



# TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331  
(928) 634-7943  
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, MARCH 26, 2024, 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. APPROVAL OF MINUTES

- A.** the Board will review and vote to approve the minutes of the February 27 Regular meeting.

#### 3. NEW BUSINESS

- A.** Design Review for renovations at the Haunted Hamburger Restaurant.
- B.** Jerome Historical Society is requesting a change to the Awning fabric and style.
- C.** The Jerome Historical Society is requesting to change the awning fabric on the facade of the building.
- D.** The Jerome Historical Society is requested to change the door leading to the mid-level shops at the New State Motor Company building.

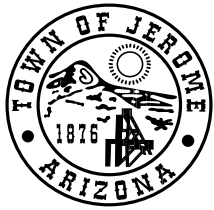
#### 4. ADJOURNMENT

##### **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 DESIGN REVIEW BOARD OF THE TOWN OF JEROME

600 CLARK STREET

600 CLARK STREET, JEROME, ARIZONA

**TUESDAY, FEBRUARY 27, 2024, AT 6:00 PM**

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

### 6:03PM (0:22) 1. CALL TO ORDER

*Present were Acting Chair Tyler Christensen, and Board Members Mark Krmpotich, Devon Kunde, Scott Staab and Carol Wittner.*

*Staff present were, Zoning Administrator Will Blodgett and Accounting Clerk Michele Sharif.*

### 6:03PM (0:50) 2. APPROVAL OF MINUTES -Minutes of the January 23rd Regular meeting.

*Mr. Christensen introduces the minutes for approval. He says tonight is strange the people valid to vote doesn't make a quorum.*

*Mr. Blodgett informs Mr. Christensen that we had previously checked with Mr. Klein, Town Manager, who confirmed that yes new board members could in fact vote to approve the minutes.*

*Mr. Krmpotich says with an exception because one of the items includes the approval for Mr. Staab's signage.*

*Mr. Christensen says if all 3 new members wanted to abstain and then he and Ms. Wittner approve that should still work. He shares that when he was seated there was an approval of a meeting he did not attend, he says he was advised to abstain.*

*Ms. Wittner shares she did the same as well.*

*Mr. Christensen asks if everyone has had an opportunity to review the minutes from the last meeting, and if they have any questions or concerns. He then makes a motion to approve the minutes from the January 23rd meeting of the Design Review Board.*

*Ms. Wittner seconds the motion.*

*Mr. Christensen calls the question, and the minutes are approved with 3 ayes and 2 abstentions.*

#### **Motion to approve the minutes of the January 23rd Regular Meeting of the Design Review Board**

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

### 6:06PM (3:10) 3. Welcome new Board Members.

**We welcome new Board members for the Design Review Board.**

*Mr. Christensen welcomes the new board members. He says he appreciates their participation as this is a voluntary position and expresses his thanks to them for joining.*

*Mr. Blodgett shares that he is getting some training classes organized. He says over the course of the next couple months, on meeting nights with a shorter agenda, he will try to put 20-30 minutes of some training in the meeting. He says the training will likely be done by his mother, sharing that she is a retired archaeologist planner from Riverside County. He says she's done this for decades, already has training material to pull from and so he and the board will benefit from her experience and expertise. He says if there are areas they would like to know more about, expand on, or to do work sessions or training sessions on, please let him know. He shares that he tries to be accessible as possible, if board members do not have his contact information, he is happy to provide it to them. He says please don't let this overwhelm you there is a ton of information here, some if it will be more of a priority for you all, such as the design review procedures in the zoning ordinance. He shares that gradually over the next few months he will arrange additional training for them in their roles as the historic preservation commission. He says it's lightly touched upon in the zoning ordinance.*

with the things to review and consider when reviewing and approving a project. He says he has more ambitious goals for the office of Historic preservation here, sharing as time goes by and more projects get rolling, they will have more of a role to play, but long before they get there, he will get them more information and training and if there are areas, they feel deficient in then he will do his best to fix that. He asks if any of the new members have any questions or thoughts while in this part of the meeting.

Mr. Krmpotich asks if the workshops and trainings will be based around current Jerome Design Guidelines?

Mr. Blodgett shares that the Design Guidelines are an ongoing project, and they will have separate work sessions for that project as he is trying to finalize the next draft to be presented to Council for review and possible approval. He says Council will review it and either approve and adopt it or send it back with suggestions for changes. He shares that the first draft is what they all have in their hands now, and will be discussing in further detail when that comes up on the agenda.

Ms. Wittner sought clarification asking if it's not an updated copy.

Mr. Blodgett says there are minor updates to it, but in terms of content, no, there aren't significant changes to the latest version.

Mr. Krmpotich asks if there was a previously released version.

Mr. Blodgett answers that the last version was a rough draft and that there was supposed to have been a work session for it back in November, however that meeting was cancelled. Then in realizing there was going to be turnover on the board he chose to wait. He says in that time he's made spelling and grammatical updates however still has whole sections to add, sharing that the Town may be adopting a new Lighting Ordinance, which did not exist when he wrote the draft originally. He then asks if there are any other questions.

Mr. Krmpotich says he hadn't had a chance to review it, can he read it and then ask questions.

Mr. Blodgett said absolutely, and then says if there are no other basic board items we can move on.

Ms. Wittner then says she wants to make a move to elect Tyler to Chair.

Mr. Christensen responds that can be covered with the next item but while still on this item he thinks having a quick review of Robert's Rules of Order with the cheat sheet provided is a good idea. He continues by reviewing the steps of the meeting as outlined on the reference document provided to the board.

Mr. Blodgett interjects advising the new board members to feel free to chime in with questions if they don't understand something or have questions about the process.

Mr. Christensen then begins review on open meeting law. He says as board members we want to try and avoid looking like we are buddying up with each other to vote things in a direction that seems unethical. We want to avoid telling an applicant how you are going to vote, as that is not professional or an ethical way to represent the Town of Jerome. He shares an example saying that he walks in 2 minutes prior to the meeting to avoid crowds and avoid any unnecessary discussion in an unofficial capacity.

Mr. Blodgett adds it's important to know that if more than 2 of you are together in any place you are not to discuss anything pertaining to this board because that would be an illegal meeting. He says be mindful of what you are talking about, with whom and in what setting, and he would encourage everyone to avoid discussing any details of reviews on any social media platform. He says it's one of the most used forms of discourse now, he abhors it and tries to avoid it, but occasionally you will see him post clarification when necessary.

Mr. Christensen adds that 2 or more people are a quorum and advises to try to avoid talking to one member, ending that conversation, and then talking about the same item with another member. He also advised, If you want to chat about something outside of a meeting, then stick to one person, other than that when we're on the dais we can talk about it freely.

Mr. Blodgett adds, don't ever feel that if I'm recommending approval of something that you have to follow my recommendations. He says regardless of who is sitting in his seat, in his role, they should not hesitate to challenge it, asks questions, or how conclusions were formed, and to not let themselves be railroaded by him or anyone into making decisions one way or another.

Mr. Christensen says one last thing he wants to point out is the point of order. He says if you see something out of order then by all means in that moment point it out. The way to do that is to just say point of order and we can correct anyone that may be skipping a step or isn't following the rules.

Mr. Blodgett says another time he's seen it used is during a heated debate or contentious meeting in which audience members may be out of order. In that case you can say point of order to stop the conversation until order is restored and the procedure can continue as it should.

Mr. Christensen says that's all he has for item 3 and asks if anyone else has any questions or comments.

Mr. Krmpotich asks for clarification if 2 people are a quorum.

Mr. Christensen clarifies it's 2 or more, so if there's 3 people then it's a quorum, for example if only 3 people show up to a meeting it would be a valid meeting and can proceed.

Mr. Staab clarifies that two people can talk about it.

Mr. Christensen says outside of a meeting 2 people could talk about it but not a third, because the third technically would be an illegal meeting.

Mr. Blodgett interjects sharing the example of 3 board members being in Paul and Jerry's talking about something then that's an illegal meeting, but 2 would be more like having a beer with a buddy.

Mr. Christensen then says there is a gray area, even if you aren't talking about a board item or politics, if 3 of you are

there, one of you might want to step away.

Ms. Kunde says to avoid the appearance of impropriety.

Mr. Christensen agrees, he further elaborates that someone could be across the street and sees that three board members are talking, they don't know what you're talking about and it may not be related to the board, but it's just the look of it.

#### 6:18PM (15:26) 4. Election of new Chair and Vice-Chair.

The Board will elect a new Chair and Vice-Chair.

Mr. Christensen introduces Item 4 to elect a new Chair and Vice-Chair for the Design Review Board.

Ms. Wittner says she nominates Tyler for Chair.

Mr. Christensen asks if that is her motion.

Ms. Wittner clarifies and says she makes the motion to appoint Tyler Christensen as Chair.

Mr. Staab seconded the motion.

Mr. Christensen asks if anyone has any questions or comments.

Ms. Wittner shares that there is nobody more qualified to be in the position.

Mr. Christensen calls the question and is appointed to Chair the Design Review Board by unanimous vote.

##### Motion to appoint Tyler Christensen as Chair of the Design Review Board

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

Mr. Christensen says thank you and says it's a privilege to be in the position, a little intimidating but still a privilege.

Mr. Christensen makes a motion to appoint Carol Wittner as the Vice Chair of the Design Review Board.

Mr. Staab seconded the motion.

Mr. Christensen seeks questions or comments. There were none. He calls the question and Carol Wittner is appointed as Vice-Chair of the Design Review Board by unanimous vote.

##### Motion to appoint Carol Wittner as Vice Chair of the Design Review Board

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

Mr. Blodgett thanks both parties for stepping up and taking the reins once again. He says the last couple years have been a learning experience and they have shown a lot of patience and grace and is very happy that they are both staying on the board. He says he's really hoping the next couple of years we can see some progress and get some things done here.

Mr. Christensen says in all fairness we're all new here and to bear with him as he is also still new to the whole process.

#### 6:20PM (17:20) 5. NEW BUSINESS

Work-session for the Design Review Guidelines.

