



TOWN OF JEROME

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

AGENDA

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

600 CLARK STREET

600 CLARK STREET, JEROME, ARIZONA

TUESDAY, MAY 27, 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. Minutes of the Regular meeting of March 25th, 2025.

3. NEW BUSINESS

- A. The Jerome High School Art complex is proposing changes to improve access to unit B-108.
- B. Lana Buckner at 300 Hull Avenue is requesting approval for new signage for Firebrick Studio.
- C. The 2nd tasting room for Cabal Cellars at 412 Main, is requesting to change the trim paint at this location.

4. FUTURE DRB AGENDA ITEMS

- A. The Zoning Administrator will update the Design Review Board with current and planned projects, and the latest Historic Preservation information.

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

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



TOWN OF JEROME

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MINUTES REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF JEROME 600 CLARK STREET 600 CLARK STREET, JEROME, ARIZONA TUESDAY, MARCH 25, 2025, AT 6:00 PM

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

6:04 (0:22) 1. CALL TO ORDER

Present were Chair Tyler Christensen and board members Mark Krmpotich and Scott Staab. Staff present included Zoning Administrator Will Blodgett, who also stated after roll call that board member Devon Kunde was absent, however there was still a quorum to continue the meeting.

6:04 (0:38) 2. PETITIONS FROM THE PUBLIC

There were none

6:04 (0:43) 3. APPROVAL OF MINUTES

A. Review of the minutes from the regular meeting of 02-25-2025

Chair Christensen introduced the minutes asking if there were any comments, questions or concerns.

There were none.

Mr. Krmpotich recommended approving the minutes.

Mr. Staab seconded.

Mr. Christensen revised the recommendation to a motion. He then called the question, and the minutes of the February 25, 2025, meeting were approved.

Motion to approve meeting minutes for the February 25, 2025 regular meeting.

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

6:05 (1:30) 4. PROCLAMATIONS

Mr. Blodgett said this is a template item for the Council meeting agenda and he meant to remove it. There were no proclamations.

6:05 (1:40) 5. CONTINUED ITEMS/OLD BUSINESS

Mr. Blodgett said this item should have been removed as well, there is no old business to address.

6:05 (1:43) 6. NEW BUSINESS

A. The Design Review Board will hold elections for Chair and Vice Chair.

Mr. Christensen introduced the item.

Mr. Blodgett said they can choose to address this item now or table it to the next meeting so there are at least 4 board members present.

Board members discussed their options to table the item.

Mr. Christensen said he'd be more comfortable with as many people present as possible. He made the motion to table this item to the April meeting.

Mr. Krmpotich seconded the motion.

Mr. Christensen called the question and item A was tabled to next month.

Motion to table the vote for chair and vice chair to next month.

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

6:06 (2:56) B. Review and discussion, with possibility to vote for recommendation to the Town Council.

Mr. Christensen introduced item B and asked Mr. Blodgett for further introduction.

Mr. Blodgett introduced the Design Review Guidelines for review and consideration. He said the general content has not changed significantly. He shared it now has a historic context background that he likes more than the placeholder from the original document. He said the art is in the final stages of approvals from Anne Bassett's estate, adding the document will remain in draft form until he has the finalization on those approvals. He said the start of the document we realized there are some issues with zoning that we are working to update and fix, so this is intended to be a living document and will be updated as we get updated ordinance and new historic preservation ordinance. He continued, the core is basic information to guide people, some of the information is repeat from zoning, some from Town Code and Building Code and is intended to direct people to the full breadth of information regarding what they may be trying to accomplish. The biggest thing, most importantly, are the SOI (Secretary of the Interior) treatments, typically in Jerome we talk about two, preservation and restoration, but there are four treatments which are preservation, restoration, rehabilitation, and reconstruction and he wanted to be sure we have all the information on the four treatments and how to apply them here in Jerome. He said now that we are custodians of a town much older than the zoning ordinance from 1977 as the town continues to age the other treatments will be important. It will be important to have as many tools as possible to address the unique situations we have because the one size fits all tool we have doesn't work.

Mr. Krmpotich agreed, adding you need to give people definitive direction.

