

Single Family Residence, 300 Queen Street, Jerome, AZ, 86331
Town of Jerome Design Review Board Set

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Appendix A: Materials, Color and product selection (4 pages: included)

Appendix B: Cultural Resource Study (25 pages)

Appendix C: Geo-Technical Report 2018 (43 pages)

Primary Design Team:

Cameron Sinclair

Bethany Halbreich

General Contractor:

Crested Construction

Regenerative Ecology and Cultural

Preservation Team:

Elias Cattán, Raul de Villafranca, Juan Pintor
and Estefania Henkel.

Updates: June 2021

Public Works and Fire Safety Officials have
reviewed access and utilities to the site.

Long term lease with VX for land for
restorative gardening. Regenerative ecology
(soil remediation) and cultural preservation
team added.

March 2018 geo-technical studies submitted

Design Review Board:

Approved preliminary design review.

Planning and Zoning Committee:

Approved final site plan

General contractor secured.

SHPO support for pool restoration plan,
single family home and material palette

Half Kingdom Holdings

PO Box 792

300 Queen Street

Jerome, Arizona, 86331

300 Queen Street, Phase 1

Single Family Residence, 300 Queen Street, Jerome, AZ, 86331

Project Narrative

"Respect for the past, looking forward to the future"

Single Family Residence

This project will be developed in 3 phases, the first of which is a one bedroom residence that frames out the pool and will allow us to be able to live in Jerome. Additionally we will build temporary protection around the historic pool structure. We are looking for approval for only this phase. P&Z members, DRB members, town council and staff are requested to review the 240 sq. ft. extension to a single family home.

Three Land Surveys were completed between 2017 and 2021, a geo-technical report for the lot was completed on 3/2018 and cultural resource study on 3/2021.

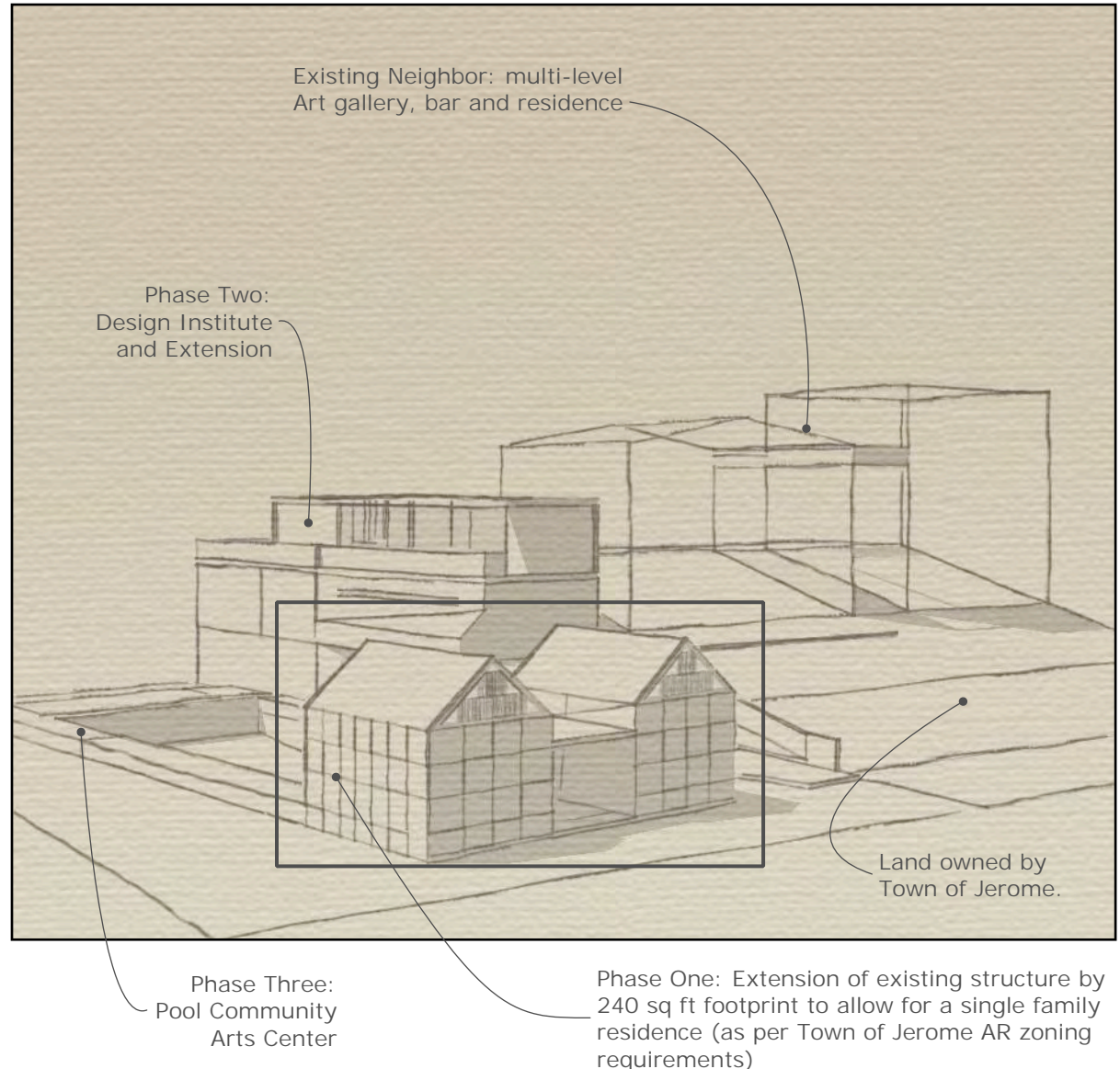
Project Support

We have garnered support for phase one of our project from a number of residents including direct neighbors Denise Guth (of the Queen's Neighbor and Guth Art Gallery) and Windy Jones (of the Cuban Queen).

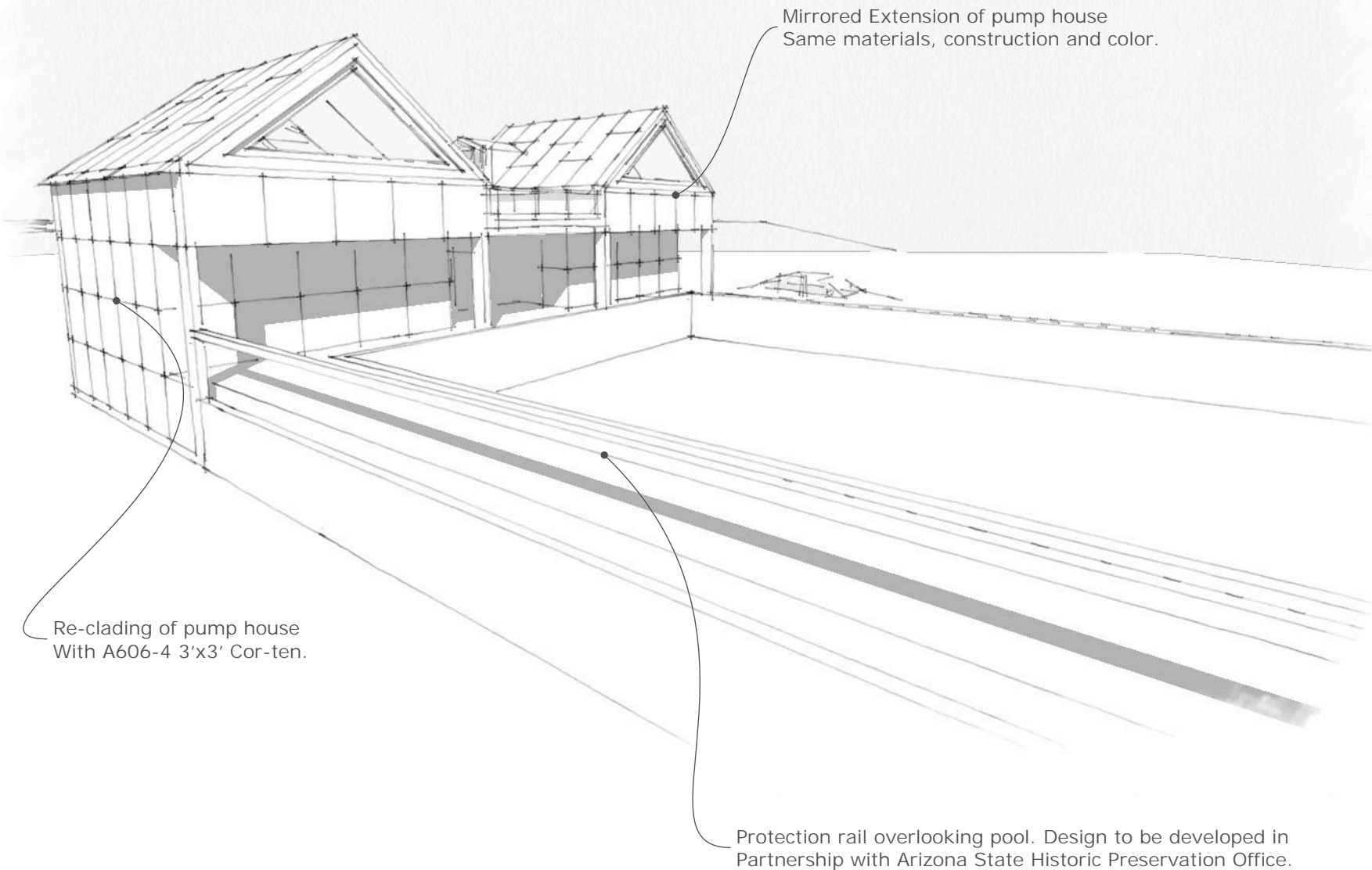
Additionally since January 2021 we have been in communication with State Historic Preservation Office (SHPO). More recently, we met with them in their offices on May 21, 2021 for a 3 hour project review. They voiced strong support for our project, the layout, elevations and selection of materials.

