



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, JANUARY 28, 2025, 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 design review board will vote on approval of the minutes from the regular meeting of 09.24.24.

3. NEW BUSINESS

- A.** 300 Hull Avenue, Design Review Board will review and vote on approval of new signage.
- B.** 880 Hampshire Blvd. Design Review Board will review and vote on approval of new signage.
- C.** 419 Hull Ave. Design Review Board will review and vote on approval of new signage.
- D.** 711 Clark St. The design review board will review and vote on approval for a change of roofing material.
- E.** 804 Hampshire Blvd. The design review board will review a proposed change of roof and change of exterior color for the front door.
- F.** 645 Verde Ave. Applicant is requesting a demolition permit for portions of 645 Verde that require repair work or replacement.
- G.** 103 Dundee Ave. The design review board will review and vote on approval for a new accessory building at 103 Dundee.

4. MEETING UPDATES

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

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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, SEPTEMBER 24, 2024, AT 6:00 PM

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

6:00 P.M. (0:00) 1. CALL TO ORDER

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

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

6:00 (0:34) 2. APPROVAL OF MINUTES

A. Approval of minutes from the regular meeting of 08/27/2024

Vice Chair Carol Wittner wished to comment regarding the replacement fencing at 537 School Street. The minutes say they were going to replace existing fencing, but there was never any fencing along the wall between her own house and the other house. The only fence was installed by a couple of tenants, some garden edging to contain their dog. Ms. Wittner said the fencing was only so high and motioned with her hands about a foot, and it was only stuck into the ground. She stated that she wanted to clarify there was never a fence between the yards and the review was incorrect. Ms. Muenz replied that she could add a footnote with those comments to the minutes.

Board Member Mark Krmpotich added that he thought that was also true. He remembered the front facade but not the side fence, which was why he questioned it as seen in the minutes.

Mr. Blodgett suggested that they continue the discussion later in the meeting as the project was not on the current agenda to stay on topic.

Ms. Wittner said she would also like to apologize for missing some of the past meetings due to visiting her grandson in Amsterdam.

Mr. Christensen asked how to proceed, and Mr. Blodgett suggested approving the minutes with an added note as the error was not in the minutes, but rather in the information of the item.

Mr. Christensen moved to approve the minutes with the suggested amendment.

Ms. Wittner said that she would not vote as she was not present at the last meeting.

Motion to Approve Minutes from the Regular Meeting of 8-27-24 with suggested amendment

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

6:04 (4:27) 3. CONTINUED ITEMS/OLD BUSINESS

4. NEW BUSINESS

6:04 (4:33) A. Review of proposed new Signage for 111 Main Street, Haunted Pizano.

Mr. Blodgett gave a brief analysis of the suggested signage, saying the updated graphics would be placed on the existing sign boards. The graphics would be black and white, while the signboards would be bordered in red. There will be additional graphics on the glass on the front of the building, including on the front door which will have the address above. The total square footage will be within the maximum allowed. He said that he did not see an issue on the surface, but if the board had questions, the applicant was present to respond.

Mr. Christensen asked, will the windows be translucent?

The applicant, Mr. Eric Jurisin, replied that it was undecided. At the moment there were blackout blinds, because he did want it to be dark inside.

Mr. Krmopotich commented that it looked like there would be designs on the windows.

Mr. Jurisin replied that he may do decals or neon behind the glass, he was not sure yet. They were just starting to seriously consider reopening after putting it off for 4 years.

Mr. Blodgett commented that initial discussions did include graphics on the windows, but that would have put him over the maximum square footage for signage, so he removed it from the design. However, if the graphics are behind the windows, that puts them outside the purview of design review.

Ms. Kunde asked if the trim on the signs and doors that were currently yellow will be changed to red.

Mr. Jurisin yes, it will be changed to red. He then provided a brief history of the previous uses of the building, most recently as the restaurant, Grapes, which closed during the pandemic.

Mr. Christensen said that he had a question about the number of signs allowed. He said it was the same logo, but is there a limit?

Mr. Blodgett replied that there was a limit, which is why there were no decals with the logo on the window designs anymore. There was a logo that said "Haunted Pizano" with the street number on the door, but that was much smaller and did not significantly increase the size, and there were allowances in the ordinance for directional signage.

Mr. Christensen said it seemed more like a watermark on the windows.

Mr. Blodgett explained that what he saw was a leftover shadow of an image from the previous design, and was not included in the resubmitted signage. If the window decals were to exist, they would be on the inside of the windows, which was not part of the design review.

Mr. Jurisin commented that, in his opinion, in the past, windows were not included in square footage calculations. He said it was either never enforced or we changed the ordinance along the way. He added that the property has double frontage too, so that gives it a larger allowance for signage. He stated that is why there are more signs on the building and how it got approved 20+ years ago.

Mr. Krmopotich asked if they had access from Clark Street and Mr. Jurisin replied that we do, there is a path we walk all the time, but the public are not allowed to use it.

Mr. Blodgett said that, in this instance, we are looking at 28.8 total square feet, which is under the maximum of 32 SF. There is some ambiguity in the ordinance about some types of signage, like decals or paintings. Mr. Blodgett said he was not counting the address on the door because it was directional signage, but even if we did, the total would still be under.

Mr. Christensen said that even if it was included, it seemed more like a watermark than signage. He asked if Mr. Jurisin intended to still use the decal.

Mr. Jurisin replied that he did not know, but if he did, he would do it from inside the window.

Mr. Christensen asked if there were any other questions.

Ms. Wittner moved to approve the signage, and Ms. Kunde seconded the motion. The motion was approved unanimously.

Mr. Jurisin thanked the board, and members of the board expressed that they were looking forward to the restaurant reopening.

Motion to Approve Signage for 111 Main Street as presented

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

6:13 (12:54) B. DRB will review new signage for Vino Zona at 369 Main Street.

Mr. Blodgett explained that this was a sign that had up prior to approval, and we are now playing catch-up. It took some time, but he did finally receive written approval from the property's owner. It is a simple sign, with each letter being 6.5" by 6.5", for a total of 7' 1" vertically. Mr. Blodgett said he could not name the font, but it matched the font on the other signage. The color was color-matched to the existing tiles, a sort of dark gray. The total is 3.5' square feet of signage, including the other existing sign on the building, and was still under the maximum square footage of signage allowed on the building.

Ms. Wittner commented that she liked it.

Mr. Christensen moved to approve the signage, and Ms. Wittner seconded the motion.

The new signage was approved unanimously.

Motion to Approve Signage for 369 Main Street as presented

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

6:15 (15:00) C. Final draft review for the Design Review Guidelines. Design review board members will be given a copy of the final draft of the Design Review Guidelines to review and discuss.

Mr. Blodgett explained that he was still waiting for final approval to utilize Anne Basset's artwork. While he was waiting, he was made aware of a design guide written by Brice Wood. Mr. Blodgett said that he would like to get hold of this work to see if he could use it in part, as he hoped to add in what could be useful. At the same time, if he was told we can't use Anne's artwork, he would change the format and design and that would also adjust the timeline for completion. While he waits, he will work on the structure and format. He said he sent a draft to State Historic Preservation, and while he has not received comments back from SHPO yet, the meat of document is here. His hope is that, with this information accessible to the public, we can avoid issues in the future. We are in the final stretches of this and he would love comments and suggestions back at the next meeting and see if we think we are ready to send it to the council or take a step back. He repeated that he would attempt to get a copy of the work from Mr. Wood, and if he did, he would send a copy to the members of the board.

Mr. Krmpotich offered to assist in speaking to Ms. Yacht about the guide by Mr. Wood.

Mr. Blodgett replied that he would appreciate his assistance. If we can get a copy, we can review, compare, and contrast to what we have. Mr. Blodgett said we would like this document to "hold the hands" of people to allow them to bring more complete and thought-out projects before the board. He asked for any thoughts.

Mr. Krmpotich asked if it was still 99% of what was presented to the board previously.

Mr. Blodgett replied that it was, but with added history of Jerome from the Haven tour guideline, with their permission. Also, he added the Lighting Ordinance section after it was approved, which he attempted to boil down. Mr. Blodgett explained that he was trying to keep the guideline as concise and direct as possible, and bring in other sources of information.

Mr. Krmpotich asked if they were to read the guideline before the next meeting and Mr. Blodgett confirmed this.

6:21 (20:52) 5. FUTURE DRB AGENDA ITEMS

Mr. Blodgett stated there were currently 2 projects where people exceeded or failed to get approvals. The most recent was here on Clark Street, to do with the removal of both chimneys. He said he was not against that work; however, they did need demolition permits to prevent the danger of losing the historic home status. Also, the 537 School Street fence that was installed was not the fencing that was approved and was not installed the way it was discussed or approved. Mr. Blodgett said the historic wall had modifications. He said that he was in the process of dealing with both properties, and he did not wish to talk in detail about them because they were in active discussions, but he has requested input from SHPO on them because he and wanted their opinions, especially on the fence. He described some of the items he wished to discuss with SHPO, and said he is taking it very seriously and he will have updates once he has more information.

Ms. Kunde suggested looking at the listing photographs for details on what was there previously.

Mr. Blodgett replied that we have looked back, but he does not want to go into details until he has more information from the owners and the state.

Ms. Wittner commented that she could provide photos, and that they added a much larger fence, along with other details. She also wished to comment that the neighbors who took down the chimneys were not aware that they needed permits and were very apologetic.

Mr. Blodgett replied that he understood that, and in order to protect the town's CLG status, he will have a conversation with SHPO. He said that in both cases, we can take corrective action, and do as best we can to make it right.