Mr. Blodgett said instead of being constrictive we need to be creative in the use of our tools to help people. He thinks over the next couple of decades we will see more reconstruction on buildings with deferred maintenance, or partial restorations or reconstructions of homes. He said reconstruction is a viable option to maintain our Historic Landmark status; it has more hoops to jump through than any of the other treatments, and you do have to have more documentary evidence, but there are some buildings that will need reconstruction. He said it will continue to get more complex down the road, and he is trying to prepare us by having tools and policy in place. He said the section on design elements he's not happy with, but he needed an architectural historian, adding he now has one he's working with for Verde Ave. He said we will likely always have nonconforming situations in Town, it's not a bad thing but he's trying to prevent 75% of the Town from having to be in a nonconforming situation. He said he's trying to fix zoning so structures can legally exist, but until that is all fixed nonconforming situation rules need to remain. He hopes over the next few years we can help get a lot of the buildings out of nonconforming situations in a beneficial way. He said the quick reference section will change or have additional items added or removed. He said generally speaking that is the framework for this document. He continued to elaborate on other sections of the document, pointing out that he did include the new lighting ordinance and recommendations because that is new to Jerome. He asked for thoughts or suggestions on areas to expand on or items that might not be necessary. The goal is to give him direction to tweak or add things or vote to recommend adoption to the Council. He said if they vote to recommend adoption, they can also make some recommendations of what they'd like the board to say along with the document to the Council.

Mr. Krmpotich said he spent a good part of the day reviewing the document, and didn't see anything that needed to be cleared up or updated. He said he saw some formatting issues that weren't present in the prior revision, specifically to the roofing section and the signs section that were cut off, and one cosmetic item was the picture of the Whitten Printer was missing on page 40.

Mr. Blodgett said that picture was removed due to the estate of Anne Bassette. One of the requests of the estate was to identify the names of the artwork so the information could be sourced, and for that particular photo he can't find the name for it.

There was some discussion of the art being used as well as the use of other art from other artists.

Mr. Krmpotich said his last item is on page 56 in this Quick Reference Section, it lists Eric Vondy and his phone number. He inquired if there was a way to make it generic, so the document is livable once he's moved on or passed on.

Mr. Blodgett said the CLG office is a sub-office of SHPO and he pulled the information directly from their website. He said

he can do a generic update.

Mr. Krmpotich said content wise he saw no major issues, just those little items.

Mr. Christensen thanked Mr. Krmpotich, adding he had no other suggestions. He said the only thing he could think of is that this document doesn't have to be set in stone and is amendable.

Mr. Krmpotich said with those updates he would make a recommendation to approve and pass it along to Council for their first read.

Mr. Christensen inquired if that was his motion.

Mr. Krmpotich confirmed yes that is a motion, with recommended changes.

Mr. Staab seconded the motion.

Mr. Christensen thanked Mr. Blodgett for his work putting the document together. There was some continued discussion regarding the length of time and work put into the document.

Mr. Blodgett acknowledged it had taken a while and that he wanted it to be done a year ago.

Mr. Christensen called the question, and the motion to recommend approval of the Design Review Guidelines to Town Council was approved.

Motion to recommend approval of the Design Review Guidelines to Town Council.

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

6:27 (23:46) 7. MEETING UPDATES

Mr. Blodgett said right now he has no what the next meeting will look like. He said we are busy but don't have an abundance of applications that need to be reviewed. So it could be work sessions and problem solving some bigger issues.

6:28 (24:33) 8. FUTURE DRB AGENDA ITEMS

This item was also covered in the meeting updates.

6:28 (24:41) 9. ADJOURNMENT

Mr. Christensen introduced item 9. He called the question to adjourn the meeting.

The meeting adjourned by unanimous vote at 6:28p.m.

Motion to adjourn at

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

Approved: _____ Date: _____

Tyler Christensen, Design Review Board Chair

Attest: _____ Date: _____

Kristen Muenz, Deputy Town Clerk



TOWN OF JEROME

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

Zoning Administrator Analysis Design Review Board Tuesday, May 27, 2025

Item :

Location: 879 Hampshire Blvd
Applicant/Owner: Verde Exploration Ltd
Zone: I-1
APN: 401-11-021A
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Recommend discussion / approval

Background and Summary: The applicant is seeking approval to add a pedestrian door, and move an existing garage door 5 feet to the right (as one looks on) to improve access to the art studio there. Details of the project in the applicants words are provided on the following pages.

