



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, APRIL 28, 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. APPROVAL OF MINUTES

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

3. CONTINUED ITEMS/OLD BUSINESS

4. NEW BUSINESS

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

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

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



TOWN OF JEROME

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

DRAFT MINUTES

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

600 CLARK STREET
600 CLARK STREET, JEROME, ARIZONA

TUESDAY, MARCH 24, 2026, AT 6:00 PM

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

Present were Chair Tyler Christensen, Vice Chair Devon Kunde, and Board members Mark Krmpotich and Scott Staab.

Staff present included Zoning Administrator Will Blodgett and Deputy Clerk Kristen Muenz.

6:01 (0:32) 2. APPROVAL OF MINUTES

A. The Board will vote on approval of the Minutes of the regular meeting of 01/27/2026

Chair Christensen asked if there were any comments or questions.

Board member Krmpotich said that he had no issues and moved to approve the minutes.

Chair Christensen seconded the motion, and as there was no further discussion, called the question. The minutes of January 27th passed unanimously.

Motion to approve Meeting Minutes from January 27, 2026, Regular Design Review Board Meeting

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

6:02 (1:32) 3. PROCLAMATIONS

There were no proclamations.

4. NEW BUSINESS

6:02 (1:40) A. New exterior signage for the Newstate Motor Building (110, 112, 116 Main Street)

Zoning Administrator Will Blodgett said the sign was pretty simple, and it could be argued to be a service sign, which are usually hours of operation or directional. This falls under ancillary signage, as there is not an advertisement in the sign itself, the only difference being this is outside and not hung in a window as there is no window there, and therefore, up for review. Mr. Blodgett pointed out the images provided by Jerome Historical Society of the Alvey sign design, which had a metal frame and would be sometimes illuminated. He said there was nothing in the ordinances to prohibit it to be located in the proposed spot. Mr. Blodgett felt that the sign was a good idea, as the location was a mall with a number of commercial stalls and advertising those locations can be difficult. This will support small businesses by making sure customers can find them. In terms of service or directional signage, DRB will be applying the same standards such as size, and this falls well under the maximum.

Board member Staab asked, in the picture, is the sign above the awning?

On behalf of the Historical Society, applicant Scott Hudson replied that the image showed the original location, but the awning would be in the way, so it will be hung just before the awning.

Board member Krmpotich asked if they still intended to hang the approved awning which Mr. Hudson confirmed.

Board member Krmpotich said the application said it was single side illumination and asked if the sign will not illuminate past the back of the building.

Mr. Hudson replied that no, there would be no reason to do that.

Board member Krmpotich then asked, you will have 2 modes, open' in day, and one in night?

Mr. Hudson said that it will be triggered by sensors and the 'open' will come on during the day from 9 to 5. He explained that the foot traffic cut back after the new bathrooms were built and they were trying to draw in more customers for the tenants.

Chair Christensen moved to approve the sign, which was seconded by Vice Chair Kunde. The motion was passed unanimously.

Motion to approve new Exterior Signage at the Newstate Motor Building, 110-112-116 Main Street

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

6:08 (7:36) B. The Board will hold elections for a new Chair and Vice-Chair.

Chair Christensen moved to elect Mark Krmpotich as new chair.

Zoning Administrator Will Blodgett explained that the board may choose to elect both the Chair and Vice Chair together, or in separate motions.

Chair Christensen rescinded his first motion, and moved to elect Mark Krmpotich as new chair, and Devon Kunde as vice chair.

Mr. Krmpotich and Ms. Kunde both accepted the nomination.

Board member Staab seconded the motion.

The motion passed unanimously.

Chair Christensen then turned leading the meeting over to Mr. Krmpotich.

Chair Krmpotich thanked Mr. Christensen and said he hoped he learned all that he could to be an acceptable chair and asked Mr. Christensen if he would remain.

Board member Christensen explained that he was running for council and will be here until at least November, and the only reason he would leave is if he was potentially voted in.

Mr. Blodgett added that he was actively trying to find more board members and had one or two candidates.

Motion to elect Mark Krmpotich as new Chair, and Devon Kunde as Vice Chair

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

6:12 (11:41) 5. FUTURE DRB AGENDA ITEMS

A. Updates from the Zoning Administrator on upcoming items.

Chair Krmpotich asked where we are on the updated guidelines.

Mr. Blodgett replied that they had been on hold, we had just started them. He put a pause on them because the State of Arizona proposed changes to design review and we didn't know how it would affect us yet. The Town of Jerome is a historic district, so we are exempt from that new law. Now, we are in the midst of Zoning Ordinance revisions, we are in the process of updating and streamlining certain processes, and he said he did not want to write new guidelines until that had been completed. In the meantime, the meat of the framework is still good, and we can continue to follow it until we replace it with a new document.