Community Art & Design Institute

When we move into phase 2 and 3 we will plan neighborhood meetings and host a series of community workshops. This will ensure we are creating a center that benefits the whole community. This process will take years but we believe in an honest and transparent process with the residents of Jerome and town officials.

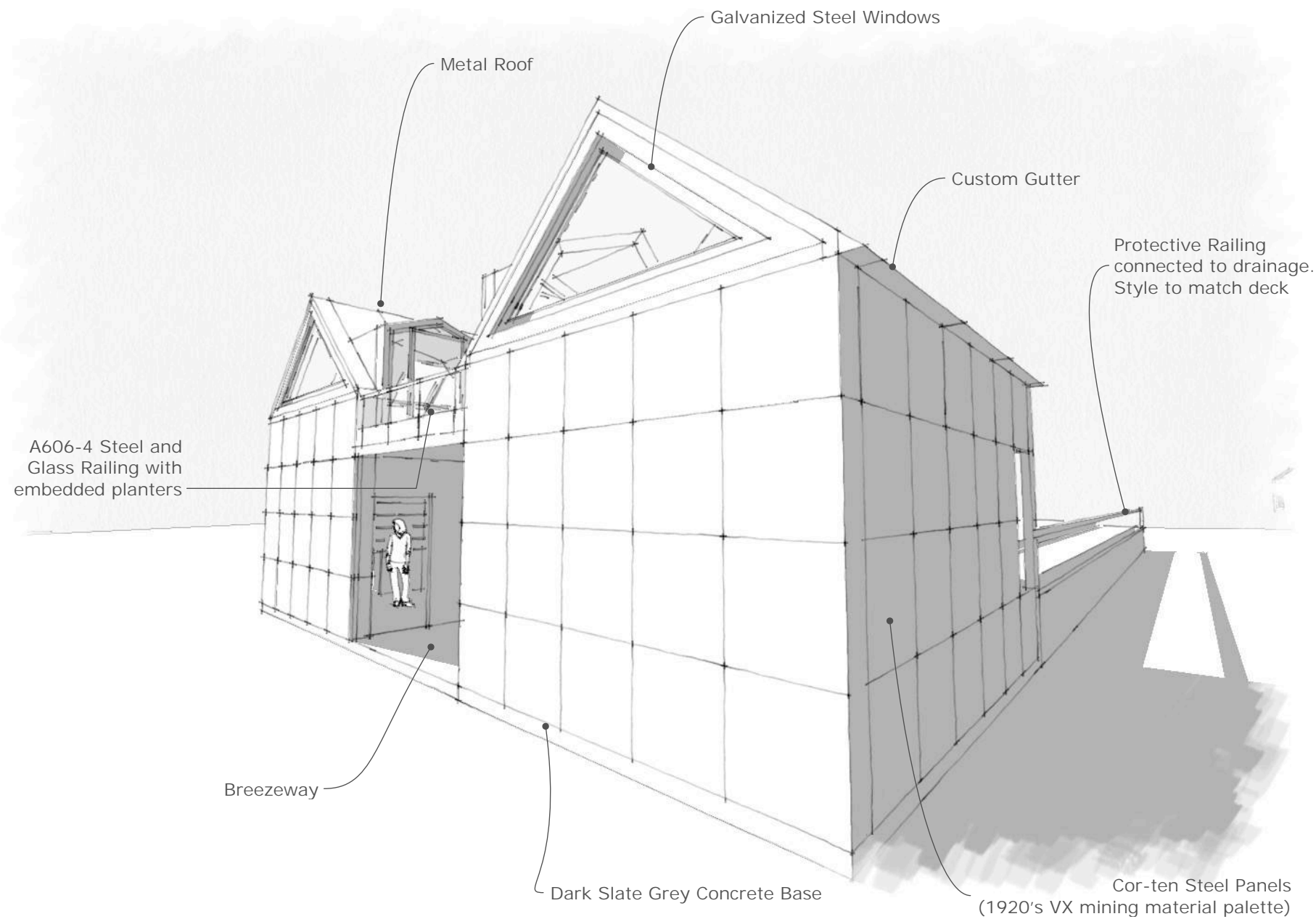


Perspective of Single Family Home



300 Queen Street

Perspective of Single Family Home



300 Queen Street

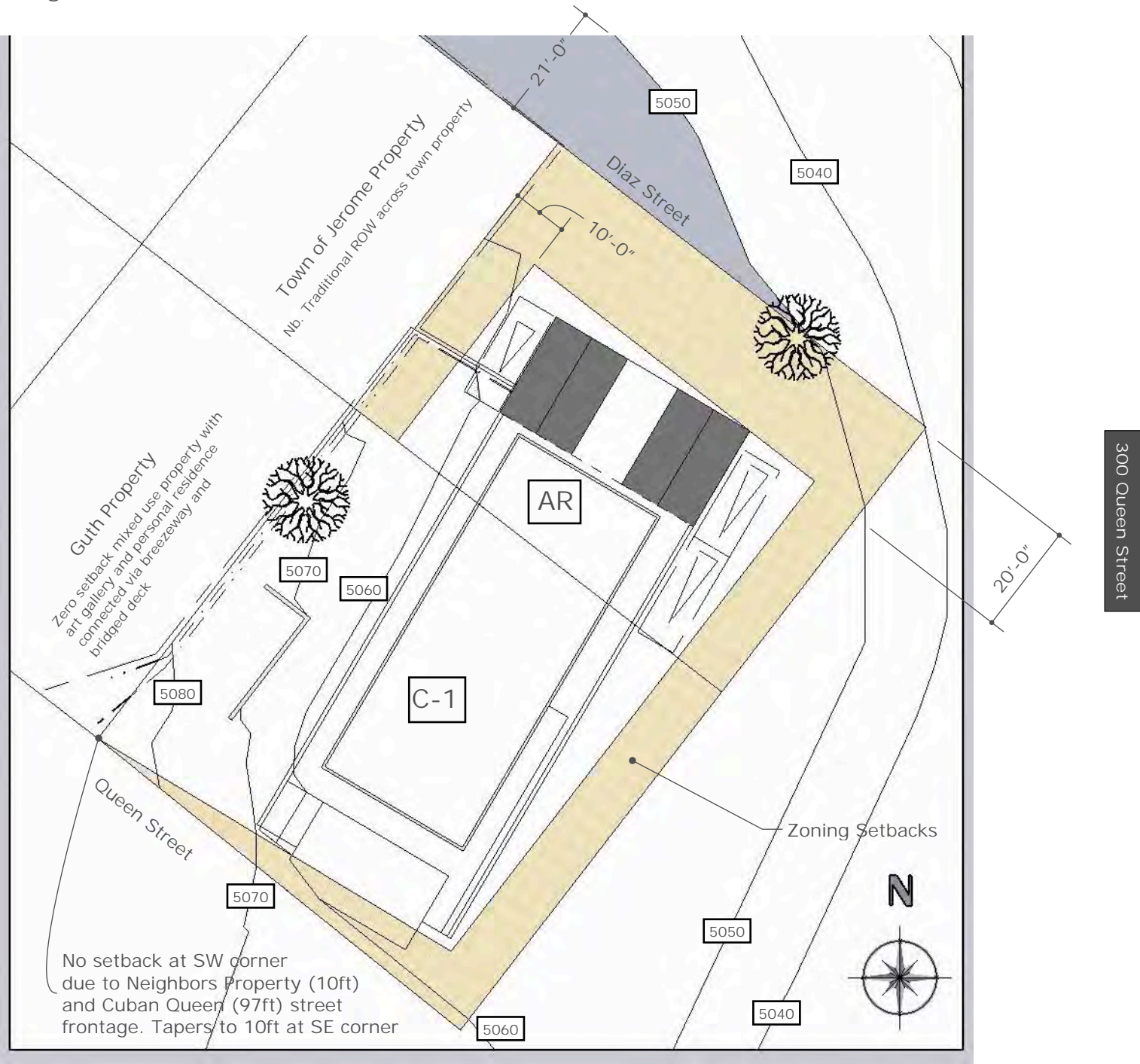
Site Plan: Zoning and Lot Coverage

Square Footage of Building	
1st Floor	480 Sq Ft
1st Floor Breezeway*	75 Sq Ft
2nd Floor	600 Sq Ft
Total	1155 Sq Ft
*conditioned space	