Building Background: The 2007 Historic Property Inventory records this structure as having been built in 1924 and as in Fair condition. The Complex is a contributor to the national register of historic places and the Town of Jerome's Landmark status. The Historic survey entry from 2007 is included in this document.

Purpose and Considerations: Section 304.H.2 states that; *"The Design Review Board and Zoning Administrator shall review a submitted application for Design approval of alterations, additions, or renovations to existing buildings or structures, and shall have the power to approve, or disapprove all such requests, basing their decision on the following criteria..."*

Regulations: Section 304.H.2.a "Architectural features and details" states that; *"Original porches decks, balconies, canopies, doors, windows, walls, fences, stairways, eaves, cornices, and other architectural features and details shall be preserved and retained where feasible. Necessary replacement of those features should be as near as possible to the original in design and material."*

Response: The proposed part of the structure under review is a Garage-addition to Building B. Initially designed with two roll-up garage doors as the primary access, the applicant wishes to add a single, standard pedestrian entrance between the two existing roll-up doors, and move one of the roll-up doors to the east in order to accommodate. The way this addition was constructed does not make this wall, or this opening structurally integral, and thus only Design Review is being required.

Project Location 879 Hampshire Avenue Building B. Studio B-108

Project Description: Garage Door reconfiguration with new walk in entry

- The front exterior wall of studio B-108 will be re-configured to move the existing roll up double garage door approximately 5 feet to the right as shown on the “Proposed Configuration” exhibit.
- The existing exterior tin siding will be salvaged and reused along with matching vintage tin as needed to replace areas previously patched with tan fiberglass. The tin to be used was salvaged from other old Jerome structures and is in storage at the mine yard property on Douglas Road.
- A 36-inch steel slab entry door will be added to the left of the roll up garage door. The door will be either industrial gray as shown or painted red to match existing trim at the high school. There is no plan to change the color of the roll up garage door(s).

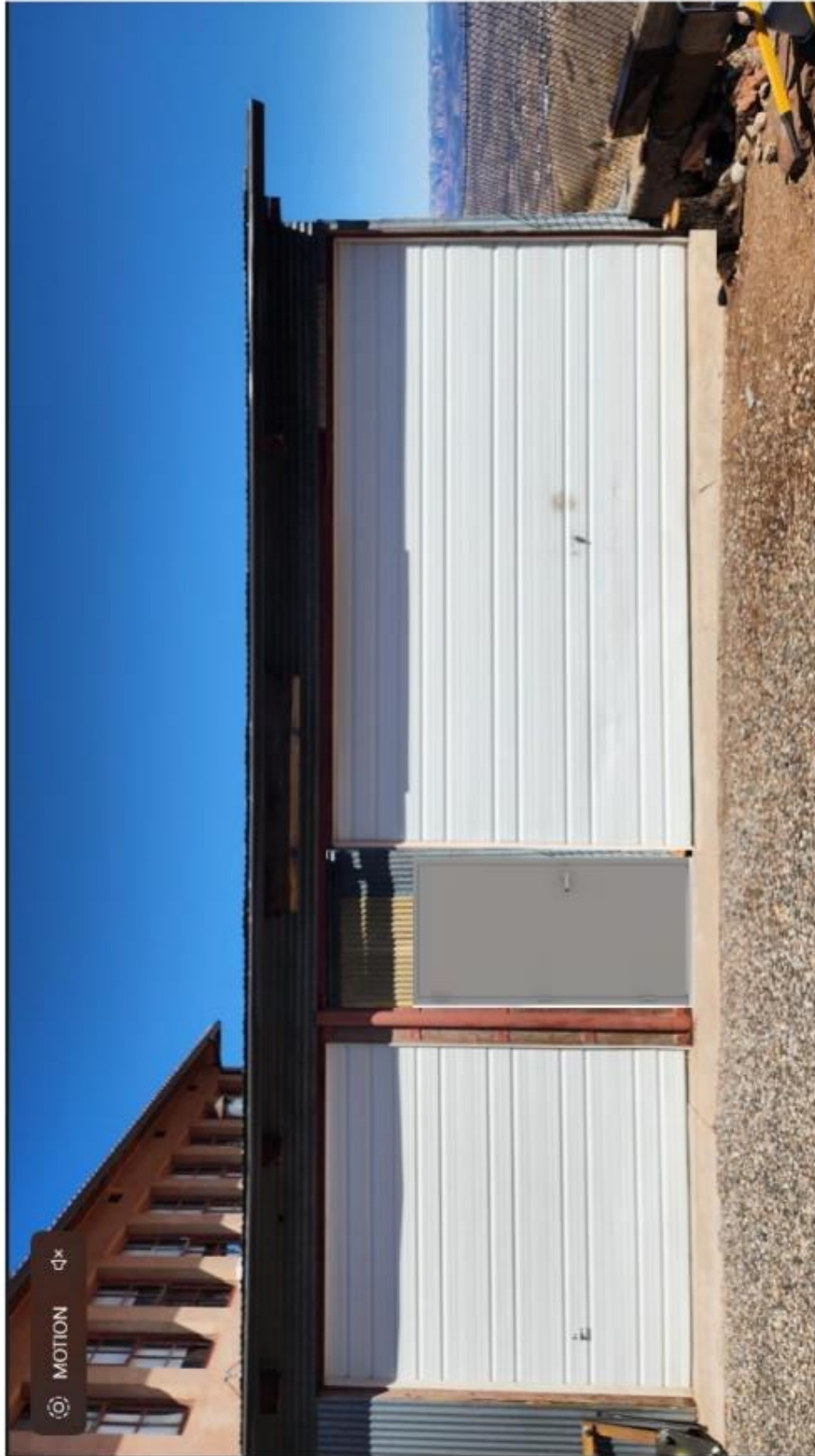
Current Configuration of West Wall of Tin Garage



