



TOWN OF JEROME

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

AGENDA

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF JEROME JEROME CIVIC CENTER 600 CLARK STREET, JEROME, ARIZONA

TUESDAY, MARCH 19, 2024, AT 6:00 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 TTY 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.

Members of the public are welcome to participate in the meeting via the following options: By computer at <https://us02web.zoom.us/j/9286347943> or by telephone at **1 669 900 683**. **The Meeting ID is 928 634 7943.** A drive-up internet hotspot is now available in the parking lot in front of the Jerome Public Library. The network is Sparklight Yavapai Free Wi-Fi, and no password is required. **Please submit comments/questions at least one hour prior to the meeting** to Zoning Administrator William Blodgett at w.blodgett@jerome.az.gov.

1. CALL TO ORDER

2. **PETITIONS FROM THE PUBLIC** - Pursuant to A.R.S. § 38-431.01(H), public comment is permitted on matters not listed on the agenda, but the subject matter must be within the jurisdiction of the Council. All comments are subject to reasonable time, place and manner restrictions. All petitioners must fill out a request form with their name and subject matter. When recognized by the chair, please step to the podium, state your name and please observe the three (3) minute time limit. No petitioners will be recognized without a request. The Council's response to public comments is limited to asking staff to review a matter commented upon, asking that a matter be put on a future agenda, or responding to criticism.

A. We welcome a new member to the Planning & Zoning Commission

3. APPROVAL OF MINUTES

- A. Draft minutes of the regular meeting of the Planning & Zoning Commission, January 16, 2024.

4. NEW BUSINESS

A. The Planning and Zoning Commission shall elect a new Chair and a new Vice Chair.

B. Site Plan Review for proposed expansion and remodel of the Haunted Hamburger.

5. NEXT MEETING ITEMS

6. ADJOURNMENT

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that this notice and agenda was posted at the following locations on or before 7 p.m. on _____ in accordance with the statement filed by the Jerome Town Council with the Jerome Town Clerk: (1) 970 Gulch Road, side of Gulch Fire Station, exterior posting case; (2) 600 Clark Street, Jerome Town Hall, exterior posting case; (3) 120 Main Street, Jerome Post office, interior posting case.

Kristen Muenz, Deputy Town Clerk

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.



TOWN OF JEROME

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MINUTES REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF JEROME

TUESDAY, JANUARY 16, 2024, AT 6:00 PM
 JEROME CIVIC CENTER, 600 CLARK STREET, JEROME, ARIZONA

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

6:02PM (0:15) Item 1. CALL TO ORDER/Roll Call

Present were Chair Jeanie Ready, Vice Chair Lance Schall, and Commissioners Jera Peterson, Lori Riley, and Issam (Izzy) Sharif.
 Staff present were Zoning Administrator Will Blodgett and Deputy Clerk Kristen Muenz.

6:02PM (0:35) Item 2. APPROVAL OF MINUTES

A. Minutes of the December 19 Regular meeting of the Planning & Zoning Commission

Ms. Ready introduces the minutes sharing corrections to be made. First, page 1 of the minutes in the 2nd paragraph, Ms. Riley is referred to as Mr. Riley. On the same page, the vote indicates she abstained from voting, but she voted aye. She shares the new board member abstained because he was not at the previous meeting.
 Mr. Schall adds, the table doesn't match the description. He abstained as well because he was not at the previous meeting.
 Ms. Ready says the abstentions should be attributed to Mr. Schall and Mr. Sharif and the other 3 votes are ayes. She says there is just one more correction on page 6 of the packet; there are 2 seconds recorded, she knows there was a tie, but she believes on the record it was attributed to one or the other.
 Mr. Sharif shares that he seconded after Ms. Riley on that vote.
 Ms. Ready says to check the record and correct the X in table. She asks if anyone else had any comments.
 Mr. Schall moves to approve the minutes as amended.
 Ms. Ready seconds the motion. She calls the question and the motion to approve the minutes is with amendments.

Motion to approve minutes as amended

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
PETERSON			X			
READY		X	X			
RILEY			X			
SCHALL	X		X			
SHARIF			X			

6:06PM (4:30) Item 3. OLD BUSINESS

There was none

Item 4. NEW BUSINESS

6:06PM (4:40) A. Deck Repairs and Expansion at 713 Main Street for Mary Wills and Sally Dryer

Applicant/Owner: Mary Wills & Sally Dryer
 Zone: AR

Address: 713 Main Street

APN: 401-07-114D

Discussion/Possible Action

Mr. Blodgett reads the background and summary analysis provided in the meeting packet, sharing the applicant will be making repairs to a large section of the existing deck as well as a slight expansion, which will include replacing a top floor window with a door. He adds, the structure as it currently stands has no interior connection between floors and the expansion of the decking will help accommodate movement between the areas. He shares that the packet does include a letter from the applicant, who is also in attendance should there be any additional information needed or questions answered. He reads the property standards from the provided analysis, including the response which states the proposed expansion area faces southward, away from the highway and neighboring structures, and will not exceed the lot coverage limit for the AR zone of 40%. He adds the extension will not impact public easements or rights of way, nor will it extend the height as the expansion is lateral not vertical, and finally, all building permits and codes will be required and inspected.

by the building inspector ensuring compliance. He shares that we do have a letter from the applicant, he can read it aloud or the applicant can share in their own words.

Ms. Ready asks the applicant if she would like to add anything or introduce the project in her own words.

Applicant Mary Wills says she doesn't have anything else to add.

Mr. Blodgett offers to read the letter into the record, which states, the project is designed to extend the existing deck as well as attach the deck to the upper floor. The property never provided a connection from the main residence downstairs to the upper floor. In connecting the two floors externally it will allow the applicant(s) to access the upstairs floor without walking out to their driveway and back to re-enter the home on the upper level. The structure is designed with cement footings and hem fir lumber as noted in architectural drawings, will appear the same as the existing structure, and the stairway will lead to a door which will replace an existing window. Approximate measurements of the current structure are 15' x 13'6" and the addition will double the length of the existing structure, approximately.

Ms. Peterson asks if it is extending out by the tree or is it going over the tree?

Ms. Wills answers it will go around the tree.

Ms. Peterson confirms with the applicant it's the middle part that will go over the tree.

Mr. Blodgett shares he has the full size plans available for anyone who wants to review them.

There is discussion between commissioners Jera Peterson and Lori Riley regarding the tree.

Ms. Wills shares that it is not visible from the street, it is on the back of the house.

Ms. Riley says to Ms. Peterson that they will be going around the tree.

Ms. Wills says it's a single family house that was designed as duplex, that is why it's not connected.

Ms. Ready says I bet it has been quite a challenge trying to access the space without them being connected. She asks if anyone else has any other questions.

Mr. Schall and Mr. Sharif both answer no.

Ms. Ready shares it's pretty straight forward as far as it meets the ordinance and is clearly within the boundaries.

Mr. Blodgett says he doesn't see any problems.

Ms. Ready notes there are no issues with encroachments or setbacks.

Ms. Peterson asks Mr. Blodgett if he's saying with the extension, it's all within the 40%?

Mr. Blodgett answers yes, there is a requirement that no more than 40% of the lot area is covered in structures. The ordinance requires calculating deck square footage into that total. In doing so we are still well under the cap of 40% coverage area.

Ms. Peterson says it looks pretty straight for her too, she has nothing glaring or anything else to add.

Mr. Schall moves to approve the deck expansion as presented.

Mr. Sharif seconds the motion.

Ms. Ready calls the question, and the motion is approved unanimously.

Motion to approve Deck Repairs and Expansion at 713 Main St. as Presented

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
PETERSON			X			
READY			X			
RILEY			X			
SCHALL	X		X			
SHARIF		X	X			

Ms. Peterson asks Ms. Ready after the vote about not asking about comments from the public.

Ms. Ready says it's usually on the agenda and asks Mr. Blodgett if there were any petitions to speak from the public, as she assumed he would advise them if there were any.

