



TOWN OF JEROME

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

AGENDA

REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF JEROME

600 CLARK STREET

600 CLARK STREET, JEROME, ARIZONA

TUESDAY, MAY 26, 2026, AT 6:00 PM

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

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

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

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. The board will vote on approval for the minutes of the regular meeting of 04.28.2026

4. NEW BUSINESS

- A. Applicant is requesting approval for changes to exterior paint colors at 860 Hampshire Avenue.
- B. The applicant (JHS) is requesting approval for changes to previously approved signage.
- C. The board will review plans for repairs and maintenance of the Historic Paradise Lane Boardwalk.

5. FUTURE DRB AGENDA ITEMS

6. ADJOURNMENT

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that this notice and agenda was posted at the following locations on or before 7 p.m. on _____ in accordance with the statement filed by the Jerome Town Council with the

Jerome Town Clerk: (1) 970 Gulch Road, side of Gulch Fire Station, exterior posting case; (2) 600 Clark Street, Jerome Town Hall, exterior posting case; (3) 120 Main Street, Jerome Post office, interior posting case.

Kristen Muenz, Deputy Town Clerk

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DRAFT MINUTES

REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF JEROME 600 CLARK STREET 600 CLARK STREET, JEROME, ARIZONA TUESDAY, APRIL 28, 2026, AT 6:00 PM

6:00 (0:01) 1. CALL TO ORDER

Present were Vice Chair Devon Kunde and Board members Tyler Christensen and Scott Staab. Chair Mark Krmpotich was absent and excused. Vice Chair Kunde chaired the meeting. Staff present included Zoning Administrator Will Blodgett and Deputy Clerk Kristen Muenz.

6:00 (0:35) 2. APPROVAL OF MINUTES

- A. The Board will vote on the minutes from the regular meeting of Tuesday, March 24th 2026.

Vice Chair Kunde introduced the first item, the minutes of March 24th, 2026. She asked if all members had reviewed the minutes and if there were any revisions.

Board member Christensen moved to approve the minutes, which was seconded by Board member Staab. The minutes were approved unanimously.

Motion to approve the minutes of the Regular DRB Meeting of March 24, 2026.

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

3. CONTINUED ITEMS/OLD BUSINESS

There was no old business.

6:01 (1:22) 4. NEW BUSINESS

- A. The applicant is requesting approval for a modified version of the previously approved exterior at the Haunted Hamburger.

Mr. Blodgett read his analysis of the proposed expansion of the deck at Haunted Hamburger. He explained that the changes did not necessitate a review by Planning & Zoning. He pointed out the proposed changes shown on pages 8 & 9 of the packet. He asked applicant Eric Jurisn what they will be calling the structure. Mr. Jurisn explained it is where people will hang out and wait, which you will enter from the sidewalk. The kitchen that previously was planned to take up part of the new space was eliminated when they were unable to relocate the APS pole, and this is now design number three.

Mr. Blodgett added that the structure has an added top balcony area intended to be a waiting area. This will allow patrons to get off the sidewalk and sit. There will still be an ADA bathroom on the ground floor, and there are some measurements that will fall under engineering review, and finally the Building Inspector's review. The exterior changes are the reason it is before DRB. Mr. Blodgett said that in his opinion, the new elevations blend in better with the existing roofline and make it look more cohesive. Board member Christensen agreed that it does look better with the new modifications.

Mr. Blodgett added it is a newly built accessory structure, and there is a maximum height that it will exceed, so it may require a variance.

Board member Christensen asked if it would obscure the view from across the street.

Mr. Blodgett replied that, due to the topography of Jerome, it would not obscure the building across the street.

Vice Chair Kunde commented she liked the wood-lap siding as it matches the existing building.

Mr. Jurisin repeated that this is the third time the deck extension has gone before review, and we are still reeling from APS not being able to move the pole. Originally, we were going to put the Haunted Truck behind it, so we overbuilt the deck; it is built to hold a full-size truck. Mr. Jurisin said I lost over half the area and it was too small for what we wanted, so it made sense to go vertically, which the tourists will love for the views. For the customers, it is turning a negative into a positive. This is the sixth addition to the Haunted in 30 years. We are copying the look of the roof, but now with the new load caps, steel will be used rather than wood. Mr. Jurisin explained that the color will be the same brown as the existing deck.

Jerome resident and Mayor Alex Barber spoke and said originally, there was going to be truck parking. She asked if he was still trying to put truck parking there.

Mr. Jurisin answered no, per ADOT, we cannot put a driveway there because of our sidewalk on that side. We had to get an ADOT approved pedestrian plan.

Ms. Barber replied that was what she had thought, that originally ADOT would not let them do that. She said her other question was, the original plan did not add tables or seating, so you did not have to come up with any parking. You talked about this being half of the previous design, so with the new design with the two floors, are you able to hold as many people as before with one?

Mr. Blodgett made a point of order that this is the wrong board to review parking; we have gone over the parking and taken that into consideration already.

Mr. Jurisin replied there were no additional seats for dining, as far as the Haunted Hamburger restaurant.

Ms. Barber thanked the board for allowing her to speak.

For clarification, Board member Christensen asked if it will be waiting area on the first and second floor.

Mr. Jurisin said yes, you can't walk directly into the restaurant from this area, it will be separate. There will be chairs for waiting, but there will be no waitresses serving there.

Mr. Blodgett said that, although someone could walk into the area with a drink while waiting, for our purposes, this will not count as usable space as it will not be used for serving.

Board member Christensen said that he did like what has been done so far, especially as a lot had to do with public safety; making the slick staircase safer and freeing up the sidewalk. We need tourists he said, but they can get in the way, and it is a danger for them as well as for passing traffic. It has been an investment in improving the area and preserving the lot, and he appreciated it. He moved to approve.

