



TOWN OF JEROME

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

AGENDA

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

600 CLARK STREET

600 CLARK STREET, JEROME, ARIZONA

MONDAY, AUGUST 03, 2026, AT 6:30 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. Minutes from the Regular Meeting of 5.26.2026

3. NEW BUSINESS

A. Alterations and Rehabilitation for 38 Paradise Lane

B. Change of Signage / New Sign Ghost City Christian Apparel

4. FUTURE DRB AGENDA ITEMS

5. 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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TOWN OF JEROME

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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, MAY 26, 2026, AT 6:00 PM

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

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

Staff present was Zoning Administrator Will Blodgett.

6:00 (0:40) 2. PETITIONS FROM THE PUBLIC

There were no petitions from the public.

6:00 (0:50) 3. APPROVAL OF MINUTES

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

Chair Krmpotich apologized that he could not attend the April meeting. He asked if there were any comments or questions on the minutes.

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

Motion to approve the Minutes of the Regular Meeting of 04/28/2026

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

4. NEW BUSINESS

6:01 (1:44) A. Applicant is requesting approval for changes to exterior paint colors at 860 Hampshire Avenue.

Zoning Administrator Will Blodgett introduced the item by apologizing to the applicants, as the item was meant to have been included in the agenda for the previous meeting. He pointed to the images in the packet that included a generated rendering of the house in the proposed new colors which were a light green with antique white trim. Mr. Blodgett said he felt the new colors matched well with the historic palette of other structures in the town.

Chair Krmpotich commented the sage looked more like a usual color scheme, or 'Phelps Dodge green.'

Mr. Blodgett replied that we are still trying to determine exactly what is 'Phelps Dodge green,' and this may be a little lighter.

Chair Krmpotich asked if color options would be included in the design guide, and Mr. Blodgett explained that may be part of the future improvements.

Board Member Tyler Christensen asked if the house had a Western Heritage Door and asked if that was the one that would be painted.

Mr. Blodgett answered that he did not have information on the manufacturer of the door, but the proposed paint color would be 'True Penny.'

Board Member Christensen moved to approve the new colors, which was seconded by Vice Chair Kunde. The motion was passed unanimously.

Motion to approve the exterior paint color changes at 860 Hampshire Ave.

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

6:05 (5:40) B. The applicant (JHS) is requesting approval for changes to previously approved signage.

Mr. Blodgett explained that the Historical Society has changed how they want to orient the text on the windows, which was originally going to be horizontal, but they would now like to be vertical. It is a minimal change, but it is a historic building, so it is important not to bypass this step. With that said, there is nothing significant with this change to cause concern although we do need clarification on the size of the block lettering. If that is something you will require prior to approval, we can table the item, or we can approve it with the understanding that I will work with them to make sure the previously approved size boundaries are followed.

Board Member Christensen said he would like clarification on whether the font size had been finalized and Mr. Blodgett said that he was only given a description of the change being the orientation of the font.

Jerome resident Jay Kinsella, who stated that he was on the board of directors for the Historical Society, said for the record that they will have the sign done by John Alvey, who does most of the signs in Jerome, and if they were to give approval, he can relay to John to confirm the font size.

Mr. Blodgett replied that he preferred that methodology because it would not delay the project.

Chair Krmpotich asked if Mr. Blodgett could keep in communication with Mr. Kinsella on the project, and he confirmed that he would, but the final decision would be the board's, so they could choose to table it.

Board Member Christensen commented that the text on the left, the "Jerome Historical Society," was much different than "the Mine Museum." He suggested that the fonts be made slightly closer in size.

Vice Chair Kunde moved to approve the project going forward.

Mr. Blodgett reminded the board that the key is the maximum signage size, and he did not think a larger font size would impact that.

Chair Krmpotich agreed with Mr. Christensen that a similar font size would look nicer by shrinking the "Mine Museum."

Vice Chair Kunde commented that having the "Mine Museum" larger would be clearer so that people won't think it is the Historical Society's office.

Board Member Christensen seconded the motion, which was approved unanimously.

Motion to approve JHS requested changes to previously approved signage

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

6:L12 (11:56) C. The board will review plans for repairs and maintenance of the Historic Paradise Lane Boardwalk.

Mr. Blodgett introduced item C and explained that it was a project that needed to be considered from the viewpoint of historic preservation. The maintenance and repair, which normally would not need to be reviewed, was important because the boardwalk is a privately held right-of-way easement with public access. The responsibility for maintenance falls to the property owners. It is important to review an easement or right-of-way because they technically should be built or restored to modern building codes, which it was not built to. But we can say that this feature may retain its historic nonconforming status, which is important because if we do not do that, it will have to be rebuilt to modern code and inspections. This meeting is to discuss its history and put on the record that it is maintaining its historic status as a legally nonconforming boardwalk. Mr. Blodgett drew attention to a section that Mr. Kinsella intends to cantilever because it is currently resting on a metal stormwater

drain. That will slip over time, so this is a good plan to support it. Historic preservation laws require that we have a meeting like this to discuss why this was laid, when it was laid, and how it was laid. Should the property owners in the future deal with someone saying it is not to code, they can point to this and say it has been established as historic.

(17:18) Jerome resident Mary Wills spoke and said she and Sally Dryer are restoring 32 Paradise Lane, which had been Jim Rome's house. She asked the building inspector, the former town manager, and others, and they had told her it was not required to go before Design Review. There is an easement that went to their house that they moved and rebuilt it, and no one cared about it. She said we can call what we are deferred maintenance; we can call it repair and replace; I feel we should not be here.

Mr. Blodgett explained that if they did not wish to go before Design Review, the boardwalk would be required to be repaired to modern codes.

Mary Wills replied that it is privately owned.

Mr. Blodgett countered that it was also a public right-of-way.

Ms. Wills repeated that she felt it was a waste of time.

Mr. Blodgett suggested that the board then consider tabling the item to bring it before legal to decide whether or not he had brought it before the board in error, and it can be reconsidered next month.

Chair Krmpotich replied that he did not see an issue with that.

Board Member Christensen asked Mr. Kinsella if he would comment before the consideration for tabling.

