



# TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331

(928) 634-7943

[www.jerome.az.gov](http://www.jerome.az.gov)

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## AGENDA

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

**TUESDAY, JANUARY 27, 2026, AT 6:00 PM**

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*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.*

#### 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.

#### 3. APPROVAL OF MINUTES

**A.** Minutes of the regular meeting of 12.16.25

#### 4. NEW BUSINESS

**A.** New signage for a business at 509 Main Street.

**B.** The Jerome Historical Society is requesting approval for a new Awning at 110 Main st.

#### 5. FUTURE DRB AGENDA ITEMS

**A.** The ZA will update the board on future meetings.

#### 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.*

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***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

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

Item A.

## MINUTES

### 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.*

#### **6:32PM (0:15) 1. CALL TO ORDER**

Present were Chair Tyler Christensen, Vice Chair Devon Kunde and Board members Mark Krmpotich and Scott Staab. Staff present included Zoning Administrator Will Blodgett and Accounting Clerk/Administrative Specialist Michele Sharif.

#### **6:32PM (0:30) 2. APPROVAL OF MINUTES**

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

*Chair Christensen introduced the minutes for approval.*

*With no changes necessary Vice Chair Kunde entered a motion to approve the minutes of the Regular Design Review Board Meeting from October 28, 2025, with a second from Chair Christensen.*

*Upon calling the question the motion carried by unanimous vote.*

**Motion to approve Regular Design Review Board meeting minutes of 10/28/2025.**

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

#### **6:33PM (1:06) 3. NEW BUSINESS**

*Prior to item A. Chair Christensen entered a motion to move item B before item A, with a second from Board member Staab.*

*Chair Christensen called the question and the motion carried.*

#### **7:22PM (49:52) A. The applicant, Tom Bouquet is requesting a change to exterior Paint color on his property at 778 East Avenue.**

*Mr. Blodgett presented that the applicant has requested approval for a change to the exterior paint color at his property located at 778 East Avenue. He shared color samples and application materials that were submitted for review. He explained that the associated roof color change, including asphalt shingles, had already been approved administratively. The proposed paint scheme is intended to enhance Victorian-style elements of the home, which is not a designated historic structure. Board member discussion focused on whether the proposed colors would negatively impact surrounding historic neighborhoods, particularly given the property's prominent visibility along East Avenue.*

*Board members generally agreed that, while the stylistic choices are subjective and somewhat prominent, the proposed paint colors do not pose a risk to historic preservation or the character of the area. It was noted that paint is a reversible treatment and that the applicant had scaled back some of the originally proposed decorative elements. The Board concluded that the request would not have a negative community impact.*

*Chair Christensen entered a motion to approve the item as presented, receiving a second from board member Krmpotich. Upon calling the question the motion carried unanimously.*

Motion to approve changes as presented.

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

**6:34PM (1:32) B.** The applicant, Eric JurJurisin, requests approval for signage at 515 Main Street.

*Mr. Blodgett presented a proposal for a directional sign associated with a public hydration station at 515 Main St., noting that the sign is not intended to advertise a business. Although this type of signage is not typically addressed by this board, the application was routed through Design Review due to the historic nature of the building and location. He shared that the sign would project over the public right-of-way but meets all required height and clearance standards. Some concern was raised regarding the sign's historic compatibility and its proximity to truck traffic; however, Mr. Blodgett found no conflicts with the zoning ordinance or applicable review criteria and recommended hearing from the applicant.*

*The applicant, Mr. Jurisin, explained that the hydration station is intended as a free public amenity to support visitors and residents, encourage water conservation, and help encourage and draw foot traffic to a less-traveled area of town. The station has been planned as part of prior building improvements and is not tied to any specific tenant. Chair Christensen expressed general support for the concept, noting its potential benefit to tourism, public health, and local businesses, as well as interest in including educational signage about the Town's spring water system, with appropriate care taken not to disclose sensitive source information.*

*Board Member Krmpotich entered a motion to approve the signage as it's been presented, receiving a second from Vice Chair Kunde.*

*Chair Christensen called the question and the motion carried by unanimous vote.*

Motion to approve signage as presented.