Ms. Wittner offered to contact the property owner and Mr. Blodgett said that it was on the public record, so they could reach out, but he would prefer to be the official point of contact.

Ms. Wittner explained that they took it down because it was falling down, and they were fearful that someone would be hurt.

Mr. Blodgett said that our own building has the same problem, so he is incredibly sympathetic. It is all about protecting CLG status, and our meetings to review these things are our protections. He said he will always work with honest mistakes, they happen, and sometimes they do not know.

Ms. Wittner suggested it would be a good idea to speak with the homeowner and advise him about the building, as they are trying to do a lot of work there.

Mr. Blodgett replied that it was news to him, and he would try to reach out.

Mr. Christensen asked about scenarios when parties may or not be cooperative, and the enforcement.

Mr. Blodgett explained there could be fines or removals. The building could also lose historic status and any ability to obtain grants. He said that he hesitates to throw that threat out because it is in our best interest to maintain the historic status and work with the homeowners. Mr. Blodgett said he also hesitates to pass judgements as to intentions. He said that so far, he has not had to be the bad guy, but he has no problem doing that if he must be punitive. He said that is also in part why SHPO is there. Mr. Blodgett added that the punitive measures are the last resort, and he is hoping SHPO can provide some options.

Mr. Christensen said that the "teeth" if you will, could be well informed residents infringing on their own historic value, which will make it harder for them to get things done, so hopefully they will want to cooperate.

Mr. Blodgett agreed that most people want to maintain the historic value of their home.

Ms. Kunde asked if there could be contact when someone buys a home, or thoughts to being proactive.

Mr. Blodgett agreed that there is a process of education for new homeowners, but we would not know that someone is actively purchasing a home until they reach out.

Ms. Muenz explained that staff do actively monitor the market, and attempt to apprise anyone who contacts the town of the historic status of the town, the Zoning Ordinance, and other issues that may arise.

There was some more discussion regarding reaching out to new homeowners and real estate agents and educating the public on Jerome's unique issues.

6. ADJOURNMENT

Motion to Adjourn at 6:44 P.M.

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



TOWN OF JEROME

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

Zoning Administrator Analysis Design Review Board Tuesday, December 17, 2024

Item :

Location: 300 Hull Ave.
Applicant/Owner: Randy & Cathy Brazil / Ghost Town Handicrafts
Zone: C-1
APN: 401-06-074
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Recommend Approval

Background and Summary: The applicant is seeking approval to install a

Building Background: Yavapai County records this structure as having been built in 1917, and it is listed on the Jerome 2007 Historic Inventory as in “Good” condition. The property is considered a contributor to our National Historic Landmark Status. The pages from this survey are provided at the end of this analysis.

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

Signage Regulations: Section 509.G establishes the requirements for signage in the C-1 Commercial district. Subsection 2 states; *“The area of any single wall, projecting, free-standing or canopy sign shall not exceed sixteen (16) square feet.* Subsection 4 also states: *“The bottom part of any projecting sign shall be no lower than eight (8) feet above the ground directly below it.”*

Response: The new signage was designed with the Town of Jerome Zoning regulations in mind, and the packet provided by the applicant (provided over the following pages) show that the proposed sign, mounting location in addition to other regulations, such as set-back requirements, are all met with the proposed sign.

The proposed sign will be attached to an iron pole, 3" in diameter. It will stand roughly 8ft tall with a cross bar welded to the top where the sign will hang. The cross bar will measure 33".

The sign will hang appx 3" by heavy duty chain and affixed to the wooden sign by anchor/eyelet bolts.

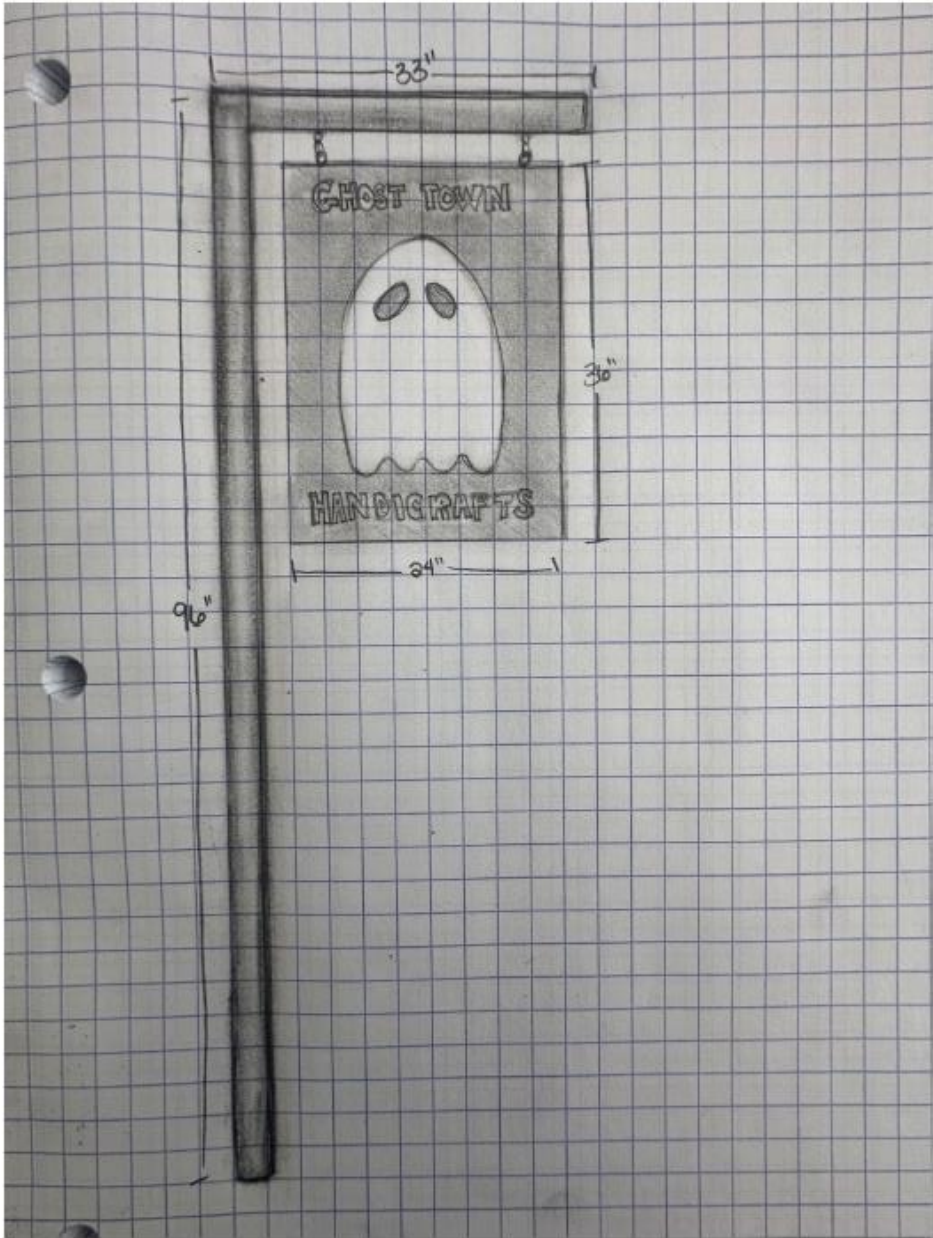
The sign will be made of wood- 24" wide, 36" tall, 1" depth.

The sign will be painted with our logo and name of the business and sealed for weather.

There is a hole currently in the ground that would fit perfectly if it's something we're able to use.(in picture) If not, we can contact utilities to help us find an appropriate place to dig a hole for the post.

The sign will leave enough room to access utilities and water access for the building while also hiding the ugly boxes from immediate view.

Please see attachments and let me know if there's anything else I need to provide.









Application & Related Information

JEROME
 ARIZONA

2007 Town of Jerome Arizona
HISTORIC PROPERTIES SUMMARY SURVEY

PROPERTY IDENTIFICATION

For properties identified through survey: Site No. 095 Survey Area G.W. Hulls Plat

Historic Name(s) **Dicus Garage**
(Enter the name(s), if any, that best reflects the property's historic importance.)
 Address **300 Hull Ave (S.R. 89A)**

City or Town Jerome vicinity County Yavapai Tax Parcel No. 401-06-074

Township 16 Range 2E Section 23 Quarters Acreage 0.15
 Block Lot(s) 1 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 1917 known estimated Source Co. Assessor

STRUCTURAL CONDITION

- Good *(well maintained; no serious problems apparent)*
- Fair *(some problems apparent)* Describe:
- Poor *(major problems; imminent threat)* Describe:
- Ruin/Uninhabitable

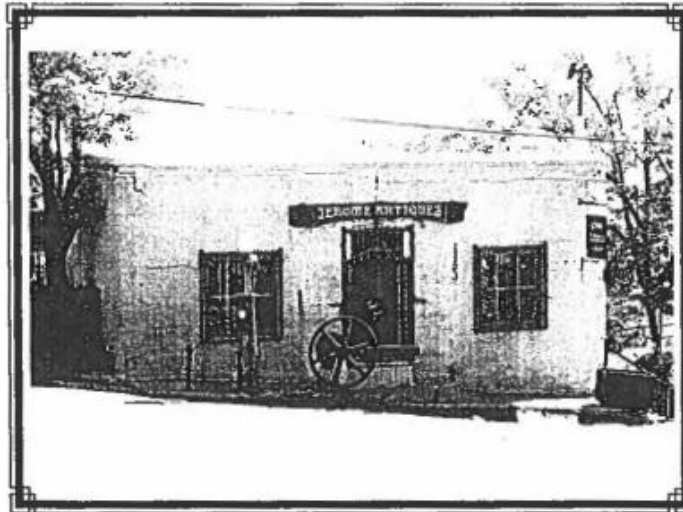
USES/FUNCTIONS


Describe how the property has been used over time, beginning with the original use.
 1917-Grocery, Hay & Seed
 1924- Auto Storage/gas
 Retail

Sources 83 Historic Survey, Co. Assessor

PHOTO INFORMATION

Date of photo 2007
 View Direction *(looking towards)*
 North East
 Negative No. 300 Hull Ave





2007 Town of Jerome Arizona

HISTORIC PROPERTIES SUMMARY SURVEY

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

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

C. ARCHITECTURE. Style no style

Stories Two Basement Roof form Flat

Describe other character-defining features of its massing, size, and scale This 4060 SF Structure is rectangular in form. Steps down hillside. Original Gas pump is still visible in front

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) Stucco
 Windows Wood, Steel Describe window structure Fixed, Casement and dbl hung
 Roof Built up Foundation Concrete, Stone and wood

SETTING. Describe the natural and/or built environment around the property.

