efforts that are currently underway.

Source: W. Blodgett





## Application & Related Information



Post Office Box 335, Jerome, Arizona 86331 (928) 634-7943

Zoning Administrator Analysis Design Review Board Tuesday, December 16th, 2025

Item:

**Location:** 515 Main Street Main Street

**Applicant/Owner:** Haunted Group, LLC

Zone: C-1

**APN:** 401-06-090

**Prepared by:** Will Blodgett, Zoning Administrator

**Recommendation:** Recommend Approval

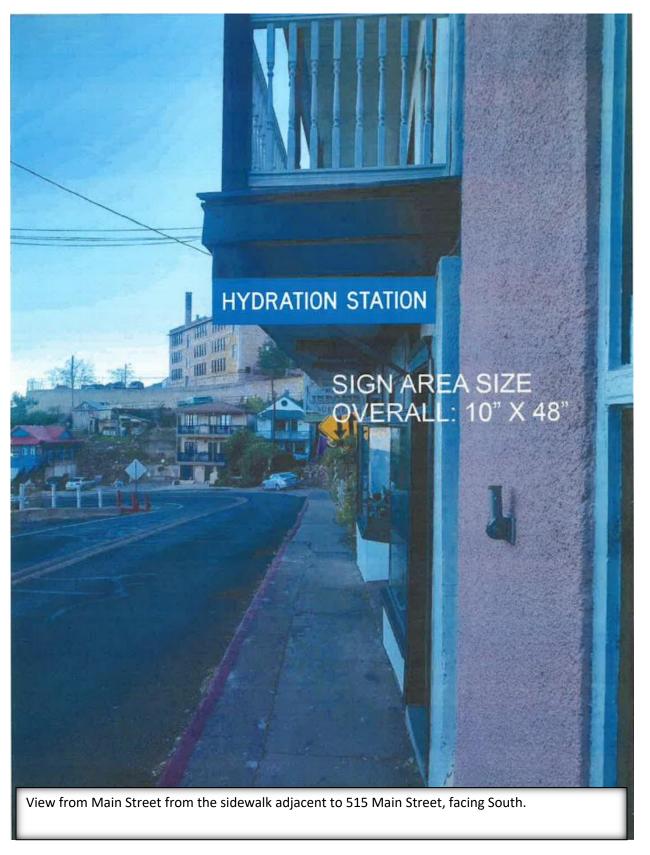
**Background and Summary:** The applicant is seeking approval to mount a new sign on the exterior façade to bring attention to a planned Hydration station within an alcove at 515 Main Street.

**Building Background:** The 2007 Historic Property Inventory records this structure as having been built circa 1910 and lists the property as a contributor to the Town of Jerome's Historic Landmark status. The building is listed as being in Good condition at the time of the survey. The records of this survey are provided in this document.

**Purpose and Considerations:** The Design Review Board shall review a submitted application for Design Approval of Signs and shall have the power to approve, conditionally approve, or disapprove all such requests, basing it's decisions on the following criteria; Materials- signs made of durable, weather resistant materials such as acrylic, resin, steel, aluminum, or composite materials are preferred. Lettering- Lettering and symbols on signs should be routed, applied or painted on the surface of the sign material. Colors- Colors of a sign shall be visually compatible to the colors of buildings, structures, and signs to which the sign is visually related. Exceptions- The design review board may waive the requirements of this section and section 507 in order to allow the preservation or restoration of signs or commercial graphics which are determined to be of historical significance or of particular interest.

**Signage Regulations:** Section 509.G establishes the requirements for signage in the C-1 Commercial district and the I-1 Industrial zones. Subsection 2 states; "The area of any single wall, projecting, free-standing or canopy sign shall not exceed sixteen (16) square feet. Subsection 4 also states: "The bottom part of any projecting sign shall be no lower than eight (8) feet above the ground directly below it"

**Response:** The new signage is technically directional and informational signage and is not under the same review criteria as a standard commercial sign. The review criteria for this sign focuses on the mounting points and aesthetic compatibility, to which I see no conflicts with the Town of Jerome Zoning Ordinance.



Page 2 of 10







View of 515 Main, front façade, with the alcove (on right hand side of the photo) where the hydration station is intended to go.

## Application & Related Information



## 2007 Town of Jerome Arizona HISTORIC PROPERTIES SUMMARY SURVEY

, ANIZONA			A SECURE AND ADDRESS OF THE PARTY OF THE PAR
PROPERTY IDENTIFICATION  For properties identified through survey:	Site No. 075	Survey Area G.W	V. Hulls Plat
Historic Name(s) Jerome Market and (Enter the name(s), If anv, that best reflects to Address 515 S.R. 89A (Main Street)	the property's histo		
City or Town Jerome	☐ vicinity	County Yavapai	Tax Parcel No. 401-06-090
Block 11 Lot(s) 4,5 Plat UTM reference: Zone Eastin	ection 23 t (Addition)	Quarters Northing	. Acreage 0.05 Year of plat (addition)
USGS 7.5' quadrangle map:			□ Imme Saura
ARCHITECT BUILDER	_	not determined	known Source known Source
CONSTRUCTION DATE Circa 1910  STRUCTURAL CONDITION  Good (well maintained; no serious pro	, —	nown 📙 estimated	Source Co. Assessor, Sanborn Map
Fair (some problems apparent) Desc	ribe:		
Poot (major problems; imminent three	nt) Describe:		W.
Ruin/Uninhabitable			
USES/FUNCTIONS  Describe how the property has been used over time, beginning with the original use.		. <b></b> .	
Market /Hotel			

Retail/ Hotel/ Residential

Sources 81 Survey, Co. Assessor

#### PHOTO INFORMATION

Date of photo 2007

View Direction (looking towards)

South

Negative No. 515 S.R. 89A (Main St)