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

*After the vote Chair Christensen entered a motion to move item A to the last space for consideration, with a second from Board Member Staab. This motion passed unanimously.*

**6:42PM (10:19) C.** The applicant, Eric Jurisin, is requesting approval for new signage related to the off-street parking at 111 Main Street.

*Mr. Blodgett clarified that the signage request for off-street parking at 305 Main Street was mistakenly included on the agenda, as parking signage is not subject to zoning review. The applicant's submittal and fee are being addressed administratively, and no formal action was required on Item 3C.*

**6:43PM (11:31) D.** The applicant, Eric Jurisin, is requesting approval for updated/new signage at 305 Main Street.

*Chair Christensen introduced item D, a request by applicant to replace outdated directional signage at 305 Main Street, including an updated tenant directory sign and a restroom directional sign, both proposed to remain the same size with improved legibility. Staff noted that the existing sign is obsolete and that the replacement would be installed in the same general location on a historic building, with no design concerns identified under applicable review criteria.*

*Discussion focused on the appropriate placement of the restroom sign to ensure visibility for pedestrians while minimizing visual clutter and respecting the historic character of the building. Board members proposed approving the signage as presented, with a recommendation that final placement be near the corner of the police station building, coordinated with the Police Department and subject to Town Council approval, to best serve the public and maintain compatibility with surrounding signage.*

*Chair Christensen entered the official motion to approve signage as presented with recommendation to place the restroom sign at the corner of the Police Department building, as well as obtaining Council approval for replacement of the Haunted Hamburger updated sign, with a second from board member Krmpotich.*

Motion to approve signage as presented with placement recommendation and proper Council approval.

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

**6:51PM (19:41) E.** The applicant, Eric Jurisin, is requesting approval for new signage and exterior modifications to 414 Clark Street.

Mr. Blodgett presented that the applicant has requested approval for new signage and exterior architectural features associated with the recently renovated Haskins Apartment Building, located at 414 Clark Street. Clarification was made during the discussion to confirm the correct address. Mr. Blodgett continued that the request includes reproducing and installing signage commemorating the building's historic Haskins Apartments designation on the front and south/southeast elevations, as well as retaining the installation of two decorative architectural elements (referred to in discussion as grotesque/gargoyle-style features). Staff noted that these elements are reversible, minimally impact the historic fabric, and are consistent with federal rehabilitation standards for adaptive reuse of historic structures.

A secondary request involved replacing one sign with a large-scale painted mural reproducing a historic U.S. Tires advertisement, intended as historic-themed public art rather than commercial signage. Considerable discussion focused on whether the mural constitutes regulated signage or artwork under the current ordinance, which was acknowledged as unclear. Consensus emerged that the mural should be treated as art, provided it is clearly identified as a modern reproduction and not an original historic feature. The Commission expressed general support for the concept, with a recommendation for conditional approval requiring the applicant to return with final artwork details, including color, framing, size, and identifying dates, for final review prior to installation.

Chair Christensen entered a motion to approve the grotesques and Haskins signs as presented with the condition to return for final design and color choices for the mural.

Board member Krmpotich seconded the motion.

With no further discussion the question was called and the motion carried.

**Motion to approve grotesques and signage as presented, with condition to return for final mural approval.**

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

**7:16PM (43:20) F.** The applicant, Eric Jurisin, is requesting approval on changes to the planned deck expansion at the Haunted Hamburger (410 Clark Street).

Chair Christensen moved on to item F.

Mr. Blodgett explained that the applicant requested approval for revisions to the previously approved deck expansion at the Haunted Hamburger, located at 410 Clark Street. The proposed changes are the result of constraints associated with an APS utility pole that can no longer be relocated. As a result, the revised plan shortens the west-end deck expansion and modifies its orientation while maintaining the same structural and mechanical connection points. Although the scope of the project is reduced, the exterior changes were determined to be substantial enough to require Commission review. Updated west and east elevation drawings were presented, showing a more conservative expansion that staff noted better integrates with the existing building.