Board member Staab seconded the motion, and it was passed unanimously.

Motion to approve proposed modifications of previously approved exterior of Haunted Hamburger

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

6:16 (16:30) 5. FUTURE DRB AGENDA ITEMS

Mr. Blodgett said there were some items to keep on the radar; a number of historic rock walls in need of repair or possible replacement. ADOT has had meetings with us, and we are coming up with a plan. He said he would keep the board apprised of updates on future meetings and plans.

Vice Chair Kunde asked about the wall off Holly and Douglas.

Mr. Blodgett replied that wall was a low priority right now as there are two others that are directly on the highway. It may take time to get to them all. We don't currently have engineering standards for rockeries, so he was looking into historic retention systems, load technology, and methodologies to possibly adopt. Every wall we can save, we will.

Board member Christensen suggested speaking with 'Bob,' [Leonard Hall] as he believed he did the walls at the basketball court and fire station.

Mr. Blodgett replied that he would love for people to reach out and have conversations on the subject. Hopefully we can get some expertise as well as adopting standards.

Mr. Jurisin said there was someone representing SHPO at the meeting, and the conversation was about the WPA walls in town. They mentioned reusing some rocks. When he met with ADOT, they said they would not do something until it became necessary. There is no preventative maintenance, and the Public Works Director had asked, but was told not to intervene.

Mr. Blodgett said we will become very familiar with repair work and other decisions soon as we go about replacing or doing preservation and restoration work.

6. ADJOURNMENT

Motion to adjourn at 6:25 P.M.

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

Approved: _____ Date: _____

Mark Krmpotich, Design Review Board Chair

Attest: _____ Date: _____

Kristen Muenz, Deputy Town Clerk



TOWN OF JEROME

Post Office Box 335, Jerome, Arizona 86331
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Zoning Administrator Analysis Design Review Board Thursday, May 26, 2026

Item :

Location: 860 Hampshire Avenue
Applicant/Owner: Mary Chinander / Boomtown Bungalow LLC
Zone: R1-5
APN: 401-07-133
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Discussion/possible action

Project Background and Summary: The applicant is seeking approval for a change of exterior Paint colors to the property at 860 Hampshire Avenue. The property is undergoing some maintenance which is approved administratively, such as stucco repairs and minor wood repairs as necessary. The applicant desires to repaint the property in a more period correct fashion. The email from the applicant states that;

Hi Will,

Per our conversation, I've attached the info requested to submit for our exterior paint color change.

Please let me know what else you might need.

Here is a narrative we put together:

Our home is suffering from some recurring window leaks due to exterior stucco & trim damage. We are looking to make the following repairs with change in exterior color.

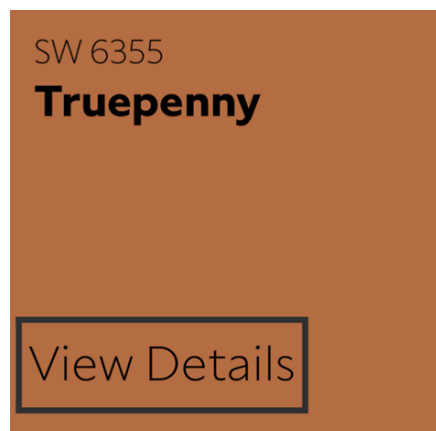
- 1. Replace all damaged/rotten fascia boards and all cupped/leaking window trim.*
- 2. Repair stucco/shotcrete cracks causing interior water leaks.*
- 3. Caulk & repaint entire home exterior with period correct color scheme. ARC to approve color change.*

In addition, the applicant is asking approval to repaint the door a copper color called "True Penny" on both the outside, and inside of the door.

Building Background and History: The 2007 Jerome Historic Building inventory lists this property as having been built in 1937. Yavapai County records this structure as built in 1914. This earlier date is likely the real construction date with 1937 marking significant remodels or changes. The Historic documentation (provided at the end of this analysis) lists this property as in Fair condition and as contributing to the Town of Jerome's Landmark status.

Property Standards: The Town of Jerome Zoning Ordinance requires consideration of the exterior treatment of the building, in this case the Color for the purposes of historic preservation and visual compatibility within the C-1 zone, and with neighboring buildings. Section 304.F.f of the Jerome Zoning Ordinance states; *“The materials, texture and color of the façade of a building or structure, shall be visually compatible with the predominant materials, textures, and color used in the buildings and structures to which it is visually related.”* Subsection 304.F.2.c “Color” expands that; *“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.”*

Review Criteria: When returning a Historic property to a “period” correct color, it is worth noting that the “Period” we refer to is the “Period of Historical Significance” as described in our Historic Landmark Designation, i.e. during active mining operations. This technically allows for a wide range of options. The primary concern is a continuation of visual aesthetics for the neighborhood, and community as a whole.



The main body of the house is intended to be the Sage color (above) with the Antique White trim (Top left) with the door to be painted Truepenny (left).



Above: View of 860 Hampshire Avenue with the current, existing paint.

Below: Digital rendering of the proposed paint colors.