Mr. Blodgett shares no there are no petitions and yes, he would make them aware if there were any.

B. Site-Plan review for Deck additions for 713 Main Street

Item B was added in error, all information, motion, and vote included with item A above.

6:15PM (13:37) Item 5. MEETING UPDATES

Finance Director Kristen Muenz shares board members may have noticed on the dais a copy of the Zoning Ordinance for each of them, this was at the request of Council. In the previous meeting minutes it was noticed that questions were asked about a specific ordinance, so Council requested everyone have a copy at every meeting for review as needed. She says these are their copies, to remain in the Chamber Hall, so that they don't have to bring their personal copies with them.

Mr. Blodgett follows, he thinks this is a great idea and supports it however it may be due to misspeaking at the last meeting. He says he used a generic term 'multifamily' housing, yet our zoning ordinance doesn't call it that. He continues, that may have been confusing, apologizing he says he will try to keep it square going forward.

Mr. Blodgett shares in the Spring they will start to get busy, adding has some trainings planned. Likely over the course of the next few months, they'll add 30 minutes of training to each meeting. He says, if you'd like to have a single 2 hour training session instead, or if take it in chunks the preference is entirely up to board members.

Mr. Schall shares he'd like it added to the meeting and included it in the agenda, so they are prepared.
 Mr. Sharif shares his agreement.
 Ms. Ready says depending on the subject of the work session, 30 minutes may not be enough.
 Mr. Blodgett said he was going to break it down into smaller sections.
 Ms. Riley adds, it's easier to remember that way.
 Ms. Ready says she's all for smaller chunks as long as they don't overwhelm themselves.
 Ms. Peterson suggests an hour.
 Mr. Blodgett answers the ½ hour would be in addition to the regular meeting. That way they take care of regular business, do some training, and don't have to have special meetings, keeping scheduling to a minimum.
 Mr. Schall says that could work for him; he already accounts for 1 – 1 ½ hours for the meeting but very often they are able to get their work done in 30 minutes. He asks if Mr. Blodgett could not add the training to the end of a long meeting.
 Mr. Blodgett responds that he will use his best judgement.
 Mr. Schall says it will fit his schedule better due to already counting on 1 – 1 ½ hours on Tuesday night anyway.
 Ms. Ready says let's start with that plan and see how it goes.
 Mr. Schall imparts particularly if you agendaize it last in the meeting and we notice it's going over...
 Mr. Blodgett interjects we can table it.
 Mr. Schall adds yes, we can table it, and that way public doesn't have to wait for us to hear their issue while watching us.
 Ms. Ready says then they can move on to item 6.
 Ms. Peterson asks if she can make an announcement, she informs the board that this will be her last meeting.
 Ms. Ready says she appreciates her service, but also recognizes her own limitation and desire not to overextend herself. She shares that the board will her.
 Ms. Riley says she liked Ms. Peterson's insight to all of this.
 Ms. Ready shares she feels like Ms. Peterson offered a new perspective, and you always have questions that others maybe didn't think about, and it's important to have that variety of input.
 Ms. Peterson says she might come back later.
 Ms. Ready says good luck at school.
 Ms. Riley says she's not resigning and filled out her application to renew.
 Ms. Ready shares she is not resigning, her commission is up in February, but she is also renewing.
 Mr. Sharif says is not going anywhere, he just got here.

6:23PM (20:03) 6. ADJOURNMENT

Ms. Riley motions to adjourn the meeting.
 Ms. Peterson seconds the motion.
 Ms. Ready calls the question and the meeting is adjourned at 6:23PM.

Motion to adjourn at 6:23PM

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
PETERSON		X	X			
READY			X			
RILEY	X		X			
SCHALL			X			
SHARIF			X			

Approved: _____ Date: _____

Chair Jeanie Ready, Planning & Zoning Commission Chair

Attest: _____ Date: _____

Kristen Muenz, Deputy Town Clerk



TOWN OF JEROME

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

Zoning Administrator Analysis Planning & Zoning Commission Site Plan Review

Item :

Location: 410 Clark Street
Applicant/Owner: Eric Jurisin
Zone: C-1
APN: 401-06-037A / 401-06-156H / 401-06-036
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Discussion/possible action

Background and Summary: The Applicant, Eric Jurisin (Jerome Investments I LLC) is proposing a remodel of the existing Haunted Hamburger to incorporate adjacent areas, expanding the footprint in order to obtain a more efficient workspace, off-sidewalk waiting areas, increased ADA compliance and additional employee housing options. The expansion does not significantly expand the guest seating in any way, rather it reorganizes the guest seating and the efficiency of the staff through better work flow, and better Kitchen facilities.

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 the site plan review is to provide for the public health, safety and general welfare, and to protect the environment and the historical character of the Town of Jerome. The plan review will include an examination of all proposed site work, and excavation and grading regulations, with special regulation of work sites with extreme slope or unstable soils. Essential to this purpose is the review of possible impacts on surrounding properties.

Property Standards: The Town of Jerome Zoning Ordinance in section 303.1.B.a says that "*Additions and alterations to Residential, Commercial or Industrial structures...*" will require review by the planning and zoning commission.

Letter from the Applicant:

Hello Will

I am writing this letter as you requested to shape a narrative for the upcoming remodel of the Haunted Hamburger. Since the opening on May 3, 1994 the Haunted Hamburger has doubled in size and has become a destination restaurant serving more than 200,000 customers a year. We have now been given the opportunity with the purchase of the adjoining lot from the city and the Haskins to make a bigger, safer, and updated Haunted Hamburger which keeps us going forward for another thirty years, hopefully. This also gives us the opportunity to create safe affordable housing at the same time.

We Currently operate as a three story restaurant, with the customers having access to two. With the new design we will have all customers on one floor and eliminate them going up and down our old stairwell. Food and liquor deliveries currently go both up and down stairs which leads to longer and more difficult deliveries. We should now be able to receive most of our orders on street level which will make for a much quicker delivery and help with shortening the length of time in the loading zone and should help with traffic flow. I can't even describe to you how excited we are to eliminate using a dumbwaiter.

The city has asked us to create a waiting area which we have surrounding the deck to reduce customers waiting out in front of the restaurant.

Our kitchen will triple in size which will help us maintain a cleaner, more organized space and keep our employees safer and hopefully create a happier, more efficient work environment.

When we purchased the Haskins three out of six apartments were occupied due to the condition of the building and those that were rented were questionable at best. After meeting with multiple contractors the consensus is it would be cheaper to tear it down and rebuild it but that isn't an option for us. We believe in preserving our historic town, We think we have found the right contractor for this project. Our plan is to move our kitchen to street level and create five affordable housing units while saving this historical building.

In conclusion Michelle and I are extremely excited about this project. Restaurants have a shelf life and then they usually go away. The Haunted Hamburger was our first in the Verde Valley and our goal is to make it the best again. Currently the Burger is a little tired, worn and dated but continues to grow in sales and customers regardless. This is an extremely large and worthy investment that gives us a chance to do better and continue into the future.

Zoning Requirements

The applicant, Eric Jurisin, is proposing an expansion and remodel to the Haunted Hamburger, located on parcel 401-06-037A, that will include connecting to the building on parcel 401-06-036 by way of a “bride” like connection between the uppermost floors, as well as expansion of the decking on the Northwest side of the existing restaurant on to parcel 401-06-156H.

All three parcels involved in the project, (401-06-156H,401-06-037A, 401-06-036) are currently zoned C-1 (Commercial) and continued commercial use (Restaurant) is a permitted use, while the Residential units are a conditional use in the Commercial Zone, however the Residential use has been continuous and considered a legal-non conforming use, and since this use is remaining a Conditional Use Permit is not required at this time. 410/412 Clark Street (401-06-037A) is recorded as having one Apartment, while 414 Clark Street is recorded as a Fourplex having Four apartment units. (Yavapai County)

This mixed use of commercial and residential requires the building to meet current health and safety codes, which the applicant is doing, including fire suppression systems and increased ADA compliance and accessibility. These code requirements will be verified by the building official.