Chair Krmpotich said, as small as we are, we can make things workable for everyone.
 Mr. Blodgett agreed that most are written for larger communities and does not cover the nuances. If we can change these things now to better fit our community, hopefully it will serve us for another 40 years.
 Mr. Blodgett said we are not even touching the General Plan, because first we are making the Zoning Ordinance come into line with it and the trends we want to follow. Our ordinance is not doing what we want, in some cases it steers us away; we need to update it, so everything is working together. We don't want to reinforce a document that isn't working for us.
 Chair Krmpotich said we hit it hard last year and it fell into a crack.
 Mr. Blodgett said he understood the frustrations, but there are good reasons we have these policies and hoops to jump through as there is a balance in everything we do.

6. ADJOURNMENT

Motion to adjourn at 6:17 P.M.

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN		X	X			
KUNDE			X			
KRMPOTICH	X		X			
STAAB			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
(928) 634-7943

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

Item :

Location: 410 Clark Street
Applicant/Owner: The Haunted Group, LLC.
Zone: C-1
APN: 401-06-037A
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Discussion/possible action

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

Hello Will

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

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

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

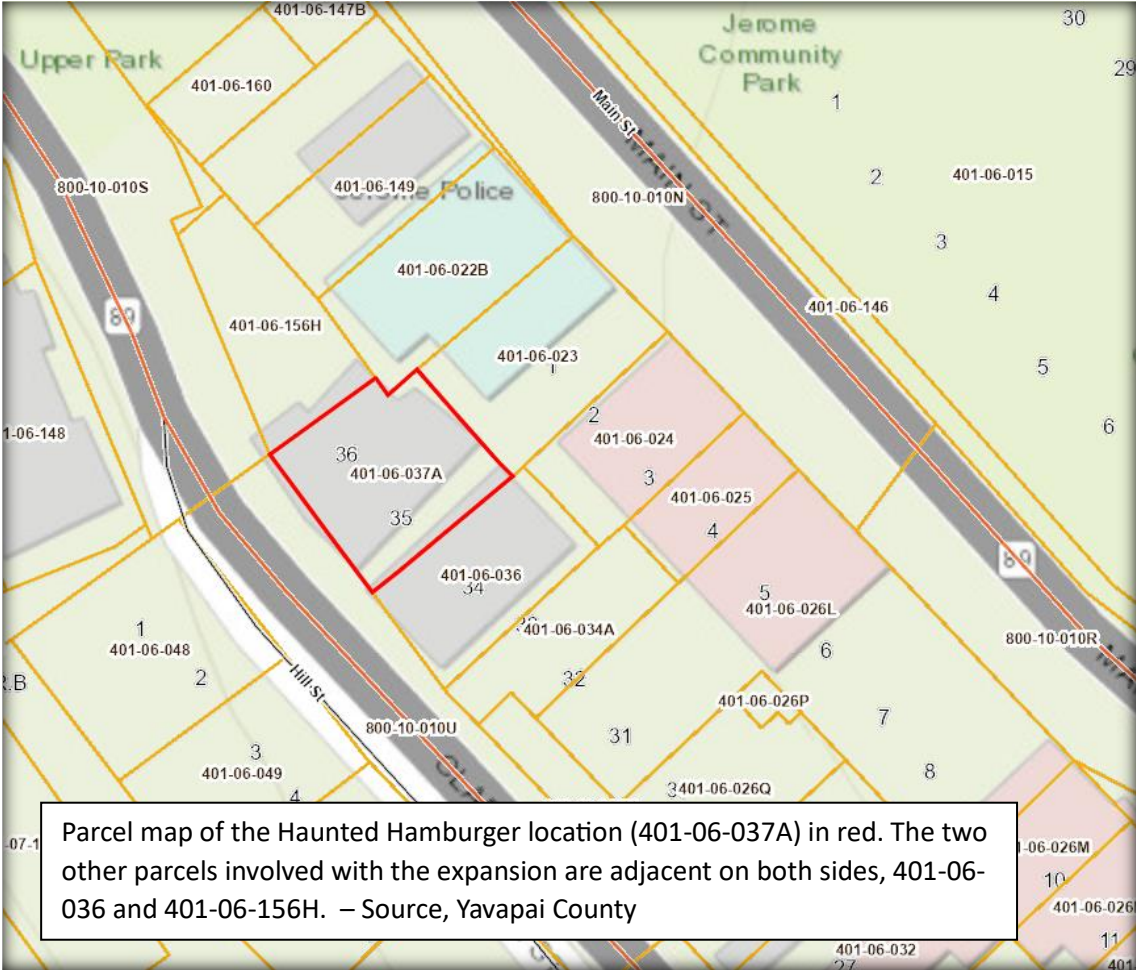
Zoning Ordinance Regulations: The Town of Jerome Zoning Ordinance Section 304.B.2 (Projects requiring review by the Design Review Board) requires “*additions and exterior modifications*” to undergo design review.