Key changes from the original approval include the elimination of a visible outdoor kitchen area and the addition of an restroom to accommodate increased patron use, resulting in a more enclosed exterior design. The revised plan also includes a modest extension of the existing deck and an uncovered area intended for waiting patrons, helping to keep pedestrian activity off the street. The applicant explained that the revisions reflect a scaled-back version of the original concept due to utility limitations, while still maintaining functionality. Board members' discussion noted that the revised proposal is clearly smaller than the original approval and consistent with the established precedent, and members expressed general agreement with the modification.

Board Member Krmpotich entered a motion to approve the changes as presented, with a second from Vice Chair Kunde. Chair Christensen called the question and the motion passed unanimously.

**Motion to approve changes as presented.**

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

After the vote for item 3F the meeting moved back to item 3A before proceeding to item 5.

**7:29PM (56:37) 4. MEETING UPDATES**

This item was combined with item 5 on the agenda.

**7:29PM (56:37) 5. FUTURE DRB AGENDA ITEMS**

Mr. Blodgett provided an update of upcoming activity, noting an increase in projects and continued work including projects such as the UV Apartments. He also updated the Board on the initiation of a comprehensive survey of the Town's historic dry stack stone walls to assess their origins, condition, and construction methods. He said the effort will include documenting these walls as individual archaeological components contributing to the Town's National Register status, thereby elevating their level of protection and recognition.

He said the survey is being undertaken in response to recent wall failures and the lack of established state or federal engineering standards for dry stack stone wall construction and repair. He reported identifying potential standards used by the Department of Transportation and is coordinating with the Town Engineer and Town Attorney to explore adopting formal repair standards. The goal is to ensure historically appropriate restoration methods are used rather than modern concrete solutions, while providing clear guidance for contractors. Further discussion on proposed standards is anticipated at a future meeting, likely in January.

**7:32PM (59:43) 6. ADJOURNMENT**

Chair Christensen called the question to adjourn the meeting.  
By unanimous vote the meeting adjourned at 7:32p.m.

Motion to adjourn at 7:32p.m.

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

Approved: \_\_\_\_\_ Date: \_\_\_\_\_

Tyler Christensen, Design Review Board Chair

Attest: \_\_\_\_\_ Date: \_\_\_\_\_

Kristen Muenz, Deputy Town Clerk



# TOWN OF JEROME

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

## Zoning Administrator Analysis Design Review Board Tuesday, January 27, 2026

**Item :**

**Location:** 509 Main Street.  
**Applicant/Owner:** Caden Williams / Levi Parker  
**Zone:** C-1  
**APN:** 401-06-089  
**Prepared by:** Will Blodgett, Zoning Administrator  
**Recommendation:** Recommend discussion / Approval

**Background and Summary:** The applicant is seeking approval for new Signage corresponding to a new business on the ground floor of 509 Main Street.

**Building Background:** 509 Main street is recorded as having been built in or around 1900. The 2007 Historic property inventory lists this property as in GOOD condition and as a contributor to the national landmark status on the National Register of Historic Places. This Inventory record is provided 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 lists the following review criteria:

1. No more than two (2) permanent signs are permitted for any one business except that a business having frontage on and physical access from two (2) or more streets will be allowed a total of three (3) signs.
2. The maximum area of all permanent signs shall not exceed 32 square feet.
3. The area of any single wall, projecting, freestanding or canopy sign shall not exceed 16 square feet.
4. No sign shall extend above the roof of the building to which it is attached.
5. The bottom of any projecting sign shall be no lower than 8 feet above the ground directly below it.
6. No part of any projecting or freestanding sign may project over any roadway.