The commercial (C-1) zone has no requirements for Minimum lot coverage or building square footage, and the heights of existing buildings will not be changing. New decking, and covered deck/kitchen area is also well below the maximum height of the existing structures. The new outdoor kitchen area on the proposed new deck is subject to all the standard health and safety requirements. No zoning ordinance language was found that would prohibit or restrict this as long as all health and safety requirements by code are met.

The site was posted on Monday, March 4th in accordance with the requirement that the site be posted 15 days prior to the Site Plan Review.

Parking Requirements

Section 510.B.6 of the Jerome Zoning Ordinance (Parking and Loading Requirements) states that; *“In the event of mixed uses, the total number of required off-street parking spaces is the sum of the requirements of the various uses computed separately.”*

For the purposes of 510.B.6 as well as for Clarity’s sake, the Parking Requirements will be broken down into the two buildings that are involved in the project. The 410/412 Clark Street (The existing Haunted Hamburger) totals will include the calculations from the improvements placed on parcel 401-06-156H due to the new arrangement of the customer seating.

414 Clark Street, (401-06-036) the “Haskins Apartment Building” currently has four Apartment units which are considered a legal, non-conforming use of the building, and the top-floor (Ground level on Clark Street) was converted into storage space by previous owners. The proposed plans call for retaining the four apartment units, upgrading and repairing elements that require such in the process. The top floor of this building is intended to be a new Kitchen work space, with walk-in freezers and storage near the entrance onto Clark Street.

The Zoning Ordinance states in Section 510.D.1 (Schedule of required off-street parking) that;

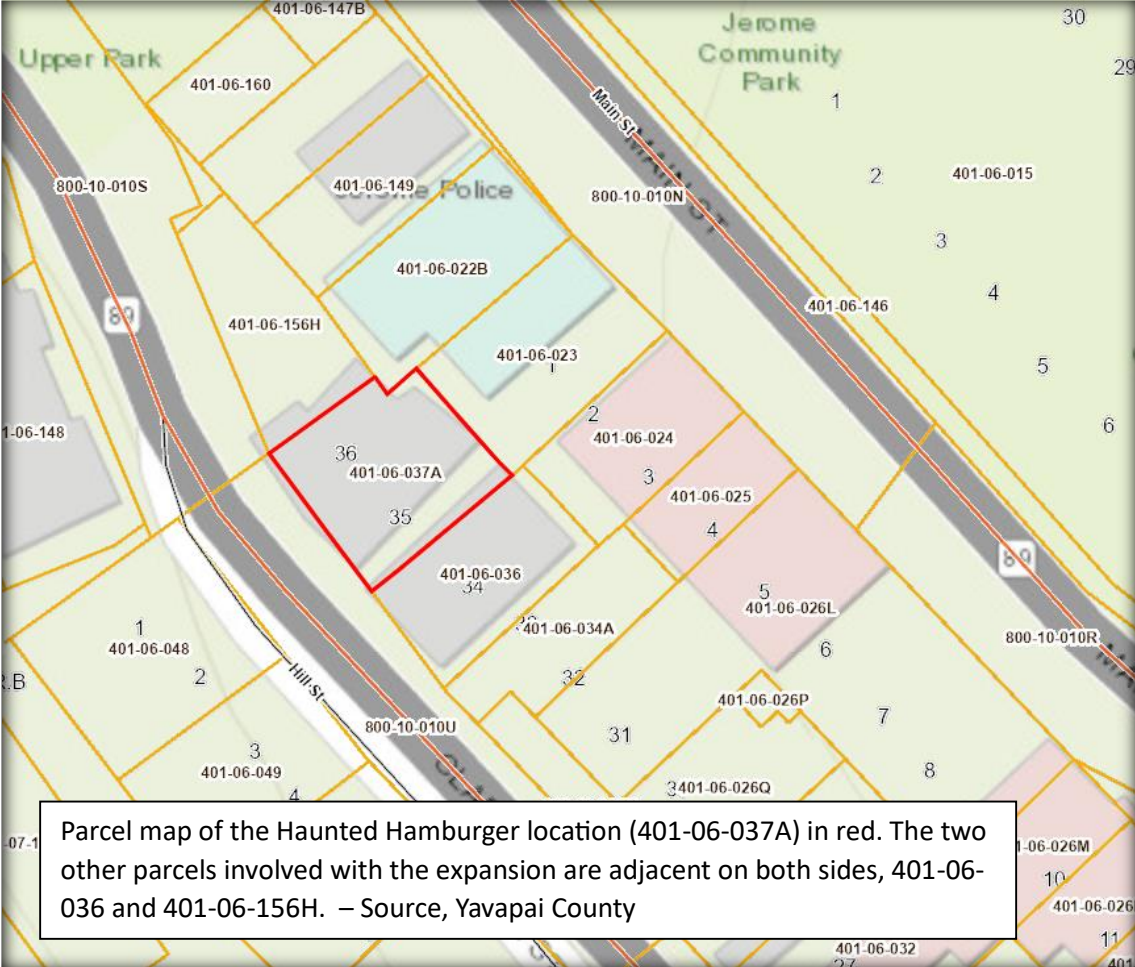
“...Useable area as used herein shall mean the area capable of being devoted to the specified use (does not include such spaces as kitchens, restrooms, hallways, etc...)”