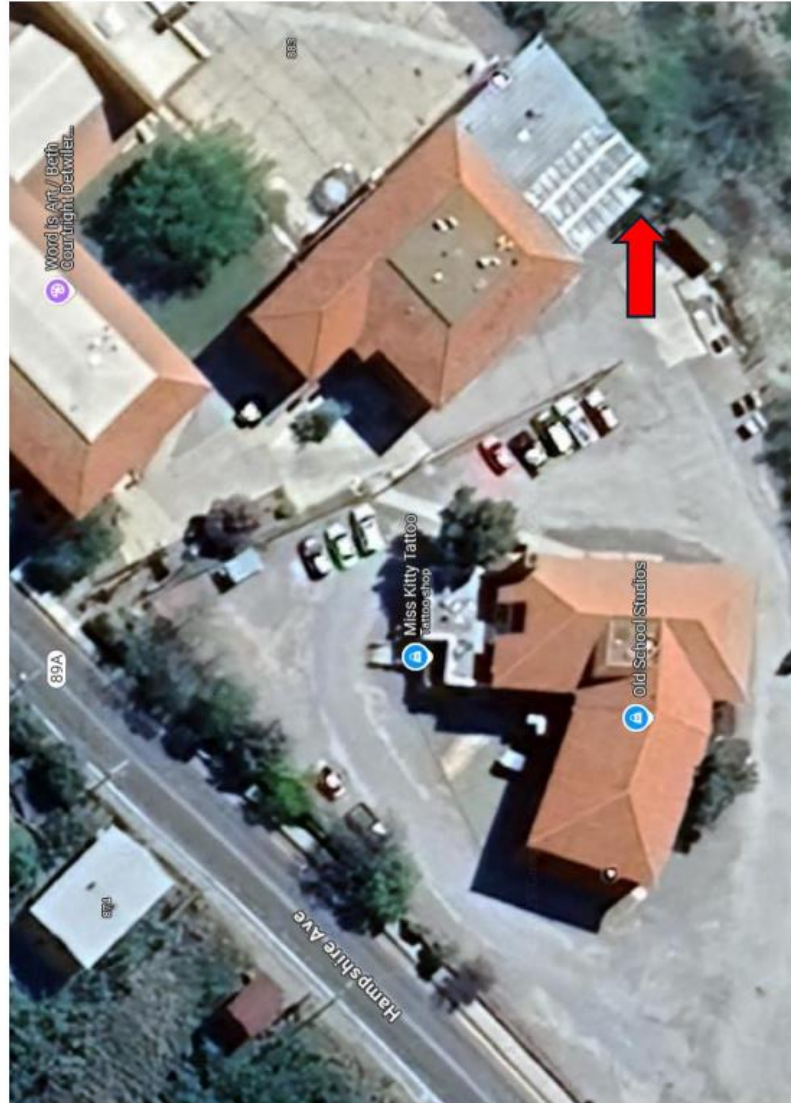
Proposed Configuration with added walk-in door