#### 2007 Town of Jerome Arizona

### HISTORIC PROPERTIES SUMMARY SURVEY

A. HISTORIC EVENTS/TR	ENDS. Describe any historic	events/trends associated with the prop	perty.
B. PERSONS. List and desc	ribe persons with an importan	t association with the building.	
C. ARCHITECTURE. Style	· Vernacular 1st level, E	clectic Monterey 2nd level	no style
Stories 2	Basement Roof form	Flat no parapet / flat shed o/, por	ch
	od turned post and blaster		152 SF. Rectangle. Covered e the glass store front and transon
INTEGRITY To be eligible for the Nationa below lists some important as	l Register, a property must hav pects of integrity. Fill in the b	e integrity, i.e., it must be able to visu lanks with as detailed a description of t	ally convey its importance. The outline the property as possible.
LOCATION. Origina	al Site   Moved: date	original site	
DESIGN. Describe alteration	ns from the original design, in	cluding dates.	
MATERIALS Describe the	materials used in the followin	a elements of the property	
Walls (structure) Wood,			l, Stucco
Windows Wood		window structure Dbl Hung/ Fixe	d
Roof Built-up o/, Wood			Concrete, Wood, Masonry
	ural and/or built environment scend to School St. Struct		de of the structure there are origi-
	nged since the property was co		
WORKMANSHIP. Describ	e the distinctive elements, if a	ny, of crafismanship or method of const	ruction.
NATIONAL REGISTER ST Individually Listed; Date Listed	Contributor Nonco	ppropriate box) intributor to d eligible by Keeper of National Reg	Historic District
Property is is is r	not eligible individually. not eligible as a contributor to eded to evaluate.	a listed or potential historic district.	f or survey consultant)
* ***			
FORM COMPLETED BY Name and Affiliation: Mailing Address:	Gregory C. Hunt D.A.P.A. Studio P.O. Box 8 Cottonwood	d, AZ. 86326	Date: Nov., Dec. 2007 Phone #: 928-646-9205

IUWII USE

#### TOWN OF JEROME, ARIZONA

600 Clark Street, P.O. Box 335, Jerome, AZ 86331 (928) 634-7943

#### General Land Use Application – Check all that apply

Site Plan Review \$300  Demolition \$50/\$200 Time  Extension \$200  Design Review Signage/Awnii Other: signage	ng \$50 \$500 Paint/Roofing \$25 Other:
Note: Refer to the corresponding Project Applicatio	n Checklist/s for additional submittal requirements.
Applicant: Eric Jurisin	Owner: Haunted Group Llc
Applicant mailing address:	Property owner mailing address:
Po 896 Jerome Az 86331	same
Applicant role/title: owner	same
Applicant phone: 928-301-0168	Owner phone: same
Applicant email: jeromepalace@gmail.com	Owner email: same
Project address: 515 Main St	Parcel number: 401-06-090
Describe project: signage	
Town Council is discretionary.  I understand that the application fee is due at some fee is paid to the Town.  I understand review criteria are used in evaluating Planning and Zoning Commission. These criteria as understand that this application will not be school have been submitted and the application is determined to the application of the applicatio	on by the Jerome Design Review Board and/or are included in the Jerome Zoning Ordinance. • I Whed for consideration until all required materials
Received the sum of \$ as: Check No	Cash Credit Card By:



Post Office Box 335, Jerome, Arizona 86331 (928) 634-7943

Zoning Administrator Analysis Design Review Board Tuesday, December 16th, 2025

Item:

**Location:** 305 Main Street **Applicant/Owner:** Eric Jurisin

Zone: C-1

**APN:** 401-06-149

**Prepared by:** Will Blodgett, Zoning Administrator

**Recommendation:** Recommend Approval

**Background and Summary:** The applicant is seeking approval to update existing directional signage found at the bottom of the steps on 305 Main street, on the west wall surface.

**Building Background:** The 2007 Historic Property Inventory lists this property, the old "Town Hall" building, as built circa 1900 and in good condition. The property is a contributor to the National Register and the Town's Historic Landmark Designation. The pages from that inventory regarding this property are located at the end of this analysis.

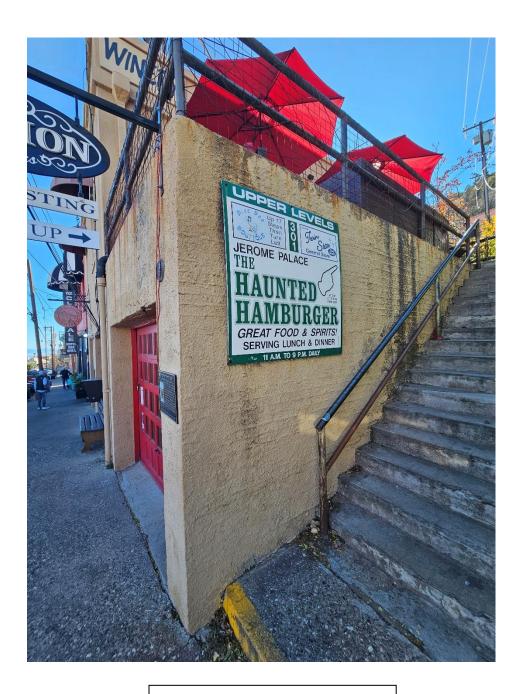
**Purpose and Considerations:** The Design Review Board shall review a submitted application for Design Approval of Signs and shall have the power to approve, conditionally approve, or disapprove all such requests, basing it's decisions on the following criteria; Materials- signs made of durable, weather resistant materials such as acrylic, resin, steel, aluminum, or composite materials are preferred. Lettering- Lettering and symbols on signs should be routed, applied or painted on the surface of the sign material. Colors- Colors of a sign shall be visually compatible to the colors of buildings, structures, and signs to which the sign is visually related. Exceptions- The design review board may waive the requirements of this section and section 507 in order to allow the preservation or restoration of signs or commercial graphics which are determined to be of historical significance or of particular interest.