Application & Related Information

	2007 Town of Jerome Arizona HISTORIC PROPERTIES SUMMARY SURVEY
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PROPERTY IDENTIFICATION

For properties identified through survey: Site No. **194** Survey Area

Historic Name(s)

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

Address **860 S.R. 89A (Hampshire Ave)**

City or ☒ Town **Jerome** ☐ vicinity County **Yavapai** Tax Parcel No. **401-07-133**

Township **16** Range **2E** Section **23** Quarters _____ Acreage **0.09**

Block _____ Lot(s) **1031** 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 1937** ☐ known ☐ estimated Source **Co. Assessor, 81 Survey**

STRUCTURAL CONDITION

☐ Good (well maintained; no serious problems apparent)

☒ Fair (some problems apparent) Describe: **Asphalt Shingle roof needs repair**

☐ Poor (major problems; imminent threat) Describe:

☐ Ruin/Uninhabitable

USES/FUNCTIONS

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

Residential Dwelling

Sources **Co. Assessor, 81 survey**

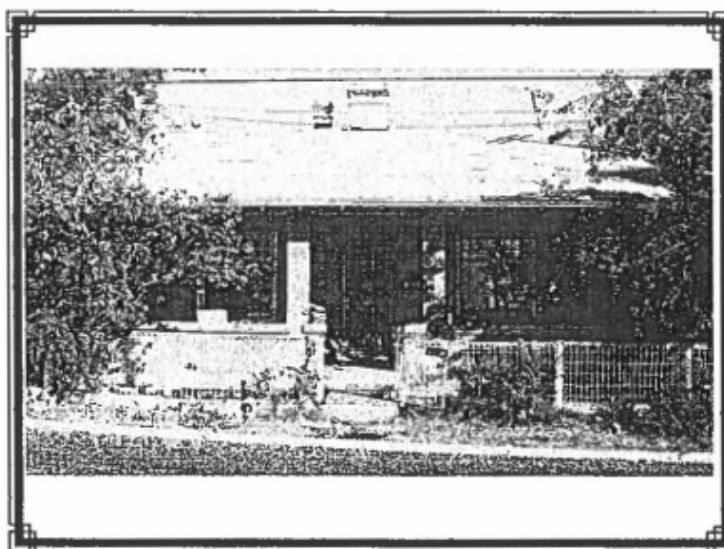
PHOTO INFORMATION

Date of photo **2007**

View Direction (looking towards)

West

Negative No. **860 S.R. 89A**



	2007 Town of Jerome Arizona HISTORIC PROPERTIES SUMMARY SURVEY
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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 Bungalow

☐ no style

Stories 2-1/2 ☐ Basement Roof form Front Gable

Describe other character-defining features of its massing, size, and scale This 1800 S.F. Symmetrical, Residential dwelling has full front façade covered porch. Covered porch is supported by two over sized sq. base units, supporting slanted side columns.

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 original site

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

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

Walls (structure) Wood

Walls (sheathing) Stucco

Windows Wood

Describe window structure Dbl Hung, Fixed

Roof Asphalt Shingles o/, wood framing

Foundation Conc., Masonry, Wood

SETTING. *Describe the natural and/or built environment around the property.* Property slopes steeply downward. In addition there is a guest house

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
Date Listed ☐ Determined eligible by Keeper of National Register (date

Historic District

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

Name and Affiliation:

Mailing Address:

Gregory C. Hunt

D.A.P.A. Studio

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, May 26, 2026

Item :

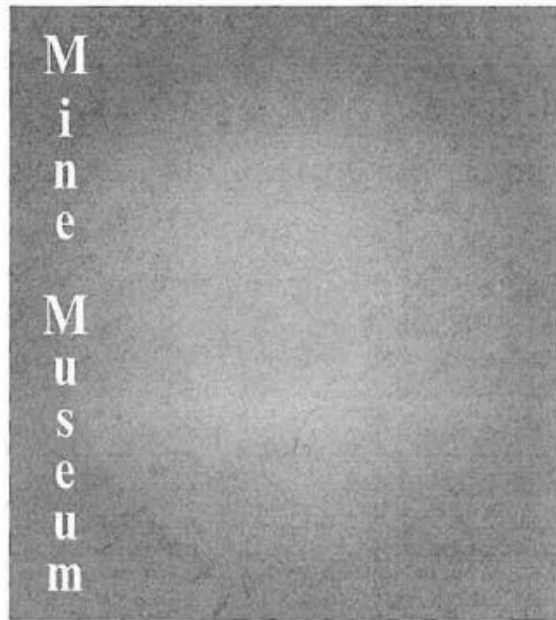
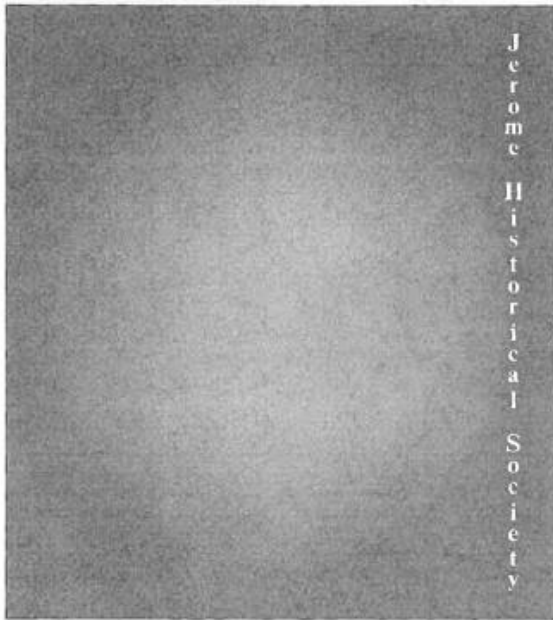
Location: 200 Main Street
Applicant/Owner: Scott Hudson (Jerome Historical Society)
Zone: C-1
APN: 401-06-010
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Recommend discussion / approval