Lot Coverage:	
Total Lot area:	11359 Sq Ft
Total Building Footprint:	675 Sq Ft
Total Lot Coverage:	5.28%
AR Lot Size:	5034 Sq Ft
Total Building Footprint:	675 Sq Ft
Total Lot Coverage:	11.9%

AR Requirements:	
1. Min. lot area:	10,000 Sq Ft.
2. Min. lot width:	100 Ft.
3. Min. Sq Ft of building:	850 Sq Ft.
4. Max. lot coverage:	40% of the net area of the lot may be covered by main and accessory buildings
Due to pool, required setbacks and parking spots the max allowable building footprint is 1490 Sq Ft	

C-1 Requirements:	
1. Min. lot area:	None*
2. Min. lot width:	None*
3. Min. Sq Ft of building:	None*
4. Max. lot coverage:	None*
*provided all other provisions of the ordinance are met.	
** No setback if neighboring property within 100 ft also has no setback	



Site Plan : Parking, Access and Utilities

Key

---	Power
---	Gas
---	Water
---	Sewer
---	Drainage
△	Parking Spot

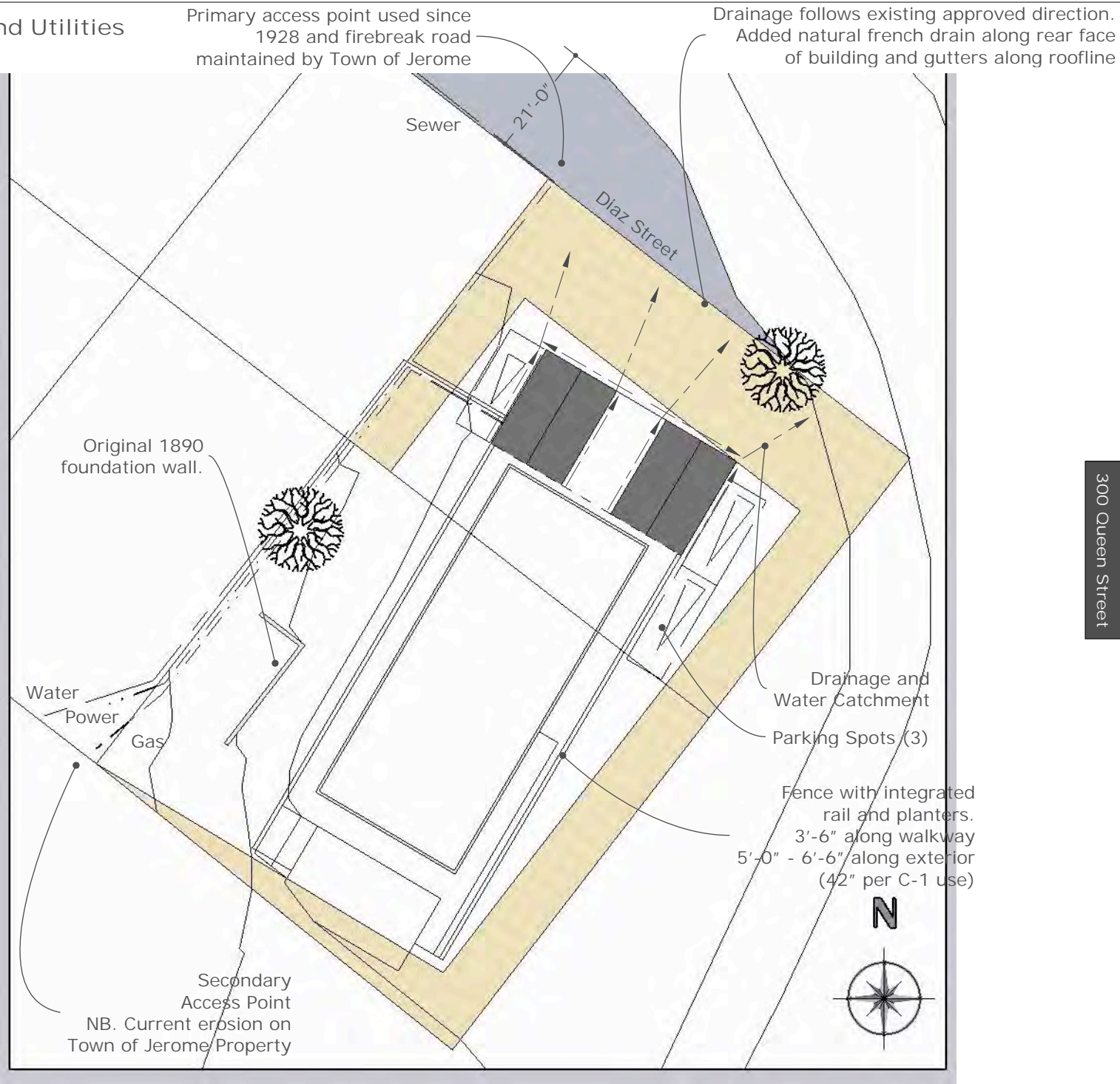
Utilities
Since P&Z April 2021 Meeting Fire Chief and Public Works Manager visited site and gave verbal approval for access and utilities. Applicants of Cuban Queen and 300 Queen St have been requested to financially support expanding water from current 1.5" pipe.

Parking Requirements:
2 Parking Spots in AR/ Residential

Proposed Parking:
3 Parking Spots

Cultural Resource Study:
We have looked to adapt the pump house with materials that reflect the mining community and cultural community of the 1920's in this area of Jerome. Additionally a Cultural Resource Survey was completed March 2021.

Additional Notes:
New ordinance changes setback on 1927 pool house footprint. Original 1890's foundation wall noted in study.





The town has been built with a variety of architectural styles, in part to the social and economic hierarchy of a place reliant on the mining industry. The most well documented style are the Victorian homes of the wealthy mining executives (Residential Area C) and the brick buildings of the downtown district (Commercial District). The least recognized have been the structures built in the "Mexicantown" district, historically the working class section of town. In the heart of this district is La Piscina Mexicana.

Vicinity Map



300 Queen Street

Map taken from Google Earth/Maps: April 7 2021

- Town of Jerome Sports Fields
- Historic Structure
- Town of Jerome Paid Parking Lot
- Neighbors located with 300 ft radius of site

Historic Maps



Sanborn Map May 1898 (pop. 2800)



Sanborn Map September 1901



Sanborn Map October 1910



9 Rich Street (renamed 307 Rich Street, now on the site of 300 Queen Street) was built prior to the 1890's with a similar footprint to its famous neighbor "The Cuban Queen". It was the only home on Rich St with a terra-cotta chimney and appears to be one of the first worker housing built in Jerome with access to utilities. 10 Rich Street was built on piers.



8 Rich Street (renumbered 306) was owned by Francisco Madrid. Foundations remain on site and have not shifted in 120+ years ago. Clear utilities are embedded within the foundations. This land was purchased by VX and buildings removed for the building of La Piscina Mexicana.

From 1898 to 1917 the site grew from two to nine homes.

In 1917 a fire swept through this section of town possibly leaving only the slagcrete foundations of 306 Rich St (tbc).

The Library of Congress has Sanborn maps from 1925 and 1938. These have been requested for use for planning and zoning in addition to contextual data for the design review board and Town of Jerome city council members.



Cultural Sustainability in Historic Preservation: The value of working class housing in Mexicantown

Perched on the edge of Cleopatra Hill, more than 15,000 people lived and worked in an area that was the center of the US mining industry. During its' peak over 80% of the mine workers were from Mexico or from Mexican heritage. While the mining companies executives lived at the top of the hill, almost all the hispanic workers lived in a densely crowded section of town known as Mexicantown. (Also originally inhabited by Austrian and Italian immigrants)

This area was filled with single pitched roofed homes made from materials used in the mines and heated by simple wood stoves. While Jerome has never been a formally segregated town, in the 1920's the makeup of residents above Hull Street were almost all European or born in the United States of European heritage and those below were either Mexican or born in the United States from Mexican heritage.

Thanks to the Jerome Historical Society and many private individuals countless buildings have been saved. However the homes of the original workforce have often been overlooked with a few appointed and elected officials recently noting in public meetings that these homes are 'unworthy' and were a blight on the town (and rightfully destroyed).