**Signage Regulations:** Section 509.G establishes the requirements for signage in the C-1 Commercial district and the I-1 Industrial zones. Subsection 2 states; "The area of any single wall, projecting, free-standing or canopy sign shall not exceed sixteen (16) square feet. Subsection 4 also states: "The bottom part of any projecting sign shall be no lower than eight (8) feet above the ground directly below it."

**Response:** The new proposed sign is essentially an update to an existing directional signage which already has approval. The updated signage is the same dimensions as the original, uses the same basic colors, but removes businesses that are no longer present in town.



Proposed update to the signage



Existing directional signage at the bottom of the stairs at 305 Main Street with surrounding area.



Detail of existing directional signage at the bottom of the stairs at 305 Main Street.

## Application & Related Information



## 2007 Town of Jerome Arizona ... HISTORIC PROPERTIES SUMMARY SURVEY

PROPERTY IDENTIFICATION  For properties identified through survey:	Site No. 04	6 Survey Area Hul	ls Plat	
Historic Name(s)				
(Enter the name(s), if any, that best reflec	ts the property's his	toric importance.)		
Address 303 Main Street				
City or Town Jerome	☐ vicinity	County Yavapai	Tax Parcel No.	401-06-149
Township 16 Range 2E	Section 23	Quarters		Acreage 0.
	Plat (Addition)			at (addition)
UTM reference: Zone Ea	sting	Northing		1.
USGS 7.5' quadrangle map:				(%)
ARCHITECT		not determined	☐ Ignown Source	by.
BUILDER		not determined	□/khewn Source	Ne
CONSTRUCTION DATE Circa 190	0 . 🗆	known = estimated	Sanborn N	Equ
STRUCTURAL CONDITION Good (well maintained; no serious )	problems apparent)	Luck	to another	3
Fait (some problems apparent)	escribe:	" Lany E	hay ar may be	
Poot (major problems; imminent th	real) Describe:	( and 3.	mg an	
☐ Ruin/Uninhabitable			,	
USES/FUNCTIONS	1			# T
Describe how the property has been used o	ver	- A - C - C - C - C - C - C - C - C - C	<b>就是指</b>	
time, beginning with the original use.	1353	A PROPERTY OF		
Fire Station	Marie Marie	A CONTRACTOR		
Police Station / Town Hall		Control of the last of the las	Charles in the said	
		THE PROPERTY OF	1000	
Sources 1981 Survey, Herbert V.			PA IT	
Young Collection, Sanborn Fire Ma (1898-1929)	ps	KA		
PHOTO INFORMATION			THE PERSON	- 2
Date of photo 2007			1000年	
View Direction (looking towards)				
South West	-	DIVERSITE IN		
Negative No. 303 Main Street	<b>b</b>	ed residential	AND DESCRIPTION OF THE PERSON	SECSONE!
Jos Main Succi				
		1	1	



#### 2007 Town of Jerome Arizona

## HISTORIC PROPERTIES SUMMARY SURVEY

A. HISTORIC EVENTS/TRI	ENDS. Describe any historic eve	nts/trends associated with	the property.	
B. PERSONS. List and descr	ribe persons with an important as:	sociation with the building		
C. ARCHITECTURE. Style	Vernacular			o style
Stories 2-1/2	Basement Roof form I	Flat w/, Parapet		
Describe other character-defin	uing features of its massing, size, a	and scale		
INTEGRITY To be eligible for the National below lists some important asp	Register, a property must have in ects of integrity. Fill in the blank	tegrity, i.e., it must be able s with as detailed a descrip	to visually convey its im tion of the property as po	portance. The outline sssible.
LOCATION Original	Site Moved: date	original site		
DESIGN. Describe alteration	ns from the original design, includ	ing dates.		
MATERIALS. Describe the	materials used in the following ele	ements of the property.		
Walls (structure) Concret Windows Wood, Metal	te, Brick, Wood Describe wind	Walls (sheathing) dow structure	Stucco	
Roof Built-up o/, wood	framed timbers	Found	dation Concrete, Mas	onry, Wood
SETTING. Describe the natu	ral and/or built environment arou	and the property. Steps up	Hill side	
How has the environment char	nged since the property was constr	nucted?		
WORKMANSHIP. Describe	the distinctive elements, if any, o	f craftsmanship or method	of construction.	
	ATUS (if listed, check the appro Contributor Noncontri Determined eli		nal Register (date	Historic District
Property 🔲 is 🔲 is no	ot eligible as a contributor to a li ded to evaluate.	U 2222 W		ultant) .
E.A.				
FORM COMPLETED BY Name and Affiliation: Mailing Address:	Gregory C. Hunt D.A.P.A. Studio	A7 86326	Date: Phone #:	2007 928-646-9205