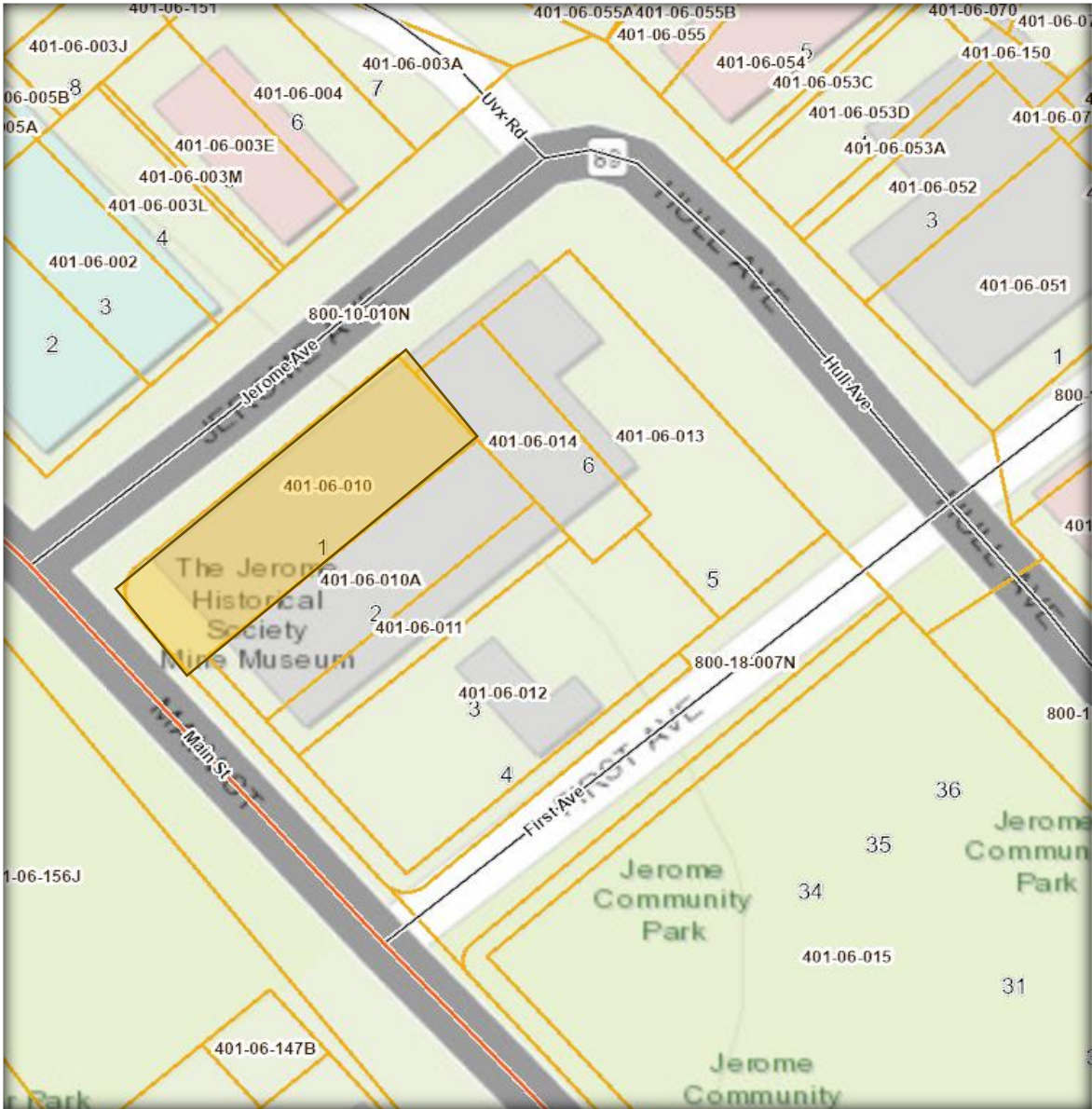
Background and Summary: The applicant is seeking changes to proposed window-decal signage on the front façade of the Mine Museum Building.

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...”*

Response: The change of Signage is a minor change, but due to the Historic nature of the building the change is being reviewed by the DRB. The lettering, in white, is changing orientation. The original was intended to orient horizontally, while the current plan is to orient vertically (reading top to bottom). On the left hand storefront window “Jerome Historical Society” along the right hand side of the glass pane. The storefront window to the right of the entrance will have “Mine Museum” along the left hand side of the glass pane. No more than a maximum of 16sq. ft. is allowed per sign. The total size of this sign will be dependent upon the font size of the block letters which will be verified with JHS at the meeting with the representative present.

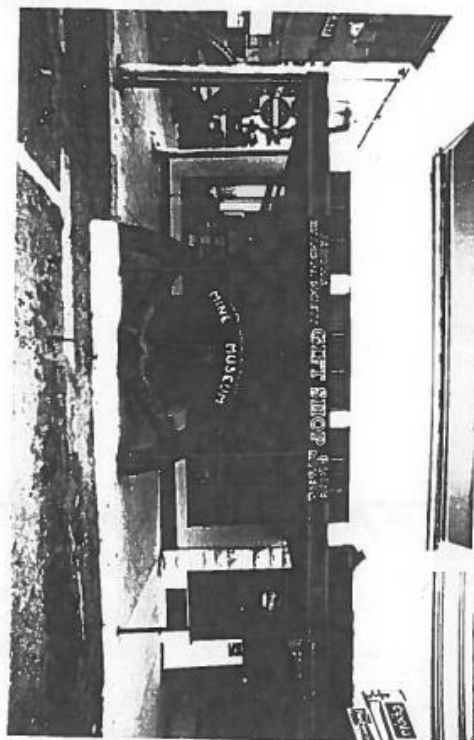




Application & Related Information

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 TWSP 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 cames. 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
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Zoning Administrator Analysis Design Review Board Thursday, May 26, 2026

Item :