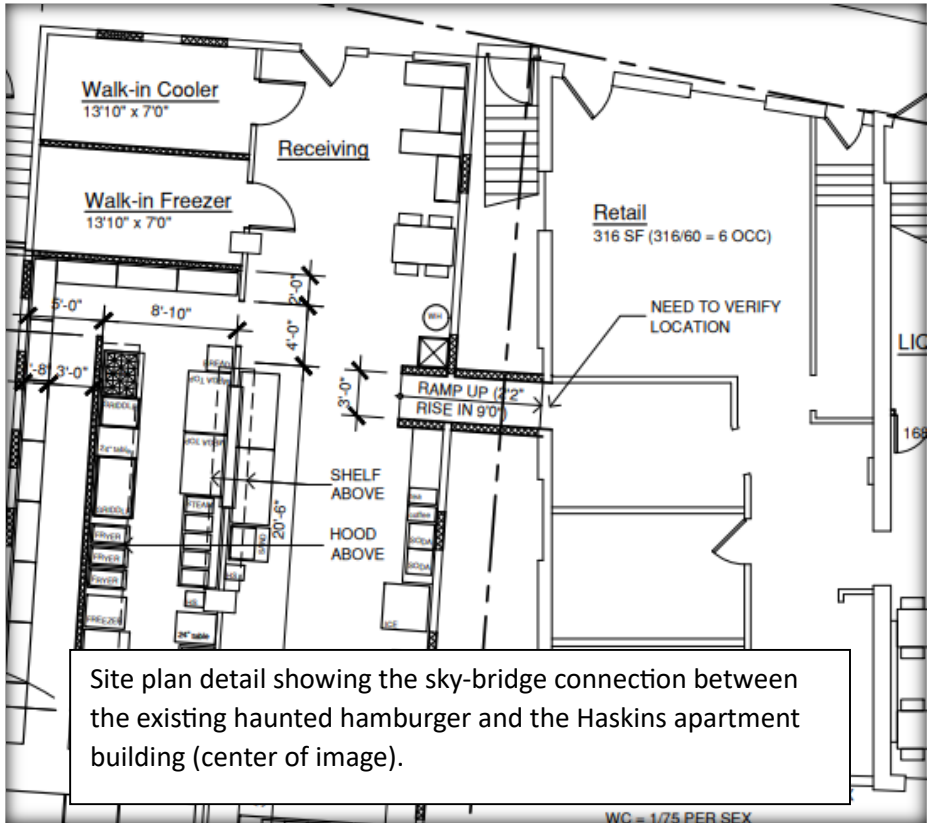
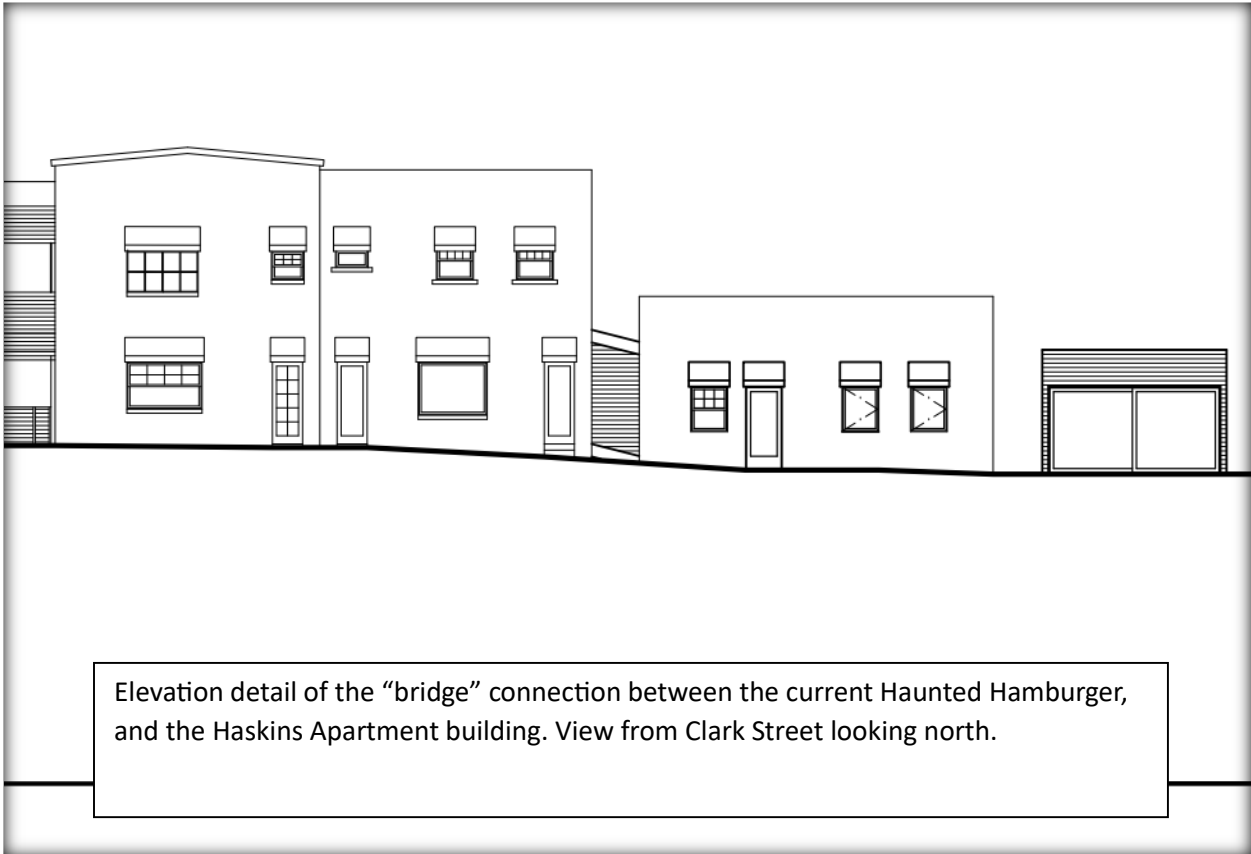
According to this definition the topmost floor of the Haskins building does not constitute “useable area” for parking calculations. The four residential units are not changing use, and retain their legal non-conforming status.

The 410 / 412 Clark street building (The current Haunted Hamburger) was determined when it originally opened to be a legal-nonconforming use of the building. In 2014 the Restaurant expanded, adding deck seating and the parking calculations required four (4) additional spaces, which the applicant successfully provided.

The current proposed changes simplify the restraint for both the staff, and the guests by keeping guest seating on one level, extending on to the new deck and removing the second floor guest seating area that is currently in use. This is a reorganization of seating, and not actually adding any additional seat. The seating count in this proposed version seems to actually reduce the guest seating by two (2) seats.

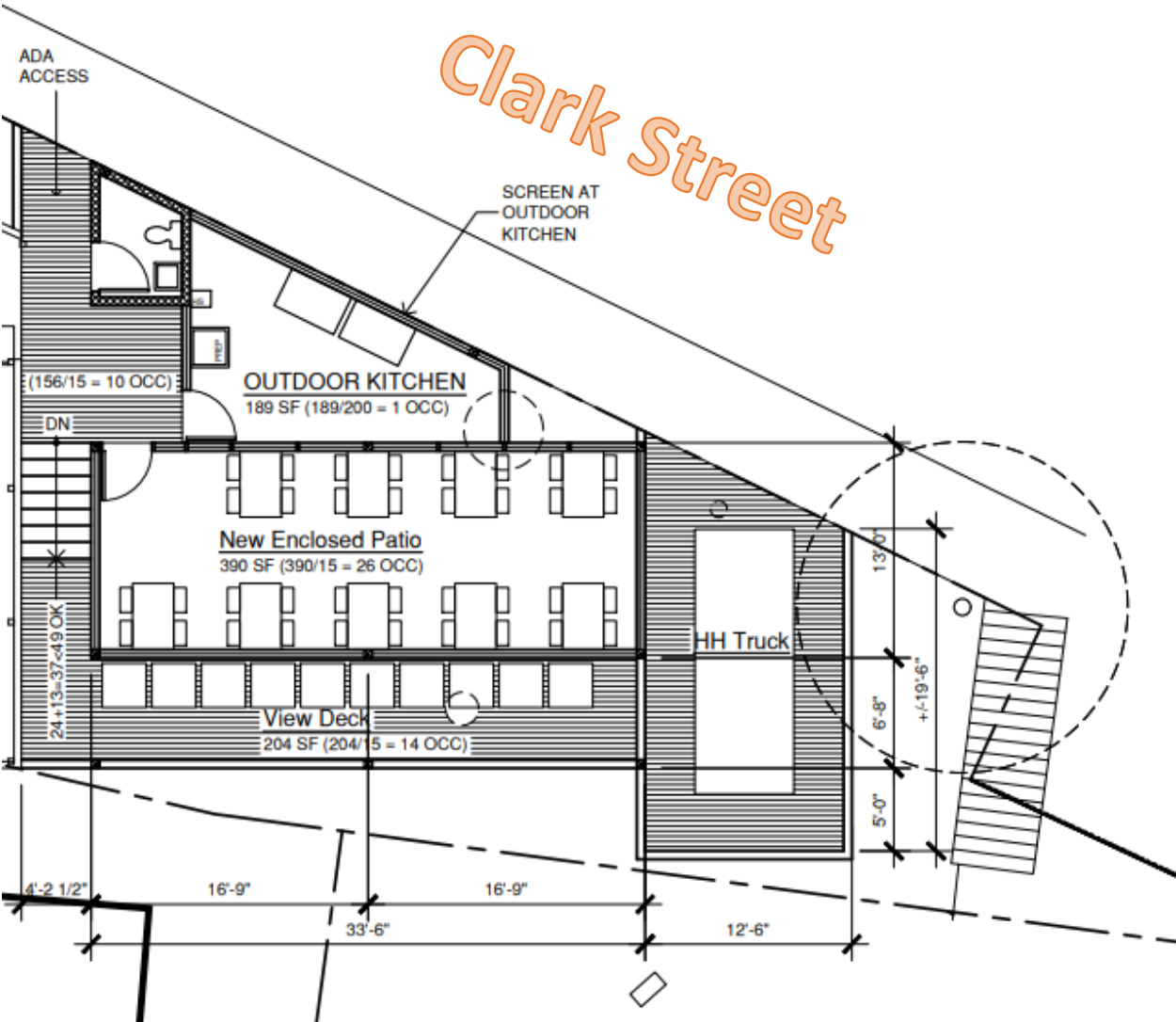
To summarize, the project will retain a number legal non-conforming residential units already in use, and the commercial use is not actually expanding in a significant way. The existing parking provided by the applicant is sufficient to meet the requirements of the Zoning Ordinance.