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 Gregory C. Hunt
Name and Affiliation: DAPA Studio
Mailing Address: P.O. Box 8 Cottonwood, Arizona 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, December 17, 2024

Item :

Location: 880 Hampshire Blvd.
Applicant/Owner: Arizona Copper Art Museum / Flagg Properties of Jerome
Zone: I-1
APN: 401-11-001
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Recommend Approval

Background and Summary: The applicant is seeking approval to install a projecting sign on the front of the building at 880 Hampshire Blvd. The projecting signage is double sided to be visible by both lanes of traffic on the highway. The sign and mounting location are new.

Building Background: Yavapai County records this building as having been constructed in 1934 as a retail store with two apartment units. The 2007 Jerome Historic Inventory records the building as having been called "Fred's Garage". The survey lists the building as in "Good" condition and is contributing to the National Historic Landmark Status. The pages from this survey are provided at the end of this analysis.

Purpose and Considerations: The Design Review Board shall review a submitted application for Design Approval of Signs and shall have the power to approve, conditionally approve, or disapprove all such requests, basing 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 the I-1 Industrial zones. Subsection 2 states; *"The area of any single wall, projecting, free-standing or canopy sign shall not exceed sixteen (16) square feet.* Subsection 4 also states: *"The bottom part of any projecting sign shall be no lower than eight (8) feet above the ground directly below it."*

Response: The new signage was designed with the Town of Jerome Zoning regulations in mind, and the packet provided by the applicant (provided over the following pages) show that the proposed sign, mounting location in addition to other regulations, such as set-back requirements, are all met with the proposed sign.

Written Narrative

This application seeks approval for the installation of a wall-mounted sign at the Arizona Copper Art Museum Gift Store business located at 880D Hampshire Ave., Jerome, AZ 86331.

Sign Description:

- Wordage:
 - The sign will have two sides, one facing North and one facing South.
 - Facing the North side the sign will read "Arizona Copper Art Museum Gift Store Jerome's First Stop" as you are entering Jerome.
 - Facing the South side the sign will read "Arizona Copper Art Museum Gift Store Jerome's Last Stop" as you are leaving Jerome.
- Dimensions:
 - Actual Sign (each side): 3'2" tall x 5' wide x ¼" (15.83sqft);
 - Sign including support posts: 3'2" tall x 6'10" wide x 2" deep
- Support Structure:
 - 3 x 1.5" mild steel square tubing for holding sign to pillar
 - Two 15"x6" 10 gauge steel plate with 8 x 3/8" Tapcon screws (4 for each plate)
- Placement:
 - The bottom of the sign will be positioned 8' from the ground for clearance
 - Sign will be attached to the concrete pillar at the front of the business

Purpose:

The purpose of the sign is to identify and promote the business located at 880D Hampshire Ave. It will display the business' name "Arizona Copper Art Museum Gift Store".

Compliance:

The design and placement of the sign will comply with all applicable zoning regulations and ordinances set forth by the Town of Jerome. We have ensured the sign dimensions and placement meet the following (if applicable):

- Maximum sign size restrictions
- Setbacks from the road and property lines

Conclusion:

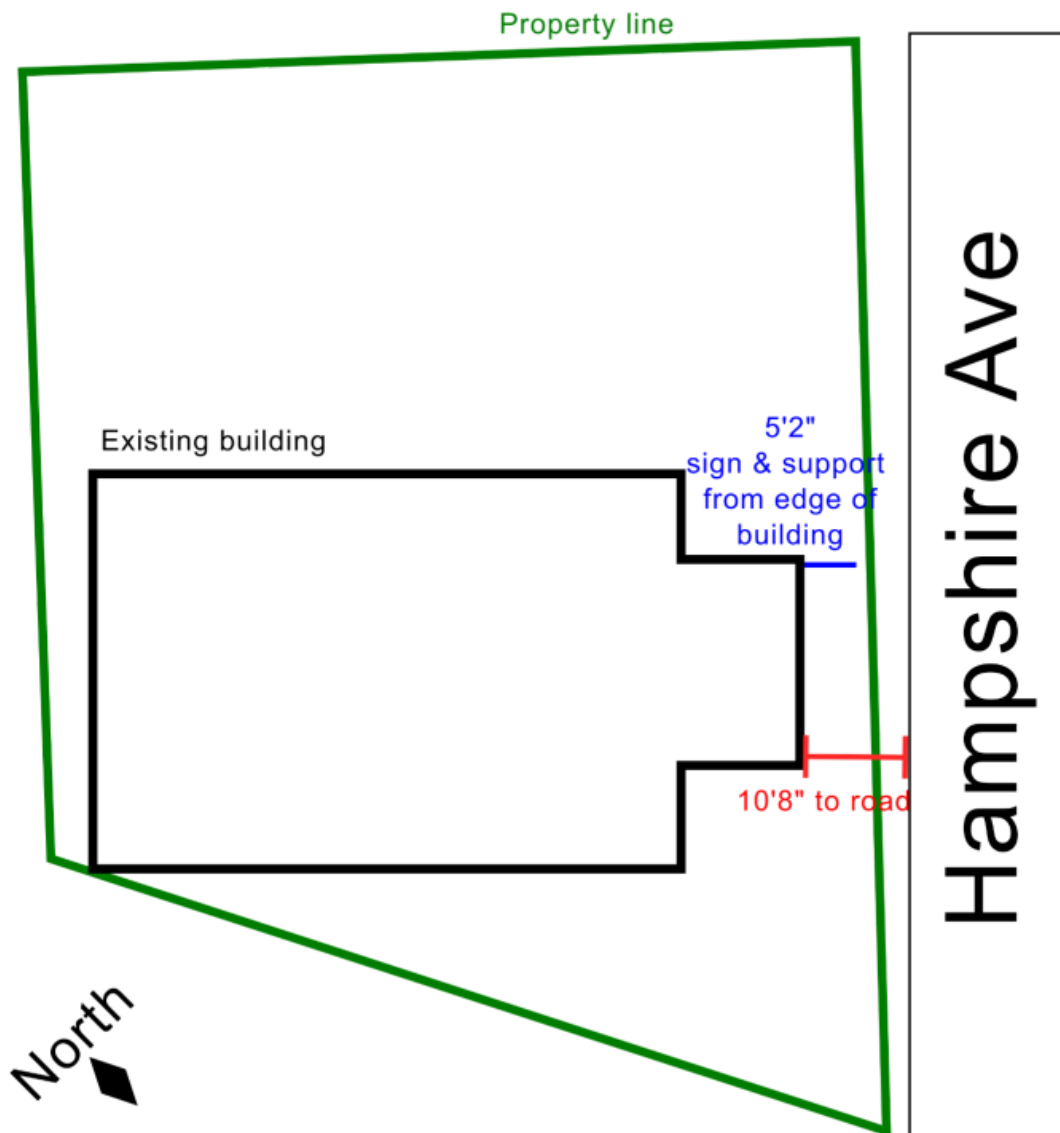
The proposed sign is a practical and aesthetically pleasing addition to the property. It will effectively identify the business while adhering to all town regulations. We kindly request approval for the installation of this sign.

Additional Information:

- There will be no lighting or light fixtures to illuminate the sign.
- There is currently not a sign, so nothing will need to be removed.



Site Plans
880 D Hampshire Ave



1":15'



Front Side (facing North, entering Jerome) 3'2" tall x 5' wide x 1/4" deep
(15.83sqft)



Back Side (facing South, leaving Jerome) 3'2" tall x 5' wide x 1/4" deep
(15.83sqft)

Pictures of Building Currently
Looking North





Looking South

Application & Related Information



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 \$25 to \$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: Arizona Copper Art Museum Inc/Monica Barrett	Owner: Flagg Properties of Jerome LLC
Applicant mailing address: PO Box 474, Clarkdale, AZ 86324	Property owner mailing address: PO Box Q, Jerome, AZ 86331
Applicant role/title: <i>Director</i>	
Applicant phone: 9282885988	Owner phone: 9283010418 or 9282747554
Applicant email: copperartmuseum@gmail.com	Owner email: <i>hannaflagg@yahoo.com</i>
Project address: 880D Hampshire Ave, Jerome, AZ 86331	Parcel number: <i>401-11-001</i>
Describe project: To add a sign for the business name displayed so that the public can easily see our location.	