Mr. Christensen introduces the work session for the new Design Review Guidelines and then defers to Mr. Blodgett for further introduction.

Mr. Blodgett says this is the very first, roughest draft of these guidelines, there is not a table of contents yet and there are sections that remain to be written, for example the section on lighting. He shares the new lighting ordinance, in the process of being adopted, did not exist when he started writing the guidelines and so he will have to boil down the key points of that new ordinance to be included. He says what we're looking for here is that the readability and the content are what they need to be, and where they need to be, and a lot of the things being reviewed are principles from the Secretary of the Interior (SOI) Standards. Mr. Blodgett shares that the SOI is responsible for historic buildings and properties and most historic archaeological laws fall under that umbrella. For example the historic landmark program that we fall under and the laws that we follow are from the SOI. The SOI standards are guides of best practices, they are a less regulatory and more recommendation, but the idea is that following the recommendations, a home, despite repairs or renovations, will keep its historic status. He shares that a property owner could decide to not follow those standards, do enough renovations that it would change the historic nature of the home which then loses its historical status. Losing that status means it's removed from the register and is removed as a contributor to our landmark status. Our goal is to not let that happen while still respecting private property laws. He believes we're in a good spot, that 90% of people here are here because of the history and because they like Jerome. Therefore he believes most will follow these practices

willingly. He says for new people coming into Town, looking at new construction or, trying to figure out how to renovate the shell of a house and keep the integrity, he shares there are close to 1,000 pages of these government best practices, and handing them over to anyone is unusable in a real way. The design review guidelines combine the boiled down most common principles for all 4 treatments provided by the SOI. In conjunction with those treatments of best practice we have the basic guidelines from the zoning ordinance itself, property standards, use regulations and things like that. So this guidebook should be a one stop shop for anyone. Instead of sending them to 8 different documents and 1,000 pages of federal guidelines, this gives most of what information is need as well as access or guidance to where to find the rest of the information that might be needed or necessary. He says the number one thing he needs from the board is for them to review the guidelines and to report back with; is he covering all topics that need to be covered; is there anything missing; based on their own experiences what should be in there that maybe Mr. Blodgett hasn't thought about; or what would help both, the people trying to do renovations who've been here for 40+ years, as well as those who just moved here. He says we need to make a guidebook that can help both groups of people, that is the intended goal. He shares that he tried to make it a usable guidebook instead of page after page of regulation. He reiterates this is the very first rough draft so this is the time we can move sections, edit them, and make massive changes if needed. He's less worried about spelling and grammar and is more concerned with the content and making sure the meat and potatoes of the document are where they need to be. He shares the history behind this document is that when he was hired, about a month later a consultant, hired by the Town, delivered the final version of the Design Review Guidelines. He says the document he received was one of the worst documents he's seen in his professional career. He believes the Town overpaid for it and that it was a bad deal, so he decided to do the work in house. One of the things in the document that needs to be addressed is the introduction or history of the town. He says he doesn't care for it however, having only been here two years, doesn't feel qualified to rewrite a 3 page history of Jerome, so he is trying to get permission from authors who've already done it. He shares that he doesn't want to reinvent the wheel but would prefer to utilize the skillsets of people who have done it and have been here longer. He shares that this document will change, he's kept the original historic context from the document he doesn't like as a space filler, so he is aware that there are problems within that section. He says if any of the board members feel brave enough to tackle it or know of someone who has written something that would be usable, please let him know. He reviews the artwork, sharing that he received permission from the Library to use the collection of Anne Bassett artwork. He says he likes her artwork more than some photography due to her focus on architectural details and brings out lines and shapes in a way that some photos don't capture. He elaborates that in archaeology when dealing with historic structures typically for a long term site record you want a sketch of a building over photographs. Sketches can highlight architectural details and traits and Anne Bassett has done that to a degree that he's never seen in a professional sense. He says he will be sprinkling more of her artwork throughout the document as it is appropriate to a certain area or fills a nice space.

Mr. Christensen comments that he could not have picked a better artist, and Ms. Wittner shares her agreement. Mr. Blodgett says we have a lot of wonderful artists in town, but her artwork continues to blow him away. He continues, saying once you get past the basic stuff there are a lot of definitions, which is an area that will be expanded. He says definitions are important because they sometimes have legally binding consequences. He shares that we don't define some things very well and, in the springtime, he'll be working with the Planning and Zoning commission on some Zoning Ordinance updates, and a big part of that will be definitions. He says there will be some definitions in the guidelines that he will be looking to add to the Zoning Ordinance as well, so that there is more of a symmetry between all of the government documents. He shares the example of decks and porches, saying we use the word porches to define decks but don't define what a porch is and technically have no regulatory language on porches but tons on decks, and decks are defined by porches, so it's those little bits of madness that lead sometimes to heated arguments in front of the board and are some of the gray areas that he is trying to fix. His hope is that the Design Review Guide as the first step will help to resolve a lot of the basic mistakes seen over the past several years. Instead of basic stuff that leads struggle, like what is the legal definition of this, or what is the precedent, having the definitions included and will make everyone's lives easier in terms of this is a thing and that is not. He says in the definitions, if we don't have it in the Town lexicon, then he is referring to the highest level of Federal source, and example if it's a transportation thing then what does the Dept of Transportation say. that way there are no conflicts down the road with other terminology used by the federal government or at the state level. He continues, he then boiled down the SOI standards, sharing that there are 4 treatments, and he has a few pages on each treatment with key points highlighted in colored boxes just like an old high school textbook. He shares that the document has a small section on Victorian architecture, it tries to cover a lot in a little section but he's trying to cover what we have here in Jerome and the things that we should know about and be aware of. He shares that sometimes it feels like he might be including too much information as far as the educational information but feels that in order to make good regulatory decisions you need the background and the education. He says once everyone has had the opportunity to review the guidelines to please let him know if the readability can be improved, if there are any formatting or language issues, or if there is a topic that has no photographic example or chart where there could or should be one. He then shares that the last few pages will be a quick reference section, sharing this section will have basic questions and answers as well as guides for calculating slope, and other tables and charts that can be referred to quickly rather than searching through pages of information. He concludes that this is a quick review of the guidelines, he did not want to read the document verbatim but rather give the board members the opportunity to read and digest this on their own. He asks if there are any questions, thoughts or suggestions anyone might have at this time.

Mr. Christensen says he'd like to see a simple map included, one that outlines what the different neighborhoods in town are, for example Company Hill having the Victorian style homes as opposed to Dundee being the experimental zone for residences.

Mr. Blodgett says he is looking for a map that has these neighborhoods designated in any legal way with defined boundaries. Otherwise it becomes a case of are we setting boundaries that could lead to other questions regarding districts and/or zoning.

Mr. Christensen says it should be simple and not something that constrains, but rather sets the stage for some projects. He shares, for example if someone is new to town but hasn't seen every nook and cranny of town yet, they could review the map and see the difference in neighborhoods. It could be refined and updated over the years as things change, and also could be labeled as unofficial. He shares that he has reviewed the document several times, but feels that this is really good so far, including the addition of all of the artwork.

Mr. Blodgett shares that he wants us to have a document that is presentable and concise, and that he wants it to be the best and most progressive set of policies in the state. He is determined to get the Town some awards and recognition, adding that we have the coolest history.

Mr. Christensen says that he thinks this is great and feels like a lot of our code is more of a patchwork from other communities. He shares that it takes a lot of work to hash out these fine details and sometimes things get missed, especially in the recent past with the Tow having some turnover. He feels like having something like this will be helpful for new board members as well as residents.

Mr. Blodgett adds that it will be a public document, he would like it to be available for free on the Town website, as well to have physical copies here available for everyone. He says he would love to have any commentary by the next meeting, or if anyone has notes or input on it to reach out to him or bring them to the next meeting.

Ms. Kunde says she is excited to read it.

Ms. Wittner says this is really good and she likes that it is broken down to something easy to read and understand.

Mr. Christensen thanks Mr. Blodgett for all of his work on this so far.

**6:41PM (38:08) 6. ADJOURNMENT**

Mr. Christensen makes the motion to adjourn the meeting at 6:41pm

Mr. Staab seconds the motion.

The meeting is adjourned at 6:41pm.

**Motion to Adjourn AT 6:41p.m.**

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

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 Design 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. The applicant describes the project in the following:

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.*

**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.*

### **Non-Conforming Situations**

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 “bridge” 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.

For Historic Preservation concerns, this project is being considered an adaptive-reuse project. The Applicant is intended to retain a historic structure, and through minimal alterations adapt it for a current use. General guidelines and best practices for this project are found within the Secretary of the Interior’s Standards for Rehabilitation of Historic buildings. The next section is taken from the draft design guidelines for the Town of Jerome, and the Secretary of the Interior’s standards:

### **Secretary of the Interior’s Standards for Rehabilitation & guidelines for rehabilitating historic buildings:**

In Rehabilitation, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation. However, greater latitude is given in the Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings to replace extensively deteriorated, damaged, or missing features using either the same material or compatible substitute materials. Of the four treatments, only Rehabilitation allows alterations and the construction of a new addition, if necessary for a continuing or new use for the historic building.

## **Identify, Retain, and Preserve Historic Materials and Features**

The guidance for the treatment Rehabilitation begins with recommendations to identify the form and detailing of those architectural materials and features that are important in defining the building's historic character and which must be retained to preserve that character. Therefore, guidance on identifying, retaining, and preserving character-defining features is always given first.

## **Protect and Maintain Historic Materials and Features**

After identifying those materials and features that are important and must be retained in the process of Rehabilitation work, then protecting and maintaining them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. Protection includes the maintenance of historic materials and features as well as ensuring that the property is protected before and during rehabilitation work. A historic building undergoing rehabilitation will often require more extensive work. Thus, an overall evaluation of its physical condition should always begin at this level.