6. No part of any projecting or freestanding sign may project over any roadway.
7. One (1) set of address numbers not exceeding 4 4 by 12 inches in total area shall be allowed in addition to normal sign allowances.
8. Temporary signs, which are promotional in nature and intended to advertise a specific event, activity, or business, are allowed in addition to other signs. Examples of temporary signs include, but are not limited to banner signs. Temporary signs must meet all restrictions for signs in this section in addition to the following:
  - a. The sum area of all temporary signs shall not exceed sixteen (16) square feet.
  - b. A maximum of one (1) temporary sign may be placed on the property.
  - c. No business may display a temporary sign for more than thirty (30) consecutive days twice per calendar year.
  - d. If the temporary sign pertained to an event (such as an open house or garage sale), the sign shall be removed within three (3) days of the completion of the event or activity which is being advertised.
  - e. Temporary signs shall maintain a minimum setback from the right of way of three (3) feet, unless there is a primary structure on the lot which is located closer to the right of way than three (3) feet, in which case the sign may be placed at the same setback as the primary structure.
  - f. Temporary signs require administrative approval from the zoning administrator. Applications shall be submitted on a form prepared by the zoning administrator and shall demonstrate compliance with the standards of this section.
  - g. Application for a temporary sign shall include payment of a nonrefundable, one-time filing fee in an amount established by a schedule adopted by resolution of the Council and filed in the offices of the town clerk. Payment of the filing fee shall be waived when the applicant is an agent of the town, county, state, or federal government.
  - h. Temporary signs shall not be illuminated.
9. A-frame signs are allowed without a permit provided they meet the following requirements:
  - a. They do not exceed four (4) square feet in size.
  - b. They do not exceed four (4) feet in height.
  - c. They are located entirely on private property owned by the business that they are advertising.
  - d. They are not left outside during non-business hours.
10. Changeable-copy signs are allowed without a permit provided they do not exceed four (4) square feet in size and are attached to the façade of a building. A maximum of one sign per business is allowed.
11. Directional signs are permitted in addition to normal sign allowances. No more than two (2) directional signs are allowed with a maximum total area of eight8 square feet. Directional signs do not require a permit.
12. Service signs offering information on incidental services or recommendations, e.g., VISA, MasterCard, WiFi, etc., are permitted in addition to normal sign allowances provided:
  - a. They conform to all provisions contained in this section.
  - b. They are inside a window.
  - c. There is no more than one (1) sign per incidental service per public entrance to the business.
  - d. Each sign does not exceed 16 square inches in area.

[Ord. No. 457; Ord. No. 472; Ord. No. 478]

**Response:** The new signage is designed with the Town of Jerome's Signage regulations in mind. The total surface area of all signage is under 32sq. ft. The signage conforms to the Zoning Ordinance in every aspect excepting one. The wall-mount sign "Shirts and Hats" and "Jesus and Jerome" are two sign plates, while the hanging sign counts as one despite being double-sided. The hanging sign mount bisects this however, and it can be considered as one sign that is in two parts. I recommend discussion on this interpretation.

# WRITTEN SUMMARY

## ABOUT BUSINESS

Southwest BLVD LLC currently serves various Jerome shops with merchandise and design. Our partners include The Haunted Group, Gold King Mine, Turquoise Spider, and more.

Ghost City Christian Apparel will serve as our workshop to create the product for these local businesses, as well as having our first retail shop where we will sell to a faith-based niche with a small selection of shirts, hats, and other standard merchandise.

## SIGNAGE SUMMARY

Our goal for signage is to simply make the space look complete and professional, while clearly communicating our niche offering to visitors. We aim to have simple and clear signage with limited colors in order to not distract from the historic multi-colored building itself.

We hope that with this signage, our building will encourage more patrons to explore further down main street, bringing more business to us and our awesome neighboring shops.

*Our Far*

# BEFORE



# AFTER



## SIGNAGE SUMMARY

HANGING SIGN, TWO FLAT SIGNS ABOVE WINDOWS, & WINDOW STICKER (24 Sqft Total)

# HANGING SIGN





\*same design on either side

SIZE	MATERIAL	COLOR
42" X 28" (8.15 Sqft) (ON CURRENT BRACKET)	METAL SIGN WITH VINYL PRINT (SAME DESIGN ON EITHER SIDE)	BLACK & WHITE (WITH LIGHT PATINA)

# FLAT SIGNS



# SHIRTS & HATS

## JESUS & JEROME

**SIZE**

60" X 12"  
(5 Sqft) x2

**MATERIAL**

METAL SIGN WITH VINYL PRINT  
(ATTACHED VIA SMALL BOLTS)

**COLOR**

BLACK & WHITE  
(WITH LIGHT PATINA)