Proposed Configuration with added walk-in door



879 HAMPSHIRE STUDIO B108



The tin garage is an early 1960's addition to the automotive shop garage at the rear of Building B while in use by the Mingus Union High School District. The footprint of the tin addition is denoted by the roofing pattern with white/gray. The solid gray roof is the original automotive garage addition and is one of two additions to the Building B footprint that were made prior to 1940 while in use by the Jerome High School.

The scope of this project is limited to the west exterior wall of the tin garage (see red arrow).

Application & Related Information

JEROME
ARIZONA

2007 Town of Jerome Arizona
HISTORIC PROPERTIES SUMMARY SURVEY

PROPERTY IDENTIFICATION

For properties identified through survey: Site No. 202 Survey Area Dundee Place

Historic Name(s) Mingus Union High School

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

Address S.R. 89A

City or Town Jerome

☐ vicinity

County Yavapai

Tax Parcel No. 401-11-021

Township 16 Range 2E

Section 23

Quarters

Acreage 0.

Block Lot(s)

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 1920

☐ known ☐ estimated Source Co. Assessor

STRUCTURAL CONDITION

☐ Good (well maintained; no serious problems apparent)

☒ Fair (some problems apparent) Describe: Needs general repairs i.e. painting, trim repair at front entry (columns or showing some cracking. There is water damage.

☐ Poor (major problems; imminent threat) Describe:

☐ Ruin/Uninhabitable

USES/FUNCTIONS

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

High School—1920

Galleries, Studios, Manufacturing and equip't. storage—present

Sources 81 Historic Survey, Co. Assessor

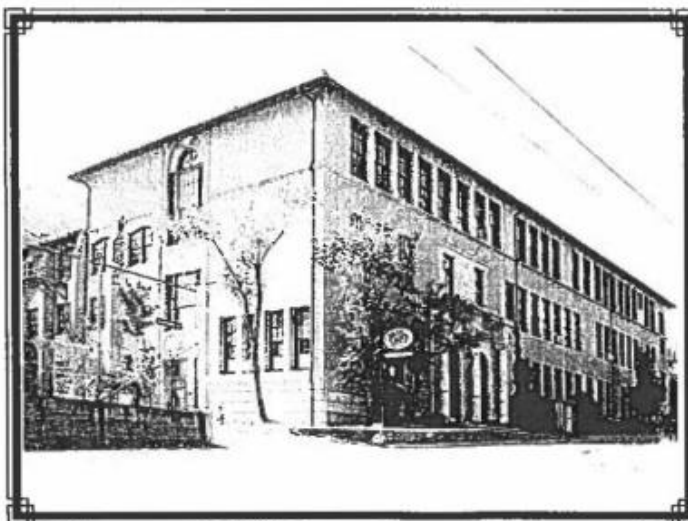
PHOTO INFORMATION


Date of photo 2007

View Direction (looking towards)

South

Negative No. 885 S.R. 89A



	<p>2007 Town of Jerome Arizona</p> <p>HISTORIC PROPERTIES SUMMARY SURVEY</p>
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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 Eclectic—Mission/Italianate

☐ no style

Stories 3 ☒ Basement Roof form Hip with flat top

Describe other character-defining features of its massing, size, and scale This Asymmetrical 'L' Shaped structure is 26,718 S.F. The front pediment favors the neo-classical in style. The side upper level window assemble is Palladian (arch over main window and 2 side lites). The eaves are not boxed. Lower exterior section is exposed scored concrete.

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) Concrete
 Windows Wood, Metal Describe window structure Dbl Hung, Sliders, Casements, Palladian
 Roof S—Mission, Built-up 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, February 25, 2025

Item :

Location: 300 Hull Avenue
Applicant/Owner: Lana Buckner / Kathy Glidewell
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 mount a new sign using an existing sign mount. The new proposed signage for Firebrick Studios is under 8sq. ft. which is well under the maximum size for commercial signage. More details provided by the applicant can be found on the following pages. (Note: Color Samples did not scan well, so physical samples will be present at the meeting.)