- 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: *Monica Barrett* Date: *10/17/24*

Property Owner Signature: *Hanna Flagg* Date: *10/24/24*

JEROME

 ARIZONA

2007 Town of Jerome Arizona
HISTORIC PROPERTIES SUMMARY SURVEY

PROPERTY IDENTIFICATION

For properties identified through survey: Site No. 196 Survey Area Dundee Place

Historic Name(s) Fred's Garage
(Enter the name(s). If any, that best reflects the property's historic importance.)
 Address 880 S.R. 89A (Hampshire)

City or town Jerome vicinity County Yavapai Tax Parcel No. 401-11-001

Township 16 Range 2E Section 23 Quarters Acreage 0.26
 Block Lot(s) 1,2 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 1934, 1963, 1997 known estimated Source 81 Survey, Co. Assessor

STRUCTURAL CONDITION

- Good (well maintained; no serious problems apparent)
- Fair (some problems apparent) Describe:
- Poor (major problems; imminent threat) Describe:
- Ruin/Uninhabitable

USES/FUNCTIONS

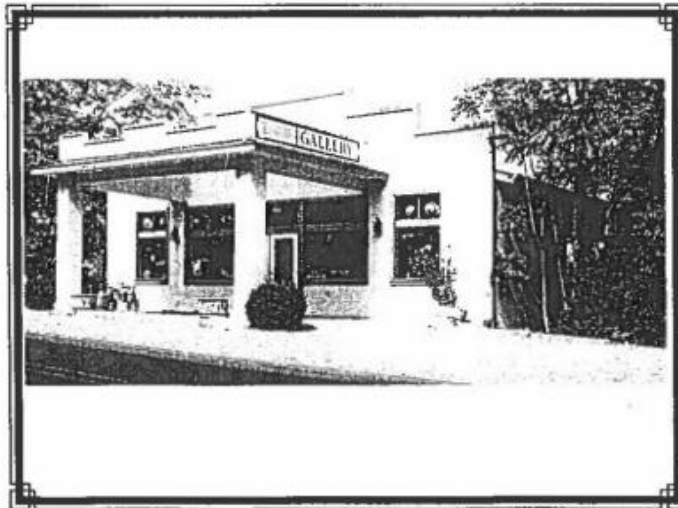
Describe how the property has been used over time, beginning with the original use.


Auto Garage and Station
 Residential / Retail

Sources 81 Survey, Co. Assessor

PHOTO INFORMATION

Date of photo 2007
 View Direction (looking towards)
 West
 Negative No. 880 S.R. 89A





2007 Town of Jerome Arizona

HISTORIC PROPERTIES SUMMARY SURVEY

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

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

C. ARCHITECTURE. Style no style

Stories 2 Basement Roof form Hip with boomtown front façade

Describe other character-defining features of its massing, size, and scale This is a 5880 S.F. Symmetrical Rectangle. The second floor is below first. The canopy has skylights.

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, Corrugated metal
 Windows Wood, Metal Describe window structure Dbl Hung, Sliders, Casements
 Roof Metal Foundation Masonry, Concrete, Wood

SETTING. Describe the natural and/or built environment around the property. Steep downward from street level to rear

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 Gregory C. Hunt
Name and Affiliation: DAPA Studio
Mailing Address: P.O. Box 8 Cottonwood, AZ. 86326

Date: Nov., Dec. 2007
Phone #: 928-646-9205



TOWN OF JEROME

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

Zoning Administrator Analysis Design Review Board Tuesday, January 28, 2024

Item :
Location: 419 Hull Avenue
Applicant/Owner: Gold Standard Apparel / Flagg Properties of Jerome
Zone: C-1
APN: 401-06-019
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Recommend Approval

Background and Summary: The applicant is seeking approval to install signage on the front façade of 419 Hull Avenue. The signage (vinyl graphic decal) is intended to be applied to the glass window (in x5 sections/panes) on the front of the shop, and their logo as a 24” (2ft) diameter circle on the window within the door at the entrance.

Building Background: The 2007 historic property inventory records this building as constructed in 1910 and as contributing to the Town of Jerome’s Historic Landmark Status. The record of this survey is provided at the end of this analysis.

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

Signage Regulations: Section 509.G establishes the requirements for signage in the C-1 Commercial district and the I-1 Industrial zones. Subsection 2 states; *“The area of any single wall, projecting, free-standing or canopy sign shall not exceed sixteen (16) square feet.* Subsection 4 also states: *“The bottom part of any projecting sign shall be no lower than eight (8) feet above the ground directly below it.”*

Response: The total surface area of the graphics is far less than the 32sq. ft. allowed by the ordinance. The graphics themselves are not a permanent modification and can be removed without difficulty, which makes this option low impact.

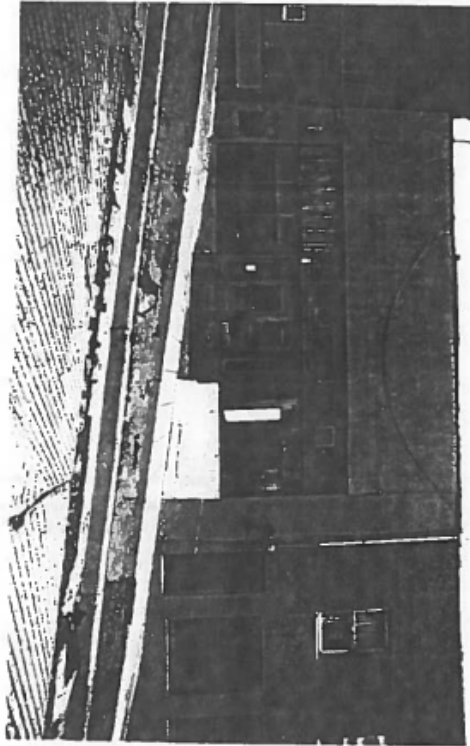




Application & Related Information

ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY Yavapai	INVENTORY NO. 67
COMMON PROPERTY NAME George Waddell Studio		QUAD/COUNTY MAP Sec 23 TWSP 16 Range 2E	
PROPERTY LOCATION-STREET & NO. Main St/ Hull Ave btwn.			
CITY, TOWN/VICINITY OF Jerome Az		ASSESSOR'S PARCEL NO. 401-06-018	
OWNER OF PROPERTY Paul Scott		PHONE	
STREET & NO./P.O. BOX Box 12			
CITY, TOWN Jerome		STATE Az	ZIP 86331
FORM PREPARED BY TOWN OF JEROME		DATE 8-81	
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 Main St			
HISTORIC USE			
PRESENT USE art studio/ residence		ACREAGE	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES 1910			



PHYSICAL DESCRIPTION

This building has two stories with an upper level entrance on Main St and a lower level entrance on Hull Ave. The depth varies from 23' to 35', with a frontage (Main St) of 35', thus forming a trapezoidal plan. Exterior walls are masonry on the east and south sides, and masonry and wood frame on the west wall, with stucco above grade. Both street elevations have parapet walls, hiding the wood scissor trusses which form 2 hipped roofs.

Both floors are wood tongue and groove on floor joists, Double wood doors with glass lites in upper half are located in the center of both elevations. The Main St elevation has a translucent glass transom with leaded comes. This also continues over one display window, the other display window has wood board and batt in this transom area.



TOWN OF JEROME

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

Zoning Administrator Analysis Design Review Board Tuesday, January 28, 2025

Item :
Location: 711 Clark Street
Applicant/Owner: Brenda Rollins
Zone: R1-5
APN: 401-08-019
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Approval

Project Summary: The applicant is seeking approval to replace the existing shingle roof with a galvanized metal roof.

Building Background: The 2007 Historic Property inventory does not list a build date for this building. Yavapai County records show it as constructed in 1940, which I believe may also be incorrect. Regardless of this lack of data, the building is a contributor to the Towns Historic Landmark Status, and the records for this property are included at the end of this review.

Purpose: Purpose and Considerations: 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, proposed demolition 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 historic character of the Town of Jerome. Design review is intended to promote and preserve Jerome’s economic and environmental well-being, which depends exclusively on it’s unique character, natural attractiveness, and overall architectural quality which contribute substantially to it’s viability as a recreational and tourist center and which contributed to its 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 a furtherance of the general welfare. The provisions of this section shall apply to all new construction, exterior alterations, demolitions and signs in the historic overlay district.

Property Standards: The Town of Jerome Zoning Ordinance in section 303.1.B.a says that “Additions and alterations to Residential, Commercial or Industrial structures...” will require review by the planning and zoning commission.