# WINDOW STICKER



- SHIPPING AVAILABLE**
- CUSTOM BULK ORDERS**
- STICKERS & APPAREL**

Shop online @ [JesusandJerome.com](http://JesusandJerome.com)



Scan  
here

**SIZE**

24" X 34"  
(5.6 Sqft)

**MATERIAL**

WINDOW CLING VINYL

**COLOR**

WHITE

# Application & Related Information



## TOWN OF JEROME, ARIZONA

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

Town Use

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

<input type="checkbox"/> Site Plan Review \$300	<input type="checkbox"/> Design Review \$25 to \$500	<input type="checkbox"/> Conditional Use Permit (CUP) \$500
<input type="checkbox"/> Demolition \$50/\$200	<input checked="" type="checkbox"/> Signage/Awning \$50	<input type="checkbox"/> Paint/Roofing \$25
<input type="checkbox"/> Time Extension \$200	<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____

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

Applicant: LEVI PARKER	Owner: Caden Williams
Applicant mailing address:	Property owner mailing address:
110 N PALO VERDE STREET COTTONWOOD 86326	4773 E LAFAYETTE BLVD. PHX, AZ 85018
Applicant role/title: Business Owner	
Applicant phone: 9283002449	Owner phone: 480 388-0155
Applicant email: leviparkerdesign@gmail.com	Owner email: manager@chwdev.com
Project address: 509 Main Street	Parcel number: 401-06-089
Describe project: Adding standard shop signage to new business	

- 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: Levi Parker Date: 12/11/25  
 Property Owner Signature: Caden Williams Date: 12/11/2025  
DocuSigned by:  
68F9D72C250145C...

For Town Use Only	
Received from: _____	Date: _____
Received the sum of \$ _____ as: <input type="checkbox"/> Check No. _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	
By: _____ For: _____	
Tentative Meeting Date/s - DRB: _____ P&Z: _____	



**2007 Town of Jerome Arizona**  
**HISTORIC PROPERTIES SUMMARY SURVEY**

**PROPERTY IDENTIFICATION**

For properties identified through survey: Site No. 074 Survey Area G.W. Hulls Plat

Historic Name(s) Speak Easy Restaurant

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address 510 Main Street (S.R. 89A)

City or Town Jerome  vicinity County Yavapai Tax Parcel No. 401-06-089

Township 16 Range 2E Section 23 Quarters Acreage 0.02

Block 11 Lot(s) 5 Plat (Addition) Year of plat (addition)

UTM reference: Zone Easting Northing

USGS 7.5' quadrangle map:

ARCHITECT  not determined  known Source

BUILDER  not determined  known Source

CONSTRUCTION DATE Circa 1900  known  estimated Source Co. Assessor, Sanborn Maps

**STRUCTURAL CONDITION**

Good (well maintained; no serious problems apparent)

Fair (some problems apparent) Describe:

Poor (major problems; imminent threat) Describe:

Ruin/Uninhabitable

**USES/FUNCTIONS**

Describe how the property has been used over time, beginning with the original use.

Boarding/ Restaurant

Retail/Residential

Sources 83 Historic Survey, Co. Assessor

**PHOTO INFORMATION**

Date of photo 2007

View Direction (looking towards)

South

Negative No. 510 S.R. 89A





**2007 Town of Jerome Arizona**  
**HISTORIC PROPERTIES SUMMARY SURVEY**

**A. HISTORIC EVENTS/TRENDS.** *Describe any historic events/trends associated with the property.*

**B. PERSONS.** *List and describe persons with an important association with the building.*

**C. ARCHITECTURE.** Style Vernacular

no style

Stories 2-1/2       Basement      Roof form Gable on Hip

*Describe other character-defining features of its massing, size, and scale* This structure is a 2,835 S.F. rectangle. Street Level is poured concrete. There is a 1/2 level between 1st and 2nd levels.