Location: Paradise Lane Boardwalk (ROW easement)
Applicant/Owner: Jay Kinsella (Multiple Owners)
Zone: R1-5
APN: (401-06-173 / 401-06-175 / 401-06-175 / 401-06-171)
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Discussion/possible action

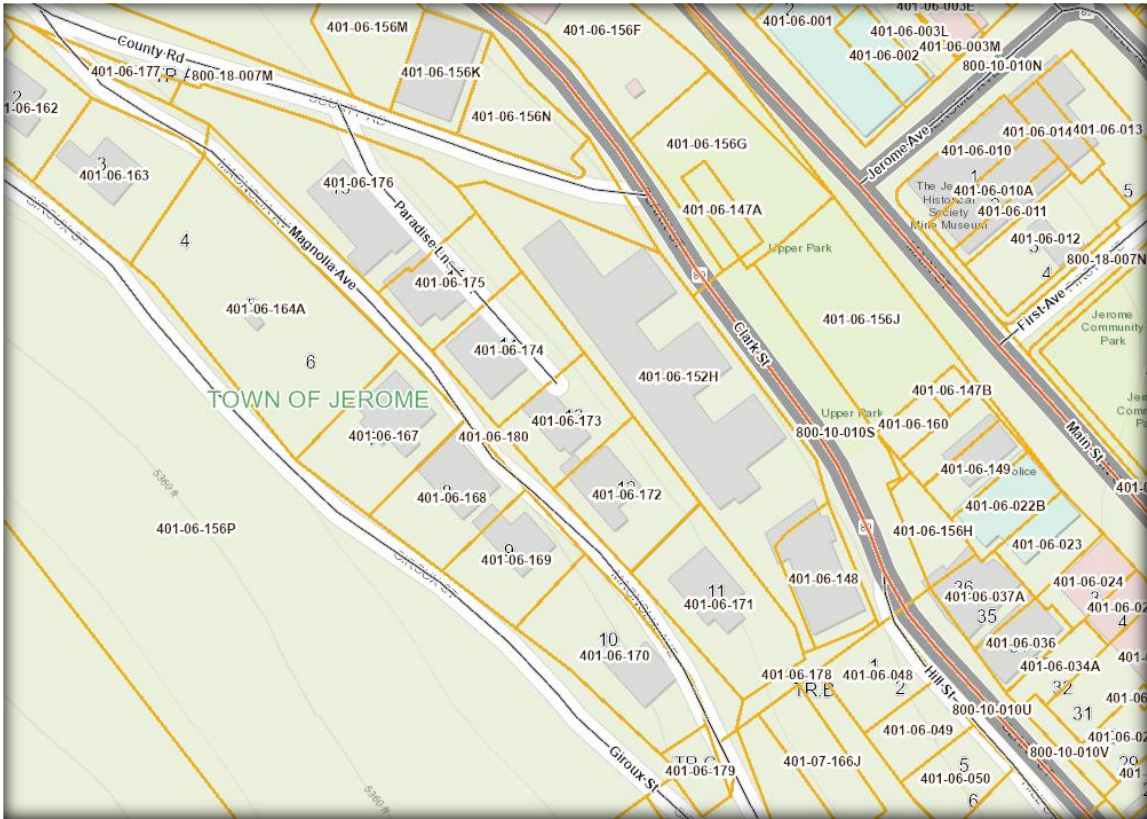
Project Background and Summary: The applicant (Jay Kinsella, representing Mary Wills/Sally Dryer, Jennifer McDonald, Blair Campbell, Jeff Koppelma/Terri Klein) is proposing to repair and reinforce the historic Paradise Lane Boardwalk. This is a Right-of-way (Paradise Lane) that is held in private ownership by the above listed property owners.

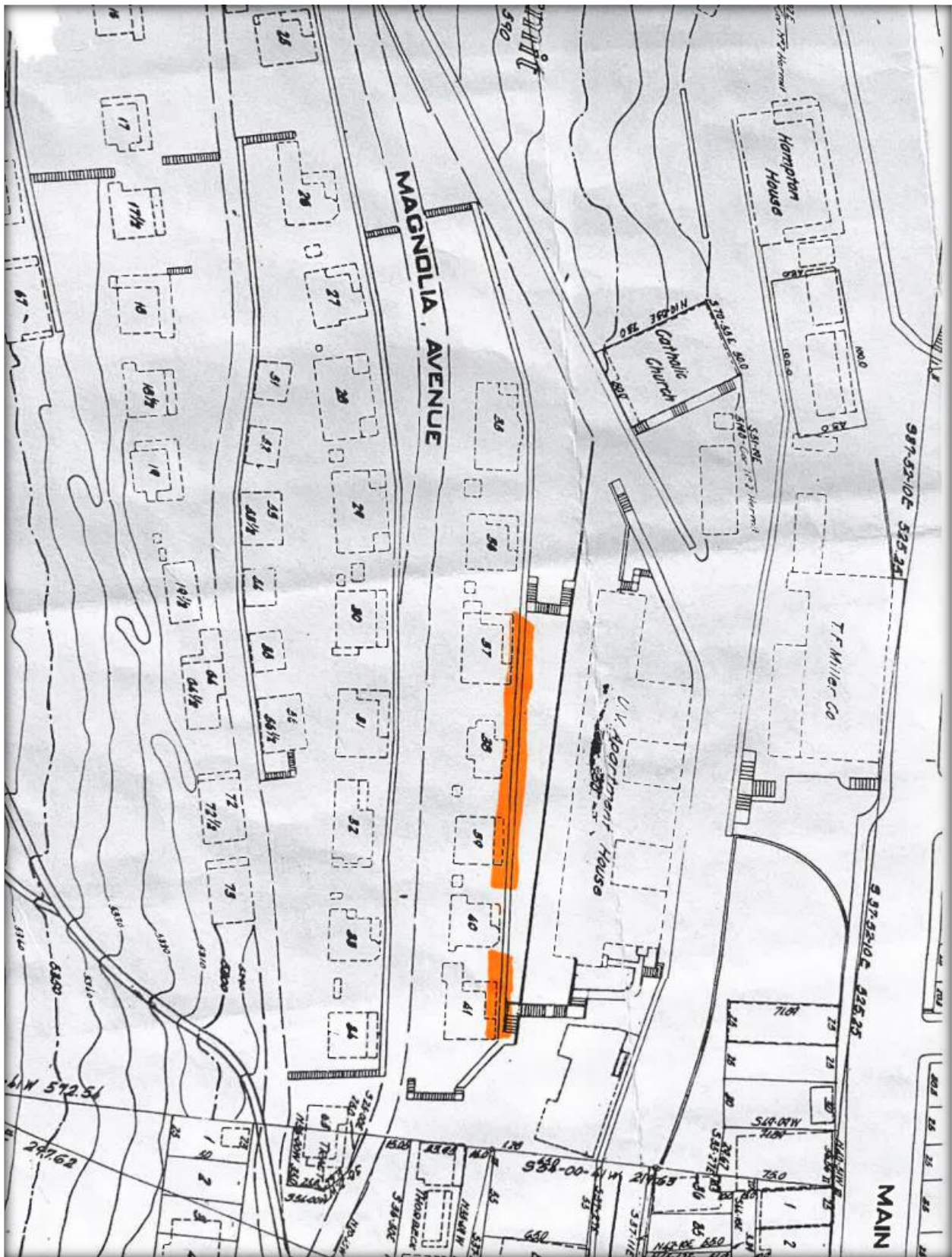
Building Background and History: No building, Boardwalk is a ROW/Linear Historic Feature