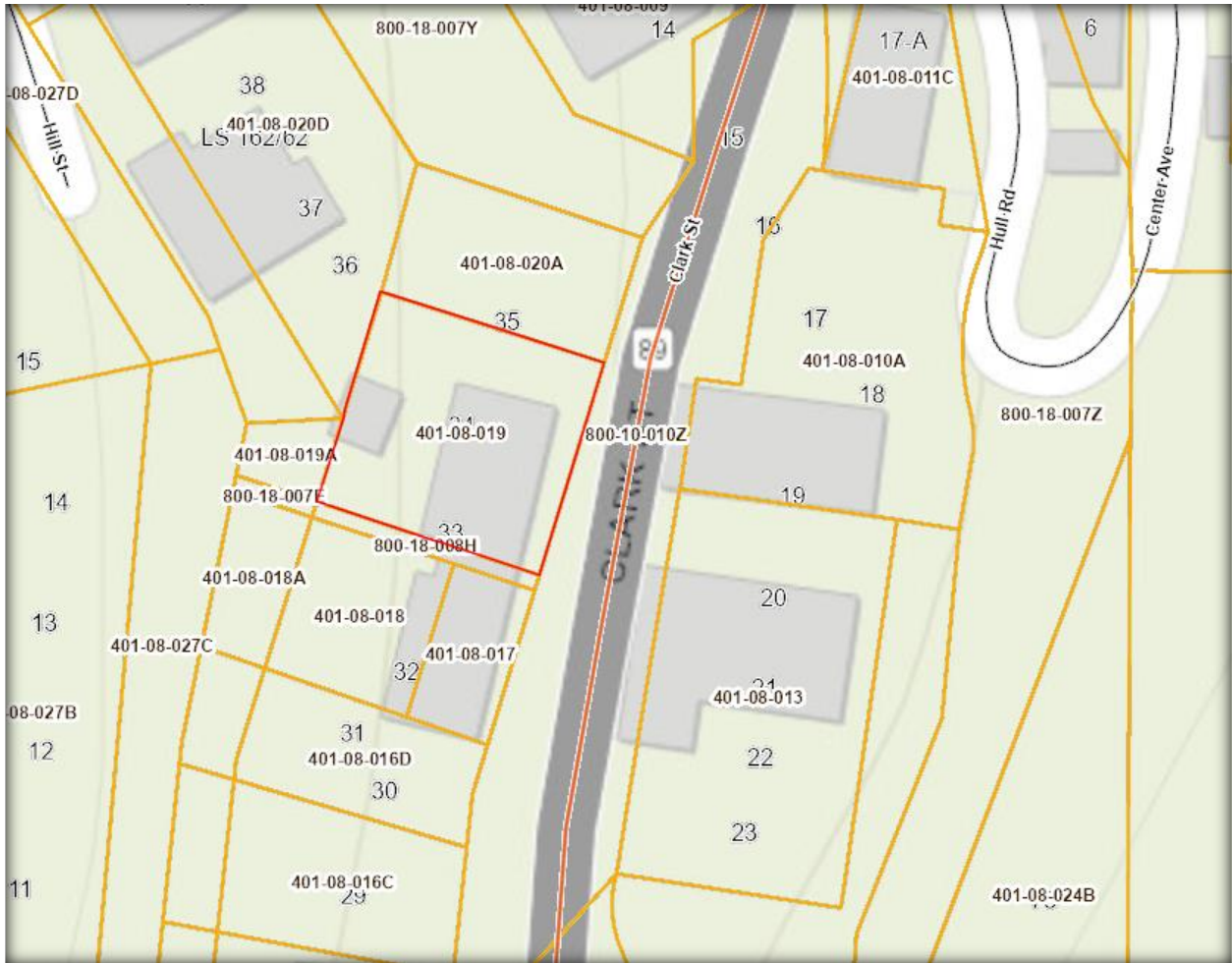
Section 304.H of the Jerome Zoning Ordinance lists review criteria for new construction. It states:

PROPORTION – The relationship of the width of building or structure to its height shall be visually compatible to buildings, structures and places to which it is visually related. **OPENINGS** – The relationship of the width of the windows and doors, to height of windows and doors in a building shall be visually compatible with buildings, structures, and places to which the building is visually related. **PATTERN** – The relationship of solids to voids in the facade of a building or structure shall be visually compatible with buildings, structures and places to which it is visually related. **SPACING** – The

*relationship of buildings or structure to the open space between it and adjoining buildings shall be visually compatible to the buildings, structures, and places to which it is visually related. **ENTRANCES, PORCHES, DECKS AND PROJECTIONS** – The height, projection, supports, and relationship to streets and sidewalks, of entrances, porches, decks, awnings, canopies, and balconies of a building shall be visually compatible to the buildings, structures, and places to which it is visually related **MATERIALS, TEXTURE AND COLOR** – The materials, texture and color of the facade of a building or structure, shall be visually compatible with the predominant materials, textures, and color used in the building and structures to which it is visually related. **ROOFS** – The roof shape of a building shall be visually compatible with the buildings to which it is visually related. **ARCHITECTURAL DETAILS** – Doors, windows, eaves, cornices, and other architectural details of a building or structure shall be visually compatible with buildings and structures to which it is visually related. **ACCESSORY BUILDINGS** - Garages, carports and sheds shall be visually compatible with buildings, structures and places to which they are visually related. **ACCESSORY FEATURES** – Fences, walkways, decks, stairways, lighting, antennae, and other manmade structures shall be visually compatible*

Response: A Change from a shingled roof to a metal roof is one that the Town of Jerome encourages in most cases. The added durability and fire resistance is something recognized and encouraged. There are many homes in Jerome with historic, and new roofs made from metal, and many using the same standing-seam style of materials.

The historic property records record this building as having a Timber-frame and shingle roof. This change of material type is acknowledged as not historic to this particular building, but it does have historical precedent elsewhere in town. Due to the increased protections offered with the consideration that as a Residential property health and safety is paramount, it is felt by myself as Historic Preservation Officer that this would be an acceptable change according the the SOI standards for historic properties.



Parcel map from Yavapai County GIS, with the property at 711 Clark Street outlined in red.



Left: Example of the style and color of the metal roofing materials intended to be installed.

Bottom: View of the House at 711 Clark street, from the hill above and looking down at the roof, roughly facing east.





Alternate view of the current roof at 711 Clark Street, from the hill above looking roughly East / Northeast.

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 \$25 to \$200 Other: _____ Other: _____

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

Applicant: Brenda Rollins	Owner: Brenda Rollins
Applicant mailing address: 2044 Hawthorne Ct Santa Rosa CA 95404	Property owner mailing address: same
Applicant role/title:	
Applicant phone: 7074840569	Owner phone: 7074840569
Applicant email: rollinsbrenda62@gmail.com	Owner email: same
Project address: 711 Clark St	Parcel number:
Describe project: Replace shingle roof with metal roof. Roof will be galvanized metal, not painted.	

- 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: Brenda Rollins Date: 10/26/2024
 Property Owner Signature: Brenda Rollins Date: 10/26/2024

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: _____

JEROME
 ARIZONA

2007 Town of Jerome Arizona
HISTORIC PROPERTIES SUMMARY SURVEY

PROPERTY IDENTIFICATION

For properties identified through survey: Site No. 031 Survey Area

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

Address 711 Clark Street

City or Town Jerome vicinity County Yavapai Tax Parcel No. 401-08-019

Township 16 Range 2E Section 23 Quarters

Block 2 Lot(s) 34 Plat (Addition)

UTM reference: Zone Easting Northing

USGS 7.5' quadrangle map:

0.19A also
same owner
Acreage
Year of plat (addition)

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:

Poor (major problems; imminent threat) Describe:

Ruin/Uninhabitable

Assessor
Shows Deck added
No evidence of
DOB or Building
Permits - 2011

USES/FUNCTIONS

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

Sources

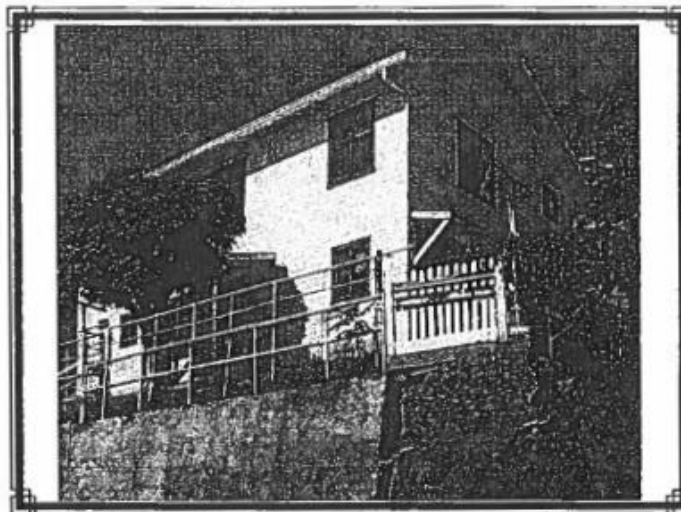
PHOTO INFORMATION

Date of photo 2007


View Direction (LOOKING TOWARDS)

South East

Negative No. 711 Clark Street



ASJ
2015



2007 Town of Jerome Arizona

HISTORIC PROPERTIES SUMMARY SURVEY

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

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

C. ARCHITECTURE. Style Vernacular no style

Stories 2 Basement Roof form Side Gable

Describe other character-defining features of its massing, size, and scale Dual One over One Dbl. Hung Windows. Side wing Small shed roof covered 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 Siding
Windows WOOD Describe window structure One over One Dbl. Hung. Two grouped together
Roof Comp Shingles over timber framing Foundation Masonry, Wood

SETTING. Describe the natural and/or built environment around the property. Set into steep hill side above SR 89A

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 Gregory C. Hunt
Name and Affiliation: D.A.P.A. Studio
Mailing Address: P.O. Box 8 Cottonwood, AZ. 86326

Date: 2007
Phone #: 928-646-9205



TOWN OF JEROME

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

Zoning Administrator Analysis Design Review Board Tuesday, January 28, 2025

Item :
Location: 804 Hampshire Blvd.
Applicant/Owner: Thomas Lopez
Zone: R1-5
APN: 401-07-127A / 401-07-128A
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Recommend discussion / Approval

Background and Summary: The applicant is seeking approval for changes to previously approved exterior details, including the front door, exterior lighting and roofing material.

Building Background: Parcel numbers 401-07-127A & 401-07-128A (804 Hampshire) is listed as having been constructed in 1916, and the 2007 Historic Property inventory lists this property as contributing to Jerome's Historic Landmark status. The documents for this property are provided at the end of this analysis.