The trash collection area has a new proposed location on the east side of the Haskins building. The applicant will work with Public Works and the Building Official to ensure the workability of the design.

The largest visible change is the addition of an enclosed patio and outdoor kitchen area on parcel 401-06-156H. The enclosed patio is 390 square feet with an occupancy of 26. This seating arrangement is a reconfiguration of what would have previously been the upstairs seating, and is not an increase in guest seating. The outdoor kitchen area is 189square feet enclosed by screening and a roof. Immediately adjacent to this area (west) is a proposed on-site parking pad for the Haunted Hamburger truck. In line with, and wrapping around the new enclosed patio is a viewing deck accessible by stairs between the existing, and new patios. This “view deck” is a waiting area intended to remove waiting patrons from the narrow sidewalk along Clark Street. This waiting area is not calculated into the useable space numbers used for parking calculations in section 510.



The Site plans that follow have been split and sized in order to fit in this document. The pages try to move systematically through the site plans as they were presented but have been sectioned up to allow the graphics to fit in the space provided, as well as to zoom into areas where fine detail exists. Full sized, or 11x17 sized versions are available with the print version which is available for review.

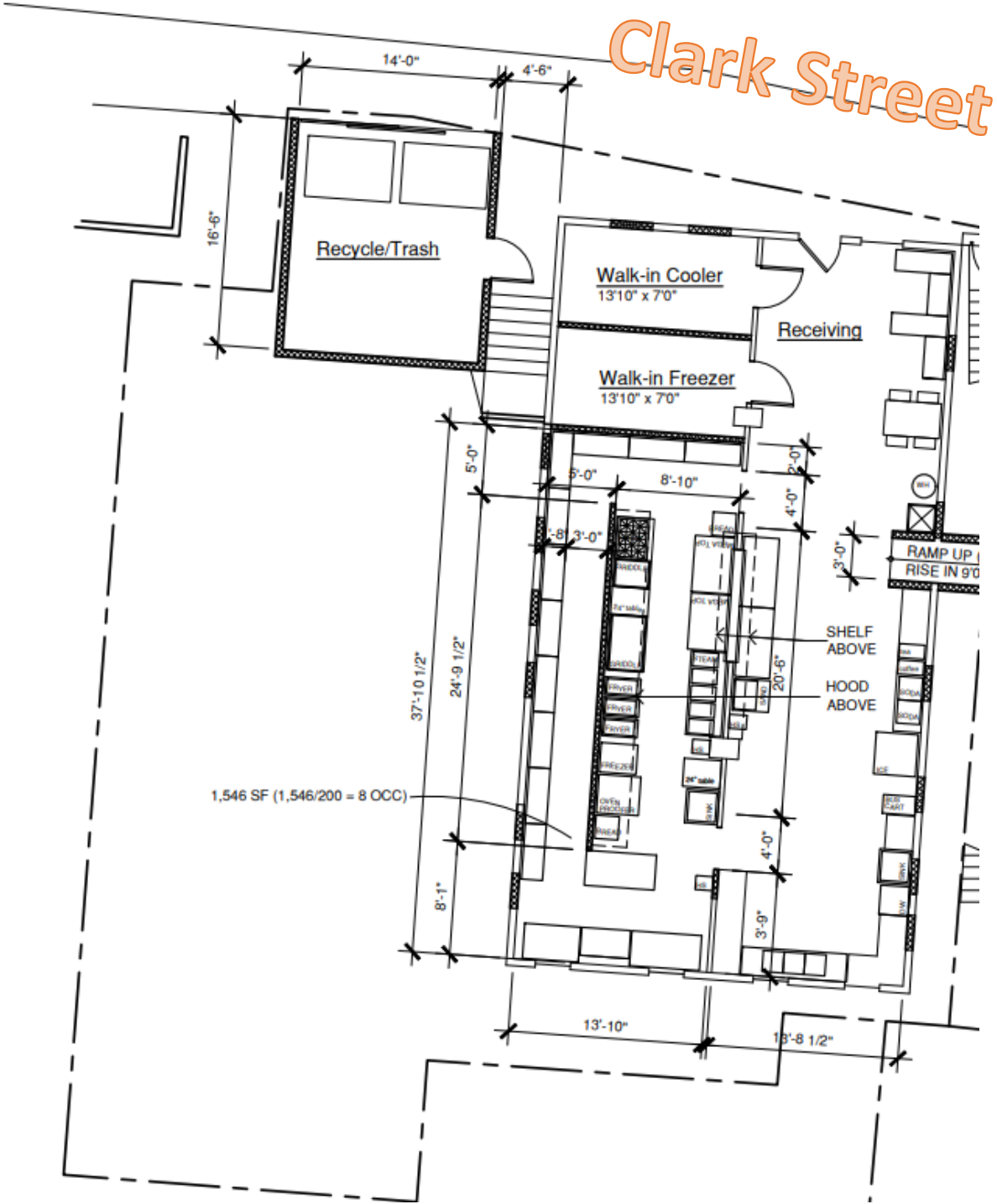
Clark Street



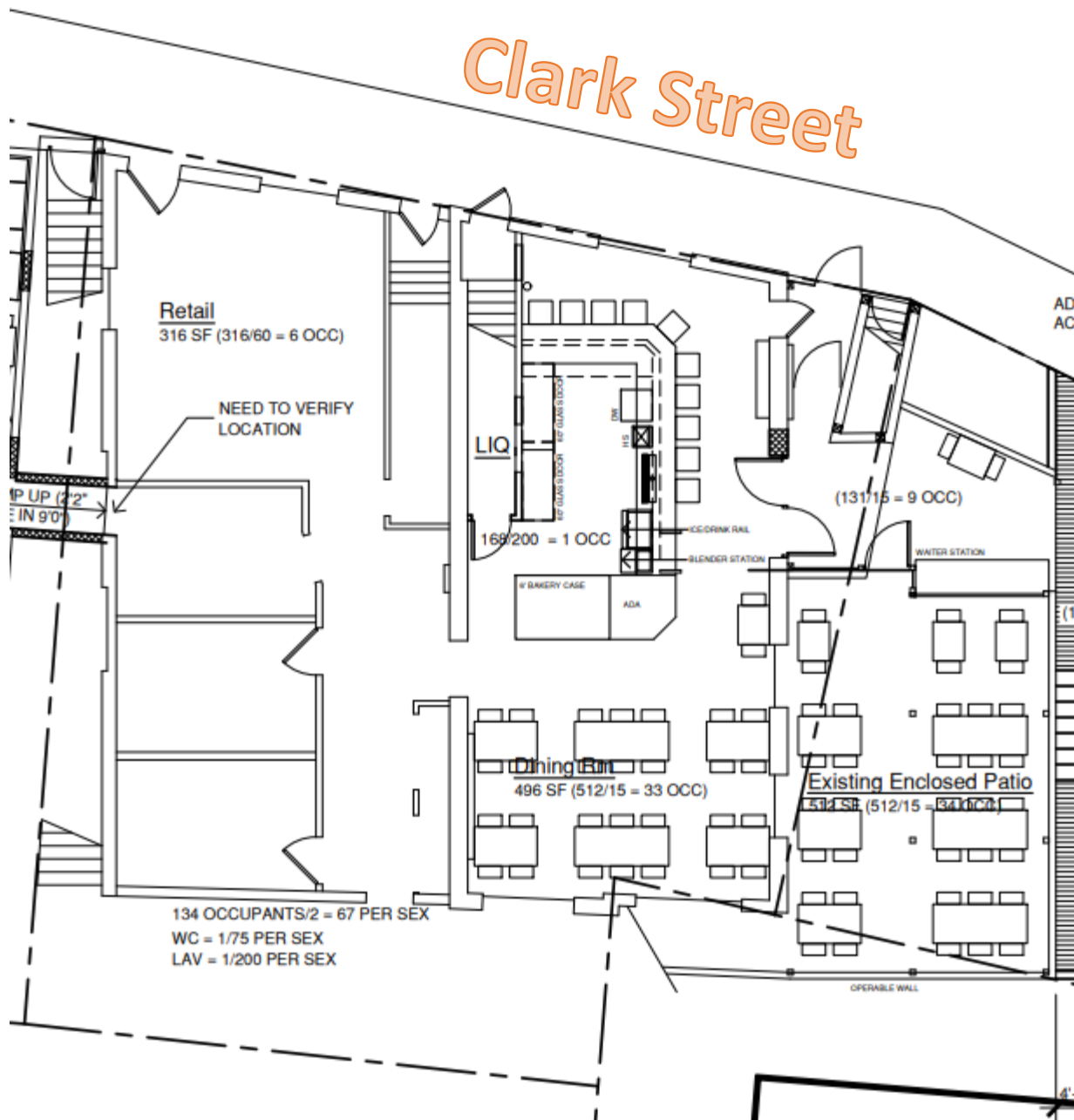
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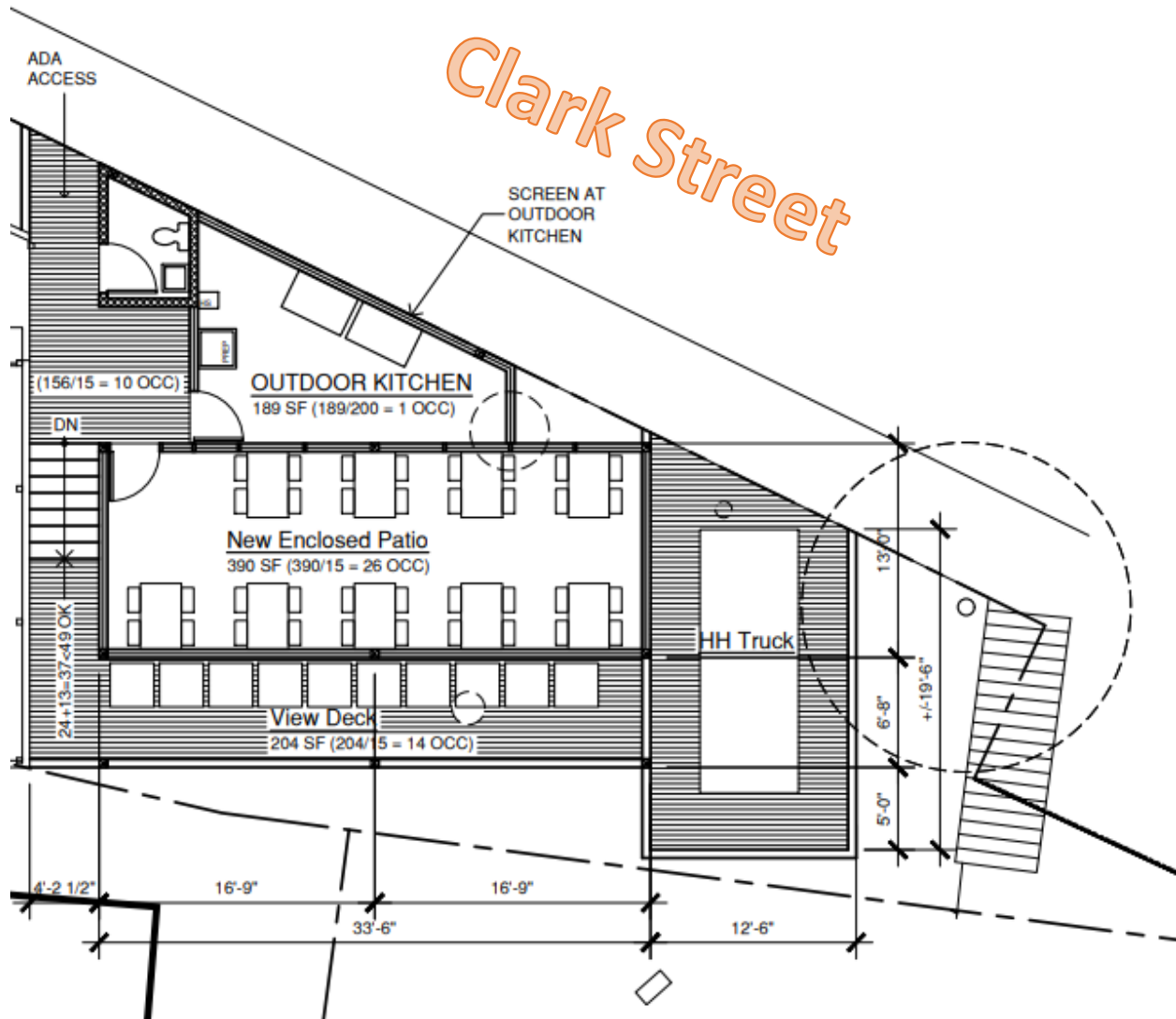
Basement Level 1