Town Use

#### TOWN OF JEROME, ARIZONA

600 Clark Street, P.O. Box 335, Jerome, AZ 86331 (928) 634-7943

#### General Land Use Application - Check all that apply

Site Plan Review \$300 Demolition \$50/\$200 Time Extension \$200	Design Review \$25 t  Signage/Awning \$50  Other: signage	
Note: Refer to the corresponding	Project Application Chec	klist/s for additional submittal requirements.
Applicant: Eric Jurisin		Owner: Town of Jerome
Applicant mailing address:		Property owner mailing address:
Po 896 Jerome Az 86331		Po 335 Jerome Az 86331
Applicant role/title: User		
Applicant phone: 928-301-016	58	Owner phone: same
Applicant email: jeromepalace	e@gmail.com	Owner email: same
Project address: 305 Main St		Parcel number: 401-06-149
Describe project: signage	500	
Town Council is discretiona  I understand that the applicate fee is paid to the Town.  I understand review criteria a Planning and Zoning Commission understand that this application have been submitted and the applicant Signature:	ry. tion fee is due at submiss re used in evaluation by on. These criteria are inc n will not be scheduled f	Date: 12-08-2025
Town Council is discretiona  I understand that the application fee is paid to the Town.  I understand review criteria a Planning and Zoning Commission understand that this application have been submitted and the application.	ry.  ion fee is due at submiss re used in evaluation by on. These criteria are inc n will not be scheduled f	the Jerome Design Review Board and/or luded in the Jerome Zoning Ordinance. • I or consideration until all required materials to be complete.  Date: 12-08-2025  Date:
Town Council is discretiona  I understand that the applicate fee is paid to the Town.  I understand review criteria a Planning and Zoning Commission understand that this application have been submitted and the applicant Signature:	ry. tion fee is due at submiss re used in evaluation by on. These criteria are inc n will not be scheduled f polication is determined	the Jerome Design Review Board and/or luded in the Jerome Zoning Ordinance. • I or consideration until all required materials to be complete.  Date: 12-08-2025  Date:



Post Office Box 335, Jerome, Arizona 86331 (928) 634-7943

Zoning Administrator Analysis Design Review Board Tuesday, December 16th, 2025

Item:

Location: 410 Clark Street

Applicant/Owner: The Haunted Group LLC

Zone: C-1

**APN:** 401-06-036

**Prepared by:** Will Blodgett, Zoning Administrator

**Recommendation:** Recommend Discussion, Conditional Approval

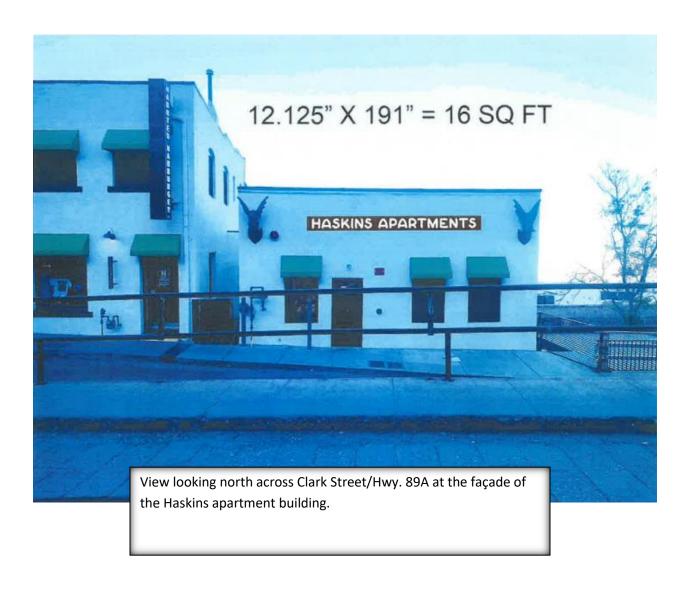
**Background and Summary:** The applicant is seeking approval to mount new signage on the recently renovated Haskins Apartment building. The applicant wishes to reproduce and mount signage that commemorates the building by its local designation as the "Haskins Apartments". The Signage is intended to be located on the front facing façade as well as the south/southeast side of the building in the uppermost northern section of the structure. An alternative design element desired by the applicant is a reproduction of a historic mural in place of the secondary sign. The complications of this are detailed below in the Town's response. Additionally the applicant desires to retain two architectural features referred to hereafter as "Gargoyles" or "Grotesques". For our purposes these are considered to be Architectural features, and the review of these features shall be limited to the impact on the National Register Status of the building in relation to it's Historic Aesthetic.

**Building Background:** The 2007 historic property inventory records this building as the "Haskins Apartment Building" (401-06-036) originally constructed in 1912 according to Town records, it notes that the building was modified in some way in 1979 and contains four (4) apartment units, and top-floor storage accessed by the entrance on Clark Street. The Historic property inventory records are included in this review.

**Purpose and Considerations:** The Design Review Board shall review a submitted application for Design Approval of Signs and shall have the power to approve, conditionally approve, or disapprove all such requests, basing it's decisions on the following criteria; Materials- signs made of durable, weather resistant materials such as acrylic, resin, steel, aluminum, or composite materials are preferred. Lettering- Lettering and symbols on signs should be routed, applied or painted on the surface of the sign material. Colors- Colors of a sign shall be visually compatible to the colors of buildings, structures, and signs to which the sign is visually related. Exceptions- The design review board may waive the requirements of this section and section 507 in order to allow the preservation or restoration of signs or commercial graphics which are determined to be of historical significance or of particular interest.

**Signage Regulations:** Section 509.G establishes the requirements for signage in the C-1 Commercial district and the I-1 Industrial zones. Subsection 2 states; "The area of any single wall, projecting, free-standing or canopy sign shall not exceed sixteen (16) square feet. Subsection 4 also states: "The bottom part of any projecting sign shall be no lower than eight (8) feet above the ground directly below it."

**Response:** The signage was designed with the Town of Jerome Zoning regulations in mind, and the packet provided by the applicant (provided over the following pages) show that the proposed sign on the front façade of the Haskins building meets the maximum allowed size for signage at 16sq. ft. The secondary sign on the east facing side of the building is also at the maximum allowed size for signage at 16 sq. ft. The combined total of the signage, at 32 sq. ft. meets the maximum allowable commercial signage available for a single building without obtaining a Variance. The colors mimic the original colors of the previous Haskins Apartment signage, with white lettering on a brown field. The same font as was on the originals is to be reutilized as well.