## **Repair Historic Materials and Features**

Next, when the physical condition of character-defining materials and features warrants additional work, repairing is recommended. Rehabilitation guidance for the repair of historic materials, such as masonry, again begins with the least degree of intervention possible. In rehabilitation, repairing also includes the limited replacement in kind or with a compatible substitute material of extensively deteriorated or missing components of features when there are surviving prototypes features that can be substantiated by documentary and physical evidence. Although using the same kind of material is always the preferred option, a substitute material may be an acceptable alternative if the form, design, and scale, as well as the substitute material itself, can effectively replicate the appearance of the remaining features.

## **Replace Deteriorated Historic Materials and Features**

Following repair in the hierarchy, Rehabilitation guidance is provided for replacing an entire character-defining feature with new material because the level of deterioration or damage of materials precludes repair. If the missing feature is character defining or if it is critical to the survival of the building (e.g., a roof), it should be replaced to match the historic feature based on physical or historic documentation of its form and detailing. As with repair, the preferred option is always replacement of the entire feature in kind (i.e., with the same material, such as wood for wood). However, when this is not feasible, a compatible substitute material that can reproduce the overall appearance of the historic material may be considered. It should be noted that, while the National Park Service guidelines recommend the replacement of an entire character-defining feature that is extensively deteriorated, the guidelines never recommend removal and replacement with new material of a feature that could reasonably be repaired and, thus, preserved.

## **Design for the Replacement of Missing Historic Features**

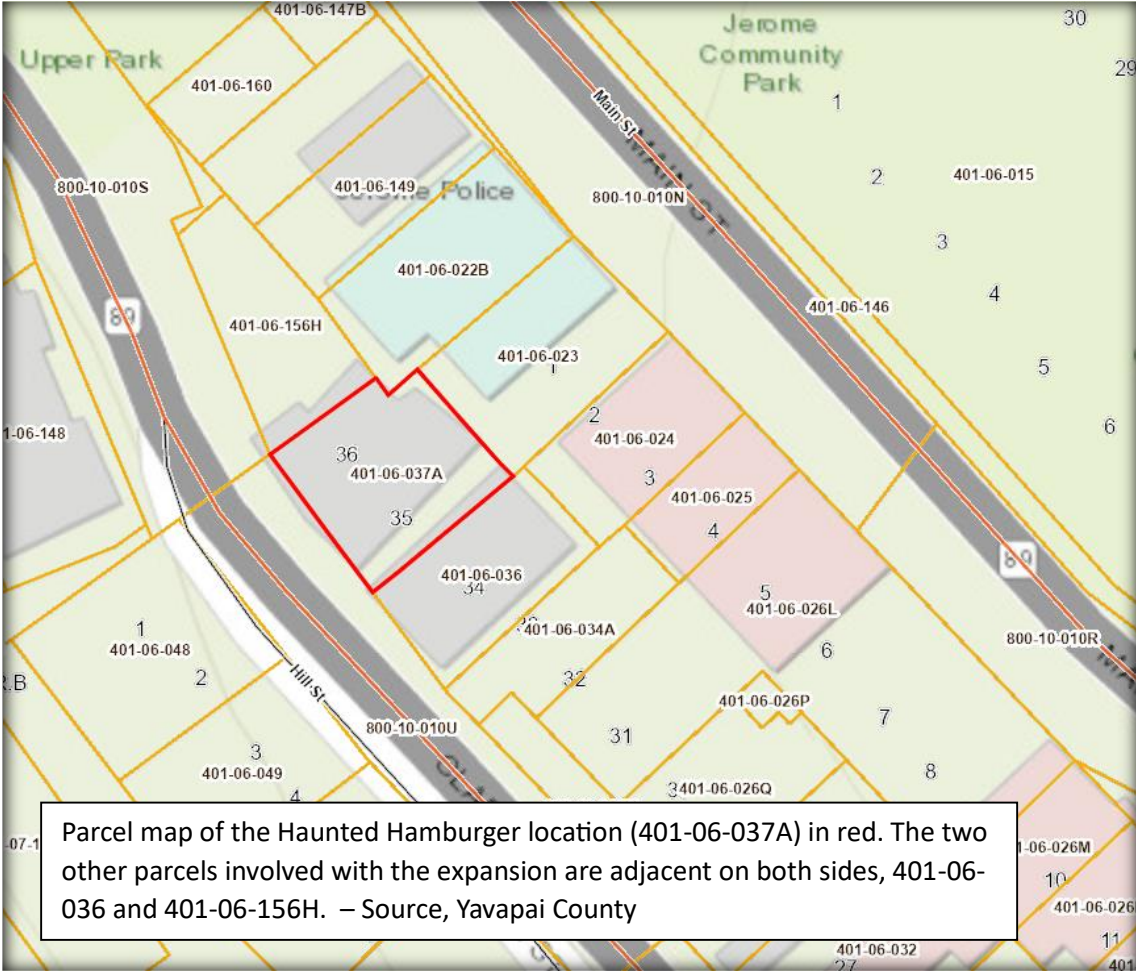
When an entire interior or exterior feature is missing, such as a porch, it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historic appearance. If the feature is not critical to the survival of the building, allowing the building to remain without the feature is one option. But if the missing feature is important to the historic character of the building, its replacement is always recommended in the Rehabilitation guidelines as the first, or preferred, course of action. If adequate documentary and physical evidence exists, the feature may be accurately reproduced. A second option in a rehabilitation treatment for replacing a missing feature, particularly when the available information about the feature is inadequate to permit an accurate reconstruction, is to design a new feature that is compatible with the overall historic character of the building. The new design should always take into account the size, scale, and material of the building itself and should be clearly differentiated from the authentic historic features. For properties that have changed over time, and where those changes have acquired significance, reestablishing missing historic features generally should not be undertaken if the missing features did not coexist with the features currently on the building. Juxtaposing historic features that did not exist concurrently will result in a false sense of the building's history.

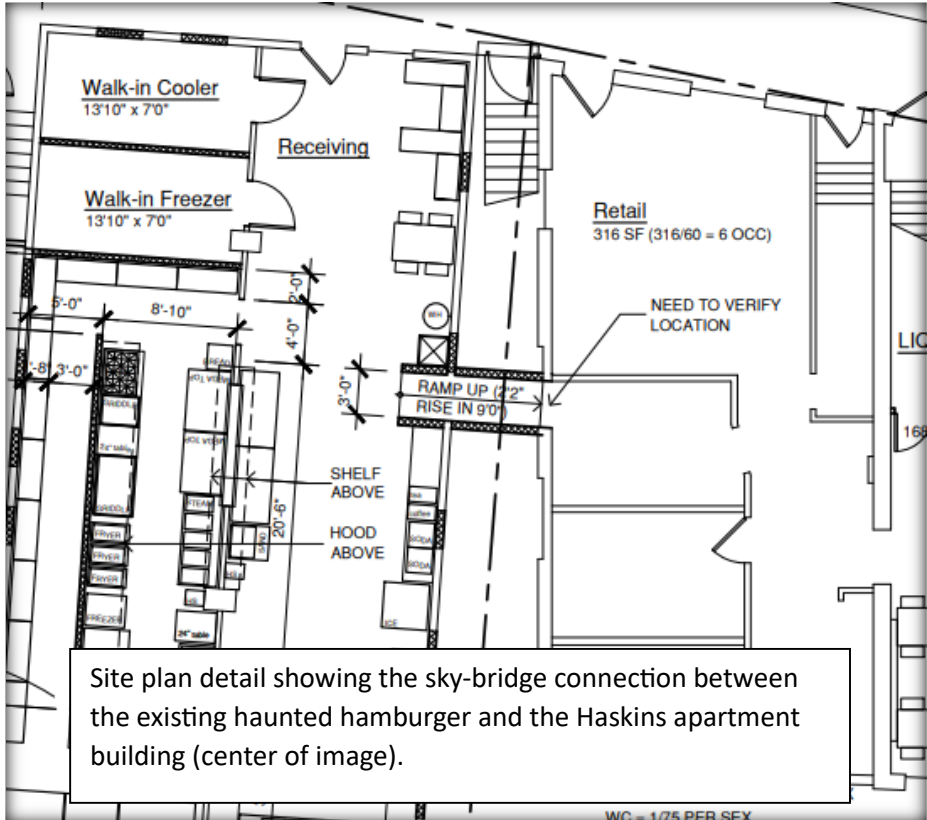
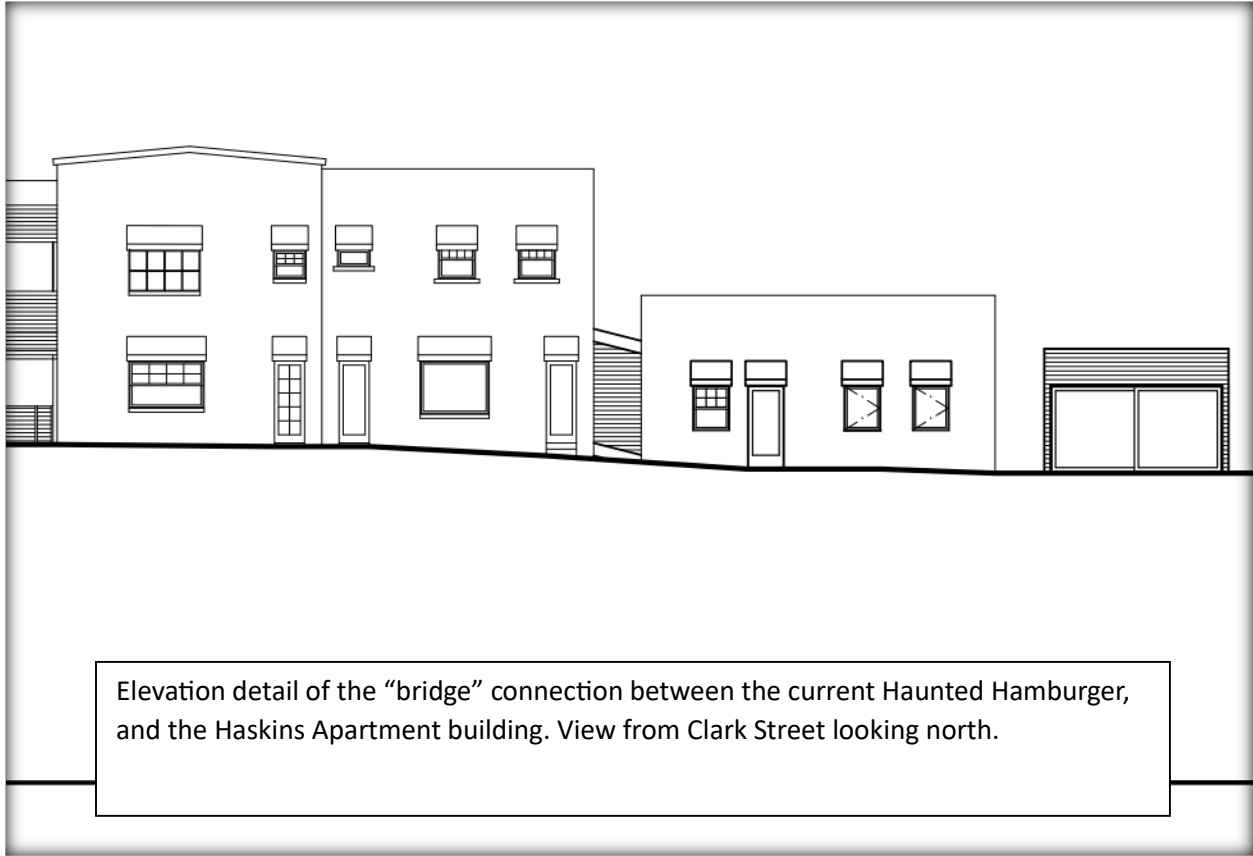
## **Alterations**