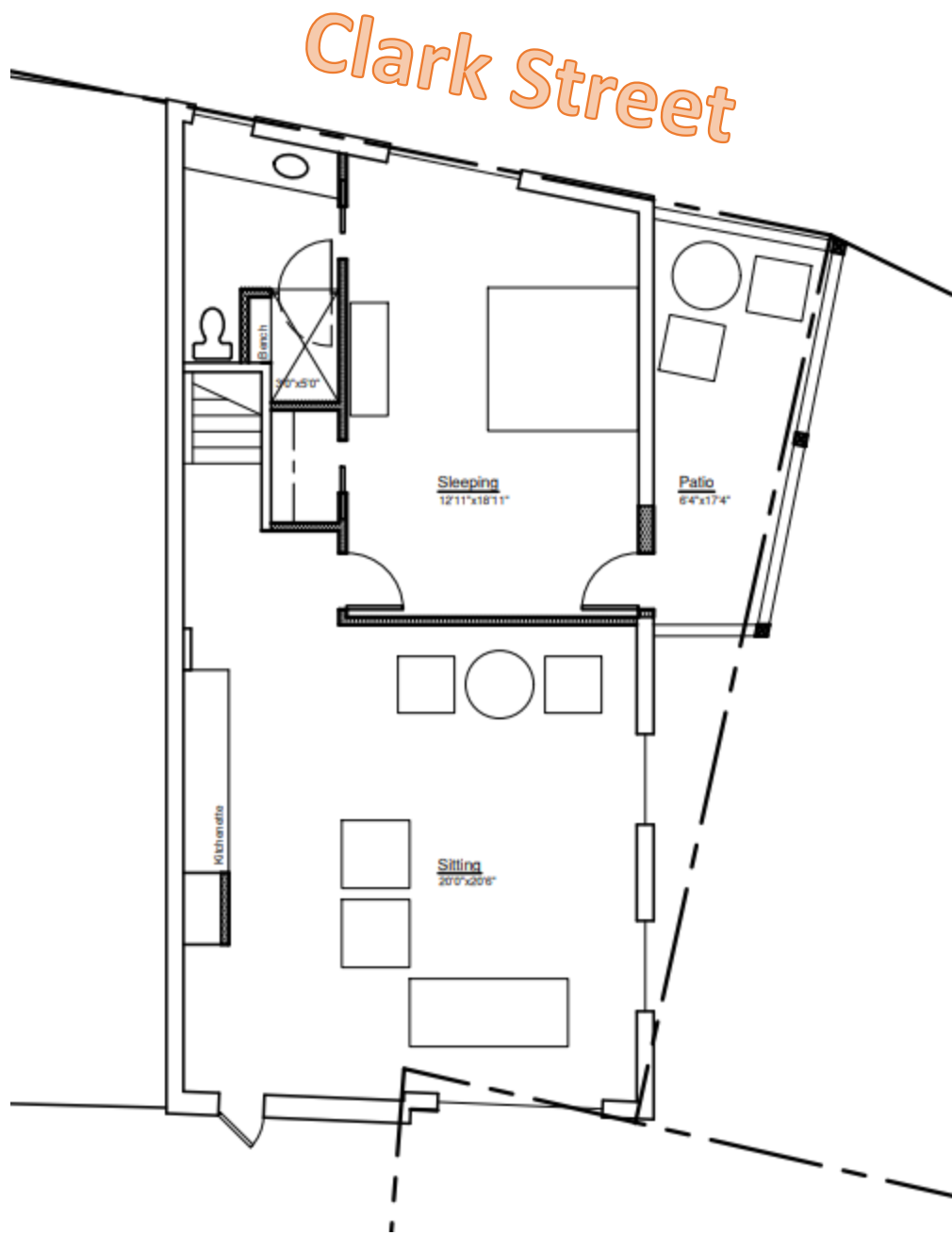
Street Level



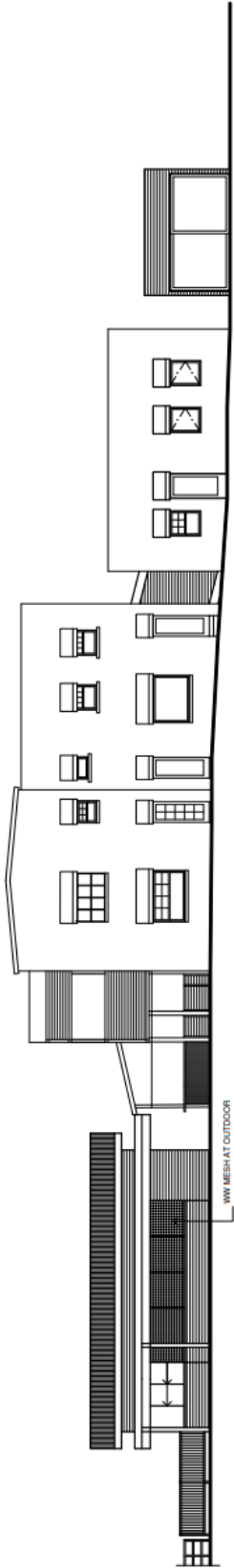
Street Level



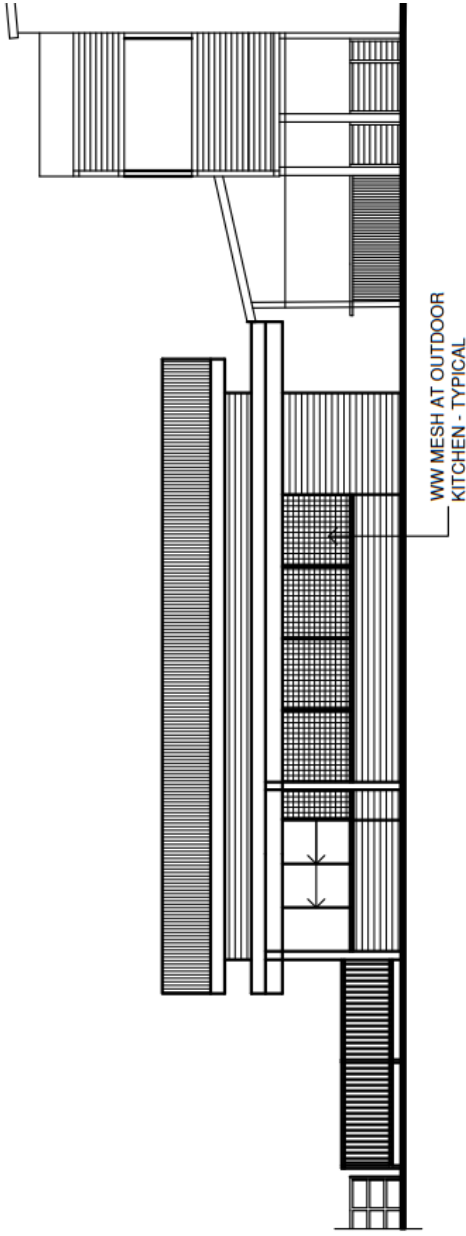
Street Level



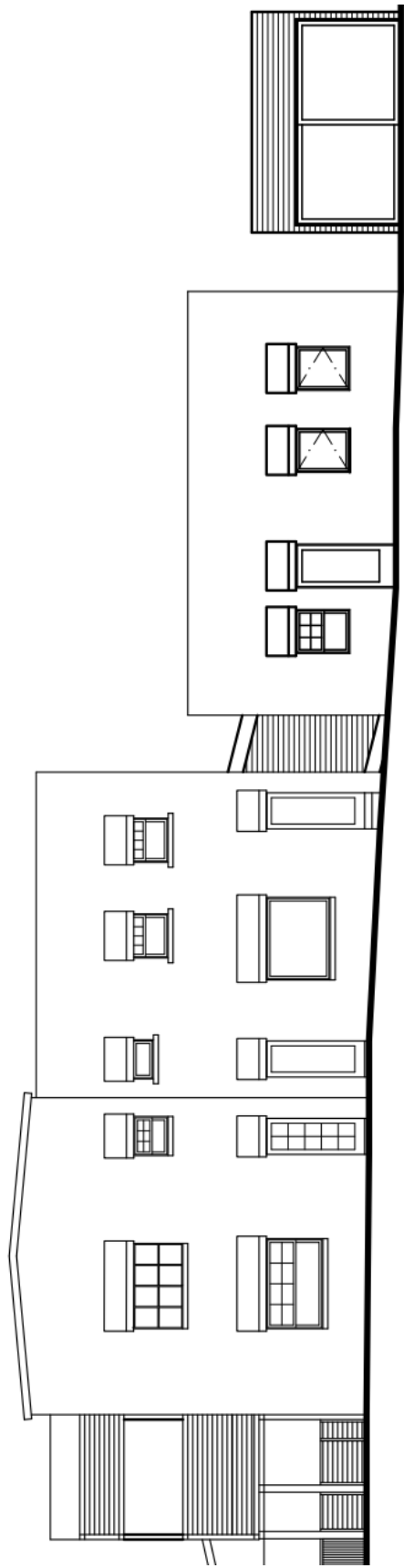
Second Level



East Elevation



East Elevation



Photographs of the Existing Structures







Application & Historical Documents

File #: _____

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
- Design Review \$25 to \$500
- Conditional Use Permit (CUP) \$500
- Demolition \$50/\$200
- Signage/Awning \$50
- Paint/Roofing \$25
- Time Extension \$200
- Other: _____
- Other: _____

Note: Refer to the corresponding Project Application Checklist/s for additional submittal requirements.

Applicant: Eric Jurisin	Owner: Eric Jurisin
Applicant mailing address: Po 896 Jerome Az 86331	Property owner mailing address: Po 896 Jerome Az 86331
Applicant role/title:	
Applicant phone: 928-301-0168	Owner phone: 928-301-0168
Applicant email: jeromepalace@gmail.com	Owner email: jeromepalace@gmail.com
Project address: 414 Clark St	Parcel number: 401-06-024
Describe project: Repurposing the top floor of the Haskins into a commercial kitchen and adjoining in to 412 Clark St. Remodeling apartments, adding on to the deck of the Haunted Hamburger. Relocating garbage enclosure.	

- I understand that review by the Jerome Design Review Board, Planning and Zoning Commission, and Town Council is discretionary.
- I understand that the application fee is due at submission and review will not be scheduled until fee is paid to the Town.
- I understand review criteria are used in evaluation by the Jerome Design Review Board and/or Planning and Zoning Commission. These criteria are included in the Jerome Zoning Ordinance.
- I understand that this application will not be scheduled for consideration until all required materials have been submitted and the application is determined to be complete.