The second request from the applicant is for a reproduction of a historic billboard that used to exist in Jerome (Roadside, but not related to this building historically). The reproduction is intended to be smaller than the original, but comes in at 8.3ft tall by 17.6ft in width, coming in at 146.08sq. ft. If this is to be considered a sign for our purposes, a Variance will be required as a condition of approval.

The TOJ Zoning Ordinance defines a sign as;

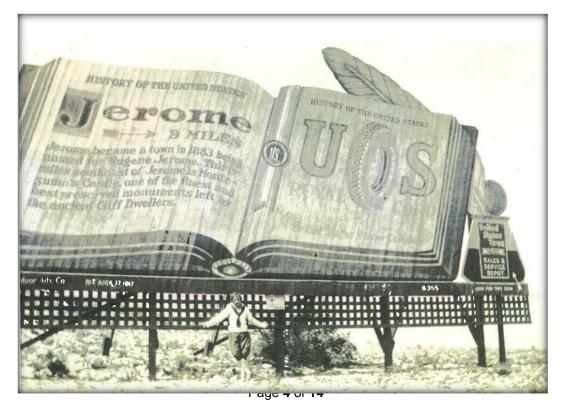
**Sign** – An object meant to convey a message through the use of words or symbols. A sign can be painted on one or multiple surfaces, be freestanding, supported by a pole or attached to a building. All exterior signs, whether public or private, are regulated by this ordinance

The TOJ Zoning Ordinance defines a mural as;

Mural - See definition for Sign, Painted

**Sign**, **Painted** – A sign painted directly on the building façade.

This is a somewhat confusing "Catch 22" as this would in most cases be considered a form of Art. The intention of the Ordinance (in my opinion) is geared toward Commercial signage however the ordinance uses the same signage regulations and language to regulate art in the same way. My suggestion is that, if the Board should approve this that the condition of approval be that the applicant obtain a Variance from the Board of Adjustment, in regards to the total surface area. In this fashion both the intention of the ordinance can be fulfilled as well as the desires of the applicant.



# **OVERALL** ILLUSTRATION SIZE: 6.5' 8' 3" X 17' 6" 16' 14.5' 16.5' 9.5

The final request from the applicant is for the retention of two Gargoyles/Grotesques installed on the front façade of the Haskins building. Note that these features were installed prematurely by the applicants contractor before they were brought to DRB with this bundle of applications. For this review I have the Town of Jerome Ordinance section regulating Architectural features, followed by the Secretary of the Interior's Standards for Rehabilitation.

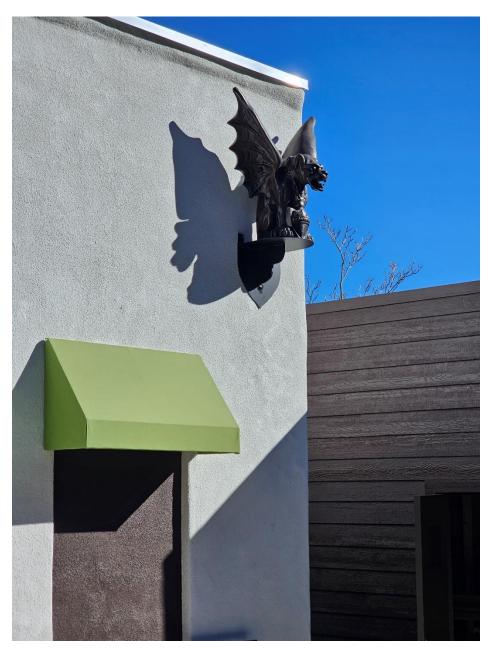
**Zoning Ordinance Regulations:** The Town of Jerome Zoning Ordinance Section 304.B.2 (Projects requiring review by the Design Review Board) requires "additions and exterior modifications" to undergo design review.

Section 304.H.2. (Review Criteria for New Construction) states; "2. The Design Review Board and Zoning Administrator shall review a submitted application for Design approval of alterations, additions, or renovations to existing buildings or structures, and shall have the power to approve, conditionally approve, or disapprove all such requests, basing their decision on the following criteria:"

Architectural Features and details- Original porches, decks, balconies, canopies, doors, windows, walls, fences, stairways, eaves, cornices and other architectural features and details shall be preserved and retained where feasible. Necessary replacement of these features should be as near as possible to the original feature in design and material.

#### Standards for Rehabilitation

- A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- Each property will be recognized as a physical record of its time, place and use. Changes
  that create a false sense of historical development, such as adding conjectural features or
  elements from other historic properties, will not be undertaken.
- Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Under the SOI standards, line 10 is what this review is concerned with.

"New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

It is my opinion that these features do not present a negative impact to the historic integrity of the property, especially when taken into consideration the totality of the restoration efforts and the adaptive reuse that it has undergone.

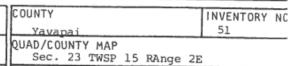
The features rest on two mounting points that can be removed and repaired without significant impacts.

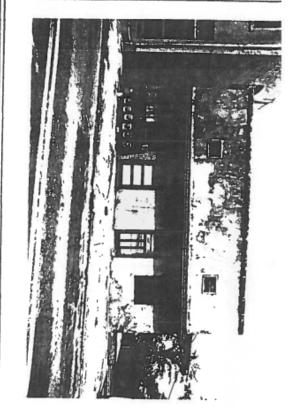
I recommend discussion of these SOI principles as they relate to these items within the context of the TOJ zoning ordinance.