Building Background: The 2007 historic property inventory records this building as constructed in or around 1917. The full details of this historic building in the 2007 survey are provided at the end of this review.

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 raises no concerns for the Planning & Zoning Administrator.

Checklist Item #2, "Written narrative describing the details of the proposed sign", which includes Checklist Item #5, "Square footage summary of all existing and proposed signs"; and reference measurements for Checklist Item #4: "Scale drawing of proposed sign[...] including length, width, depth of sign and letter size."

Measurements

The sign measures 3'9" x 2'2" (45" x 26") with opposing triangles measuring 5 ½" x 5 ½" ($h \approx 7 \frac{3}{4}"$) cut from the sign so that the total area is (8'1½"sq - 30 ¼"sq = 7'11"sq), whereas the previous sign measured 4' x 4' (48" x 48") with an area totalling 16'sq.

Materials & Construction

The sign is made of 1" x 4" pine planks joined together edge-to-edge by wood glue, and fastened together by 1½" screws installed into supporting cross braces of the same material on the back of the sign. The planks run horizontally while the cross braces run vertically every 10"-14" with four in total; the sign is therefore 2" at its maximum depth. The cross braces run ½" shy of the 2'2" sign height on top and bottom. The screws are installed every 3" - 5" along the cross braces.

Design, Colors, & Text Measurements

The sign bears the name of the establishment: Firebrick Studio. The all-caps text is carved in a font created by Mark Lucas. The letters in FIREBRICK have a height of 6 ½". Below FIREBRICK, STUDIO has letters measuring 4 ¼" tall.

The text is centered in linework creating an illusory perspectival view of a rectangular prism. The wood surrounding the text and linework is hand-incised to create an embossed effect for the text and linework, which shall hence be referred to singularly as *the embossing*.

The embossing is painted black; the rest of the front of the sign is painted white.

Color samples:



Checklist Item #4, "Scale drawing of proposed sign [...] including length, width, depth of sign and letter size." Please refer to *Measurements* section above for these measurements.



Note: due to the nature of the drawing on paper in a 1:1 scale, certain warping could not be avoided; however, the final pine sign is perfectly regular.

Checklist Items #6 & #7, "Elevations showing the location of the sign[...] on the building" and "Identification of any signs to be removed":



Checklist Items #8 & #9, "Photographs showing all sides of existing structures," and "Photographs showing adjoining properties, buildings [n/a], and structures



Checklist Item #11, "Method of attachment of sign[...] to building":