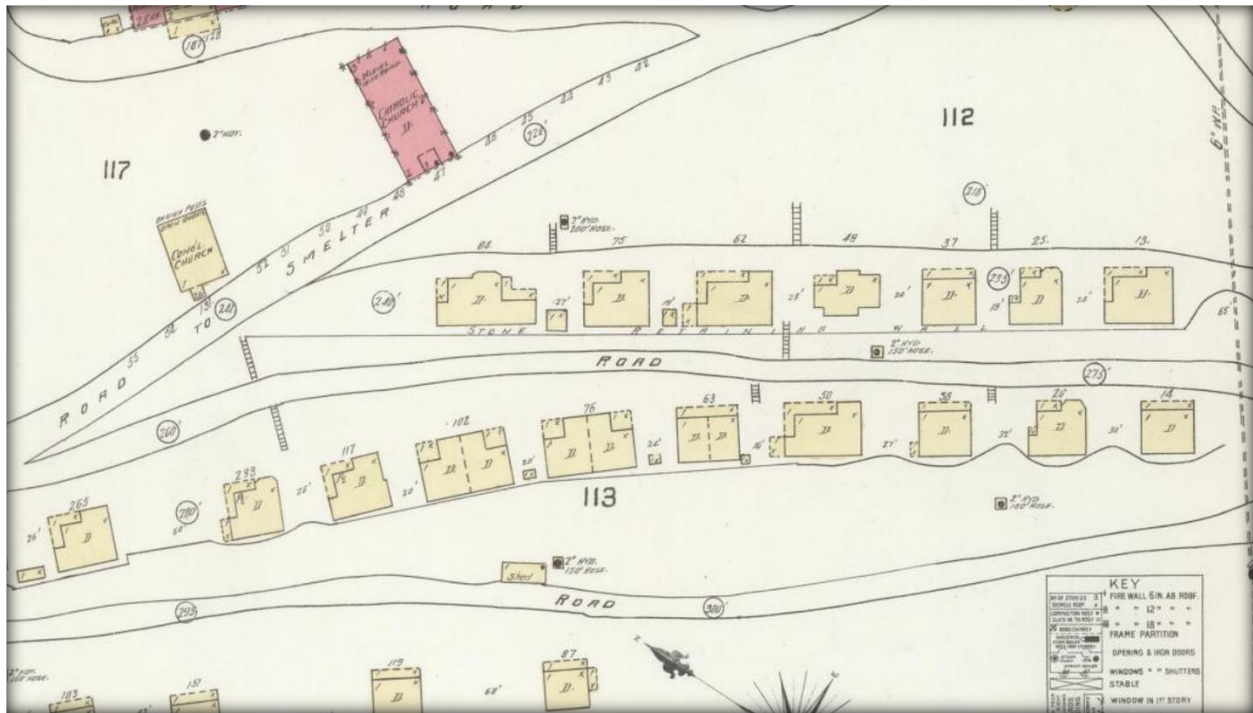
Property Standards: The Town of Jerome Zoning Ordinance requires consideration of the exterior treatment of the building but allows for maintenance and repairs to historic structures, and allows for continued use of these situations. This review is focused on documenting the repairs, and maintaining the Historic, legally non-conforming aspects of the Boardwalk. Without documentation of these repairs, and without the Certificate of appropriateness, the Boardwalk would be required to comply with all modern building codes, which would alter aspects of this historic feature. A Certificate of Appropriateness is required whenever you plan visible exterior changes to a property in a locally designated historic district or to an individually landmarked building.