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

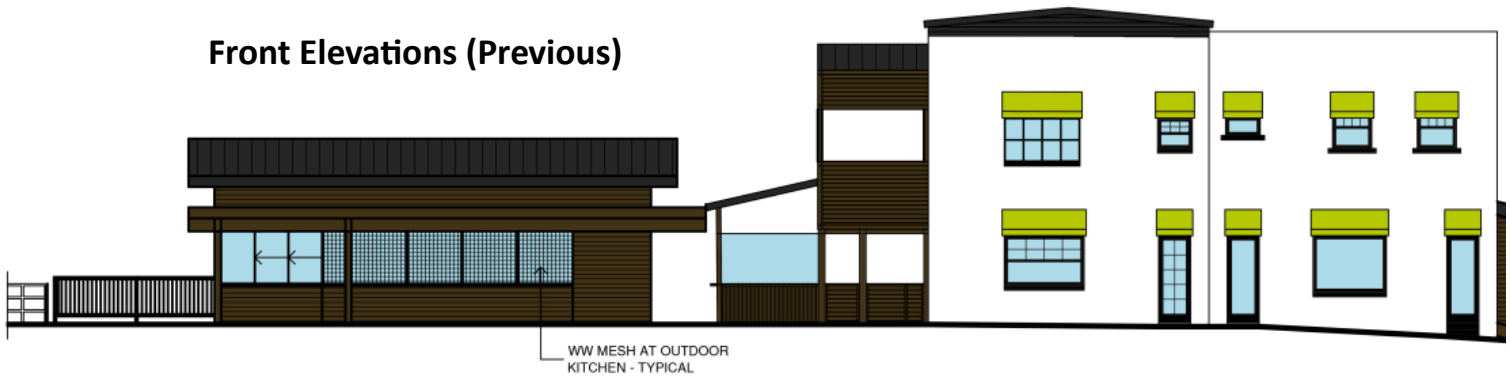
- a. Architectural Features and details-** *Original porches, decks, balconies, canopies, doors, windows, walls, fences, stairways, eaves, cornices and other architectural features and details shall be preserved and retained where feasible. Necessary replacement of these features should be as near as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

Response: The proposed redesign takes space that had to be removed due to the inability of APS to remove a power pole from parcel 401-06-156H and relocates it on the top of the new covered deck structure. This incorporates the changes onto an already established footprint. Mr. Jurisin’s team is providing updated engineering calculations to confirm that the footings and structural elements already approved, will be more than adequate. The major change is to the height of the new structure on the deck. Initially planned to be larger and then reduced in size during a redesign, the applicant is proposing to place his off-street waiting area, or a portion of it, on the roof-top deck of the new structure. This space is not ADA compliant, however ADA compliant waiting area and access is still available as planned. The remainder of the non ADA compliant waiting is to be moved up to this location. This fulfill’s the Town’s requirement that Mr. Jurisin provide space for waiting patrons to ease congestion on the adjacent sidewalk.

The additional height of this building actually blends in with the neighboring roof heights and blends better into the surrounding built environment than the original design with the lower roof. However the maximum height of an accessory building is 14”. The New height will top out around 17’8”, and will require a Variance from the Board of Adjustment as it is a new construction.