**INTEGRITY**

*To be eligible for the National Register, a property must have integrity, i.e., it must be able to visually convey its importance. The outline below lists some important aspects of integrity. Fill in the blanks with as detailed a description of the property as possible.*

**LOCATION.**  Original Site     Moved: date

**DESIGN.** *Describe alterations from the original design, including dates.*

**MATERIALS.** *Describe the materials used in the following elements of the property.*

Walls (structure) Wood, Concrete

Walls (exterior) Batten Board, Stucco

Windows Wood

Describe window structure 1 o/ 4 at 2nd level, Fixed store fronts 1st level

Roof Asphalt Shingles

Foundation Concrete, Masonry, Wood

**SETTING.** *Describe the natural and/or built environment around the property.* Multi level commercial to the north west. Bed n Breakfast to the south east. Properties are set into steep hillside.

*How has the environment changed since the property was constructed?*

**WORKMANSHIP.** *Describe the distinctive elements, if any, of craftsmanship or method of construction.*

**NATIONAL REGISTER STATUS (if listed, check the appropriate box)**

Individually Listed;  Contributor  Noncontributor to Jerome, Arizona       Determined eligible by Keeper of National Register (date)

**RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY (opinion of SHPO staff or survey consultant)**

Property  is  is not eligible individually.

Property  is  is not eligible as a contributor to a listed or potential historic district.

More information is needed to evaluate.

If not considered eligible, state reason:

**FORM COMPLETED BY** Gregory C. Hunt

Name and Affiliation: D.A.P.A. Studio

Mailing Address: P.O. Box 8 Cottonwood, AZ. 86326

Date: Nov., Dec., 2007

Phone #: 928-646-9205



# TOWN OF JEROME

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

## Zoning Administrator Analysis Design Review Board Tuesday, January 27, 2026

**Item :**

**Location:** 110 Main Street "The New state Motor Building"  
**Applicant/Owner:** Scott Hudson (Jerome Historical Society)  
**Zone:** C-1  
**APN:** 401-06-008  
**Prepared by:** Will Blodgett, Zoning Administrator  
**Recommendation:** Recommend discussion / approval

**Background and Summary:** The applicant (Scott Hudson, for the JHS) is proposing to install an awning over the entrance to the lower "Mall" area of the New State Motor building. The Awning will match existing JHS awnings, green with the JHS logo centered, in white.

**Building Background:** 110 Main Street is recorded in the 2007 Arizona Historic Building Inventory as having been constructed in 1917. The records for this building are provided at the end of this analysis.

**Purpose and Considerations:** Section 304.H.2 states that; "*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, or disapprove all such requests, basing their decision on the following criteria...*"

**Regulations:** Section 304.H.2.a "Architectural features and details" states that; "*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 those features should be as near as possible to the original in design and material.*" Section 304.b states:

### B. PROJECTS REQUIRING REVIEW BY THE DESIGN REVIEW BOARD

1. Awnings and permanent signs
2. Additions and exterior modifications
3. Decks
4. Demolitions of existing structures
5. Fences and walls
6. New structures
7. Paint, stain, and similar coatings
8. Sheds and accessory structures
9. Projects not specifically listed as exempt or requiring Zoning Administrator review [Ord. No. 470]

**Response:** The proposed Awning is intended to help protect the entryway from weather and sun. The awning continues the color theme currently in use by Historical Society buildings elsewhere in town. Whether or not an awning had previously existed in this location, the addition of one at this point would not have a significant impact on the Historic nature of this building, as allowed for Adaptive Reuse under the Secretary of the Interior's Standards.





View of the existing door leading into the mid-level of the New State Motor Building shops. The Awning would be installed above this doorway.

*Item B.*

# Application & Related Information

*Item B.*

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

<input type="checkbox"/> Site Plan Review \$300	<input type="checkbox"/> Design Review \$25 to \$500	<input type="checkbox"/> Conditional Use Permit (CUP) \$500
<input type="checkbox"/> Demolition \$50/\$200	<input checked="" type="checkbox"/> Signage/Awning \$50	<input type="checkbox"/> Paint/Roofing \$25
<input type="checkbox"/> Time Extension \$25 to \$200	<input type="checkbox"/> Other:	<input type="checkbox"/> Other: _____

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

Applicant: Jerome Historical Society	Owner: Scott Hudson
Applicant mailing address:	Property owner mailing address:
PO Box 156	PO Box 156
Applicant role/title:	
Applicant phone: 928-451-1081	Owner phone: 928-634-1066
Applicant email: scott@jths.com	Owner email:
Project address: 110 Main St	Parcel number:
Describe project: New Awning over deck	

- 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.