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.

## Standards for Rehabilitation

1. 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.
2. 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.
3. 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.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. 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.
7. 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.
8. 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.



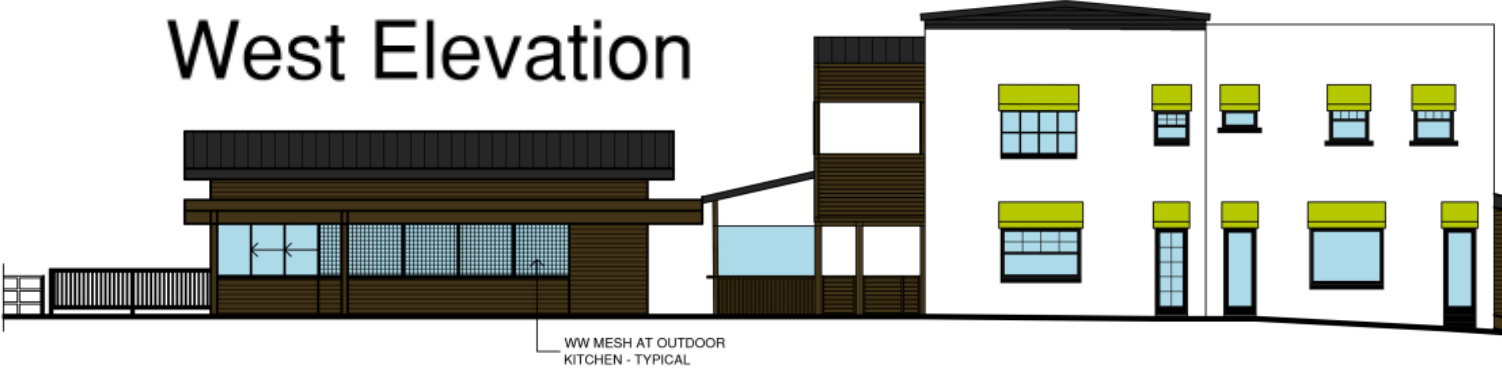




The Site plans and Elevations that follow have been split and sized in order to fit in this document. The pages try to move systematically through the site plans as they were presented but have been sectioned up to allow the graphics to fit in the space provided, as well as to zoom into areas where fine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



# West Elevation



# West Elevation



**Above:** West Elevations, broken into two images for detail. Note the Haunted Hamburger Color palette is extended to the Haskins building.