Purpose and Considerations: 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, proposed demolition 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 historic character of the Town of Jerome. Design review is intended to promote and preserve Jerome's economic and environmental well-being, which depends exclusively on its unique character, natural attractiveness, and overall architectural quality which contribute substantially to its viability as a recreational and tourist center and which contributed to its 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 a furtherance of the general welfare. The provisions of this section shall apply to all new construction, exterior alterations, demolitions and signs in the historic overlay district.

Section 304.H of the Jerome Zoning Ordinance lists review criteria for new construction. It states:

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MATERIALS, TEXTURE AND COLOR – The materials, texture and color of the facade of a building or structure, shall be visually compatible with the predominant materials, textures, and color used in the building and structures to which it is visually related. **ROOFS** – The roof shape of a building shall be visually compatible with the buildings to which it is visually related. **ARCHITECTURAL DETAILS** – Doors, windows, eaves, cornices, and other architectural details of a building or structure shall be visually compatible with buildings and structures to which it is visually related. **ACCESSORY BUILDINGS** - Garages, carports and sheds shall be visually compatible with buildings, structures and places to which they are visually related. **ACCESSORY FEATURES** – Fences, walkways, decks, stairways, lighting, antennae, and other manmade structures shall be visually compatible

Response: None of the changes have any significant impacts regarding code-compliance. I recommend discussion of the proposed changes and recommend approval.

Design Review Board Request
 Property: 804 Hampshire Avenue
 APN: 401-07-128A / 401-07-127A
 Reference: DRB Resolution 2021-25
 Date: January 13, 2025

REQUEST FOR MODIFICATION TO PREVIOUSLY APPROVED DESIGN

This request pertains to DRB Resolution 2021-25, which previously approved various exterior modifications including trim and front door color changes, deleting existing windows and adding new windows; granite cobblestone pavers; natural rock walls; iron gate; corrugated siding; a two-story deck; CMU block foundation; and rebuilding three walls on the first story. We respectfully request the following modifications to the original approval:

1. Front Door Replacement

Originally approved: Existing door to be retained and painted blue

Requested change: New door installation with black paint finish

Reason: During foundation work and structural attachment, a 3-inch gap was discovered at the bottom of the original door, making restoration impractical.

2. Exterior Lighting

Request: Replace existing front door porch lights

Proposed: Period-appropriate fixtures complementing the historic character

Location: Original mounting positions flanking front door

3. Roofing Material

Request: Install 7/8" Zincolume® corrugated metal roofing

Material specification: Matches previously approved galvanized corrugated siding

Benefit: Maintains architectural consistency with approved corrugated siding material

These modifications maintain the historical integrity of the property while addressing structural necessities discovered during renovation. The proposed changes align with Jerome's architectural guidelines and the spirit of the original DRB approval.

The materials selected—particularly the Zincolume® corrugated metal—create a cohesive appearance between the previously approved corrugated siding and the proposed roofing. The black door and updated lighting fixtures will enhance the property's curb appeal while respecting its historic character.

We appreciate the Board's consideration of these modifications and are available to provide any additional information required for review.

Thomas Lopez
tom@aquavidapools.com
 602-334-3948

Design Review Board Request

804 Hampshire Avenue



1. Front Door Replacement

Originally approved: Existing door to be retained and painted blue

Requested change: New door installation with black paint finish

Reason: During foundation work and structural attachment, a 3-inch gap was discovered at the bottom of the original door, making restoration impractical.



2. Exterior Lighting

Request: Replace existing front door porch lights

Proposed: Period-appropriate fixtures complementing the historic character

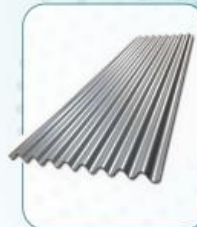
Location: Original mounting positions flanking front door



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Request: Install 7/8" Zinalume® corrugated metal roofing

Material specification: Matches previously approved galvanized corrugated siding



Benefit: Maintains architectural consistency with approved siding material

These modifications maintain the historical integrity of the property while addressing structural necessities discovered during renovation. The proposed changes align with Jerome's architectural guidelines and the spirit of the original DRB approval.

The materials selected—particularly the Zinalume® corrugated metal—create a cohesive appearance between the previously approved siding and the proposed roofing

The black door and updated lighting fixtures will enhance the property's curb appeal while respecting its historic character.

Application & Related Information



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

Town Use

General Land Use Application – Check all that apply

- Site Plan Review \$300, Demolition \$50/\$200, Time Extension \$25 to \$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.

Table with applicant and owner information: Thomas Lopez, 9419 N. 18th St. Phoenix, AZ 85020, 602-334-3948, tom@aquavidapools.com, 804 Hampshire Avenue. Project description: Requesting to install new front door in black color as original door is too short. Requesting to remove existing shingle roof and install corrugated 7/8" Zincolume metal roof. Requesting to replace existing porch lights with new lights.

- 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: 1-13-2025

Property Owner Signature: [Signature] Date: 1-13-2025

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: _____

JEROME ARIZONA

2007 Town of Jerome Arizona
HISTORIC PROPERTIES SUMMARY SURVEY

PROPERTY IDENTIFICATION

For properties identified through survey: Site No. 185 Survey Area

Historic Name(s) Trisco Residence
(Enter the name(s). If any, that best reflects the property's historic importance.)
Address 1003 Hampshire Ave. (804 S.R. 89A)

City of Town Jerome vicinity County Yavapai Tax Parcel No. 401-07-128A

Township 16 Range 2E Section 23 Quarters Acreage 0.24
Block 51 Lot(s) 1003 Plat (Addition) Year of plat (addition)
UTM reference: Zone Easting Northing
USGS 7.5' quadrangle map:

ARCHITECT not determined known Source
BUILDER United Verde Copper not determined known Source 81 survey
CONSTRUCTION DATE Circa 1916 known estimated Source 81 survey

STRUCTURAL CONDITION

- Good (well maintained; no serious problems apparent)
- Fair (some problems apparent) Describe: Some sections of roof shingles need replacing. There are broken and missing slats on the front shutters.
- Poor (major problems; imminent threat) Describe:
- Ruin/Uninhabitable

USES/FUNCTIONS

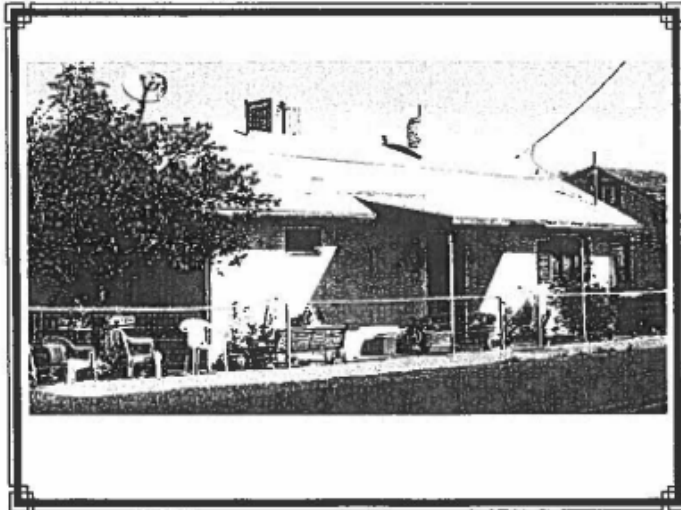
Describe how the property has been used over time, beginning with the original use.


Residential Dwelling.

Sources 81 Historic Survey, Co. Assessor

PHOTO INFORMATION

Date of photo 2007
View Direction (looking towards)
North
Negative No. 804 S.R.89A





2007 Town of Jerome Arizona

HISTORIC PROPERTIES SUMMARY SURVEY

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

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

C. ARCHITECTURE. Style no style

Stories 2 Basement Roof form End Gable. Front hip has extension over entry porch

Describe other character-defining features of its massing, size, and scale This structure is a 1360 SF rectangle with its lower floor located in the rear. Front porch roof is supported by two slender round metal 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. Wood sash windows with wood trim have been replaced with alum sliders

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

Walls (structure) Wood Walls (sheathing) Stucco

Windows Alum Describe window structure End slide with center fixed, single slide

Roof Composition Shingles Foundation Masonry, Concrete and Wood

SETTING. Describe the natural and/or built environment around the property.

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 Gregory C. Hunt

Name and Affiliation: DAPA Studio

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

Date: Nov. / Dec. 2007

Phone #: 928-646-9205



TOWN OF JEROME

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

Zoning Administrator Analysis Design Review Board Tuesday, January 28, 2025

Item :
Location: 645 Verde Avenue
Applicant/Owner: Tyler Christensen
Zone: R1-5
APN: 401-07-145
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Recommend discussion / Approval

Background and Summary: The applicant is seeking approval for partial demolition of failing portions of the property at 645 Verde. This demolition is intended to identify problems, remove bad material and make space to restore and rebuild these portions as required. This requested demolition is limited in scope, and does not encompass the entire structure. The demolition is focused around areas requiring structural repair, which will undergo a separate review.

Building Background: 645 Verde is listed as having been constructed in 1904. The 2007 Historic property inventory lists this property as a contributor to Jerome's Historic Landmark Status.

Purpose and Considerations: 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, proposed demolition 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 historic character of the Town of Jerome. Design review is intended to promote and preserve Jerome's economic and environmental well-being, which depends exclusively on its unique character, natural attractiveness, and overall architectural quality which contribute substantially to its viability as a recreational and tourist center and which contributed to its 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 a furtherance of the general welfare. The provisions of this section shall apply to all new construction, exterior alterations, demolitions and signs in the historic overlay district.