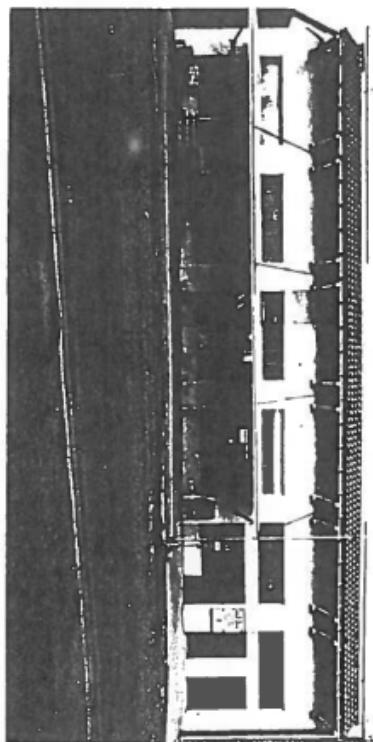
Applicant Signature: Scott Hudson Date: 1/7/26

Property Owner Signature: Scott Hudson Date: \_\_\_\_\_

For Town Use Only	
Received from: <u>Scott Hudson</u>	Date: <u>1/7/26</u>
Received the sum of \$ <u>50</u> as: <input type="checkbox"/> Check No. _____	<input type="checkbox"/> Cash <input checked="" type="checkbox"/> Credit Card
By: <u>T. Card</u>	For: <u>DRB</u>
Tentative Meeting Date/s - DRB: _____ P&Z: _____	

## ARIZONA STATE HISTORIC PROPERTY INVENTOR

HISTORIC PROPERTY NAME New State Motor Company		COUNTY Yavapai	INVENTORY NO. 36
COMMON PROPERTY NAME Verde Valley Art Gallery/Post Office		QUAD/COUNTY MAP 23 16 24	
PROPERTY LOCATION-STREET & NO. last bldg. north side of upper main			
CITY, TOWN/VICINITY OF Jerome, AZ.	ASSESSOR'S PARCEL NO. 401 06 008		
OWNER OF PROPERTY Jerome Historical Society	PHONE		
STREET & NO./P.O. BOX P.O. Box 156			
CITY, TOWN Jerome	STATE Arizona	ZIP 86331	
FORM PREPARED BY Town of Jerome	DATE 9-10-81		
STREET & NO./P.O. BOX P.O. Box 335	PHONE 634-7943		
CITY, TOWN Jerome	STATE Arizona	ZIP 86331	
PHOTO BY Noel Knapp	DATE 8-22-81		
VIEW Facade			
HISTORIC USE Car show room and garage			
PRESENT USE art gallery/post office	ACREAGE		
ARCHITECT/BUILDER Matt Shed / Phil Pecharich			
CONSTRUCTION/MODIFICATION DATES 1917			



## PHYSICAL DESCRIPTION

This three story concrete structure has a rectangular plan with flat roof and parapet walls. A decorative mission clay tile roof is supported on scrool sawn wood struts at the top of the front wall, with a lower metal frame porch roof just above dooe head height supported by steel tension bars. The front(west) wall has a stucco veneer with wood framed doors and windows. In the rear (east) steel frame windows with awning vents were used on each level. The parapet walls on the north and west sides have raised center sections reminiscent of the territorial style. The front parapet is ca, ped providing a shadow line on the front face.

62' frontage x 50' depth: 4000

## STATEMENT OF SIGNIFICANCE/HISTORY

Originally was New State Motor Company with a car show room upstairs and garage downstairs. Had elevator inside to lower cars downstairs.

## SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Interview with Phil Pecharich (nephew), born 1911 in Jerome.  
They came to Jerome - Herb Young  
Yavapai County Assessor

## GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

401 06 008 Lots 6,7,8 Block 1

## GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

Photo K-2 frames 2A, 3A, 4A  
K-14 frames 3A rear of building