Mr. Kinsella replied that he would and approached the dais. (19:55) Mr. Kinsella stated that he represented all of the owners that would like to have this [repairs] done. We have been working on this for about the last 4 or 5 months. There is question regarding what needs to be done in regard to the permitting process, what is allowed or described as removed and replaced. In the past, according to the research that I've done, a news clipping showed that the last work was done in '71; they took a large section and cobbled it together. There is a liability issue. He mentioned a photograph which showed each property owner, who is liable for each portion as you walk down Paradise Lane. Mr. Kinsella said they are liable because they own Paradise Street. It's been in need of repair for years. He said back in the 70's and 80's, individuals wanted to purchase property on Company Hill, and at the time, Phelps Dodge didn't want to deal with those individuals. Instead, the Historical Society stepped in and negotiated, which started in 1981. They finally signed the document when I was the mayor in 2002 that gave full rights, and with that came the liability. Mr. Kinsella gave an example of a Fire Department scenario where it was said that the firefighters cannot stand together on the boardwalk because it could not take the weight of two firefighters in gear. In the meantime, he has been working on Jim Rome's house, and they have had to replace bits of the boardwalk with plywood. He felt this does not need to drag on, they have done their due diligence. A lot of timbers that were used in the original boardwalk by Mr. Clark in the 1800's are still there. We could have gone to Home Depot and got wood, but historically, the wood was custom cut rough sawn timbers. We will basically be removing everything and putting it back brand new, and it will be upsized so in 20-30 years, the new owners won't have to worry about it. The liability goes away.

Mr. Blodgett interjected that the liability goes away with this method, but if a property owner pulls out, that section will have to be built to modern building codes, otherwise the liability will be on them.

Board Member Christensen asked if they would need a permit to continue.

Mr. Blodgett confirmed that they will need a permit and also an inspection at the end because it is a right-of-way.

Board Member Christensen asked how it would be inspected, and Mr. Blodgett explained there are historic building codes, so the Inspector would be checking to see if those best practices were met.

Board Member Christensen asked if there was threshold for replacements and Mr. Blodgett replied that we don't have a minimum threshold, so it has to be considered case-by-case. With enclosed structures, there can be a threshold, but we don't have one established. This also comes down to a SHPO paradox because if we replace every board over time, is it the same? For historic preservation purposes the answer is yes, because repair and maintenance is about use.

Mr. Kinsella said he had met with Inspector Barry Wolstencroft, and had already purchased product for repairs, and then he met with Will [Blodgett] and was told it needed to come before the board for the record.

Mr. Blodgett explained that it was due to the liability because they need to establish the nonconforming status.

Board Member Christensen stated that it is not a waste of time for the board to review anything, and he welcomes it. He would rather see more than less and although the applicants don't want to waste their time, he feels it is the path of least resistance to getting it done and documented to cover themselves in the future.

Ms. Wills said it was interesting that there was no concern about the state of the boardwalk before.

Mr. Blodgett replied that we are concerned about many things, and he was grateful they were bringing forth the project, and that is why he supports the project. He said again that they could choose to pause the project. Mr.

Blodgett reminded those present that he was not a lawyer, and he would need to reach out to legal counsel if they felt the project was under consideration in error.

Board Member Christensen said that if they were willing to go forward, he would rather not pause the project.

Chair Krmpotich agreed and said that he [Kinsella] seems willing to go forward with the project.

(30:55) Mr. Kinsella said he would like to go on the record. This is a small town and we all need to get along. I look at people's postures; some people cross their arms, some people shrug their shoulders, and when Mary made her statement, I knew something was going to come out of Will in stopping this project. I am being totally honest to Will, and I understand where Mary is coming from. I understand where Jeff is coming from, I understand where the Pink Lady is coming from. They sat there for months and discussed how they can afford to do this, and they all came together as a neighborhood. Why can't other neighbors be like that?

Mr. Blodgett began to say that we were trying to do that, but a homeowner is saying we are doing it in error. I want this to happen, I am advocating for this.

Mr. Kinsella said there is another homeowner here, maybe we should ask how he feels about the project.

Mr. Blodgett again stated that if a homeowner is continuing to state on the record that the meeting was being held unnecessarily, he does not wish to continue the meeting. He said it was a good project.

There was some further discussion where members of the meeting spoke over one another, and Mr. Blodgett said that he was out of line and apologized to everyone present.

Mr. Kinsella said he appreciated that, and all they were trying to do was make it safer and address the problem in an expedited manner. If we have to come back and go over it again, he will do that.

Chair Krmpotich replied that Mr. Kinsella is well noted for all the projects he is done in town and thanked him for that. He asked if they were going down to the concrete and replacing everything.

Mr. Kinsella said we have to, they have all slid and we have one area right in front of the Pink Lady, there is a pier over a corrugated metal pipe off Magnolia street that catches the water on Magnolia and takes it to a catchment; they poured piers right over that and over the years the pier has slid off. We are going to go in downhill and support every one of the uprights. Everything will go back to where the original was, where all the support is, but we are taking all the garbage out.

Board Member Christensen said he would like to make the point that he didn't know the condition of the boardwalk as well as the owners, but he has seen many bad spots in town, and he wants to have Will's back on this, and say that just because he hasn't seen a project yet, isn't a reason for him not to be involved. Mr.

Christensen said he also wants to say he is sorry that the town has come into the middle of the project and interrupted it, but he feels it is good for us to give you the green light officially so that everything is above board; I don't think there is any reason to delay this; I think you should be able to continue and if you are okay with getting an inspection and permit, I think it is worth doing it. I want it to be smooth sailing for everyone in Jerome.

Mr. Kinsella said it was his understanding from the Building Inspector that no permit was needed, but he will be involved. Mr. Kinsella said he had no problem with showing his work.

There was discussion from the public as to whether a permit was needed or not.

Chair Krmpotich said there needed to be clarification on the permit, but he agreed with Mr. Christensen that he does not see a reason not to approve it and allow it to go forward. If Mr. Blodgett has legal counsel and they say it does need to be done or does not need to be done, we have documented what needs to be updated and Mr. Kinsella's design for the boardwalk.

Mr. Blodgett stated for the record that he would get legal counsel and update the board at the next meeting.

(37:55) Jerome resident Jeff Koppelmaa agreed that legal counsel may find that Will is on solid ground in terms of historic review versus design review, and on that basis, regardless of whether there is a public easement characterization, there is no harm in approving.

Chair Krmpotich replied that you are getting a two-for-one; you are getting historical review and design review.

Mr. Koppelmaa repeated that there is no harm in review, and he feels that Will is on solid ground.

Board Member Christensen said that he does not feel it needs to come back to be reviewed a second time. He recommended the project for approval, which was seconded by Vice Chair Kunde. It was approved unanimously.

Motion to approve repairs and maintenance of the Historic Paradise Lane Boardwalk

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

6:39 (38:55) 5. FUTURE DRB AGENDA ITEMS

Mr. Blodgett had no updates on future items.