**Below:** West Elevation, full length for reference.

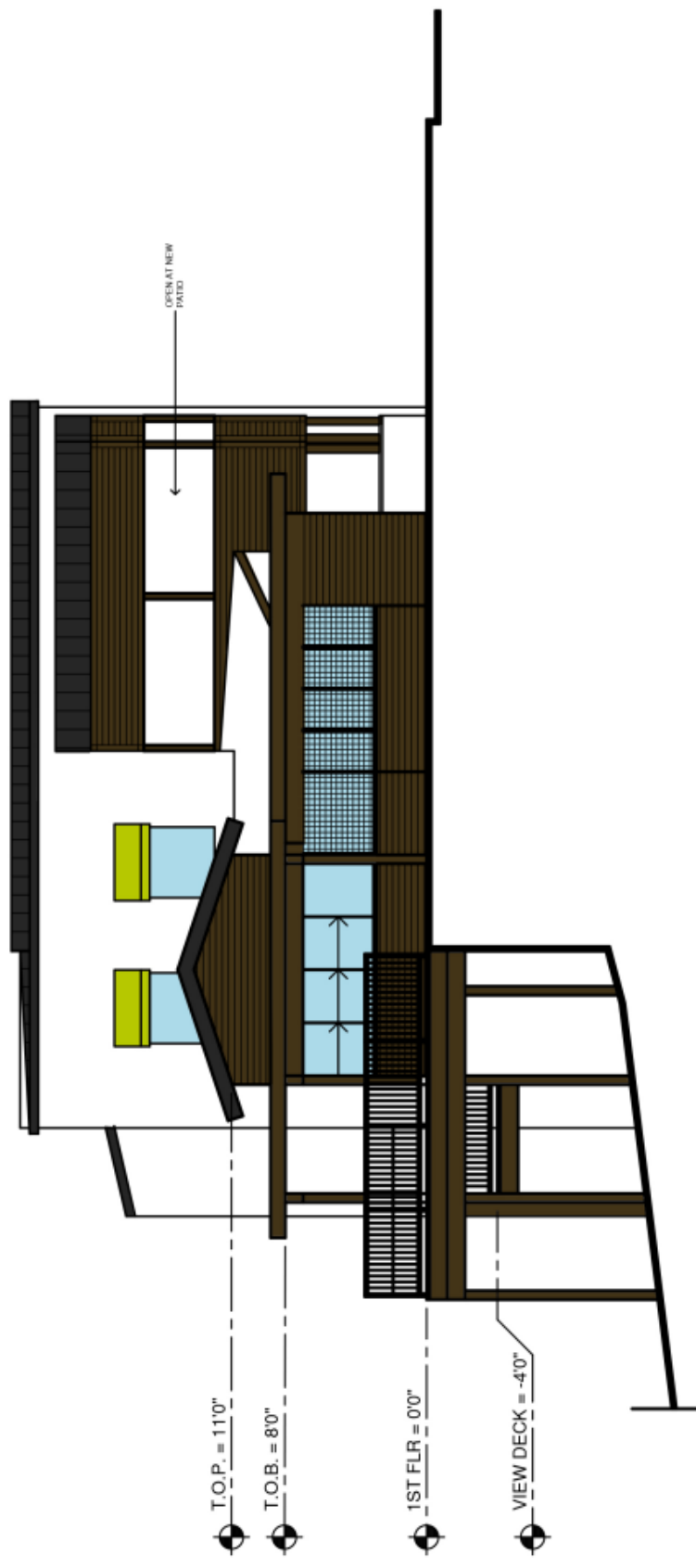


# East Elevation



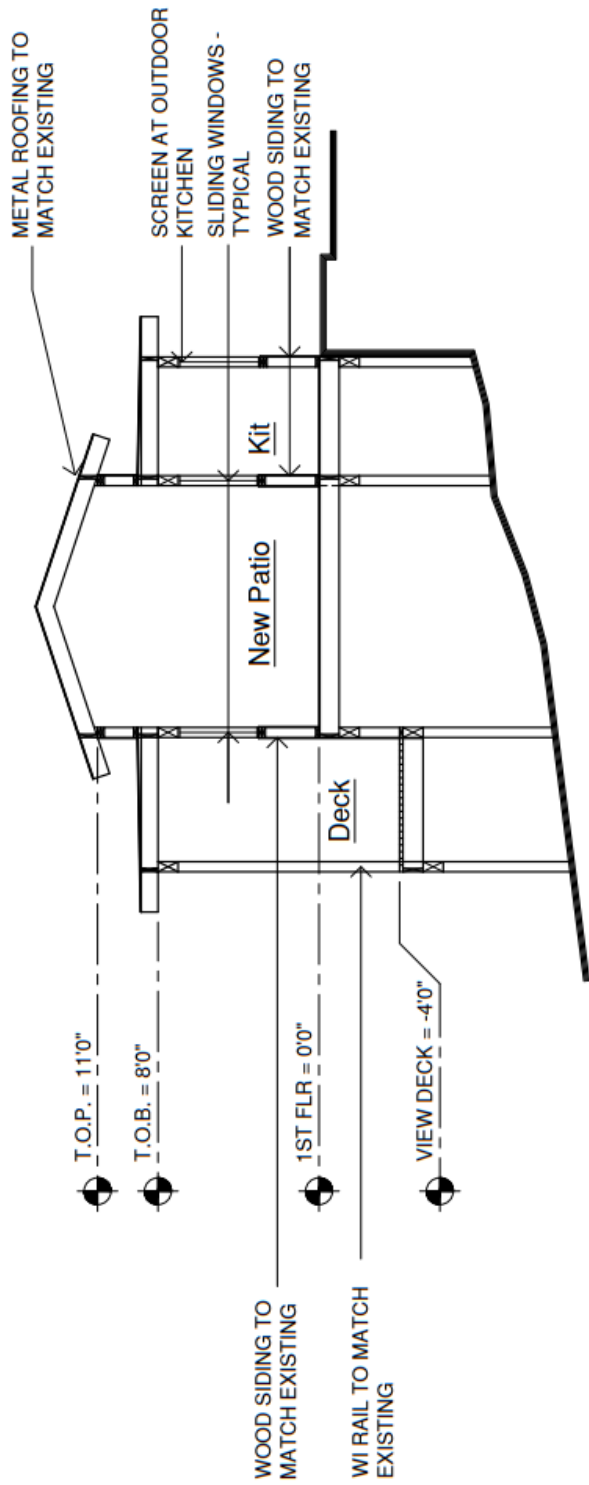
# East Elevation





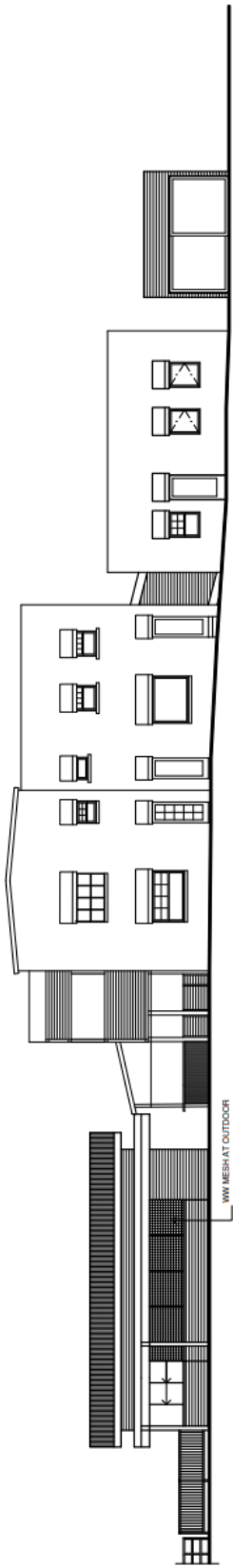
# North Elevation

SCALE: 1/4"=1'-0"

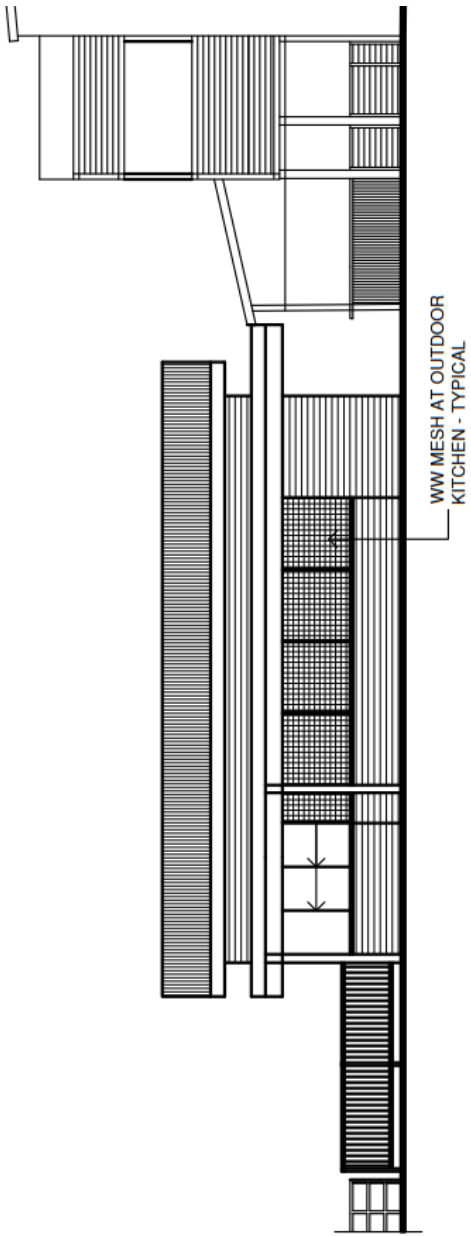


Cross Section

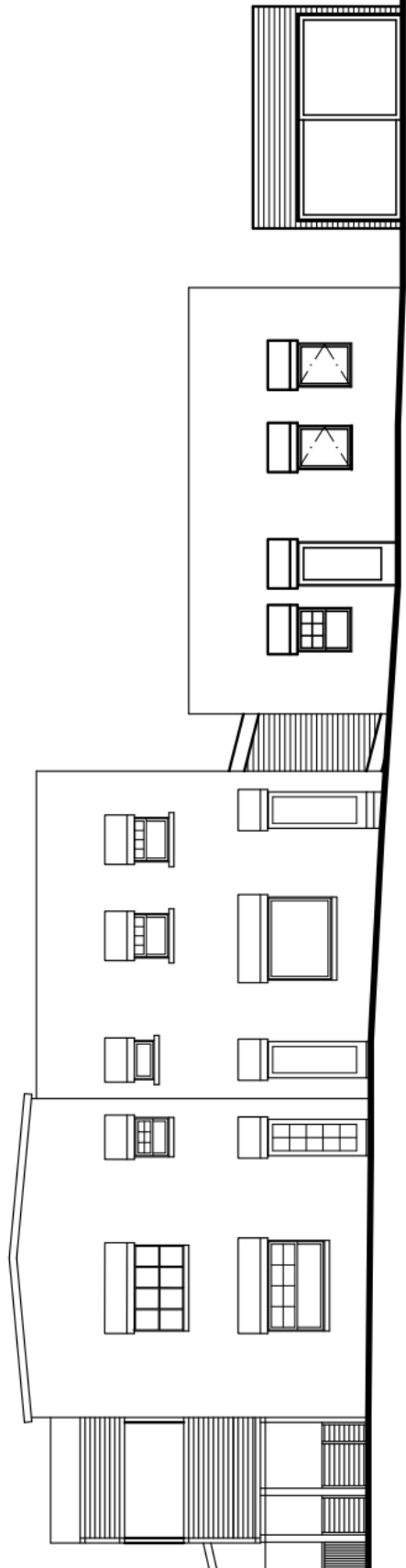
SCALE: 1/4"=1'-0"



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

Receipt

By: \_\_\_\_\_  
Tenta: \_\_\_\_\_

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

**RECEIPT** DATE 2/1/24 No. 617107

RECEIVED FROM Eric Jurisin \$ 500

P&Z & DRB DOLLARS

FOR RENT  
 FOR \_\_\_\_\_

ACCOUNT \_\_\_\_\_  
PAYMENT 500  
BAL. DUE \_\_\_\_\_

CASH  
 CHECK # B20  
 MONEY ORDER  
 CREDIT CARD

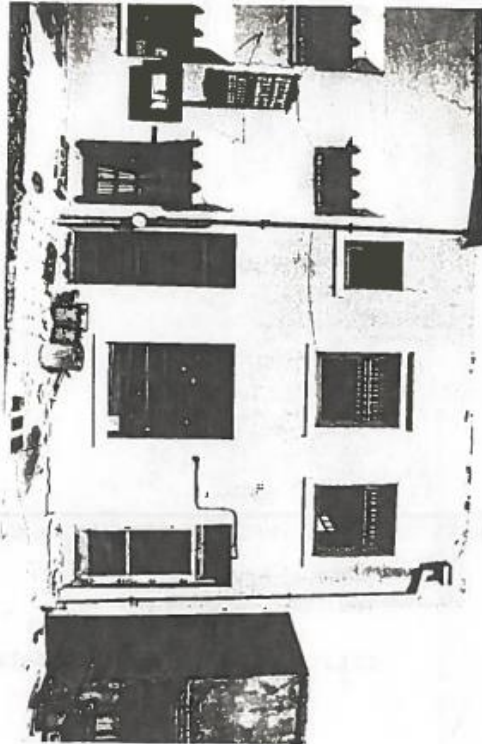
FROM \_\_\_\_\_ TO \_\_\_\_\_  
BY T Card

3-11

Page 1

# 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			



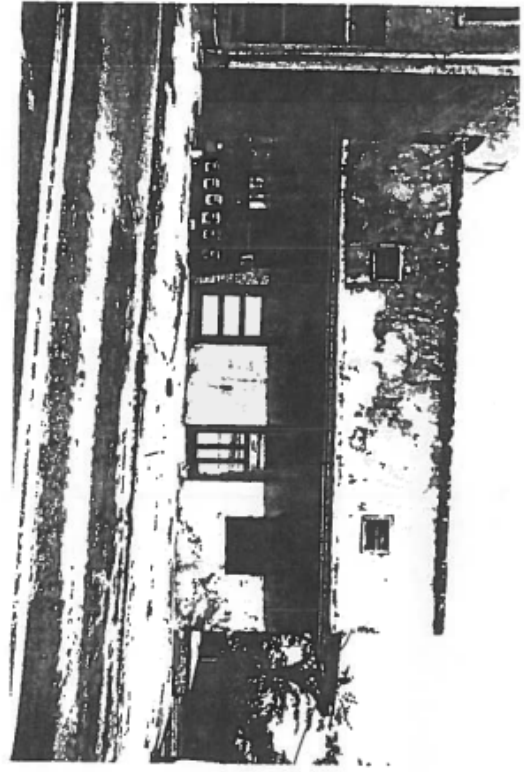
PHYSICAL DESCRIPTION

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 <del>Haskins Apts.</del>		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 Cottonwood		STATE Az	ZIP 86326
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 8-23-81	
VIEW facade from Clark St.			
HISTORIC USE <del>apartments</del> 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