## Application & Related Information

# ARIZONA ST. TE HISTORIC PRC ERTY INVENTO

HISTORIC PROPERTY				
Haskins Apartme	nts			
COMMON PROPERTY NA	ME			
Haskins Apts.				
PROPERTY LOCATION-	STREET	ε NO.		
Clark St.				
CITY, TOWN/VICINITY Jerome Az	0F	ASSES 401-	SOR 06-	S'S PARCEL NO
OWNER OF PROPERTY			PH	IONE
Red & Birgit Ha	yman			
STREET & NO./P.O. E	30X			
Box 991				
CITY, TOWN	STATE			ZIP
Cottonwood	Az			86326
FORM PREPARED BY				DATE
TOWN OF JEROME				9-9-81
STREET & NO./P.O. B	OX		PH	ONE
Box 335			63	4-7943
CITY, TOWN	STATE			ZIP
Jerome	Az			86331
PHOTO BY				DATE
Noel Knapp				DATE 8-23-81
VIEW facade from Clar	k St.			
HISTORIC USE				
apartments				
PRESENT USE				ACREAGE
apartments				
ARCHITECT/BUILDER				
Jim Haskins				
CONSTRUCTION/MODIFI	CATION	DATES	_	
1912 1979		211120		





### PHYSICAL DESCRIPTION

This 2 storey rectangular plan building is frame and stucco with wood porches on th South and West sides, wood doors and doubbe hung sash. A flat roof with surrounding parapet walls caps the structure. The West or street facing parapet has a slightly projecting top trim piece which casts a small shadow line.

29.5' frontage x 54' depth

STATEMENT OF SIGNIFICANCE/HISTORY		
typical multi family structure		
rooms sharing kitchen and bath		
		*
*		
SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY		
old sign on bldg. advertising day and week rates		
	0	
GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION		
401-06-036 Lots 33.34 Blk 4		
401-00-036 LOCE 33.34 BIK 4		
		1
		- 1
GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY		
K-2 11-11A is facade.		
12-12A is 3/4 view showing porch detail		
Wa .		1
K2 13A print		

### TOWN OF JEROME, ARIZONA

600 Clark Street, P.O. Box 335, Jerome, AZ 86331 (928) 634-7943

### General Land Use Application - Check all that apply

Site Plan Review \$300 Demolition \$50/\$200 Time Extension \$200	Design Review \$2  Signage/Awning 9 Other: signage		Conditional Use Permit (CUP) \$500 Paint/Roofing \$25 Other:	
Note: Refer to the corresponding I	Project Application C	hecklist/s for a	additional submittal requirements.	
Applicant: Eric Jurisin		Owner: 414	Clark St IIc	
Applicant mailing address:		Property o	wner mailing address:	
Po 896 Jerome Az 86331		same		
Applicant role/title: owner		same		
Applicant phone: 928-301-016	8	Owner pho	ne: same	
Applicant email: jeromepalace	@gmail.com	Owner ema	ail: same	
Project address: 414 Clark St		Parcel number: 401-06-036		
Describe project: signage-billbo	oard-grotesque?			
Town Council is discretionary  I understand that the application fee is paid to the Town.  I understand review criteria are Planning and Zoning Commission understand that this application have been submitted and the applicant Signature:  Property Owner Signature:	on fee is due at subnet used in evaluation in. These criteria are will not be schedule oplication is determined.	by the Jerome included in the d for consider ned to be com	Design Review Board and/or e Jerome Zoning Ordinance. • I ation until all required materials plete.  Date: 12-08-2025  Date:	
Received from:			Date:	
Received the sum of \$	as: Check No.	Cash C	redit Card Bv:	



## TOWN OF JEROME

Post Office Box 335, Jerome, Arizona 86331 (928) 634-7943

Zoning Administrator Analysis Design Review Board Tuesday, December 16<sup>th</sup>, 2025

Item:

**Location:** 410 Clark Street

**Applicant/Owner:** The Haunted Group, LLC.

Zone: C-1

**APN:** 401-06-037A

Prepared by: Will Blodgett, Zoning Administrator

**Recommendation:** Discussion/possible action

**Background and Summary:** The Applicant, Eric Jurisin (Jerome Investments I LLC) is requesting approval of exterior design changes that coincide with changes and redesigns to the Haunted Hamburger deck/patio expansion. Initially this expansion intended to move a nearby APS pole to accommodate part of the expansion. This plan has changed and the APS pole is no longer relocating. This necessitated shortening of the proposed expanded deck. The structural components and the mechanical connections to the ground surface remain unchanged, as essentially a section of the expansion is simply not going to be built. These changes did not necessitate PNZ review, but the changes to the exterior designs of the patio and the exterior of the structure on the patio are changing requiring Design Review.

Hello Will

**Building Background:** The Project includes two standing historic properties, which I will discuss separately in this section. The first (401-06-037A) is the site of the Haunted Hamburger in it's current form, in the old Telephone-Switchboard building (Historic inventory record included in the appendix) which operated from around 1900 to 1955.

The second property that is to be incorporated into the new Haunted Hamburger layout is the "Haskins Apartment Building" (401-06-036) originally constructed in 1912 according to Town records, it notes that the building was modified in some way in 1979 and contains four (4) apartment units, and top-floor storage accessed by the entrance on Clark Street.

**Purpose:** The purpose of Design Review is to enable the Design Review Board to review the exterior design of proposed new buildings and structures, proposed alterations of buildings and structures, proposed signs, and proposed demolitions of structures within the Historic overlay district, in order to ensure that new development is compatible with the surrounding environment, and to preserve and protect the historical character of the Town of Jerome. Design review is intended to promote and preserve Jerome's economic and environmental well-being which depends exclusively upon its distinctive character, natural attractiveness and overall architectural quality which contribute substantially to it's viability as a recreational and tourist center and which contributed to it's designation as a National Historic Landmark. Design Review is intended to enrich the lives of all the citizens of Jerome by promoting harmonious, attractive, and compatible development, and is therefore considered to be in furtherance of the general welfare.

**Zoning Ordinance Regulations:** The Town of Jerome Zoning Ordinance Section 304.B.2 (Projects requiring review by the Design Review Board) requires "additions and exterior modifications" to undergo design review.