Applicant Signature: [Signature] Date: 2-1-2024

Property Owner Signature: [Signature] Date: 2-1-2024

Received from: Eric Jurisin **For Town Use Only** Date: 2/1/24

Receiv

By: _____

Tenta

Page 1

TOWN OF JEROME
P.O. BOX 335
JEROME, AZ 86331

RECEIPT DATE 2/1/24 No. 617107

RECEIVED FROM Eric Jurisin \$ 800

P&Z & DRB DOLLARS

FOR RENT
 FOR _____

ACCOUNT _____
PAYMENT 800
BAL. DUE _____

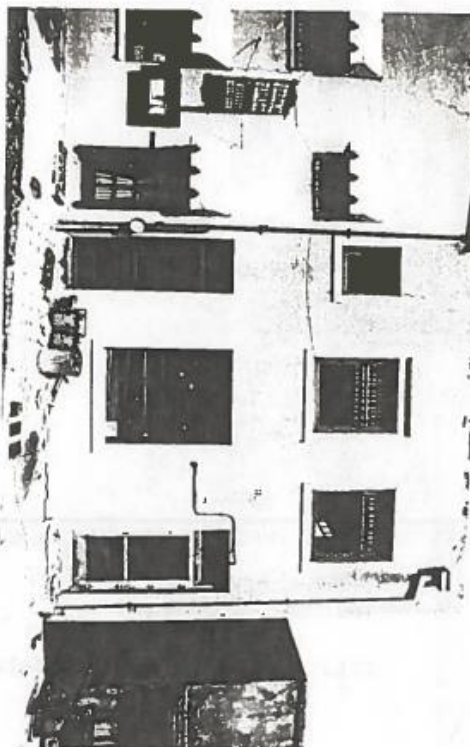
CASH
 CHECK # 1320
 MONEY ORDER
 CREDIT CARD

FROM _____ TO _____
BY T Card

3-11

ARIZONA STATE HISTORIC PROPERTY INVENTO

HISTORIC PROPERTY NAME Telephone Building		COUNTY Yavapai	INVENTORY NO 50
COMMON PROPERTY NAME		QUAD/COUNTY MAP Sec 23 TWSP 16 Range 2E	
PROPERTY LOCATION-STREET & NO. 412 Clark St			
CITY, TOWN/VICINITY OF Jerome Az		ASSESSOR'S PARCEL NO. 401 06-037	
OWNER OF PROPERTY Ruth & Willard Cram		PHONE	
STREET & NO./P.O. BOX Box 276			
CITY, TOWN Jerome		STATE Az	ZIP 86331
FORM PREPARED BY TOWN OF JEROME		DATE 9-9-81	
STREET & NO./P.O. BOX Box 335		PHONE 634-7943	
CITY, TOWN Jerome		STATE Az	ZIP 86331
PHOTO BY Noel Knapp		DATE 8-22-81	
VIEW			
HISTORIC USE			
PRESENT USE Apartments		ACREAGE	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES circa 1900			



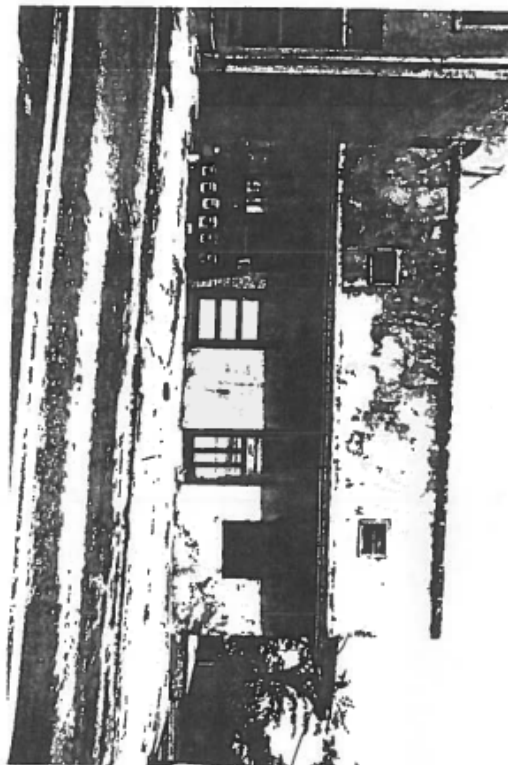
PHYSICAL DESCRIPTION

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 STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Haskins Apartments Haskins Apts.		COUNTY Yavapai	INVENTORY NO. 51
COMMON PROPERTY NAME Haskins Apts.		QUAD/COUNTY MAP Sec. 23 TWP 15 Range 2E	
PROPERTY LOCATION-STREET & NO. Clark St.			
CITY, TOWN/VICINITY OF Jerome Az		ASSESSOR'S PARCEL NO. 401-06-036	
OWNER OF PROPERTY Red & Birgit Hayman		PHONE	
STREET & NO./P.O. BOX Box 991			
CITY, TOWN		STATE	ZIP
Cottonwood		Az	86326
FORM PREPARED BY TOWN OF JEROME		DATE 9-9-81	
STREET & NO./P.O. BOX Box 335		PHONE 634-7943	
CITY, TOWN		STATE	ZIP
Jerome		Az	86331
PHOTO BY Noel Knapp		DATE 8-23-81	
VIEW facade from Clark St.			
HISTORIC USE apartments apartments			
PRESENT USE apartments		ACREAGE	
ARCHITECT/BUILDER Jim Haskins			
CONSTRUCTION/MODIFICATION DATES 1912 1979			



PHYSICAL DESCRIPTION

This 2 storey rectangular plan building is frame and stucco with wood porches on the South and West sides, wood doors and double 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

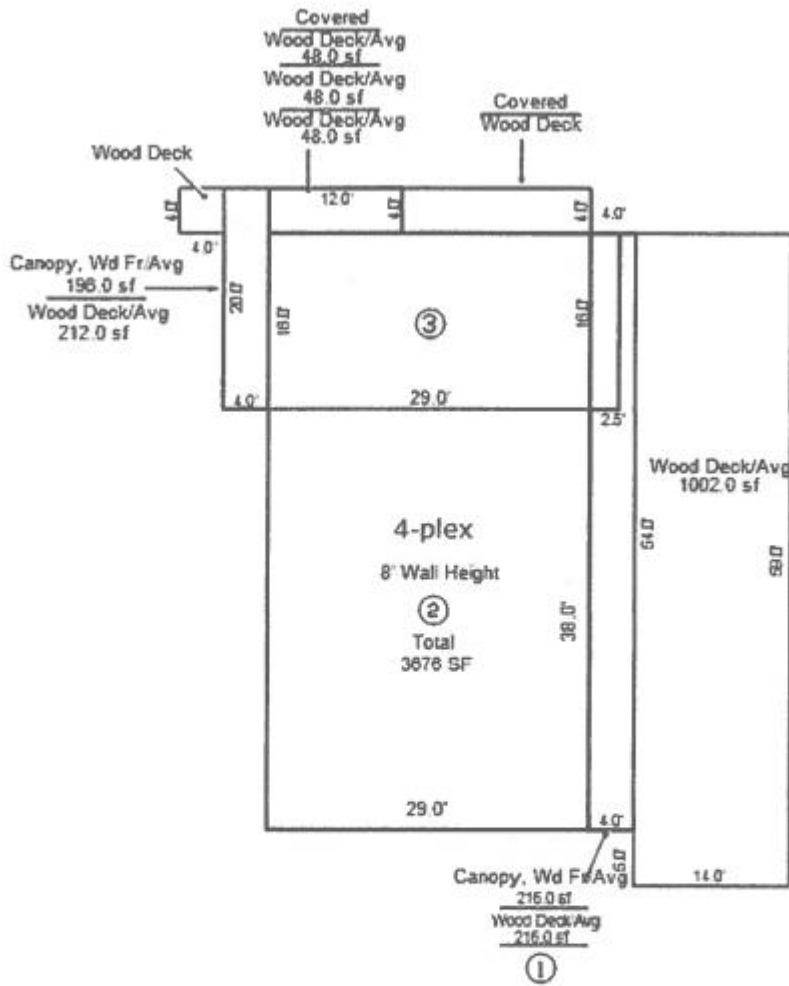
GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

401-06-036 Lots 33.34 Blk 4

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

K-2 11-11A is facade.
12-12A is 3/4 view showing porch detail

K2 13A Print



Clark Street (S.R. 89)

1912