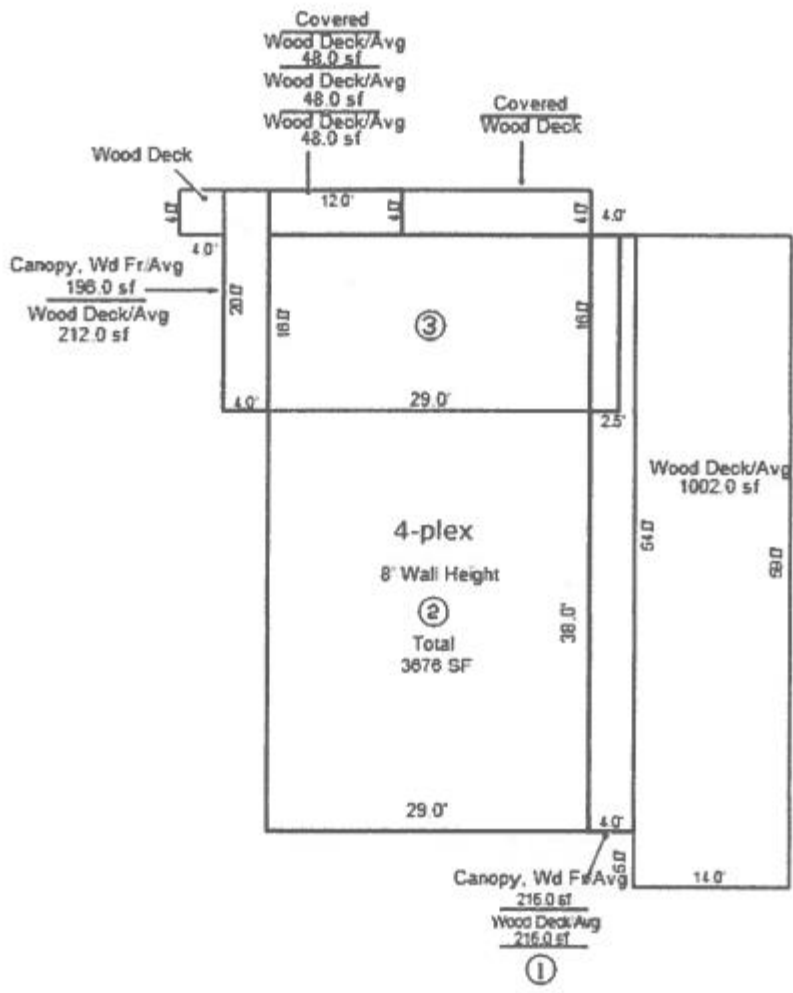
GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

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





# TOWN OF JEROME

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

## Zoning Administrator Analysis Design Review Board Tuesday, March 26, 2024

**Item :**

**Location:** 260 Hull Avenue “Spook Hall” or “Lawrence Memorial Hall”.  
**Applicant/Owner:** Scott Hudson (Jerome Historical Society)  
**Zone:** C-1  
**APN:** 401-06-051  
**Prepared by:** Will Blodgett, Zoning Administrator  
**Recommendation:** Recommend discussion / approval

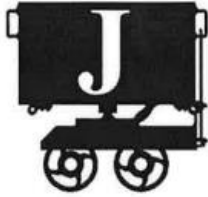
**Background and Summary:** The applicant is seeking approval to change the Awning color and style while adding the current name of the building, “Spook Hall” that is visible from the street to aid in identification and clarity. The building, once called “Lawrence Hall” still has that name clearly visible on the front façade, leading to some confusion in locating the building for out-of-town visitors. The current motorized awning frame and mount is intended to be replaced with a fixed frame.

**Building Background:** 260 Hull Avenue is listed in the 2007 Arizona Historic Property Inventory as having been constructed in 1900 as the “JC Penny’s” building. The records from this survey 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...”*

**Awning 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.”*

**Response:** The change of awning material for longevity will not negatively impact the historical integrity of this building. Replacement of the Awning mounts have become necessary due to wear and tear culminating in the inability to fully retract the awning arms. Replacement of these with fixed (non-retracting) mounts will increase the durability and longevity of the awning. This small of a change compared to the long-term gains and preservation goals will not negatively impact the historical integrity of this building.



## Jerome Historical Society

February 26/ 2024

Town of Jerome  
600 Clark St.  
Jerome, AZ 86631

To whom it may concern:

We are looking at replacing the roll-out awning at Spook Hall (260 Hull Ave) with a permanent fixed steel awning.

We have chosen the color Hemlock Tweed and would like to have "Spook Hall" in white on the valance in 5" blocking on each end.

Thank you,

A handwritten signature in black ink, appearing to read 'Scott Hudson', written in a cursive style.

Scott Hudson  
General Manager  
Jerome Historical Society



View of the front façade of Spook Hall, taken from Hull Avenue facing North.



Detail view of the Awnings currently installed at Spook Hall. The arms are retracted as far as they will go, and note the worn fabric awning currently in place.

 <b>A SHADE BEYOND</b>	Shop 928 778-9300	CLIENT:
	Fax 928 708-9086	PHONE:
474 EZ Street Prescott, AZ 86301		FAX:

*Fixed awning 50' long X 5' drop X 6' projection*



# Application & Related Information

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

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

Applicant: <i>Scott Hudson</i>	Owner:
Applicant mailing address:	Property owner mailing address:
Applicant role/title: <i>Manager, JHS</i>	
Applicant phone: <i>928-451-1791</i>	Owner phone:
Applicant email:	Owner email:
Project address: <i>260 Hull Ave.</i>	Parcel number: <i>401-06-051</i>
Describe project: <i>Spooks-Hall awning replacement.</i>	

- 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.

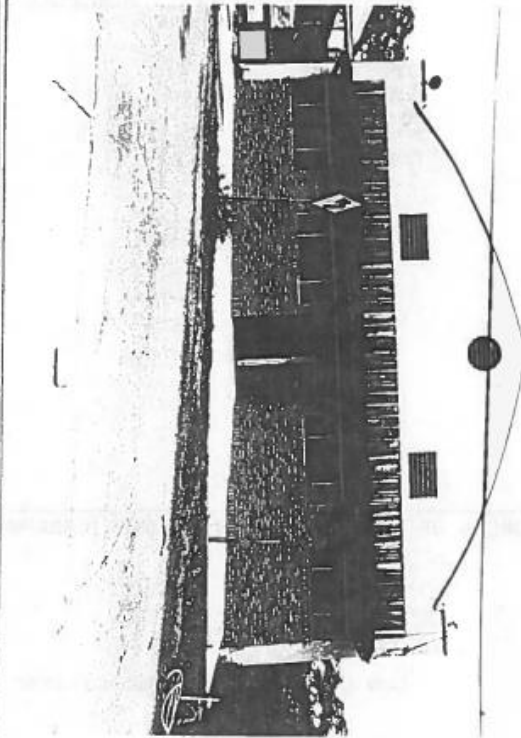
Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Property Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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: _____

## ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME J C Penny's		COUNTY Yavapai	INVENTORY NO. 96
COMMON PROPERTY NAME Lawrence Memorial Hall		QUAD/COUNTY MAP Sec 23 TWSP 16 Range 2E	
PROPERTY LOCATION-STREET & NO. Hull Ave & First St			
CITY,TOWN/VICINITY OF Jerome Az		ASSESSOR'S PARCEL NO. 401 06 051	
OWNER OF PROPERTY Jerome Historical Soc.		PHONE	
STREET & NO./P.O. BOX Box 156			
CITY,TOWN Jerome		STATE Az	ZIP 86331
FORM PREPARED BY TOWN OF JEROME		DATE 9-81	
STREET & NO./P.O. BOX Box 335		PHONE 634-7943	
CITY,TOWN Jerome		STATE Az	ZIP 86331
PHOTO BY Noel Knapp		DATE 8/81	
VIEW facade			
HISTORIC USE J C Penney's			
PRESENT USE assembly hall		ACREAGE	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES 1900			



## PHYSICAL DESCRIPTION

This is a one story rectangular structure with a partial basement constructed of steel framed walls and trusses with a brick and stucco facade. A wood porch structure over hangs the front entry for almost the full width of the building, with board & batten siding above 3' high x the same width. The medium gable roof which has a parapet wall at each end and is sheathed with corrugated sheet metal, as are the side walls.



## STATEMENT OF SIGNIFICANCE/HISTORY

Believed built as H E Dicus Morter Co. car storage for Dicus garage across the street and Jeromites. Later turned into J C Penney's store until 1940's. Now Marcus Lawrence Memorial Hall (rentable).

## SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Yav Co Assessor

Jerome Hist Soc

Leo Sullivan, natural citizen of Jerome since 1922.

## GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

~~401-06-051--Lot-17-2--Blk-7--~~

401-06-051 Lot 1, 2 Blk 7  
51.5 frontage x 75 depth

## GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

K-1 4,4A facade



# TOWN OF JEROME

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

## Zoning Administrator Analysis Design Review Board Tuesday, March 26, 2024

**Item :**

**Location:** 200 Main Street  
**Applicant/Owner:** Scott Hudson (Jerome Historical Society)  
**Zone:** C-1  
**APN:** 401-06-010  
**Prepared by:** Will Blodgett, Zoning Administrator  
**Recommendation:** Recommend discussion / approval

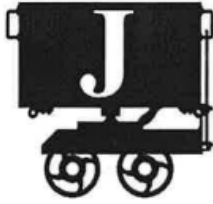
**Background and Summary:** The applicant is seeking approval to replace the existing awning fabric located on the front façade of the Mine Museum at 200 Main street. This is a change of color from a striped awning to a solid color “Hemlock Tweed” awning that will have the Jerome Historical Society logo and “Mine Museum” in 5inch white block letters.

**Building Background:** 200 Main Street is recorded in the 2007 Arizona Historic Building Inventory as having been constructed in 1899, Originally as a Saloon and game room. This record is 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...”*

**Awning 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.”*

**Response:** The change of awning material for longevity will not negatively impact the historical integrity of this building. Replacement of the Awning mounts have become necessary due to wear and tear culminating in the inability to fully retract the awning arms. Replacement of these with fixed (non-retracting) mounts will increase the durability and longevity of the awning. This minor of a change compared to the long-term gains and preservation goals will not negatively impact the historical integrity of this building.