Chair Krmpotich asked if he would update the board on his findings, and Mr. Blodgett confirmed that he would reach out to legal and update them. In terms of HBC, this was pretty solid and should provide a level of protection for the property owners.

Chair Krmpotich said his concern is the Firefighters and Police Officers who may need to be up there if someone falls and hurts themselves if you can't have two of them on any section of that boardwalk.

Mr. Blodgett agreed, and said that importantly, if the town has approved it, it protects the homeowners. There was general agreement.

6. ADJOURNMENT**Motion to adjourn at 6:40 P.M.**

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

Zoning Administrator Analysis Design Review Board Tuesday, July 28, 2026

Item :

Location: 38 Paradise Lane

Applicant/Owner: Wills Mary Ryan Revocable Living Trust & Dryer Sally Elizabeth Revocable Living Trust

Zone: R1-5

APN: 401-06-173

Prepared by: Will Blodgett, Zoning Administrator

Recommendation: Discussion/possible action

Background and Summary: The Applicant is proposing a series of repairs and alterations to the House at 38 Paradise Lane as well as a new replacement gate for one of the Boardwalk access stairs that has fallen into disrepair. Proposed alterations to 38 Paradise Lane include addition of x2 windows on the Gable ends and the addition of a Door and walkway from the top floor Dormer to street level above, providing egress from the top floor bedroom. This area currently is only accessible via the internal staircase.

Building Background: The Boardwalk is a privately held and maintained Pedestrian Easement that recently underwent significant repairs and it was determined at that time that the Boardwalk is a legally non-conforming linear-feature. 38 Paradise Lane is a Queen-Anne Style Victorian according to the JHS 2007 Historic Inventory, which is provided at the end of this review. No date of construction was provided, but Yavapai County records it as constructed in 1949. I believe this date is incorrect, and reflects a remodel or addition at that time. The Likely date of construction is Pre WW1.

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

Property Standards:

The Town of Jerome Zoning Ordinance in section 304 "Design Review", under "*B. Projects requiring review by the Design Review Board*" number 2 "*Additions and exterior modifications*". Section H "Review Criteria for new construction" subsection J, Accessory Features, states that; "*Fences, Walkways, decks, stairways, lighting, antennae and other manmade structures shall be visually compatible with buildings, structures, and places to which they are visually related.*"

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.

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.

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.

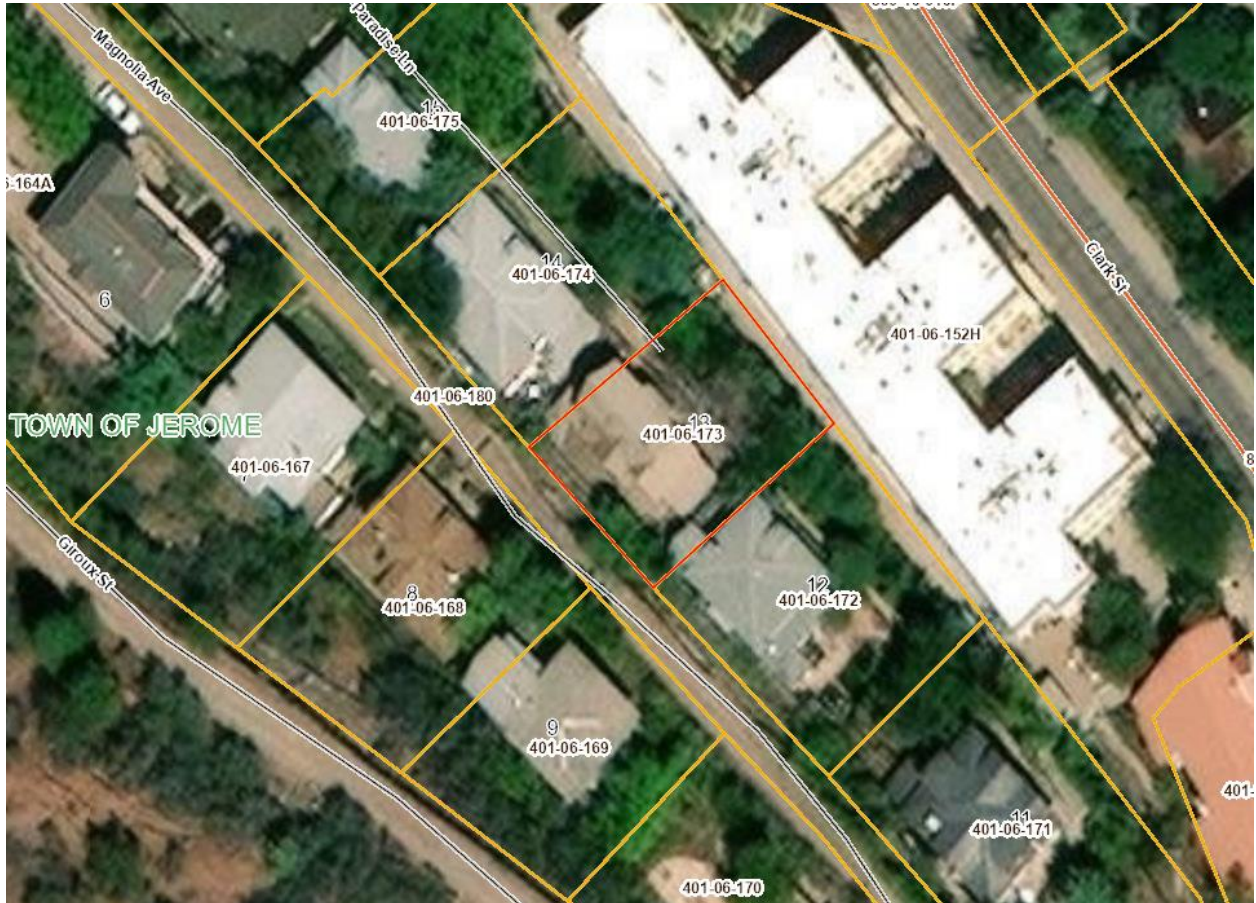
Accessibility and Life Safety Sensitive solutions to meeting code requirements in a Rehabilitation project are an important part of protecting the historic character of the building. Work that must be done to meet accessibility and life-safety requirements must also be assessed for its potential impact on the historic building, its site, and setting.

Response: The replacement of the Gate addressed above has no significant impact to the historic nature of the Boardwalk or surrounding properties. The existing wooden gate was built by Mr. Kinsella approximately 20 years ago and is not in itself a Historic resource. Even if this were a Historic Feature, replacement in kind or with a compatible substitute material is preferred. In this case replacement with a metal gate will increase the longevity of the use.