Response: The Town of Jerome as a National Historic Landmark prioritizes the retention, preservation and restoration of Historic features wherever and whenever possible. The Boardwalk has long been a significant and defining characteristic of Society Hill. The goal is to see retention of historic integrity balanced with a responsibility for life-safety. The Boardwalk exists as a public Right-of-way easement, privately held by the property owners. It will be noted that the restoration efforts are not compromising the historic integrity of the boardwalk, and it will retain it's legal non-conforming status. Without this legal non-conformity and these restoration efforts, this feature would be required to meet modern codes, at a loss of historic integrity. Due to the elevated importance of this Historic feature this review is being done with the goal of obtaining a COA upon approval. A common point of confusion involves the National Register of Historic Places (NRHP). Being listed on the National Register opens the door to federal tax credits, but it does not by itself require you to get a Certificate of Appropriateness or submit to local design review. That obligation only kicks in when your municipality has separately adopted a local preservation ordinance covering your property. Many properties carry both designations, which is where the confusion starts and Jerome is a balance of all of these concerns and overlapping responsibilities.



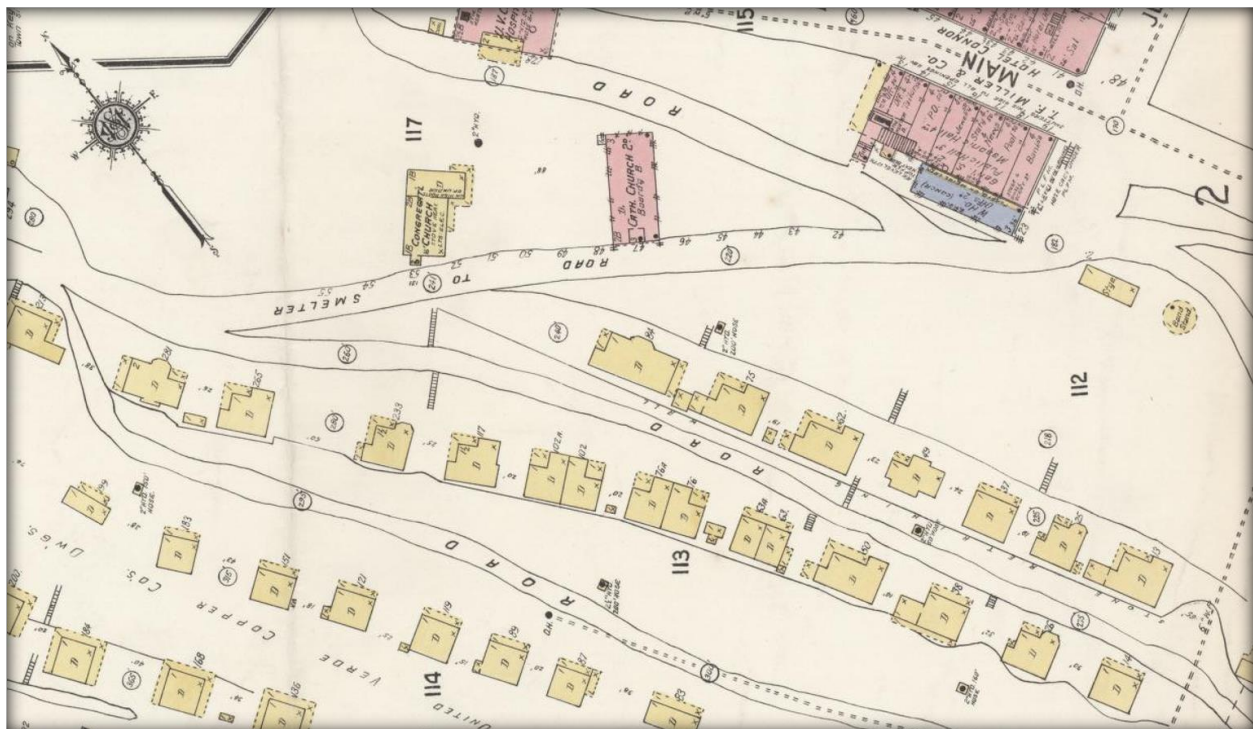


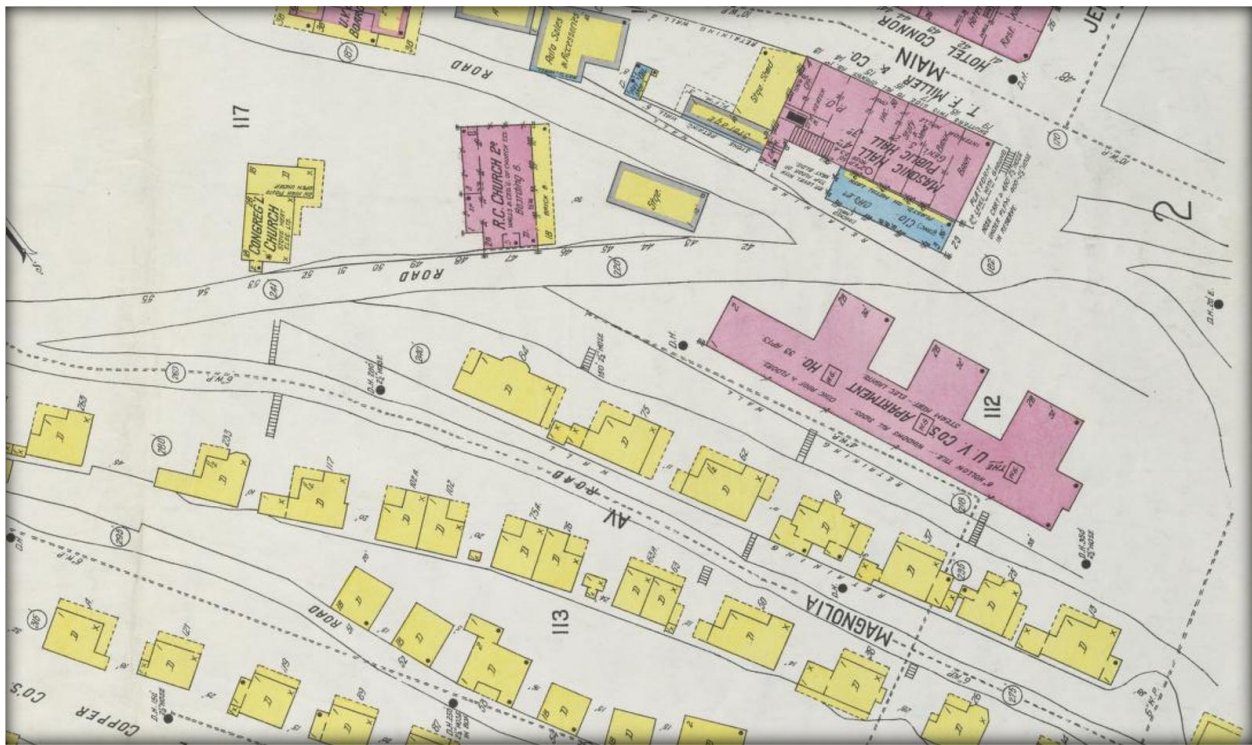




Top: View of the Boardwalk area, circa 1901, taken from the Sanborn Fire maps. Note the ROW and stairs noted at this time.

Bottom: View of the Boardwalk area circa 1910, also from the Sanborn Fire maps.

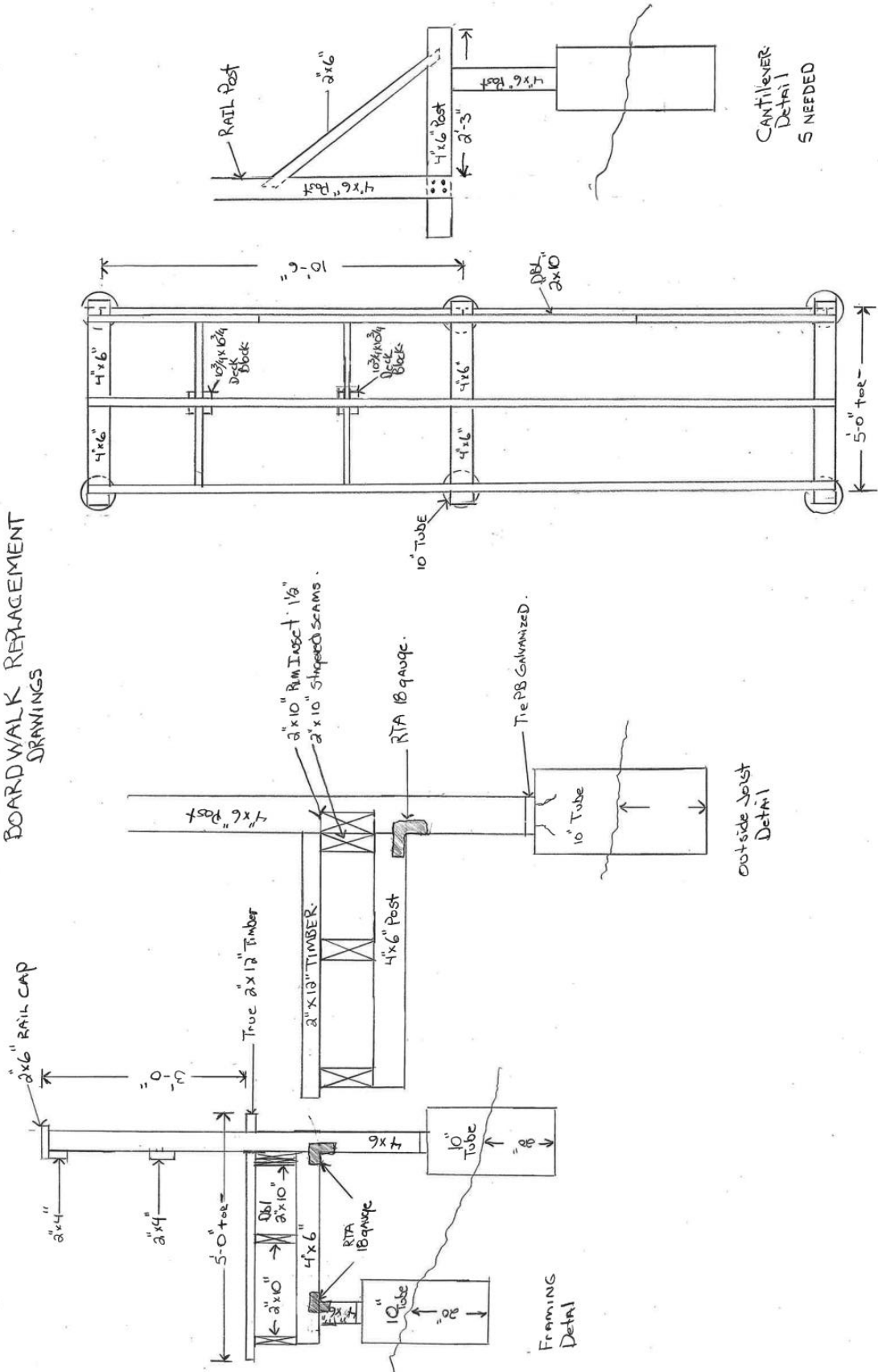




Top: View of the Boardwalk area, circa 1924, taken from the Sanborn Fire maps. This update shows the United Verde Apartments below the Boardwalk ROW.

Bottom:

BOARDWALK REPLACEMENT DRAWINGS









Application & Related Information