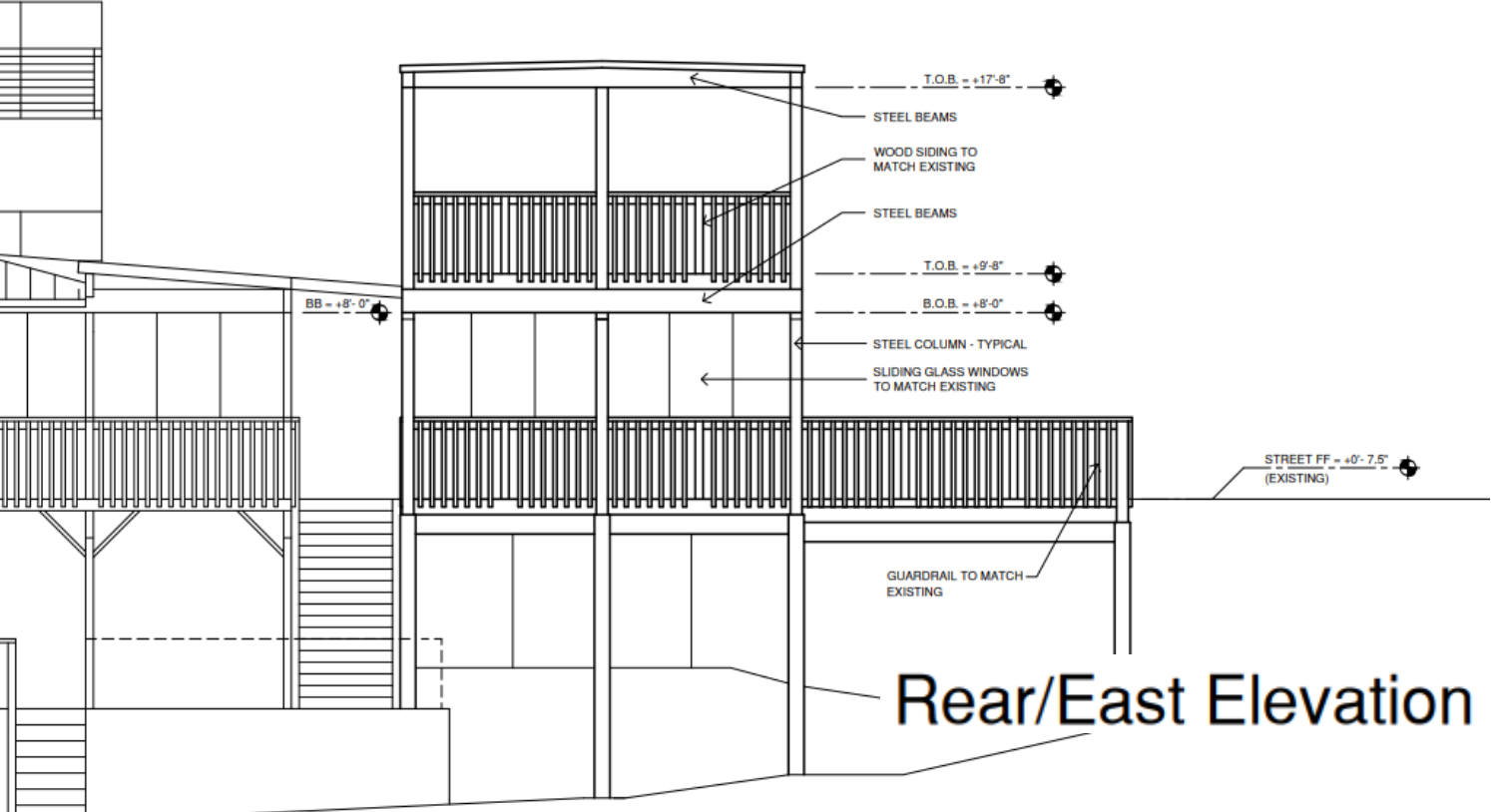
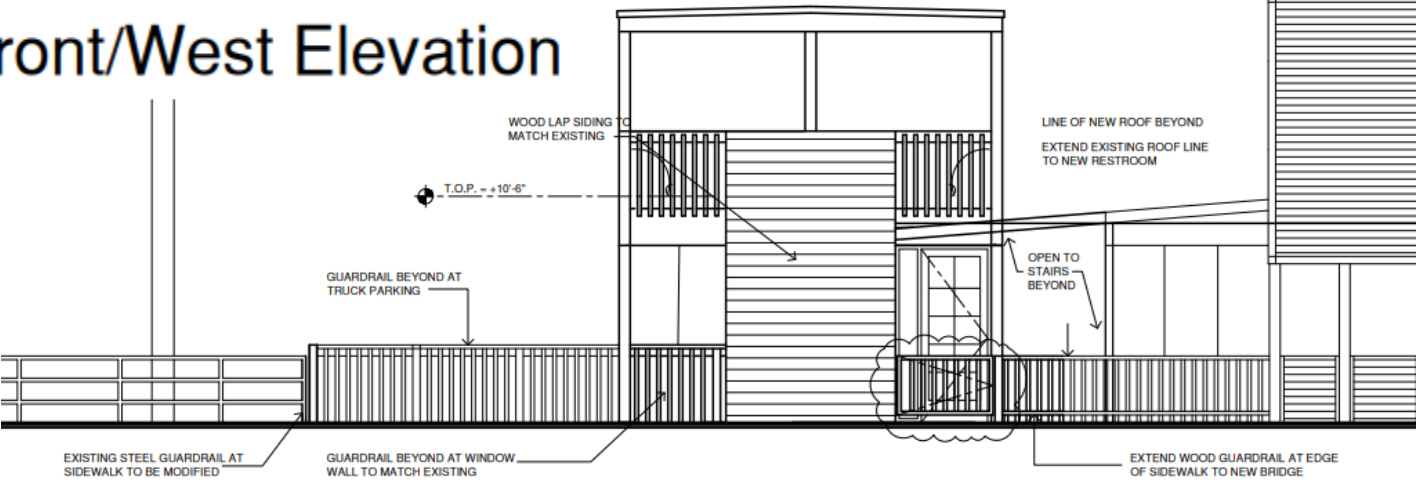
Front Elevations (Previous)