## Jerome Historical Society

February 26/ 2024

Town of Jerome  
600 Clark St.  
Jerome, AZ 86631

To whom it may concern:

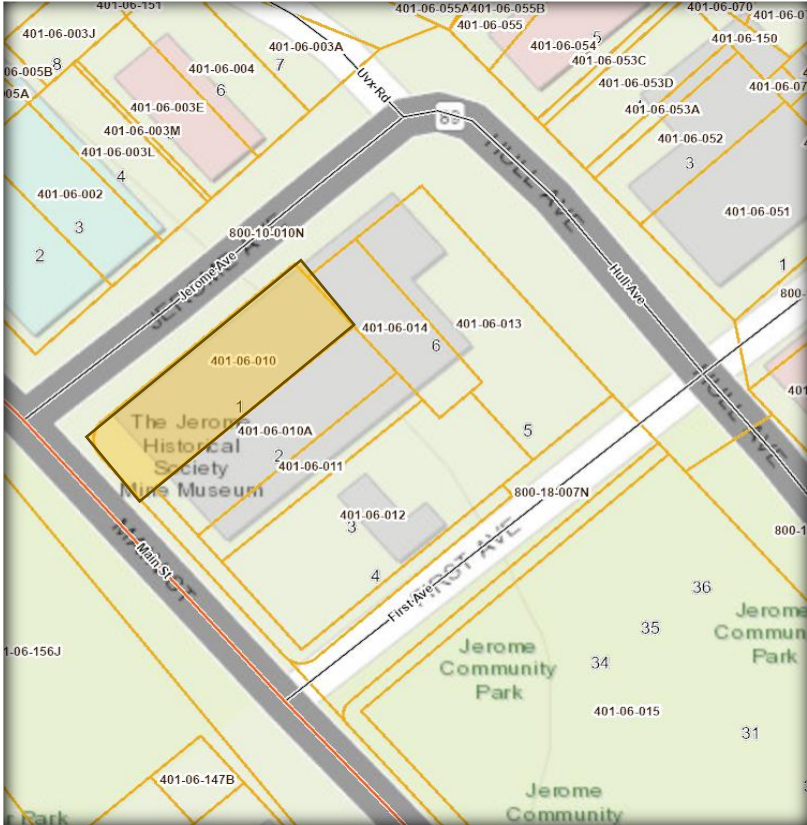
We are looking at replacing the roll-out awning fabric at The Mine Museum (200 Main St.)

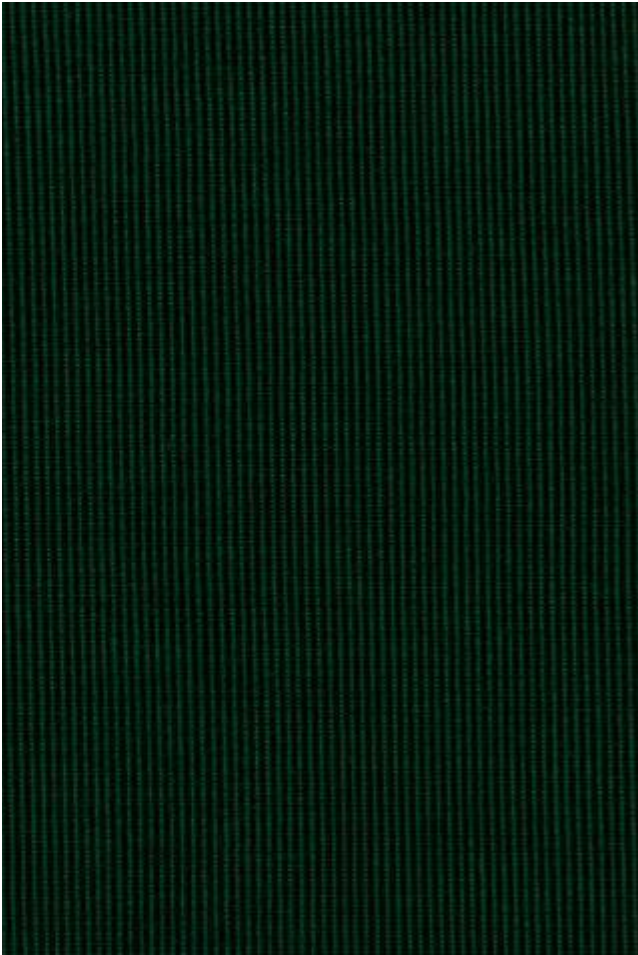
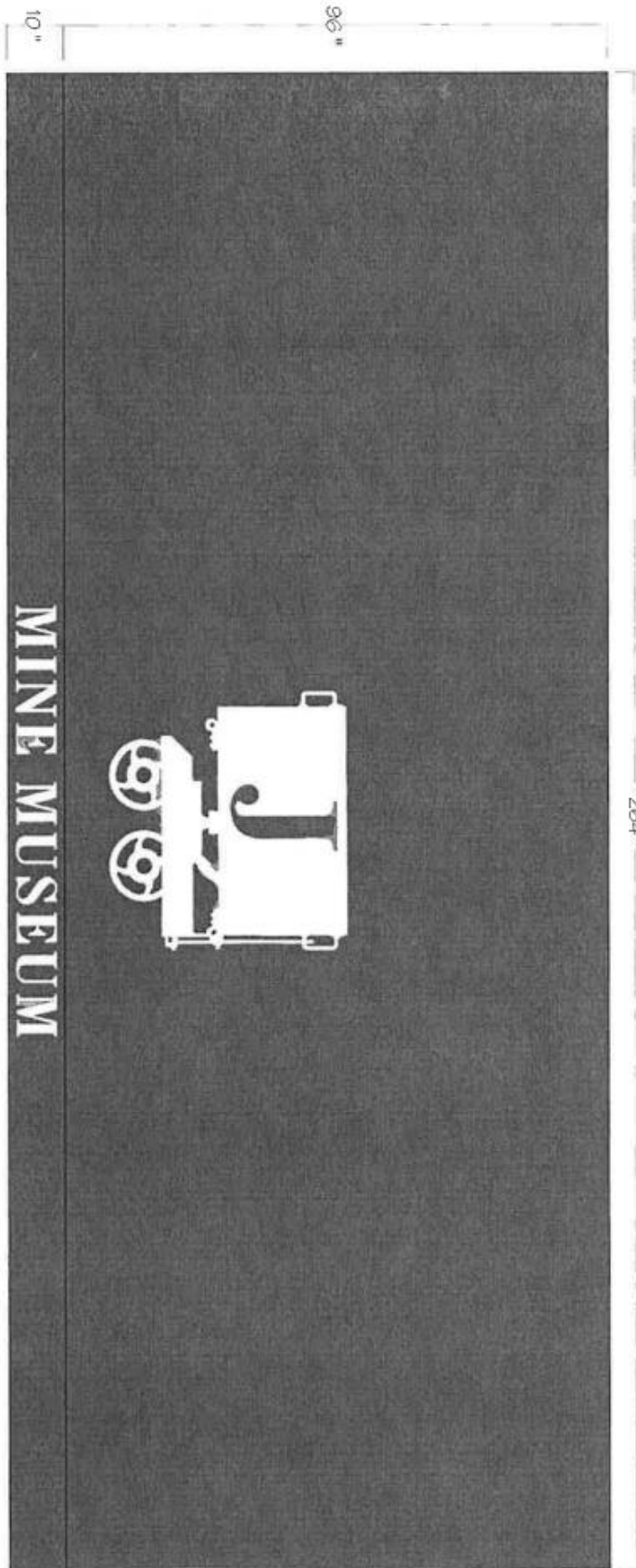
We have chosen the color Hemlock Tweed and would like to have "Mine Museum" in 5" blocking in white on the valance. Also, our JHS logo painted on top of the awning in white.

Thank you,

A handwritten signature in black ink, appearing to read 'Scott Hudson', written over a white background.

Scott Hudson  
General Manager  
Jerome Historical Society





# Application & Related Information

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: <i>Scott Hudson</i>	Owner: <i>Jerome Historical Society</i>
Applicant mailing address:	Property owner mailing address:
Applicant role/title: <i>Manager, JHS</i>	
Applicant phone: <i>928, 451, 1791</i>	Owner phone: <i>(928) 451-1791</i>
Applicant email:	Owner email:
Project address: <i>200 MAIN (MINE MUSEUM)</i>	Parcel number: <i>401-06-010</i>
Describe project: <i>Replacement of Roll-out Awning.</i>	

- 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.

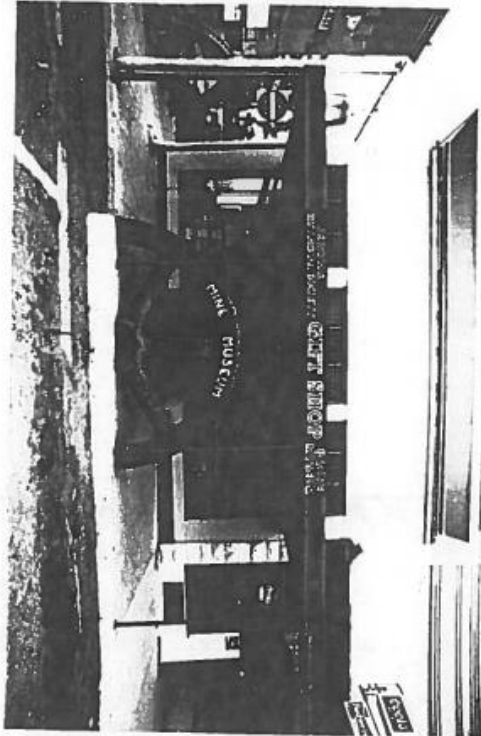
Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Property Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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: _____

# ARIZONA STATE HISTORIC PROPERTY INVENTOR

HISTORIC PROPERTY NAME Fashion Saloon		COUNTY Yavapai	INVENTORY NO. 41
COMMON PROPERTY NAME Mine Museum		QUAD/COUNTY MAP Sec. 23 TWS 16 Range 2E	
PROPERTY LOCATION-STREET & NO. corner of Main St & Jerome Ave			
CITY, TOWN/VICINITY OF Jerome, Az.		ASSESSOR'S PARCEL NO. 401-06-010	
OWNER OF PROPERTY Jerome Historical Soc.		PHONE	
STREET & NO./P.O. BOX Box 156			
CITY, TOWN Jerome		STATE Az	ZIP 86331
FORM PREPARED BY TOWN OF JEROME		DATE 9-81	
STREET & NO./P.O. BOX Box 335		PHONE 634-7943	
CITY, TOWN Jerome		STATE AZ	ZIP 86331
PHOTO BY Noel Knapp		DATE 8-81	
VIEW facade from Main St			
HISTORIC USE saloon & game room			
PRESENT USE museum & shop		ACREAGE	
ARCHITECT/BUILDER Hoover/Cordiner			
CONSTRUCTION/MODIFICATION DATES 1899			



**PHYSICAL DESCRIPTION**

Structure contains a partial basement used as a shop with a stairwell running down the Jerome Ave side for access. Entire Jerome Ave wall, 102' long, is reinforced with cable and turnbuckle. Smooth stucco is applied on the side and the 25.8' front. A metal canopy projects out to the street, above which are three narrow windows of small, square translucent glass lites set in lead comes. Stucco covers a prominent cornice, dropped down a few feet from the top of the parapet wall which hides the flat roof. The side windows are double hung wood sash with arched heads.