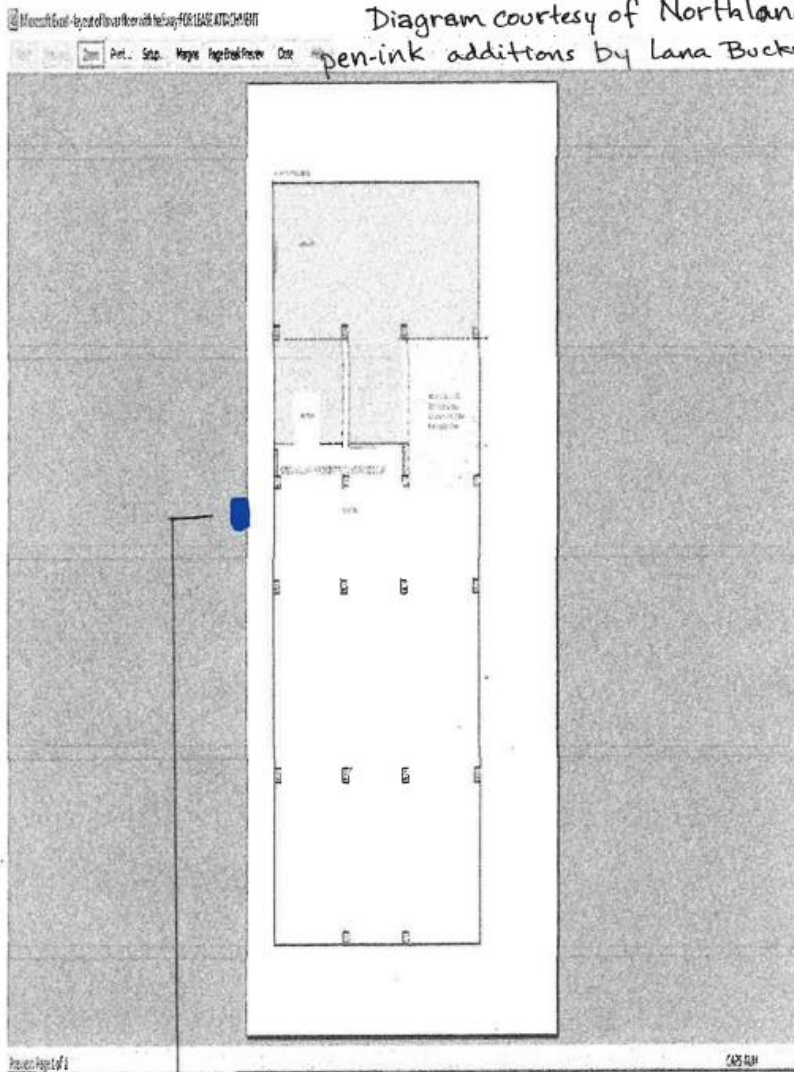
The sign will utilize the existing metal structure previously used to hang the Scooter Trash sign (see photos in *Checklist Items #6 & #7*, above). The two holes in the horizontal top of the post will be installed with a $\frac{1}{4}$ " bolt and washer, each securing a $\frac{1}{4}$ " dia. eye hook from which will hang four inches of chain; from each chain will be another $\frac{1}{4}$ " dia. eye hook which are installed directly into the wooden sign. The same apparatus will be used in the available hole on the vertical side of the metal post such that the sign will not have too much sway in the wind.

DIAGRAM A Checklist item #3: Plot plan/site layout

DIAGRAM A Checklist item #3: Plot plan/site layout

Diagram courtesy of Northland Properties, Inc.

pen-ink additions by Lana Buckner



- Site of previous sign; also, site of proposed sign.

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 ☐ 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: <u>Lana Buckner</u>	Owner: <u>Kathy Glidewell</u>
Applicant mailing address: <u>PO Box 1164</u> <u>Jerome AZ 86331</u>	Property owner mailing address: <u>317 W. Four</u> <u>Feathers Ln., Benson AZ 85602</u>
Applicant role/title: <u>Owner/proprietor</u>	
Applicant phone: <u>401-424-1948</u>	Owner phone: <u>520-404-8327</u>
Applicant email: <u>FIREBRICKSTUDIOAZ@GMAIL.COM</u>	Owner email: <u>N/A</u>
Project address: <u>300 Hull Ave</u>	Parcel number: <u>401-06-074</u>
Describe project: <u>replacing sign from previous business</u> <u>with a new sign for a new business</u>	

- 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: Lana Buckner Date: 4/10/25

Property Owner Signature: if needed, can be procured in Date: _____
time for D&R Board mtg.

For Town Use Only	
Received from: <u>Lana Buckner</u>	Date: <u>4/10/25</u>
Received the sum of \$ <u>50</u> as: <input checked="" type="checkbox"/> Check No. <u>181</u> <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	
By: <u>T. Cand</u>	For: <u>D&R Signage</u>
Tentative Meeting Date/s - DRB: _____	P&Z: _____

	2007 Town of Jerome Arizona HISTORIC PROPERTIES SUMMARY SURVEY
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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. As-**
essor

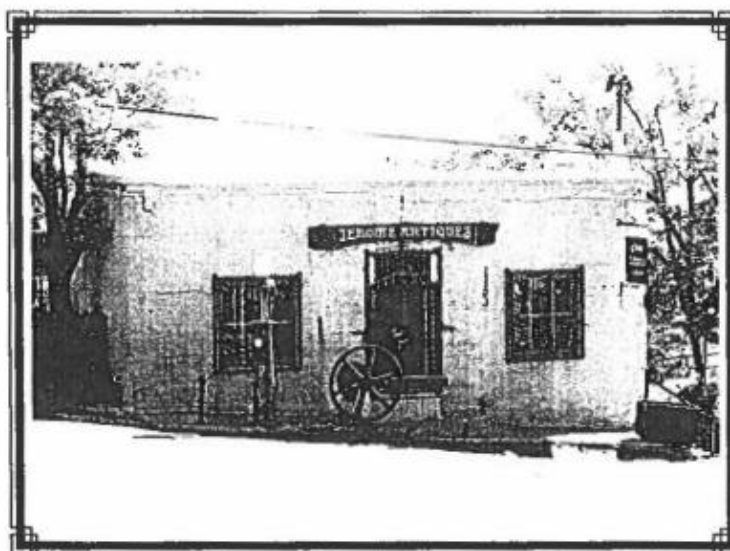
PHOTO INFORMATION


Date of photo **2007**

View Direction (looking towards)