Front Elevations (New, proposed)



Front/West Elevation

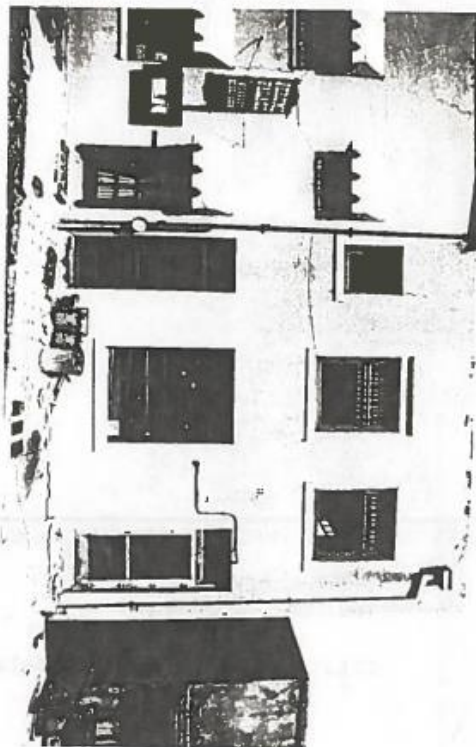


Rear/East Elevation

Application and Related Information

ARIZONA STATE HISTORIC PROPERTY INVENTO

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



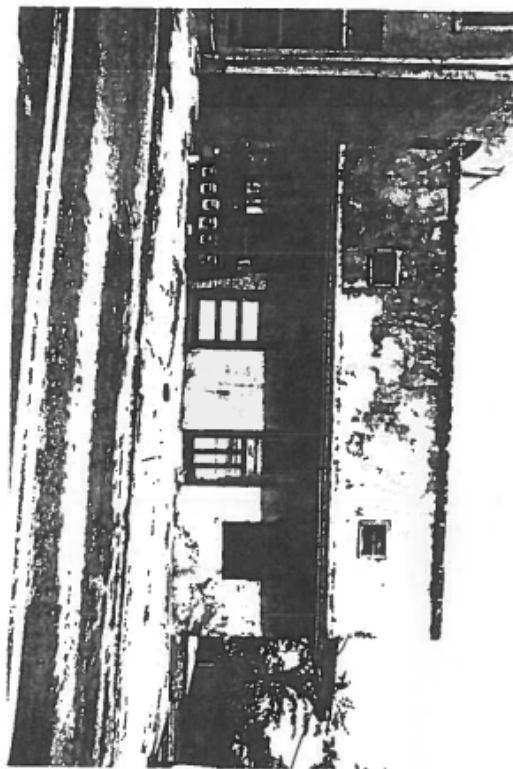
PHYSICAL DESCRIPTION

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

22.5' frontage x 48' depth

ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Haskins Apartments Haskins Apts.		COUNTY Yavapai	INVENTORY NO. 51
COMMON PROPERTY NAME Haskins Apts.		QUAD/COUNTY MAP Sec. 23 TWP 15 RANG 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 apartments apartments			
PRESENT USE apartments		ACREAGE	
ARCHITECT/BUILDER Jim Haskins			
CONSTRUCTION/MODIFICATION DATES 1912 1979			



PHYSICAL DESCRIPTION

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

29.5' frontage x 54' depth

STATEMENT OF SIGNIFICANCE/HISTORY

typical multi family structure
rooms sharing kitchen and bath

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

old sign on bldg. advertising day and week rates

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

401-06-036 Lots 33.34 Blk 4

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

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

K2 13A print