The addition of Windows and a Doorway to the top level is a significant alteration to the structure. The Town supports this alteration for two reasons; The first is that without secondary egress from the top floor bedroom the property does not meet modern fire and safety codes. The property is Legally Non-conforming and could continue to function as it currently is. The Town of Jerome however encourages improvement of non-conforming situations to increase the fire and life safety in situations such as these, and the concept of a Dormer-Doorway with a walkway exists only a few doors down

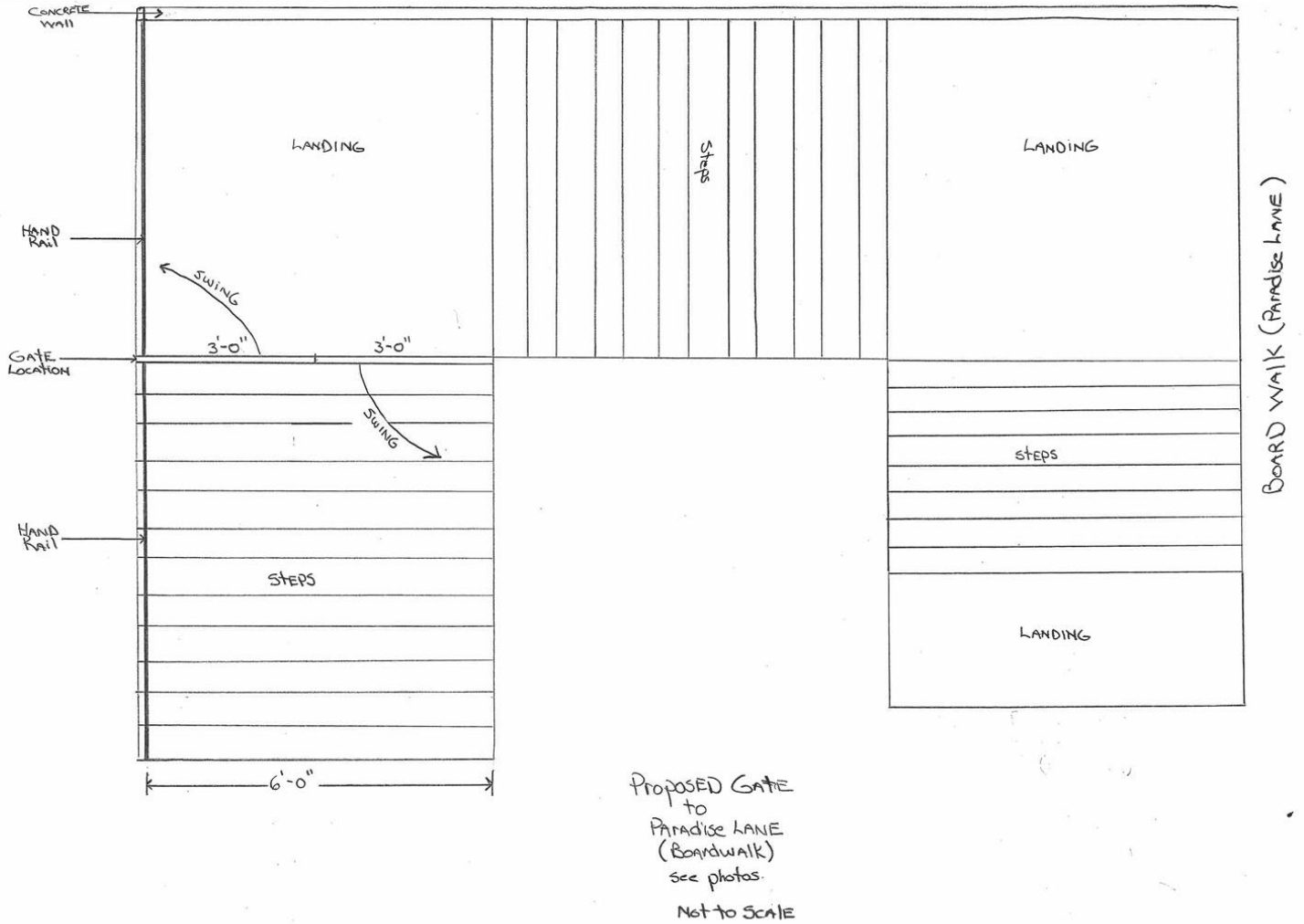
currently and has not been deemed to detract from the historic nature of that property. The second reason for supporting this alteration is within the concept that to save and preserve a building, we have to use the building and in cases like this, alterations can allow for another generation or more of adaptive-reuse and rehabilitation.