North East

Negative No. **300 Hull Ave**



	<p>2007 Town of Jerome Arizona</p> <p>HISTORIC PROPERTIES SUMMARY SURVEY</p>
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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

☐ 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, May 27, 2025

Item :

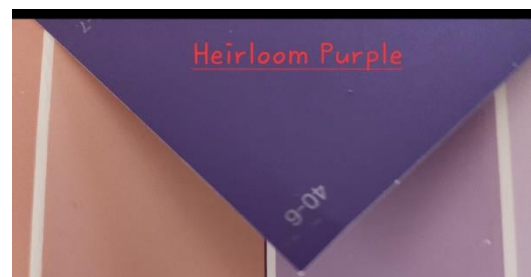
Location: 412 Main Street
Applicant/Owner: Jason Domanico / The Haunted Group
Zone: C-1
APN: 401-06-018
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Recommend Approval

Background and Summary: The applicant is seeking approval to repaint the front façade of the new Cabal Cellars storefront at 412 Main Street from the existing, rust-red to an “Heirloom Purple” previously approved and in use on the other Cabal Cellars location in Jerome.

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 purpose of Design Review is to enable the Design Review Board to review the exterior design of proposed new buildings and structures, proposed alterations of buildings and structures, proposed signs, and proposed 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 historical character of the Town of Jerome. Design review is intended to enrich the lives of all the citizens of Jerome by promoting harmonious, attractive, and compatible development, and is therefore considered to be in furtherance of the general welfare. The provisions of this section (Section 304) shall apply to all new construction, exterior alterations, demolitions, and signs, in the Historic Overlay District.

Property Standards: The Town of Jerome Zoning Ordinance, within section 304 “Design Review” Requires a change of exterior paint be reviewed by the Design Review Board (304.B.7 *“Paint, Stain, and similar coatings”*). Section 304.H.f, under *“Review Criteria for Design Review”* states that; *“MATERIALS, TEXTURE, AND COLOR: The Materials, texture and color of the façade of a building or structure , shall be visually compatible with the predominant materials, textures, and colors used in the building and structures to which it is visually related.”*





Top: View of the front façade of 412 Main Street that shows the areas around the doorway and windows that will be repainted from the red, to the “Heirloom Purple”.

Bottom: View of 412 Main from School street looking northward. The neighboring businesses are visible on both sides.



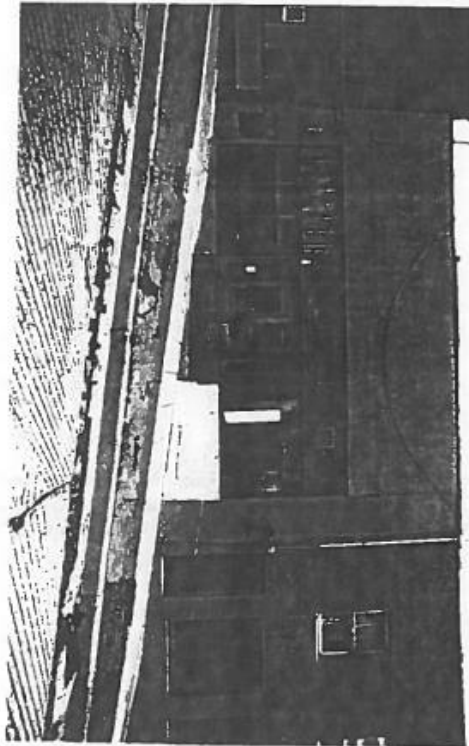


View looking East (Down) Main Street, with 412 Main visible on the left side of the frame. The Window trim and door trim are the areas intended for the repaint.

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.