300 Queen Street

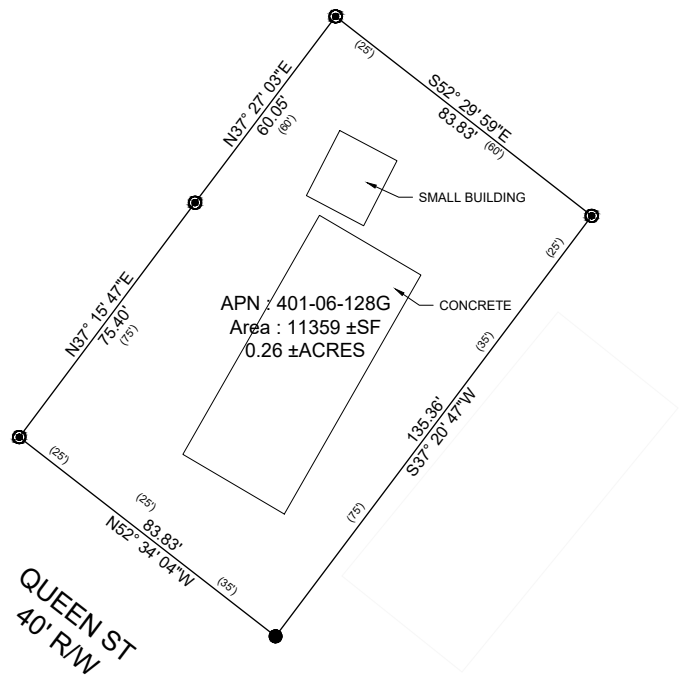
As we look to embrace broader perspectives and engaging diverse voices, historic preservation should encourage conversations around our complex and often challenging history. Our team, made up of cultural and land use specialists, are hoping we can create a building that reflects and tells the story of the neighborhoods past but also looks to the future.

It is vital that as we look to honor the legacy and architectural history of Jerome we must look to tell the honest story of the homes of the working class. Generations of mine workers built Jerome with blood and sweat so we should not neglect their contribution to the unique and distinct architectural legacy of Jerome. One of the last remaining community structures that encapsulates this struggle is La Piscina Mexicana.

We have engaged with Arizona State University School of Architecture, Arizona State Historic Preservation Office and the Department of the Interior to support us in developing an architectural style guide for the residents of the Town of Jerome.

RECORD OF SURVEY

OF LOTS 8-13 BLOCK 14, JEROME 2/18 MAPS
SECTION 23, TOWNSHIP 16 NORTH, RANGE 2 EAST
GILA & SALT RIVER BASE & MERIDIAN
YAVAPAI COUNTY, ARIZONA



- LEGEND**
- SURVEYED PARCEL LINES
 - - - EXISTING FENCE
 - - - PROPERTY LINE
 - - - EASEMENT LINE
 - FOUND 5/8" REBAR WITH CAP LS 40829
 - SET 1/2" REBAR AFFIXED CAP LS 53890
 - (R1) RECORD BEARING AND DISTANCE PER R1 OR AS NOTED SEE NOTES
 - IE-PUE INGRESS EGRESS & PUBLIC UTILITY EASEMENT

- NOTES**
- EXISTING BUILDINGS WERE PRESENT AT TIME OF SURVEY
 - A TITLE REPORT WAS NOT PROVIDED NOT ALL EASEMENTS OF RECORD MAY BE SHOWN HEREON
 - DOCUMENTS OF RECORD REFERENCE FOR SURVEY YCRO
R1 : JEROME 2/18 MAPS
R2 : ROS 2/18 LS
R3 : ROS 9/50 LS
R4 : ROS 48/54 LS

SITE INFORMATION
APN: 401-06-128G
ADDRESS: 300 QUEEN ST

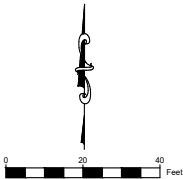
OWNER INFORMATION
HALF KINGDOM HOLDINGS LLC
SUN CITY, AZ

BASIS OF BEARING
THE PROJECT COORDINATE SYSTEM AND THE BASIS OF BEARINGS ARE RELATIVE TO THE ARIZONA STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL 0202 ZONE. LINEAR DIMENSIONS AND COORDINATE VALUES ARE IN INTERNATIONAL FEET.

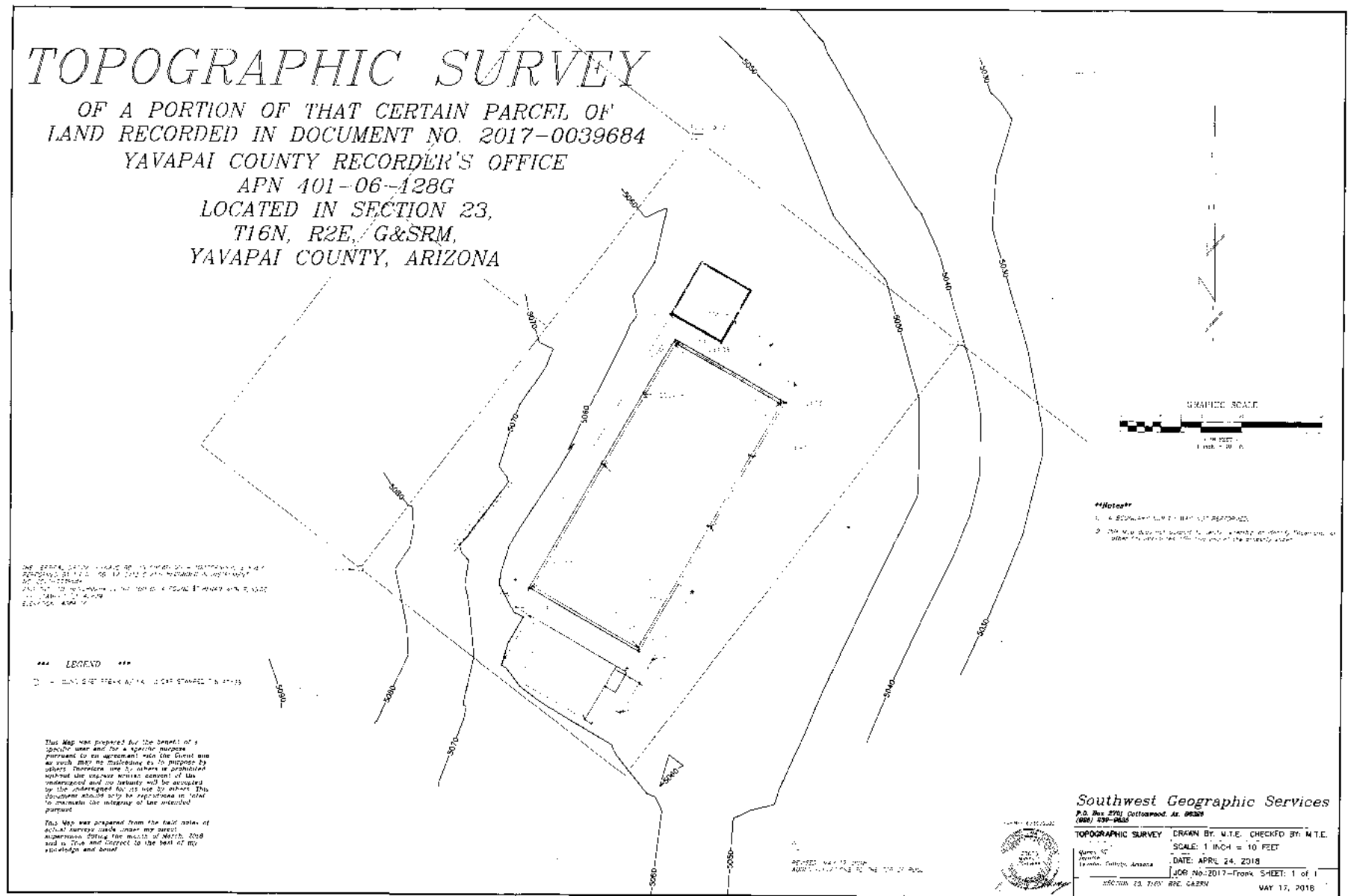
CERTIFICATION
I, BRANDON M. VAN HORN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THE SURVEY DESCRIBED AND SHOWN HEREON WAS MADE BY ME DURING THE MONTH OF MARCH, 2021; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED



SURVEY PREPARED FOR: Cameron Sinclair	
VH LAND SURVEY, LLC 7585 E PHARLAP LANE PRESCOTT VALLEY, AZ 86315 928-710-9700 VH.LANDSURVEY@GMAIL.COM WWW.VH.LANDSURVEY.COM	
SURVEYED BY: Brandon Van Horn	SHEET NO.
HOR SCALE: 1" = 20'	1
PROJECT NO.: 21073	OF 1 SHEETS
DATE: 3/22/2021	