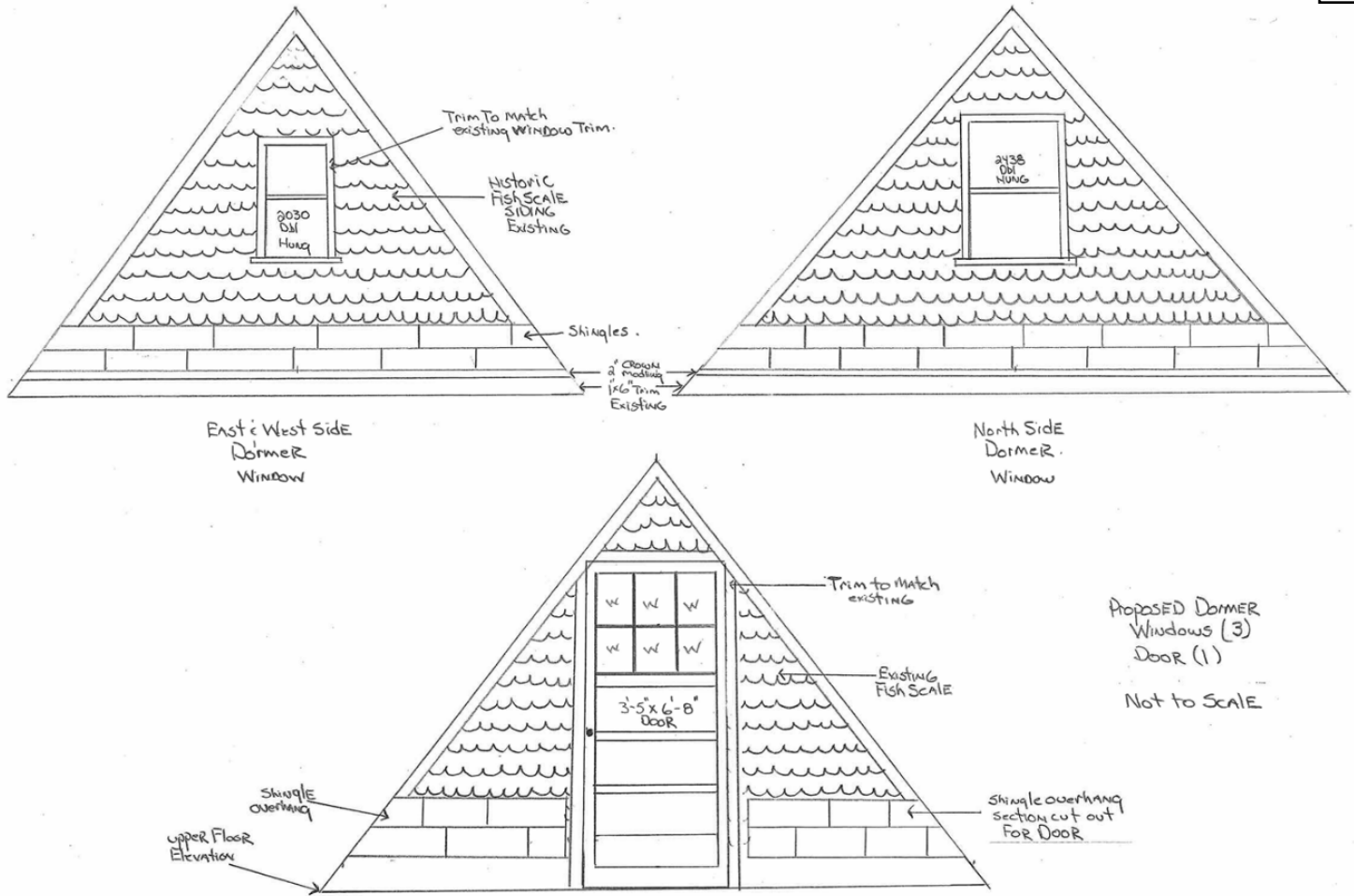
In all the Town supports this project, and providing all best-practices for Rehabilitation are met a COA will be issued for this project, retaining the historic nature of the property.