Section 304.H of the Jerome Zoning Ordinance lists review criteria for new construction. It states:

PROPORTION – The relationship of the width of building or structure to its height shall be visually compatible to buildings, structures and places to which it is visually related. **OPENINGS** – The relationship of the width of the windows and doors, to height of windows and doors in a building shall be visually compatible with buildings, structures, and places to which the building is visually related.


PATTERN – The relationship of solids to voids in the facade of a building or structure shall be visually compatible with buildings, structures and places to which it is visually related. **SPACING** – The relationship of buildings or structure to the open space between it and adjoining buildings shall be visually compatible to the buildings, structures, and places to which it is visually related. **ENTRANCES, PORCHES, DECKS AND PROJECTIONS** – The height, projection, supports, and relationship to streets and sidewalks, of entrances, porches, decks, awnings, canopies, and balconies of a building

shall be visually compatible to the buildings, structures, and places to which it is visually related

MATERIALS, TEXTURE AND COLOR – The materials, texture and color of the facade of a building or structure, shall be visually compatible with the predominant materials, textures, and color used in the building and structures to which it is visually related. **ROOFS** – The roof shape of a building shall be visually compatible with the buildings to which it is visually related. **ARCHITECTURAL DETAILS** – Doors, windows, eaves, cornices, and other architectural details of a building or structure shall be visually compatible with buildings and structures to which it is visually related. **ACCESSORY BUILDINGS** - Garages, carports and sheds shall be visually compatible with buildings, structures and places to which they are visually related. **ACCESSORY FEATURES** – Fences, walkways, decks, stairways, lighting, antennae, and other manmade structures shall be visually compatible

Response: Recommend approval.

Application & Related Information

JEROME

 ARIZONA

2007 Town of Jerome Arizona
HISTORIC PROPERTIES SUMMARY SURVEY

PROPERTY IDENTIFICATION

For properties identified through survey: Site No. **104** Survey Area

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

Address **645 Verde Ave.**

City or Town Jerome vicinity County Yavapai Tax Parcel No. **401-07-145**

Township 16 Range 2E Section 23 Quarters Acreage 0.4

Block B Lot(s) 4 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 1904, 1932 known estimated Source Co. Assessor, 81 Survey

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.

Duplex
Residential


Sources Y.C. Assessor
81 Survey

PHOTO INFORMATION

Date of photo 2007
View Direction *(looking towards)*

North
Negative No. 645 Verde Ave.





2007 Town of Jerome Arizona

HISTORIC PROPERTIES SUMMARY SURVEY

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

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

C. ARCHITECTURE. Style Folk Victorian no style

Stories Two Basement Roof form Front Hip with extension o/ porch end cross Gable.

Describe other character-defining features of its massing, size, and scale This is a 2,674 s.f. irregular shaped structure with Shingles at attic gable ends, extended over hangs and Horizontal clad siding. Concrete steps and covered deck with turned columns. Square post support extended 2nd level past 1st floor.

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) Masonry, Wood Walls (sheathing)
Windows Wood, Alum, Vinyl Clad Describe window structure Dbl Hung. Sliders
Roof Asphalt Shingles Foundation Masonry, Concrete, Wood

SETTING. Describe the natural and/or built environment around the property. West side of structure is built into 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 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 Gregory C. Hunt
Name and Affiliation: DAPA Studio
Mailing Address: P.O. Box 8 Cottonwood, AZ. 86326

Date: Nov./ Dec. 2007
Phone #: 928-646-9205



TOWN OF JEROME

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

Zoning Administrator Analysis Design Review Board Tuesday, January 28, 2025

Item :
Location: 103 Dundee Avenue
Applicant/Owner: Matt Lavoire / Merkin Harry Trust
Zone: R1-5 / AR
APN: 401-11-015M
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Recommend discussion / Approval

Background and Summary: The applicant is seeking approval to construct a new Barrel storage shed over an existing, semi-subterranean structure. The property at 103 Dundee is a total of 2.13 acres dual-zoned R1-5 and AR. The property has a primary structure that is recorded as 5992sq. ft.in size. The property also contains portions currently in agricultural use (Viticulture) and associated processes to support wine-making. The property does not currently have space to store barrels on site which requires transportation of these up and down Highway 89A as they are needed or put in storage. This proposed structure is to provide storage for wine barrels on site.

Building Background: Parcel number 401-11-015M is recorded as having the primary structure built in 1992 with the adjacent utility/accessory structure built in 2005. As such the properties are not listed within the National Register and are non-contributors to the Town’s historic landmark status. This area of Jerome is commonly referred to as “the Experimental zone”.

Purpose and Considerations: 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, proposed demolition 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 historic character of the Town of Jerome. Design review is intended to promote and preserve Jerome’s economic and environmental well-being, which depends exclusively on it’s unique character, natural attractiveness, and overall architectural quality which contribute substantially to it’s viability as a recreational and tourist center and which contributed to its 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 a furtherance of the general welfare. The provisions of this section shall apply to all new construction, exterior alterations, demolitions and signs in the historic overlay district.

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Response: Despite being considered an Accessory building, additional attention to design was paid by both the Town and the applicant. The proposed building was designed with these items in mind. A small portion of the proposed building will be visible from Dundee ave. to the west, and the portions visible are intended to match existing structures on site by continuing the use of corrugated metal, aged to match the fence-line adjacent as well as matching other architectural details common on site. A rendering of the proposed building, as would be visible from the street is provided.

103 Dundee Barrel Storage Accessory Structure

The proposed accessory structure for 103 Dundee would be build primarily for the purpose of empty barrel/container storage.

Over the course of the year, containers are filled and emptied with wine, either for aging purposes, or simply for transport down to Cottonwood for bottling.

Currently, empty barrels and containers are store off-site, due to lack of space at 103 Dundee. This means that several times a year, we are transporting barrels and containers up and down Highway 89. Having this accessory building will reduce barrel transport time and labor, as well as reduce traffic on Dundee.

The space will be temperature controlled and humidified, due to the delicate nature of oak barrels. Once they dry and shrink, they are very difficult to restore to usefulness.

Thank you,

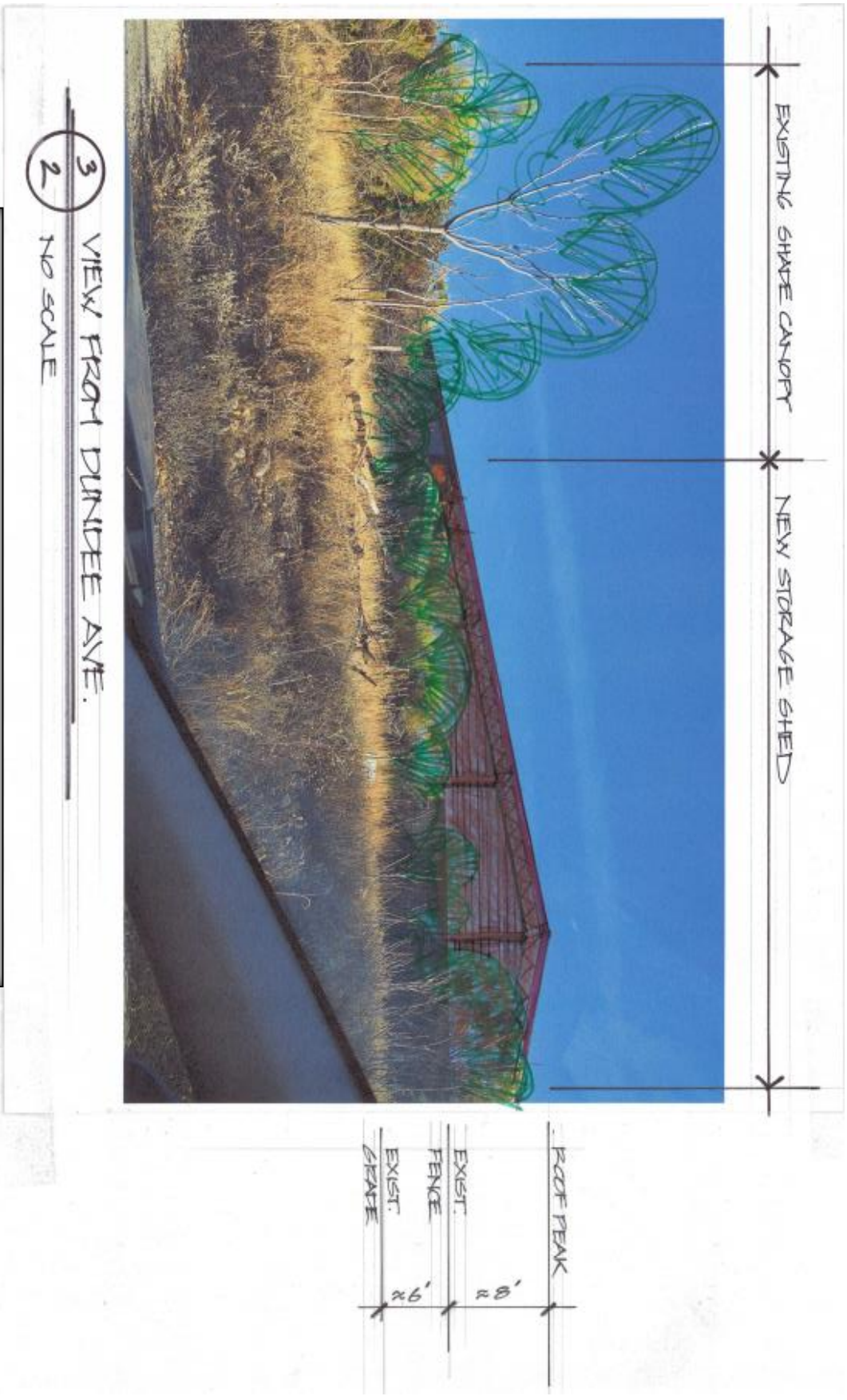
Matt LaVoire, Project Manager
Caduceus Cellars