Section 304.H.2. (Review Criteria for New Construction) states; "2. The Design Review Board and Zoning Administrator shall review a submitted application for Design approval of alterations, additions, or renovations to existing buildings or structures, and shall have the power to approve, conditionally approve, or disapprove all such requests, basing their decision on the following criteria:"

- a. Architectural Features and details- Original porches, decks, balconies, canopies, doors, windows, walls, fences, stairways, eaves, cornices and other architectural features and details shall be preserved and retained where feasible. Necessary replacement of these features should be as near as possible to the original feature in design and material.
- **b.** Roofs- Original Roof shape, design and material shall be preserved and retained where feasible. Where contemporary roofing material is used, it should be as near as possible to the appearance of the original roofing material.
- **c.** Color- Exterior colors should be as near as possible to the original colors appropriate to the years during which the particular building or structure was built.
- **d. Materials and Texture-** The Original exterior materials and texture shall be preserved and retained where feasible. Where contemporary materials are used, they should be as near as possible to the original material and texture.

#### **Alterations**

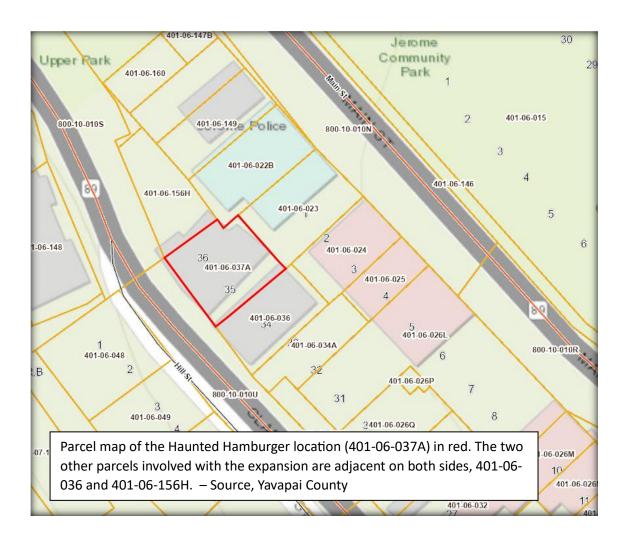
Some exterior and interior alterations to a historic building are generally needed as part of a Rehabilitation project to ensure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include changes to the site or setting, such as the selective removal of buildings or other features of the building site or setting that are intrusive, not character defining, or outside the building's period of significance.

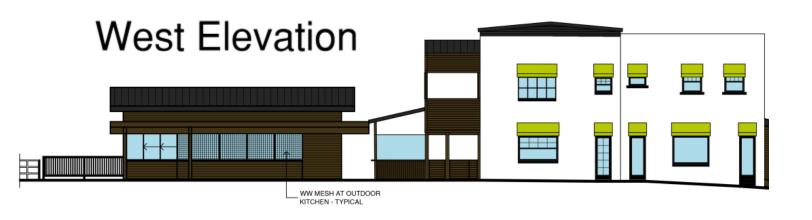
**Response:** The design elements of the redesigned patio/deck are visually more similar to the existing Haunted Hamburger deck designs. The new plan does away with the outdoor kitchen that was visible on street-level to passersby. The space now adds additional sq. ft. to the ADA compliant bathroom facility that was smaller in the initial designs. The orientation of the space has changed, simplifying the spans to simply extend the existing.

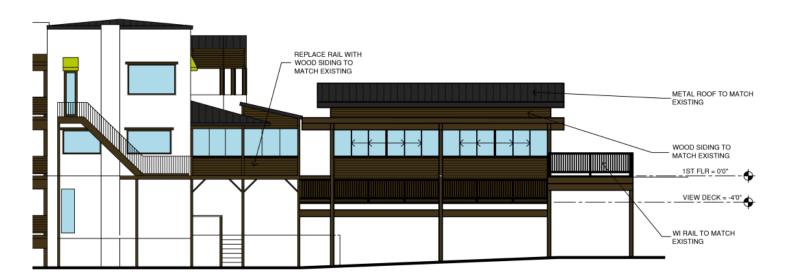
The exterior of this redesign is less of a visual impact to the surrounding properties than the previous design. The stylist6ic elements and color palette continues the existing design elements on the building.

### Standards for Rehabilitation

- A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
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# **East Elevation**

Above: Original approved designs, West Elevations

**Below:** Original approved designs, East elevations.

View of the front, and rear elevations for the new, proposed exterior for the modified deck plans.



47

**Application and Related Information** 

Town Use



### TOWN OF JEROME, ARIZONA

600 Clark Street, P.O. Box 335, Jerome, AZ 86331 (928) 634-7943

General	Land	Use	Application	<ul> <li>Check all</li> </ul>	that apply
---------	------	-----	-------------	-------------------------------	------------

X Site Plan Review \$3 Demolition \$50/\$20 Time Extension \$20	0 Signage/Awning 0 Other:	\$25 to \$500	nditional Use Permit (C nt/Roofing \$25 her:	_
Note: Refer to the corn	esponding Project Applicatio	n Checklist/s for add	litional submittal requi	rements.
Applicant: Eric Jurisi	n	Owner: Eric	Jurisin	
Applicant mailing add	ress:	Property owner	mailing address:	
Po 896	Jerome Az 86331	P	o 896 Jerome Az 86331	
Applicant role/title:		CONTRACTOR OF THE		
Applicant phone: 928-	301-0168	Owner phone: 9	28-301-0168	
Applicant email: jerom	epalace@gmail.com	Owner email:	jeromepalace@gmail.cor	m
Project address: 414	Clark St	Parcel number:	401-06-024	
Describe project: Rep	urposing the top floor of the Has	skins into a commercia	I kitchen and adjoing in to	412 Clark St.
	adding on to the deck of the Ha			
	this application will not be s ted and the application is de			u maceriais
roperty Owner Signat	C:(1:-		Date:2-1-2024	
eceived from:	Fric Jurisin	wn Use Only	Date: 2112	4
y: _ [	RECEIP	T DATE 211	24	No. 617107
5331 enta	RECEIVED FROM S	ric Jur	ISIA	\$ 200
TOWN OF JERG P.O. BOX 33 JEROME, AZ 86	FOR RENT FOR  ACCOUNT PAYMENT BAL. DUE	CASH CHECK OMONEY ORDER CREDIT CARD BY	320 - Card	DOLLARS 0