## STATEMENT OF SIGNIFICANCE/HISTORY

This was originally the "Fashion Saloon" and gaming house. Built in 1899 out of concrete and "absolutely fire proof" at a cost of \$20,000, however it was gutted by fire in May 1899. Within a few days the bar was re-opened in basement. Has been drugstore and Sprouse Reitz store since.

- employed 50 men and women

## SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

THEY CAME TO JEROME HERB YOUNG

Jerome Historical Society tour pamphlet

Original photographs  
Yavapai Co. Assessor

## GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

401-06-010 Lot 1 Blk2  
25.8 frontage x 102' side 2632 sq ft

## GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

K-5 18A (3/4 view), 19A is print, 20 A is side view.  
K-6 4-211, 6-6A  
corner showing turnbuckle supports



# TOWN OF JEROME

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

## Zoning Administrator Analysis Design Review Board Tuesday, April 25, 2023

**Item :**

- Location:** 110 Main Street (112, and 116 Main included) "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

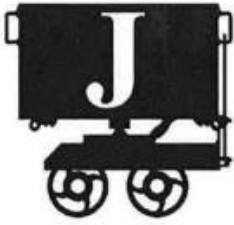
**Background and Summary:** The applicant (Scott Hudson, for the JHS) is proposing to replace the door to the shops on the lower level of the New State Motor Company building to a steel door with inset safety glass. The current one is exhibiting signs of stress and leaking during wet weather. The door in question is not original to the building but was added during renovations around 2006 to provide exterior access to this lower level.

**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."*

**Response:** The proposed door is replacing an existing one with a few changes to increase the weatherization and durability of the door. The requirement in 304.H.2.a does not apply as the door is not original. The general requirement in section H for new construction is that any opening or door be "Visually compatible to buildings, structures and places to which it is visually related." This door maintains that aesthetic while providing for the current needs of the building. The exterior color is proposed to be a "Burnt Almond", a sort of deep yellow oxide that to my eye fits the color aesthetic of the building.



## Jerome Historical Society

February, 26/2024

Town of Jerome

600 Clark St.

Jerome, AZ 86331

To whom it may concern,

We are looking at replacing the "New State Motor Company shops" main entrance door. It currently is wood with glass inset. We would like to change it to metal with inset safety glass.

Thank you,

A handwritten signature in black ink, appearing to read 'Scott Hudson', written over a horizontal line.

Scott Hudson

General Manager

Jerome Historical Society



Overview of the West side of the New State Motor Company Building, with the doorway (open) on the mid-left side of the photograph.



View of the existing door leading into the mid-level of the New State Motor Building shops.



# The Home Depot Special Order Quote

*New State Door*

Customer Agreement #: H0423-339438

Printed Date: 1/25/2024

*110 Marz St.*

**Customer:** SCOTT HUDSON  
**Address:** 1030 S STATE ROUTE 260  
 COTTONWOOD, AZ 86326  
**Phone 1:** 928-451-1791  
**Phone 2:**  
**Phone 3:**  
**Email:** SCOTT@JEROMEHISTORIC  
 ALSOCIETY.COM

**Store:** 0423  
**Associate:** MARK  
**Address:** 1030 South State Route 260  
 Cottonwood, AZ 86326  
**Phone:** (928)649-3758

**Pre-Savings Total:** \$3,367.38  
**Total Savings:** (\$0.00)  
**Pre-Tax Price:** \$3,367.38

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.



Catalog Version 83



Call Width = 48"  
 Call Height = 80"  
 Frame Width = 52  
 Frame Height = 82

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
100-1	Entry Door 52 x 82 Material Type = Steel Door Layout = Full Lite Handing/Swing = Right Hand Outswing	\$3,367.38	\$3,367.38	1	\$0.00	\$3,367.38
<b>Unit 100 Total:</b>		<b>\$3,367.38</b>	<b>\$3,367.38</b>		<b>\$0.00</b>	<b>\$3,367.38</b>

**Begin Line 100 Description**

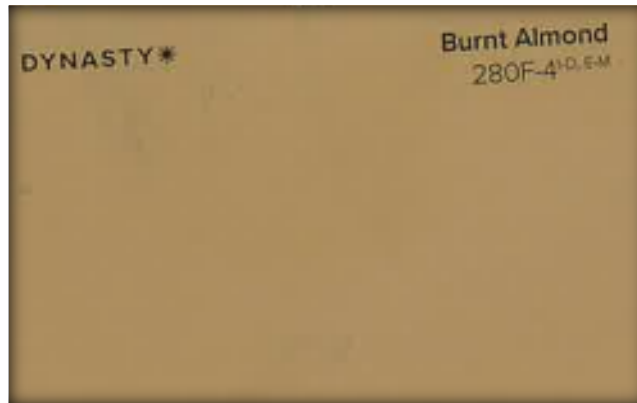
---- Line 100-1 ----

Steel Doors Entry Door 52 x 82  
 Call Width = 48"  
 Call Height = 80"  
 Frame Width = 52  
 Frame Height = 82  
 Room Location =  
 Unit Type = Complete  
 Handing/Swing = Right Hand Outswing  
 Fire Rating = None  
 Material Type = Steel  
 Door Thickness = 1 3/4"  
 Door Style = Flush w/Vision Lite  
 Door Layout = Full Lite  
 Glass = Clear Safety Glass  
 Door Material Thickness = Medium Duty (18 Gauge)  
 Door Core = Steel Ribbed Core  
 Door Edge Construction = Lockseam

Door Cap = Yes For Exterior Doors  
 Wall Construction = Dry Wall  
 Installation Application = Wrap Around  
 Frame Type = 3-Piece Knock Down Frame  
 Wall Thickness = 6-1/8"  
 Frame Material Thickness = Standard (16 Gauge)  
 Hinge Prep = 4 1/2"  
 Hinge Type = Ball Bearing  
 Hinge Finish = Prime Coat Finish (USP)  
 Hinge Factory Installed = No  
 Door Closer = None  
 Electric Strike = None  
 Locking Device = Panic & Exit Devices  
 Locking Device Factory Installed = No  
 Exit Device Type = Horizontal Rim Panic Bar  
 Exit Device Trim = Pull Handle w/Thumb Latch  
 Lock Function = Entrance

Kickplate = Yes Shipped Loose  
 Peep Viewer = None  
 Magazine Slot = None  
 Saddle / Threshold Depth = 6"  
 Door Bottom Gasketing = Door Sweep  
 Weather Stripping = Screw in (Heavy Duty)  
 Door Stop = None  
 Hardware Finish = Satin Chrome (US26D)  
 SKU = 113776  
 Vendor Name = S/O L.I.F INDUSTRIES, INC.  
 Vendor Number = 60014403  
 Customer Service = 1-516-390-6800  
 Catalog Version Date = 11/6/2023  
 SKU Description = S//O L.I. FIRE DOOR  
 THD Client Group = LIFD - All Stores US  
 Drawing Dimensions = Overall and Individual

**End Line 100 Description**



A sample of "Burnt Almond" the color intended for use on the door.

# Application & Related Information



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: <u>Scott Hudson</u>	Owner: <u>Jerome Historical Society</u>
Applicant mailing address: _____	Property owner mailing address: _____
Applicant role/title: <u>Manager, JHS</u>	
Applicant phone: <u>928-451-1791</u>	Owner phone: <u>(928) 451-1791</u>
Applicant email: _____	Owner email: _____
Project address: <u>110 Main St. (Newstate bldg)</u>	Parcel number: <u>401-06-008</u>
Describe project: <u>Replacement of wooden door with metal door.</u>	

- I understand that review by the Jerome Design Review Board, Planning and Zoning Commission, and Town Council is discretionary.
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- 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.
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Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Property Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**For Town Use Only**

Received from: \_\_\_\_\_ Date: \_\_\_\_\_

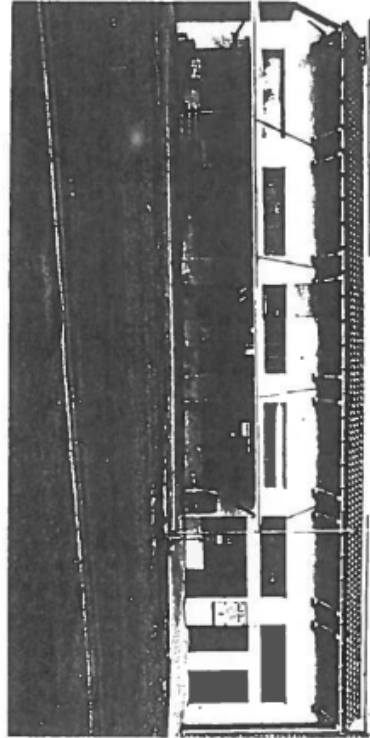
Received the sum of \$ \_\_\_\_\_ as:  Check No. \_\_\_\_\_  Cash  Credit Card

By: \_\_\_\_\_ For: \_\_\_\_\_

Tentative Meeting Date/s - DRB: \_\_\_\_\_ P&Z: \_\_\_\_\_

## ARIZONA STATE HISTORIC PROPERTY INVENTORY

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 2B	
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 scrol 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 capped providing a shadow line on the front face.

by' 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-5 frames 2A, 3A, 4A  
K-14 frames 3A rear of building