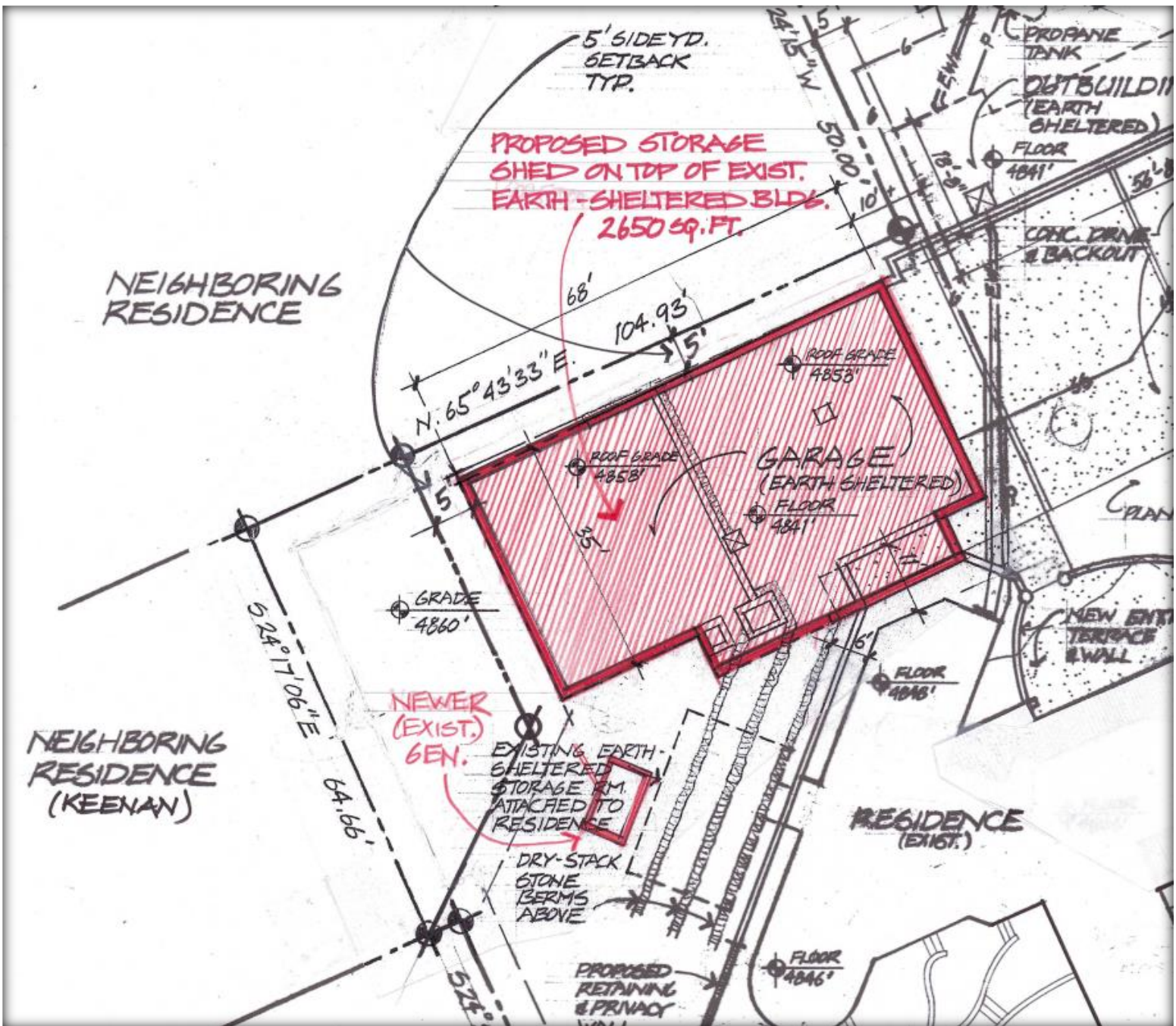
Aerial photograph with the proposed building footprint highlighted in orange.



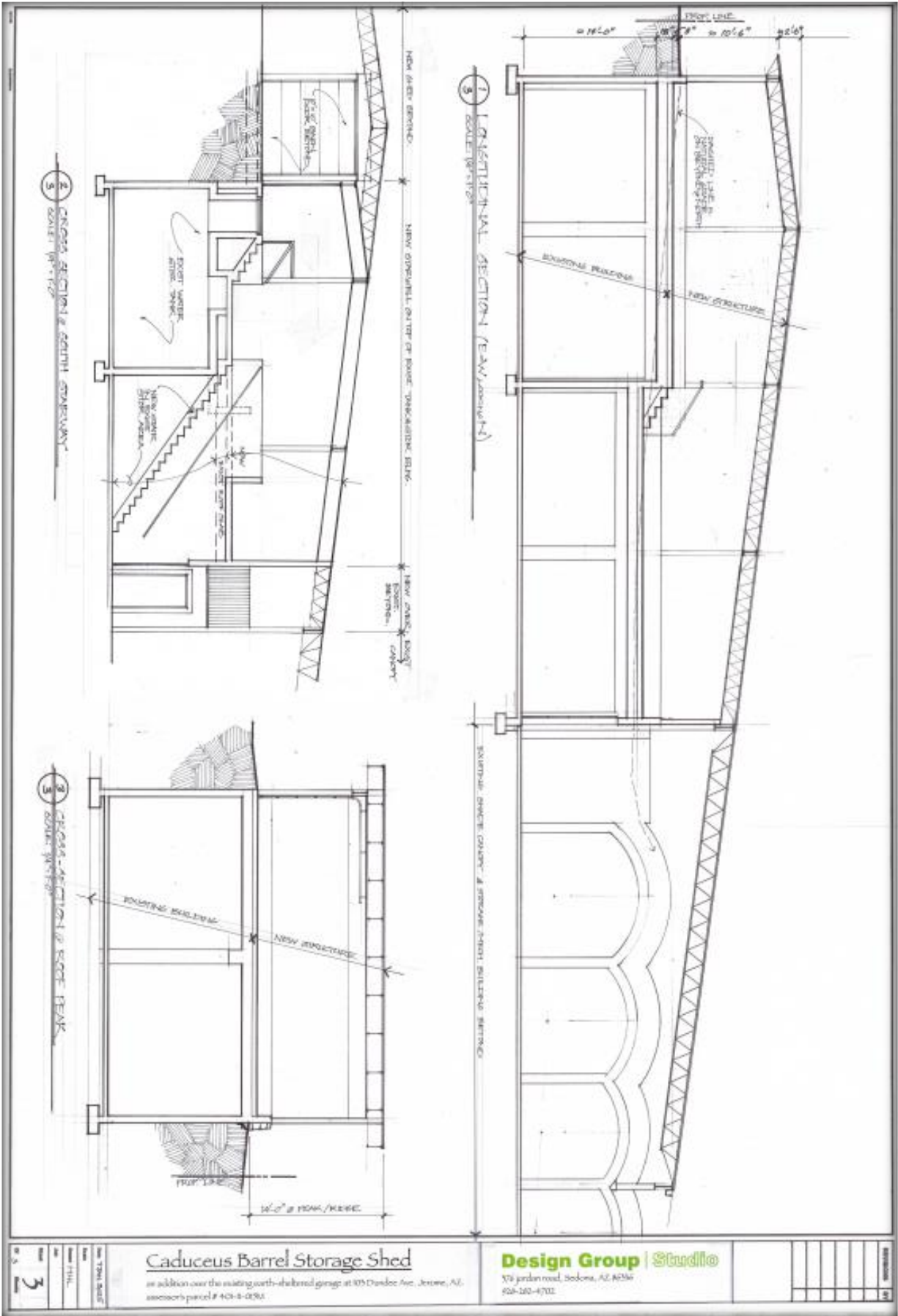
Parcel map from Yavapai County GIS, with the property at 103 Dundee (APN- 401-11-015M) in the center.



Street-view photograph with a rough overlay that highlights the portion of the structure that would be visible from Dundee Ave. Note the slope of the roofline is designed to match the natural grade of the topography.



Detail view of the previous site plan with the new proposed building highlighted in red.



Elevations for the new proposed building at 103 Dundee.

Application & Related Information



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 ^{\$50}
- Conditional Use Permit (CUP) \$500
- Demolition \$50/\$200
- Signage/Awning \$50
- Paint/Roofing \$25
- Time Extension \$200
- Other: _____
- Other: _____

\$300 + 50 = \$350.00

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

Applicant: <i>Matt LaVoire</i>	Owner: <i>Maynard Keenan</i>
Applicant mailing address: <i>1853 Rockly Rd Prescott, AZ 86305</i>	Property owner mailing address: <i>PO Box 905 Jerome, AZ, 86331</i>
Applicant role/title: <i>Project Manager</i>	
Applicant phone: <i>928-830-4161</i>	Owner phone: <i>928-649-9293</i>
Applicant email: <i>m.lavoire@gmail.com</i>	Owner email: <i>m.lavoire@gmail.com</i>
Project address: <i>103 Dundee</i>	Parcel number: <i>401-11-015M</i>
Describe project: <i>Accessory structure</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: *Matt LaVoire* Date: *1/9/25*

Property Owner Signature: *Matt LaVoire, Designated Agent* Date: *1/9/25*