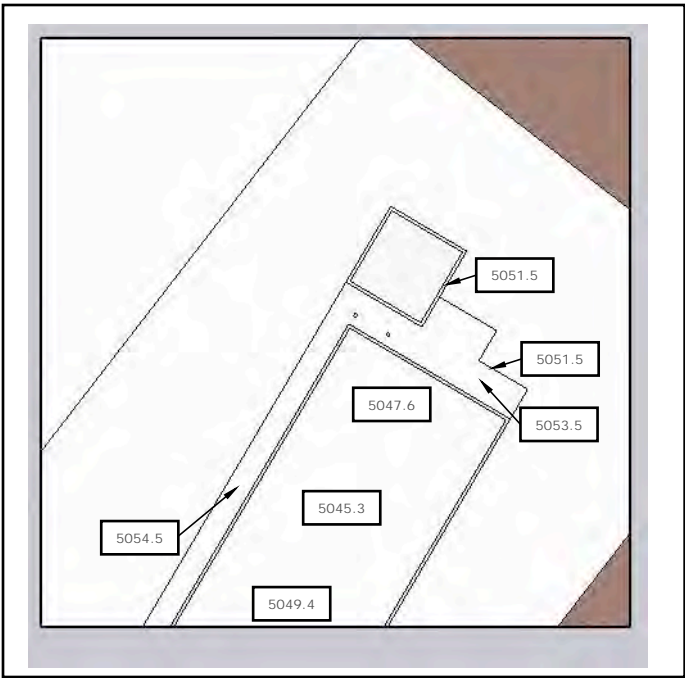
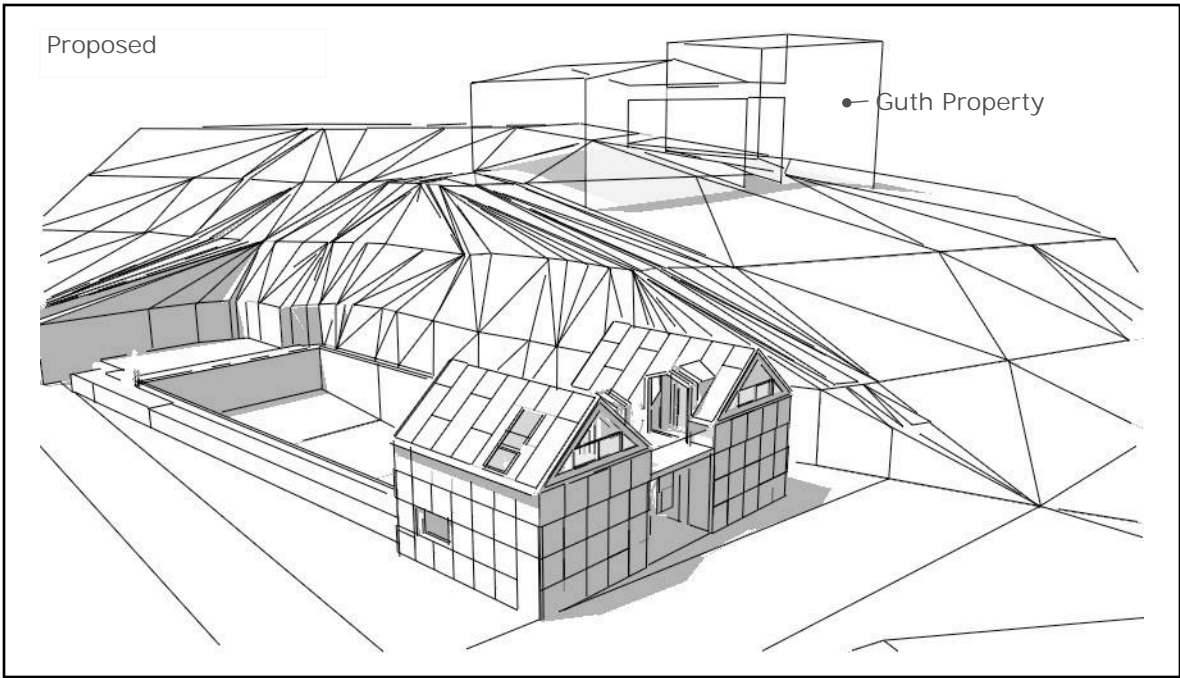
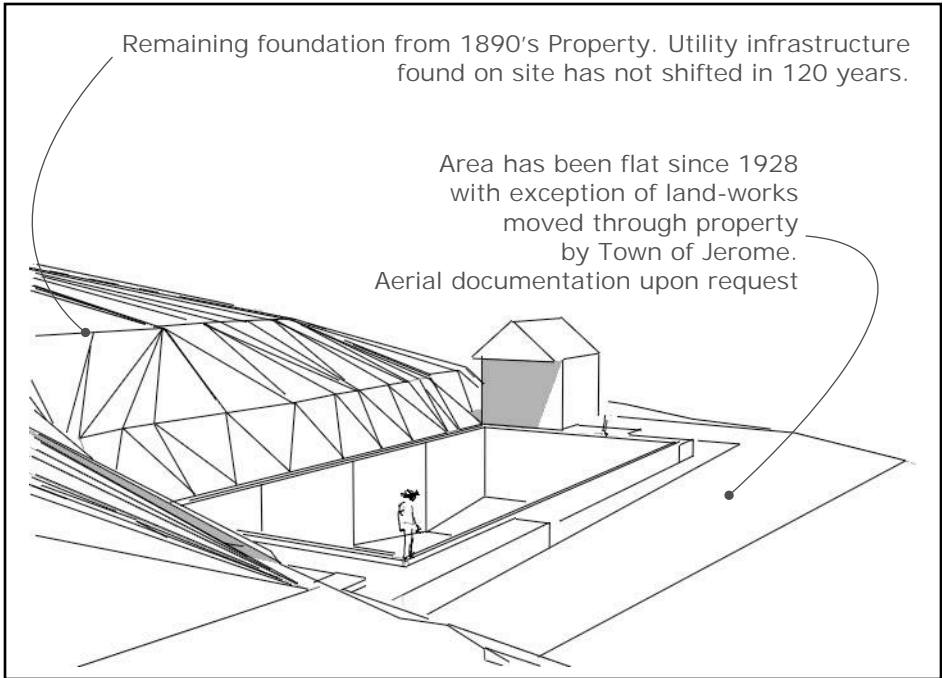
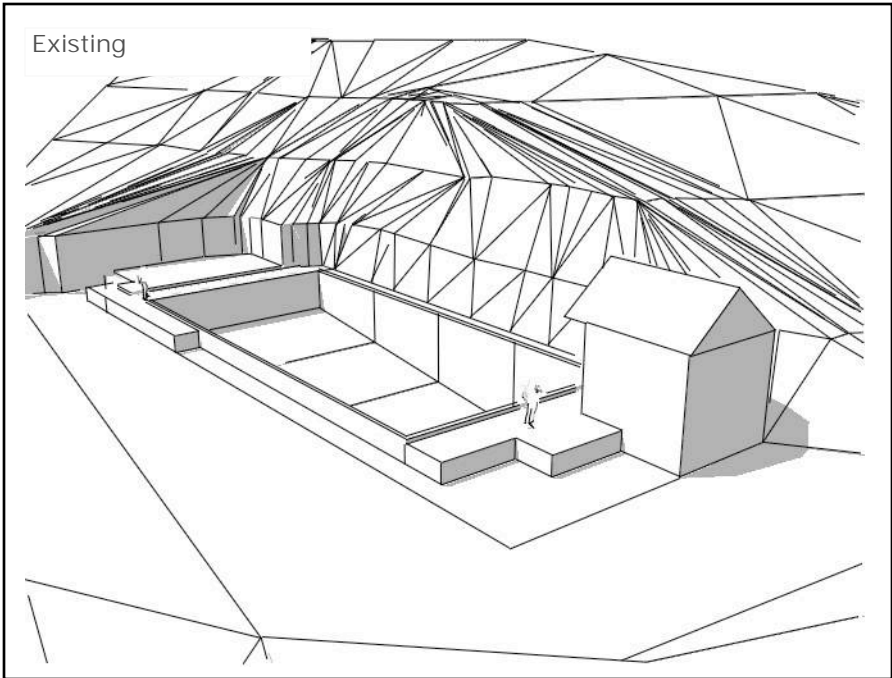


300 Queen Street





Topography: Sun Studies at 11.11am on May 8th, Geo-located to site



Satellite Images and Site Context



2006



2011



2014



2017



Neighboring buildings are four times the scale and volume as proposed project



Neighboring buildings utilize a muted color palette that reflects the surrounding rocks of Jerome.