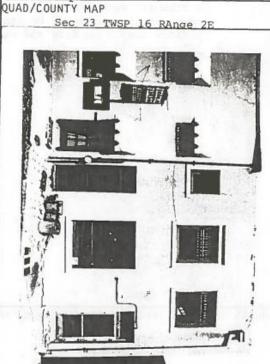
INVENTORY NO

50

## ARIZONA STATE HISTORIC PROPERTY INVENTO

Yavapai

HISTORIC PROPERT			
Telephone Bui			
COMMON PROPERTY	NAME		
PROPERTY LOCATIO	N-STREE	T & NO.	*
CITY, TOWN/VICINI Jerome Az	TY OF		SOR'S PARCEL NO 1 06-037
OWNER OF PROPERT Ruth & Willar	Y d Cram		PHONE
STREET & NO./P.O Box 276	. BOX		
CITY, TOWN	STATE		ZIP
Jerome	Az		86331
FORM PREPARED BY TOWN OF JEROM	E		DATE 9-9-81
STREET & NO./P.O Box 335	. BOX		PHONE 634-7943
CITY,TOWN Jerome	STATE		ZIP 86331
PHOTO BY Noel Knapp			DATE 8-22-81
VIEW			
HISTORIC USE			
PRESENT USE			ACREAGE
Apartments ARCHITECT/BUILDER	}		77 W. H. W. W. W. W.
CONSTRUCTION/MODI	FICATIO	N DATE	S



#### PHYSICAL DESCRIPTION

This 3 storey rectangular brick structure has a stucco veneer on it's exposed faces, a flat roof with surrounding parapet walls and wood frame doors and double hung window sash. It is built flush against it's neighboring building on the North, with access to, the lower level via a side stairway. (?)

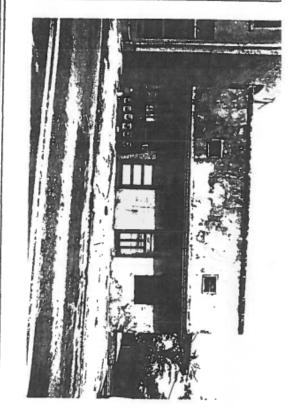
22.5° frontage x 48' depth/

## ARIZONA ST. TE HISTORIC PRC ERTY INVENTO

HISTORIC PROPERTY NAME			
Haskins Apartments			
COMMON PROPERTY NAME			
Haskins Apts.			
PROPERTY LOCATION-STREET	ε NO.		
Clark St.			
CITY, TOWN/VICINITY OF Jerome Az	ASSES 401-	SOF 06-	N'S PARCEL NO.
OWNER OF PROPERTY		PH	IONE
Red & Birgit Hayman		_	
STREET & NO./P.O. BOX			
Box 991			
CITY, TOWN STATE			ZIP
Cottonwood Az			86326
FORM PREPARED BY			DATE
TOWN OF JEROME			9-9-81
STREET & NO./P.O. BOX		PH	ONE
Вож 335		63	4-7943
CITY, TOWN STATE			ZIP
Jerome Az			86331
PHOTO BY			DATE
Noel Knapp			8-23-81
VIEW facade from Clark St.			
HISTORIC USE			
apartments			
PRESENT USE			ACREAGE
apartments			
ARCHITECT/BUILDER			
Jim Haskins			
CONSTRUCTION/MODIFICATION	DATES		
1912 1979			

COUNTY INVENTORY NO 51

QUAD/COUNTY MAP Sec. 23 TWSP 15 RAnge 2E

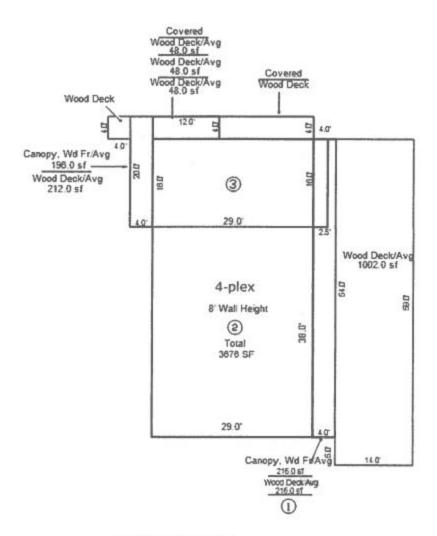


### PHYSICAL DESCRIPTION

This 2 storey rectangular plan building is frame and stucco with wood porches on th South and West sides, wood doors and doubbe hung sash. A flat roof with surrounding parapet walls caps the structure. The West or street facing parapet has a slightly projecting top trim piece which casts a small shadow line.

29.5' frontage x 54' depth

STATEMENT OF SIGNIFICANCE/HISTORY		
typical multi family structure		
rooms sharing kitchen and bath		
	v	
SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY		
old sign on bldg. advertising day and week rates		
GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION		
401-06-036 Lots 33.34 Blk 4		
		1
GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY		
K-2 11-11A is facade.		
12-12A is 3/4 view showing porch detail		
K2 125		
K2 13A print		



Clark Street (S.R. 89)

1912