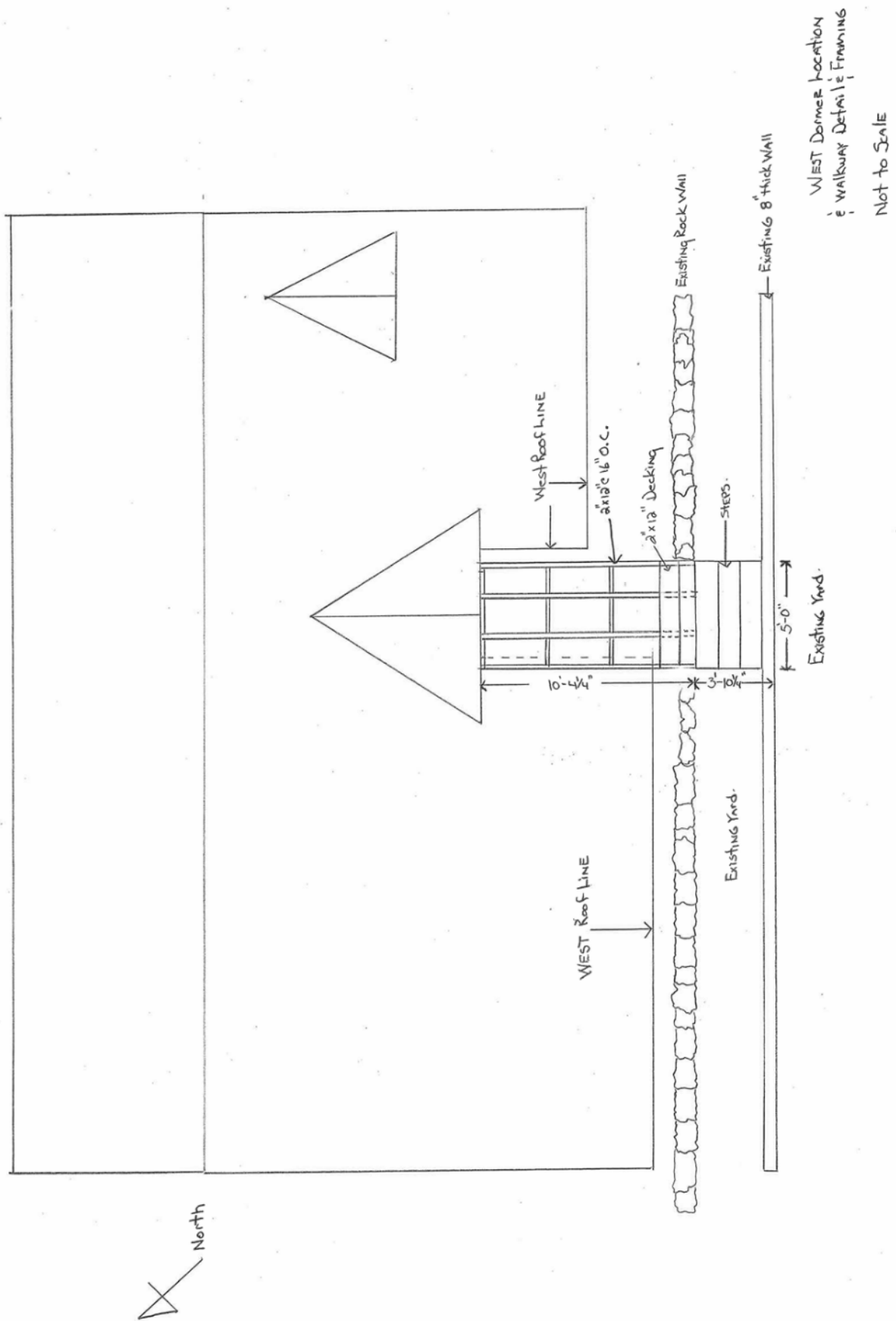


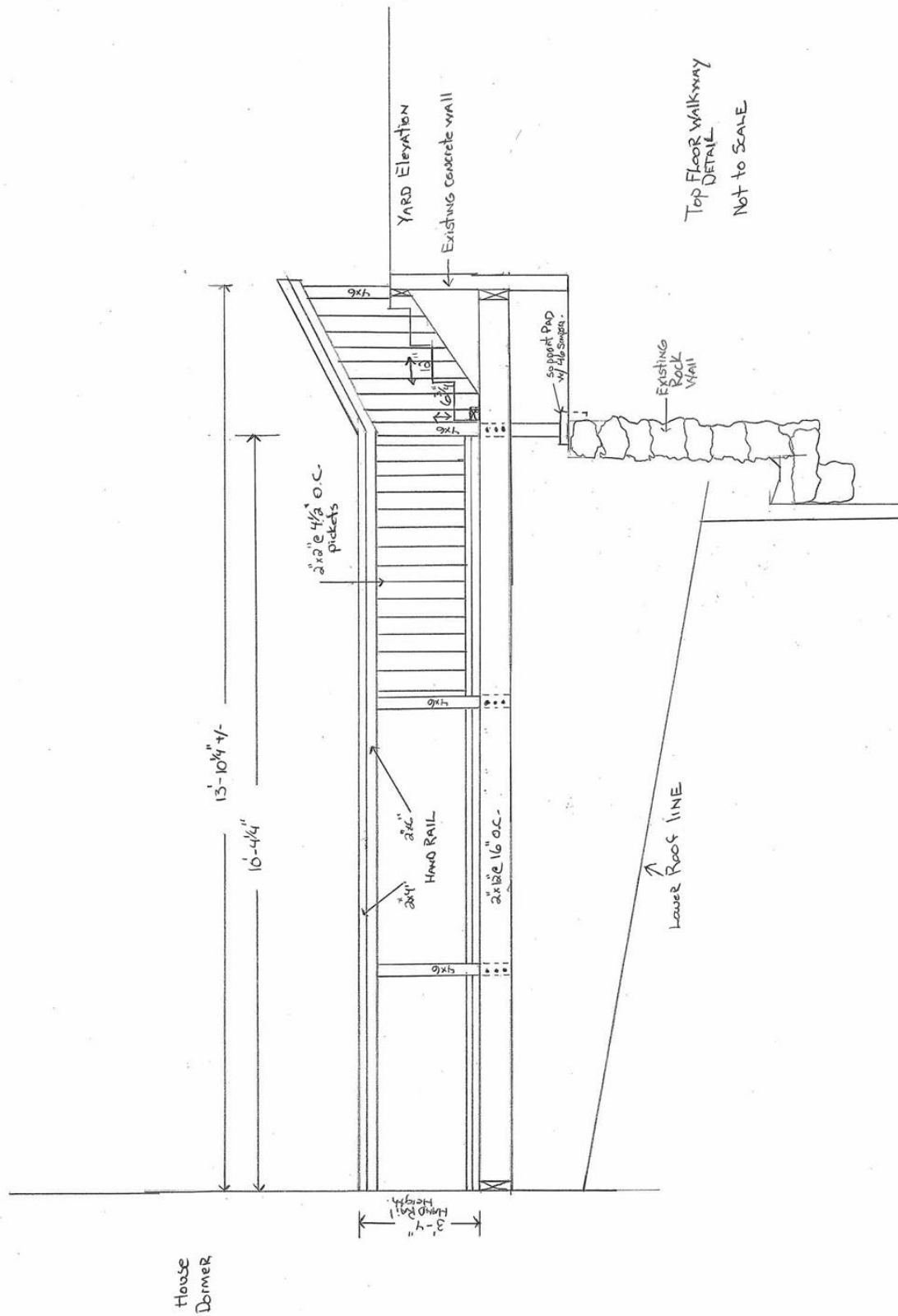


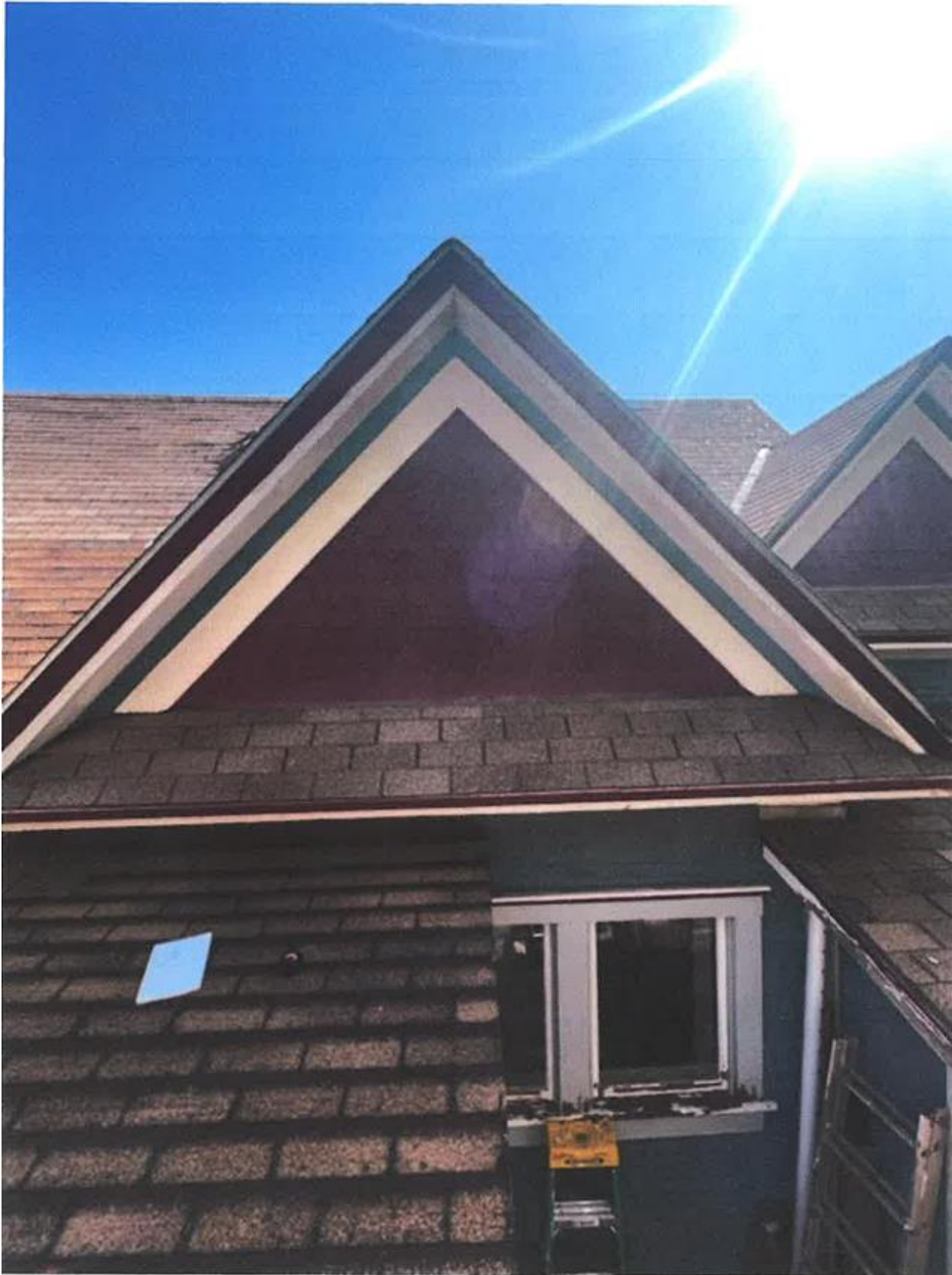














3'-5" x 6'-8"
DOOR
REAR DORMER



Application & Related Information

JEROME
ARIZONA

2007 Town of Jerome Arizona

HISTORIC PROPERTIES SUMMARY SURVEY

PROPERTY IDENTIFICATION

For properties identified through survey: Site No. 014 Survey Area Society Hill

Historic Name(s)

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

Address 38 Paradise Lane

City or Town Jerome ☐ vicinity County Yavapai Tax Parcel No. 401-06-173

Township 16 Range 2E Section 23 Quarters Acreage

Block Lot(s) 13 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

☐ known ☐ estimated Source

STRUCTURAL CONDITION

☐ Good (well maintained; no serious problems apparent)

☒ Fair (some problems apparent) Describe: Peeling paint exposing wood to elements. Some light wood rotting.

☐ 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

Sources

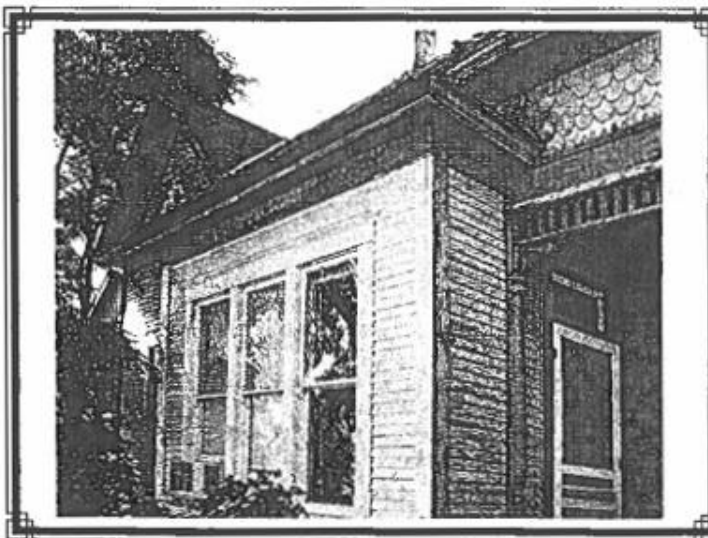
PHOTO INFORMATION

Date of photo 2007

View Direction (looking towards)

South East

Negative No. 38 paradise lane



	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 Queen Anne Victorian

☐ no style

Stories 2 ☒ Basement Roof form Hipped, With Lower Cross Gables

Describe other character-defining features of its massing, size, and scale Patterned wood Shingles, False Gable, Spindle Work at porch

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) Wood Shingles, 1x lap siding
 Windows Wood Describe window structure Double Hung Some w/, diving panels
 Roof Comp. Shingles Foundation Masonry and Wood

SETTING. *Describe the natural and/or built environment around the property.* Cut into steep hillside

How has the environment changed since the property was constructed?

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

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

☐ Individually Listed; ☒ Contributor ☐ Noncontributor to
 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 Gregory C. Hunt
 Name and Affiliation: D.A.P.A Studio
 Mailing Address: P.O. Box 8 Cottonwood, AZ. 86326

Date: Nov. 07
 Phone #: 928-646-9205



TOWN OF JEROME

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

Zoning Administrator Analysis Design Review Board Tuesday, July 28, 2026

Item :

Location: 515 Main Street.
Applicant/Owner: Haunted Group LLC