Site Images



East-North-East Facing View



East-South-East Facing View



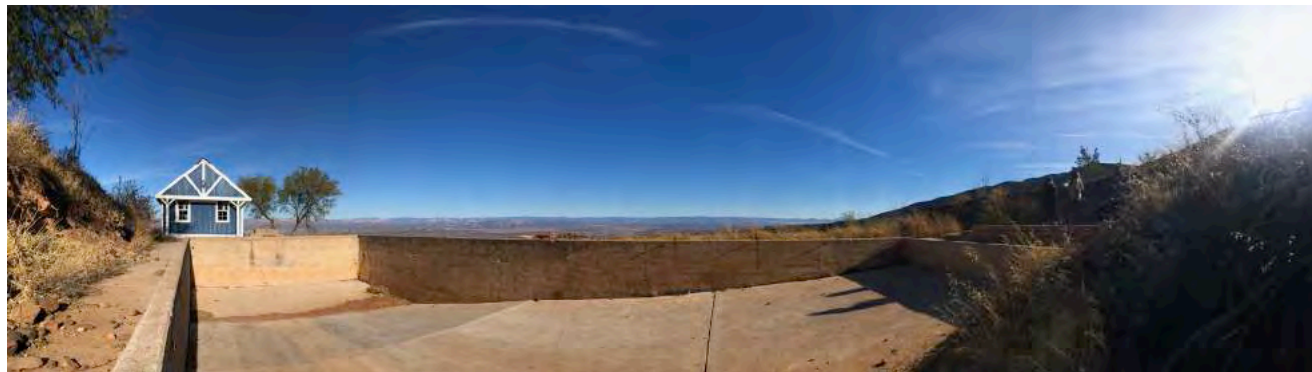
South Facing View



East Facing View



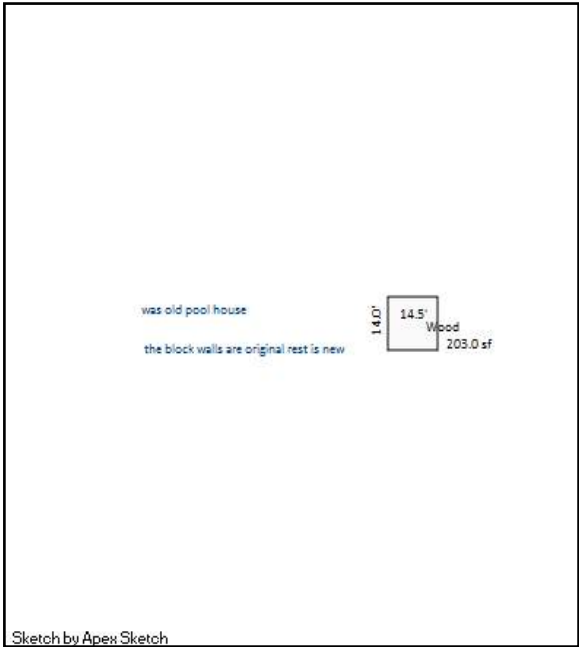
300 Queen Street



North Facing View

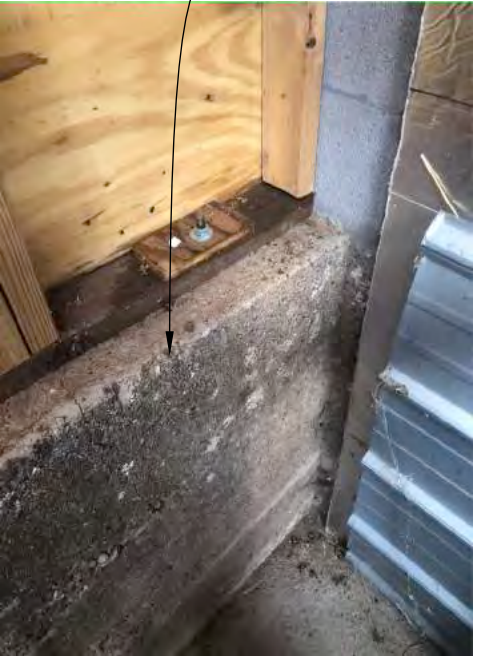
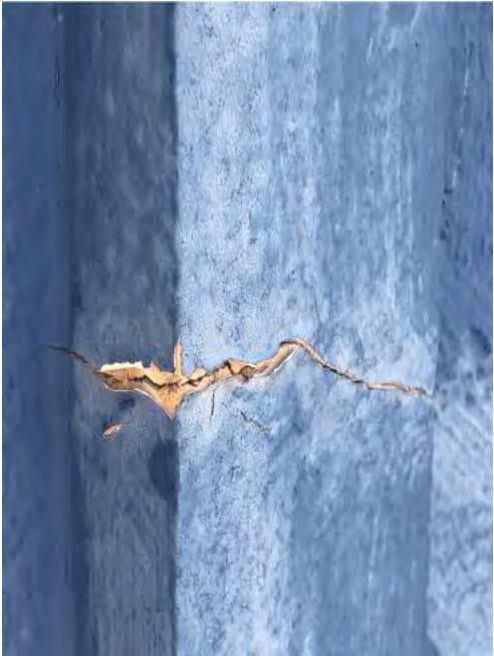
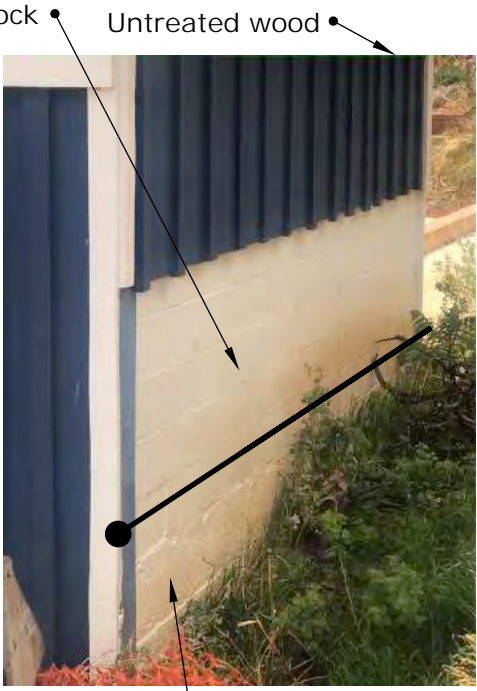


The pumphouse renovation



Pumphouse
The pumphouse was rebuilt by extending the original wall and “replicating” the original 1927 design. However the approved material, product and color selection has created confusion over whether this an appropriate reproduction or partly restored original building. We are maintaining the original form but will re-clad the building in materials that reflect the mining history and the surrounding buildings of the time.

State Historic Preservation Office
The State Historic Preservation Office has requested we remove the pumphouse to the original concrete material. They do not consider this a faithful reconstruction and have requested we follow guidelines on historic preservation. The new house should be contemporary so as not to confuse the general public.



Neighbor Images

The only neighbor to 300 Queen Street are the Guth Properties, a series of mixed use buildings that include an art gallery, wine bar and a residence. The two level art gallery connects to a three level residence via deck bridge over breezeway entrance.

We have spoken with Denise Guth regarding the project and she is in support of the design.

Other surrounding open land is owned by the Town of Jerome, including Queen St. and Conglomerate St. Verde Exploration, owns the land formally known as Diaz St.