Zone: C-1
APN: 401-06-090
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Recommend discussion / Approval

Background and Summary: The applicant is seeking approval for new Signage corresponding to a new business on the ground floor of 515 Main Street, previously located at 509 Main Street as "Ghost City Christian Apparel".

Building Background: The 2007 Historic Property Inventory records this structure as having been built circa 1910 and lists the property as a contributor to the Town of Jerome's Historic Landmark status. The building is listed as being in Good condition at the time of the survey. The records of this survey are provided in this document.

Purpose and Considerations: The Design Review Board shall review a submitted application for Design Approval of Signs and shall have the power to approve, conditionally approve, or disapprove all such requests, basing its decisions on the following criteria; Materials- signs made of durable, weather resistant materials such as acrylic, resin, steel, aluminum, or composite materials are preferred. Lettering- Lettering and symbols on signs should be routed, applied or painted on the surface of the sign material. Colors- Colors of a sign shall be visually compatible to the colors of buildings, structures, and signs to which the sign is visually related. Exceptions- The design review board may waive the requirements of this section and section 507 in order to allow the preservation or restoration of signs or commercial graphics which are determined to be of historical significance or of particular interest.

Signage Regulations: Section 509.G establishes the requirements for signage in the C-1 Commercial district, and lists the following review criteria:

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

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

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

Response: The new signage is designed with the Town of Jerome's Signage regulations in mind. The total surface area of all signage is under 32sq. ft. (21.6 sq. ft.). The window signage "Christian Apparel" and "Jesus and Jerome" are two separate decals, while the hanging sign counts as one despite being double-sided. The hanging sign mount bisects this however, and it can be considered as one sign that is in two parts. I recommend discussion on this interpretation.