300 Queen Street

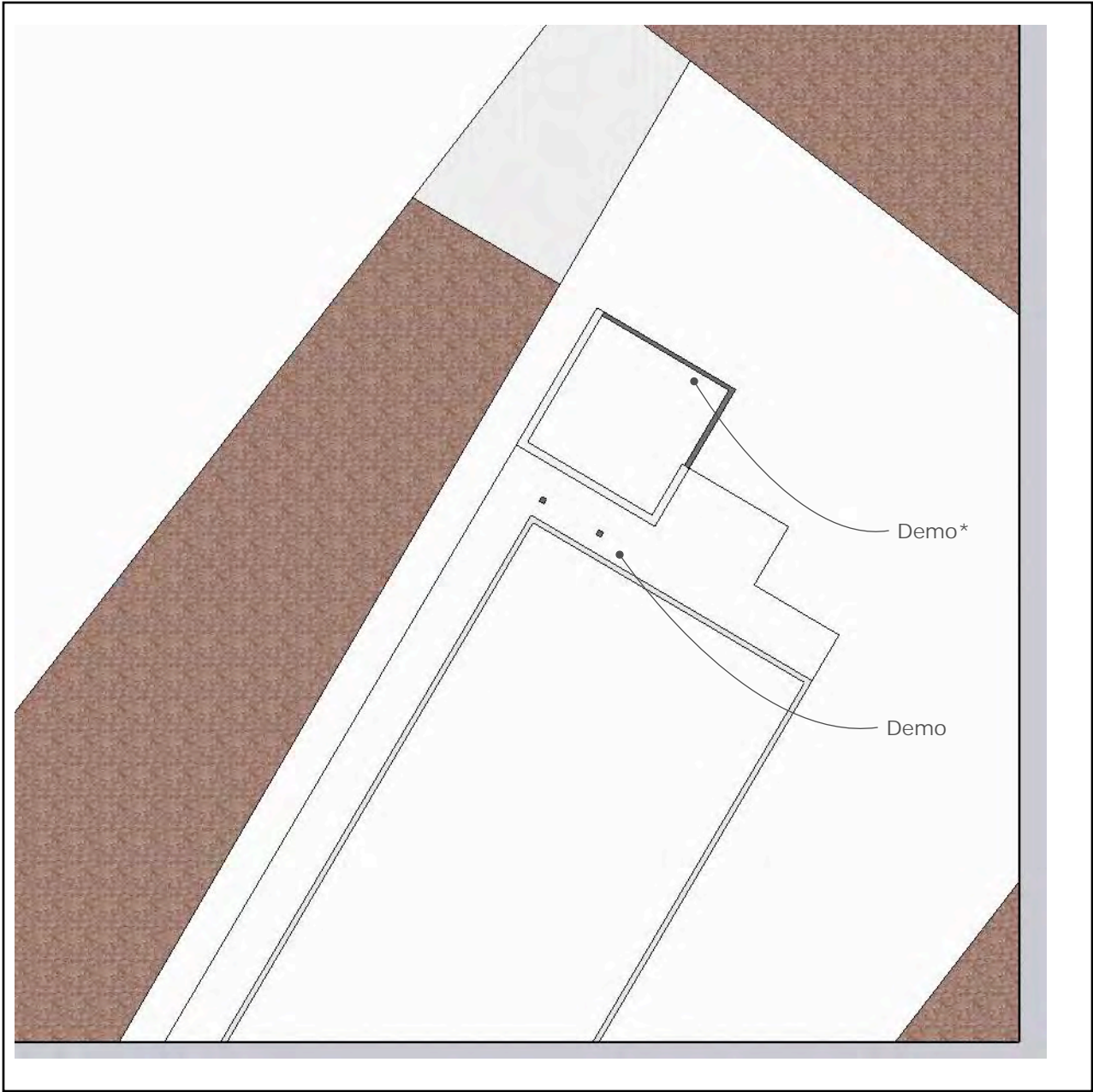


Ground Floor Demo Plan

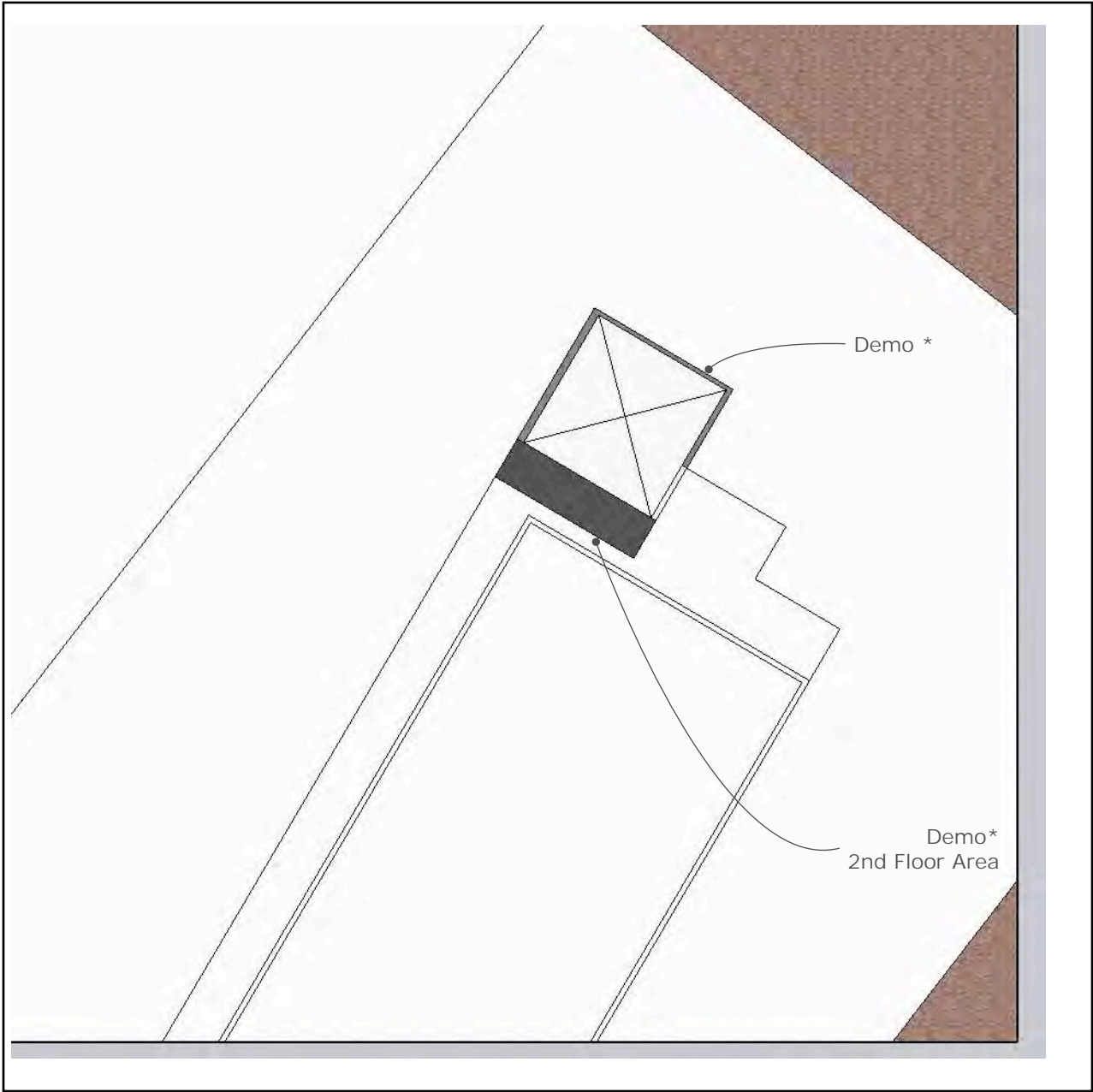
* Further demo will be performed if any failed works are found or existing materials are deemed unsatisfactory to SHPO or other federal preservation officials.

**Town of Jerome has requested temporary fence during construction phase. This fence will enclose the construction site.

The State Historic Preservation Office has requested that the permanent fence should be a separate project that is developed not to diminish or distract attention from the pool structure. This fencing will adhere to Section 502-J and provisions of Section 303 and 304 of the Town of Jerome Zoning Ordinance.

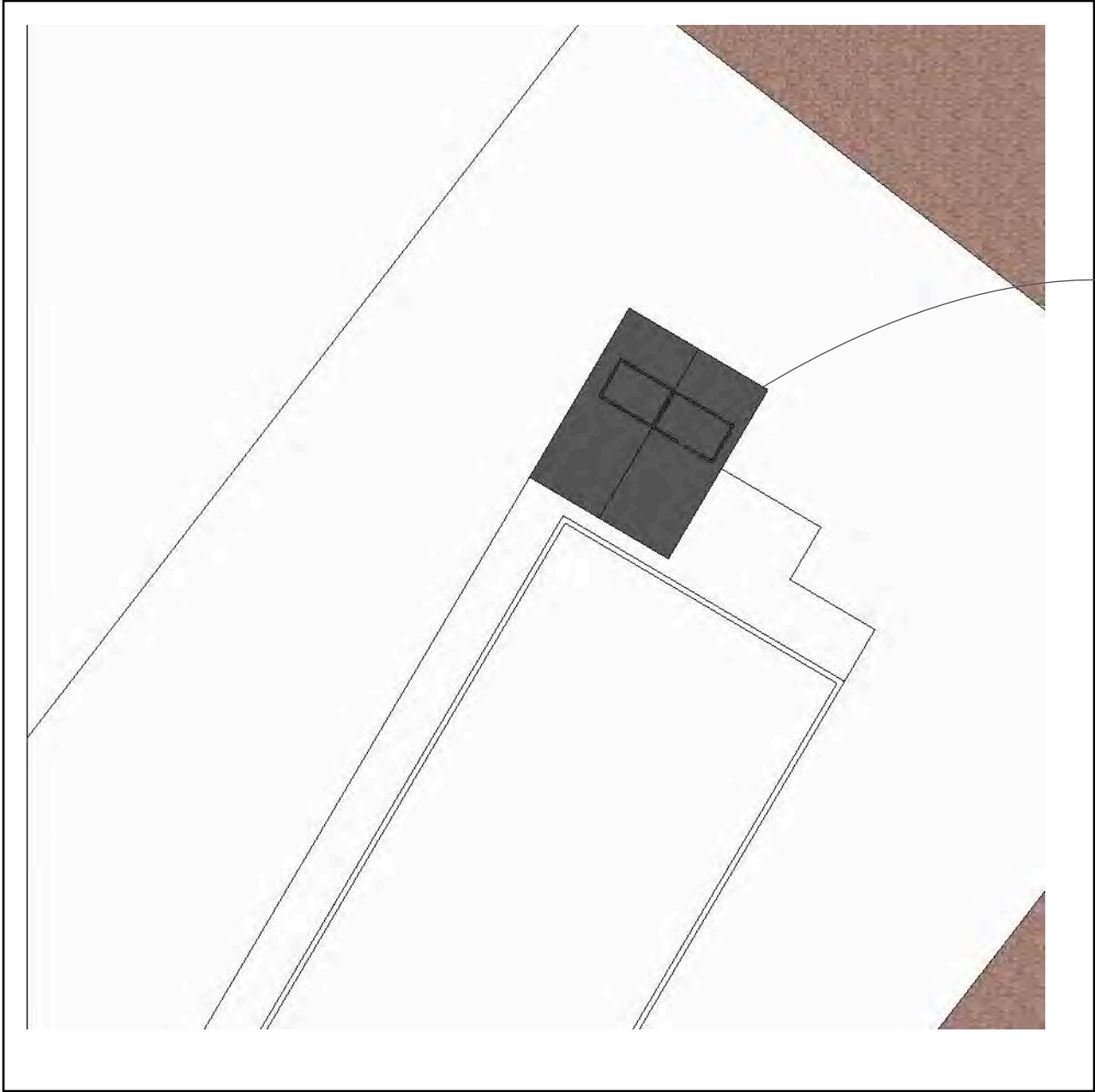


Second Floor Demo Plan



** Further demo will be performed if any failed works are found or existing materials are deemed unsatisfactory to State Historic Preservation Office or other federal preservation officials.*