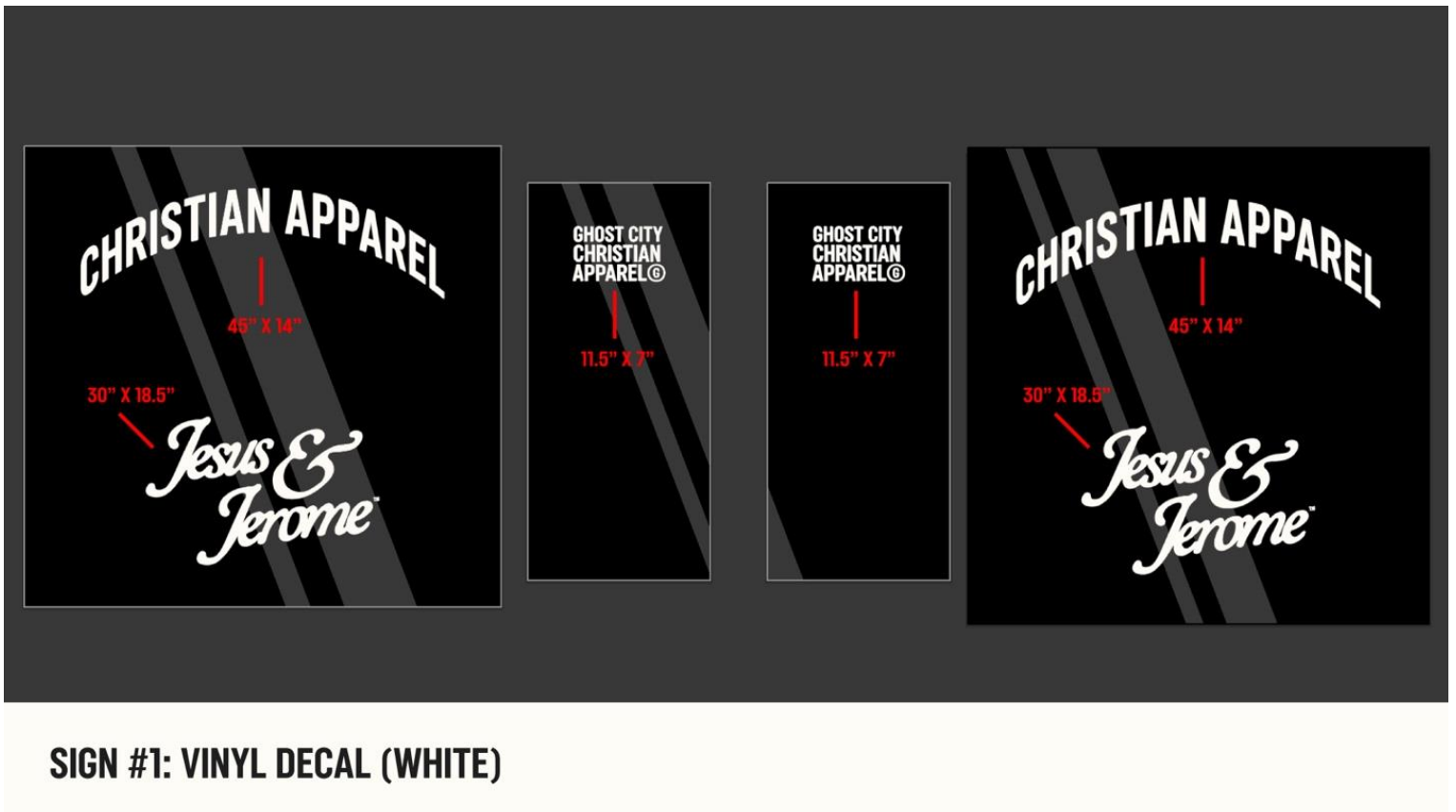
Applicants Request:

GHOST CITY CHRISTIAN APPAREL, AN EXISTING JEROME BUSINESS, IS MOVING NEXT DOOR TO 515 MAIN STREET.

WE HAVE DESIGNED SIMPLE SIGNAGE WITH THE BUILDING'S HISTORY IN MIND, TO BRING IN OUR TARGET CUSTOMERS WHILE MAINTAINING A HISTORIC FEEL.

SIGNAGE INCLUDES VINYL WINDOW DECAL AND AN ALUMINUM HANGING SIGN.

TOTAL SQUARE FOOTAGE IS 21.6 SQFT





ARCHES DESIGNED TO REFERENCE
HISTORIC IMAGES OF 515 MAIN STREET

32"

18"



**SIGN #2: ALUMINUM HANGING SIGN
DOUBLE SIDED (SAME DESIGN)**



Application & Related Information

JEROME
ARIZONA

2007 Town of Jerome Arizona
HISTORIC PROPERTIES SUMMARY SURVEY

PROPERTY IDENTIFICATION

For properties identified through survey: Site No. **075** Survey Area **G.W. Hulls Plat**

Historic Name(s) **Jerome Market and Arizona Hotel**

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

Address **515 S.R. 89A (Main Street)**

City or Town **Jerome** ☐ vicinity County **Yavapai** Tax Parcel No. **401-06-090**

Township **16** Range **2E** Section **23** Quarters _____ Acreage **0.05**
Block **11** Lot(s) **4,5** Plat (Addition) _____ Year of plat (addition) _____

UTM reference: Zone _____ Easting _____ Northing _____
USGS 7.5' quadrangle map: _____

ARCHITECT

☐ not determined ☐ known Source

BUILDER

☐ not determined ☐ known Source

CONSTRUCTION DATE **Circa 1910** ☐ known ☐ estimated Source **Co. Assessor, Sanborn Map**

STRUCTURAL CONDITION

☒ Good (well maintained; no serious problems apparent)

☐ Fair (some problems apparent) Describe: _____

☐ Poor (major problems; imminent threat) Describe: _____

☐ Ruin/Uninhabitable

USES/FUNCTIONS

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

Market /Hotel

Retail/ Hotel/ Residential

Sources **81 Survey, Co. Assessor**

PHOTO INFORMATION

Date of photo **2007**

View Direction (looking towards)

South

Negative No. **515 S.R. 89A (Main St)**



	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 Vernacular 1st level, Eclectic Monterey 2nd level ☐ no style

Stories 2 ☐ Basement Roof form Flat no parapet / flat shed o/, porch

Describe other character-defining features of its massing, size, and scale This structure is a 2,152 SF. Rectangle. Covered porch at 2nd level has wood turned post and blasters favoring Monterey style, while the glass store front and transom windows at 1st level, favor the main street vernacular of Jerome.

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, Concrete

Walls (sheathing) Wood, Stucco

Windows Wood

Describe window structure Dbl Hung/ Fixed

Roof Built-up o/, Wood framing

Foundation Concrete, Wood, Masonry

SETTING. *Describe the natural and/or built environment around the property.* On the west side of the structure there are original miner stairs which ascend to School St. Structure is built into hill side.

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

Historic District

Date Listed

☐ Determined eligible by Keeper of National Register (date

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

Property ☐ is ☐ is not eligible individually.

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

☐ More information is needed to evaluate.

If not considered eligible, state reason:

FORM COMPLETED BY

Name and Affiliation:

Gregory C. Hunt

Mailing Address:

D.A.P.A. Studio

P.O. Box 8 Cottonwood, AZ. 86326

Date: Nov., Dec. 2007

Phone #: 928-646-9205