300 Queen Street

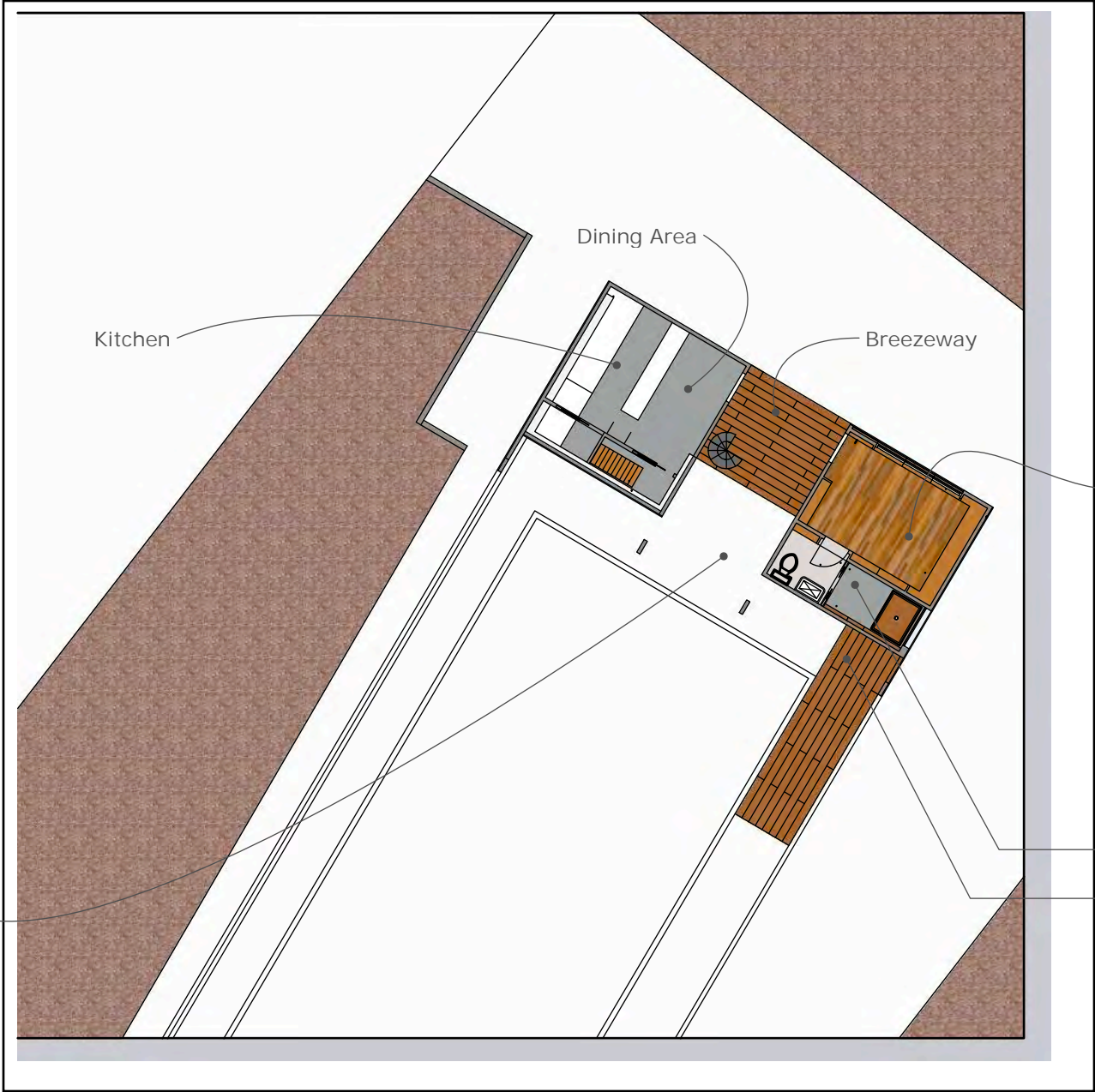


Remove Skylight

** Further demo will be performed if any failed works are found or existing materials are deemed unsatisfactory to State Historic Preservation Office or other federal preservation officials.*

300 Queen Street

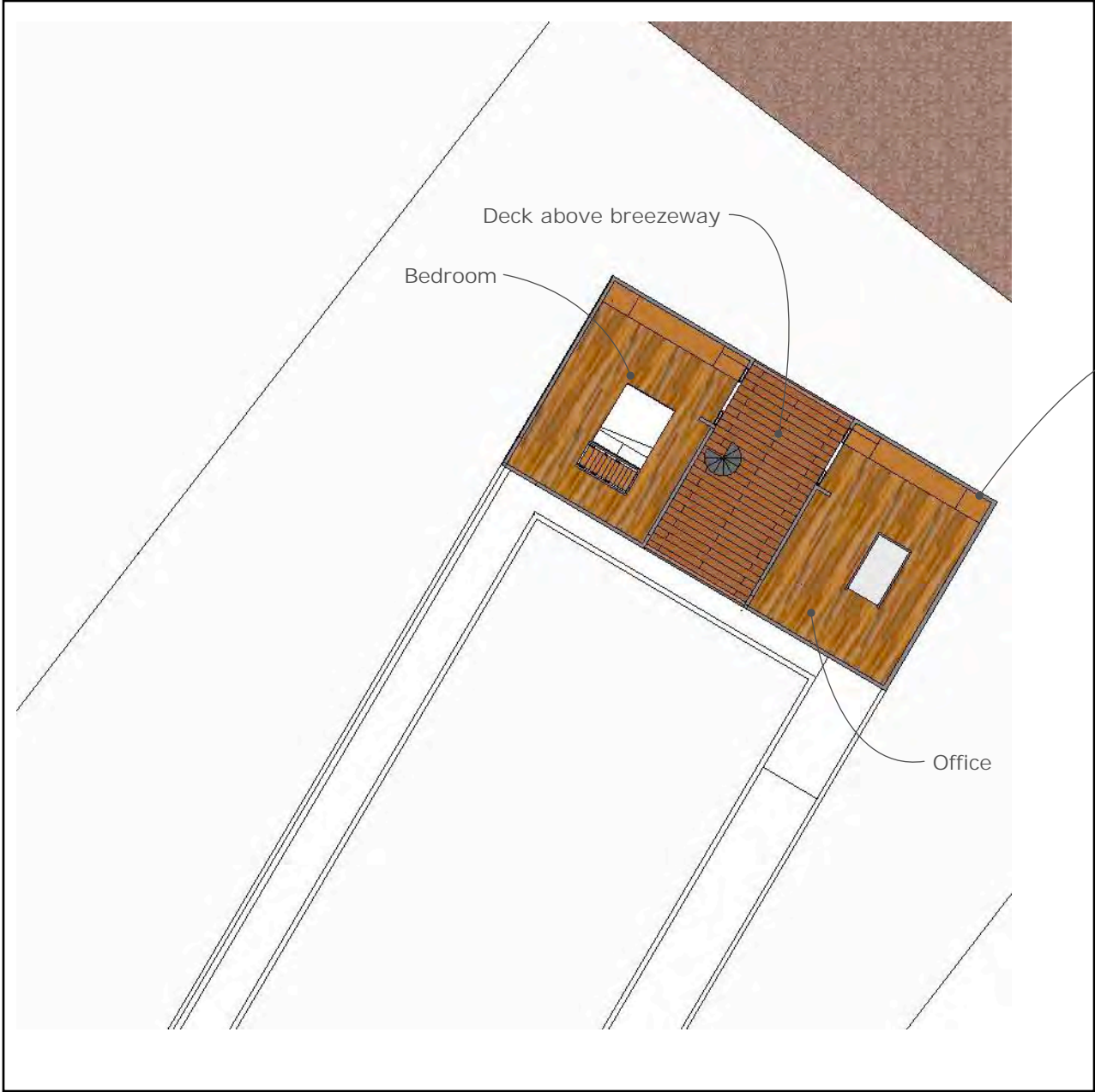
Ground Floor Plan



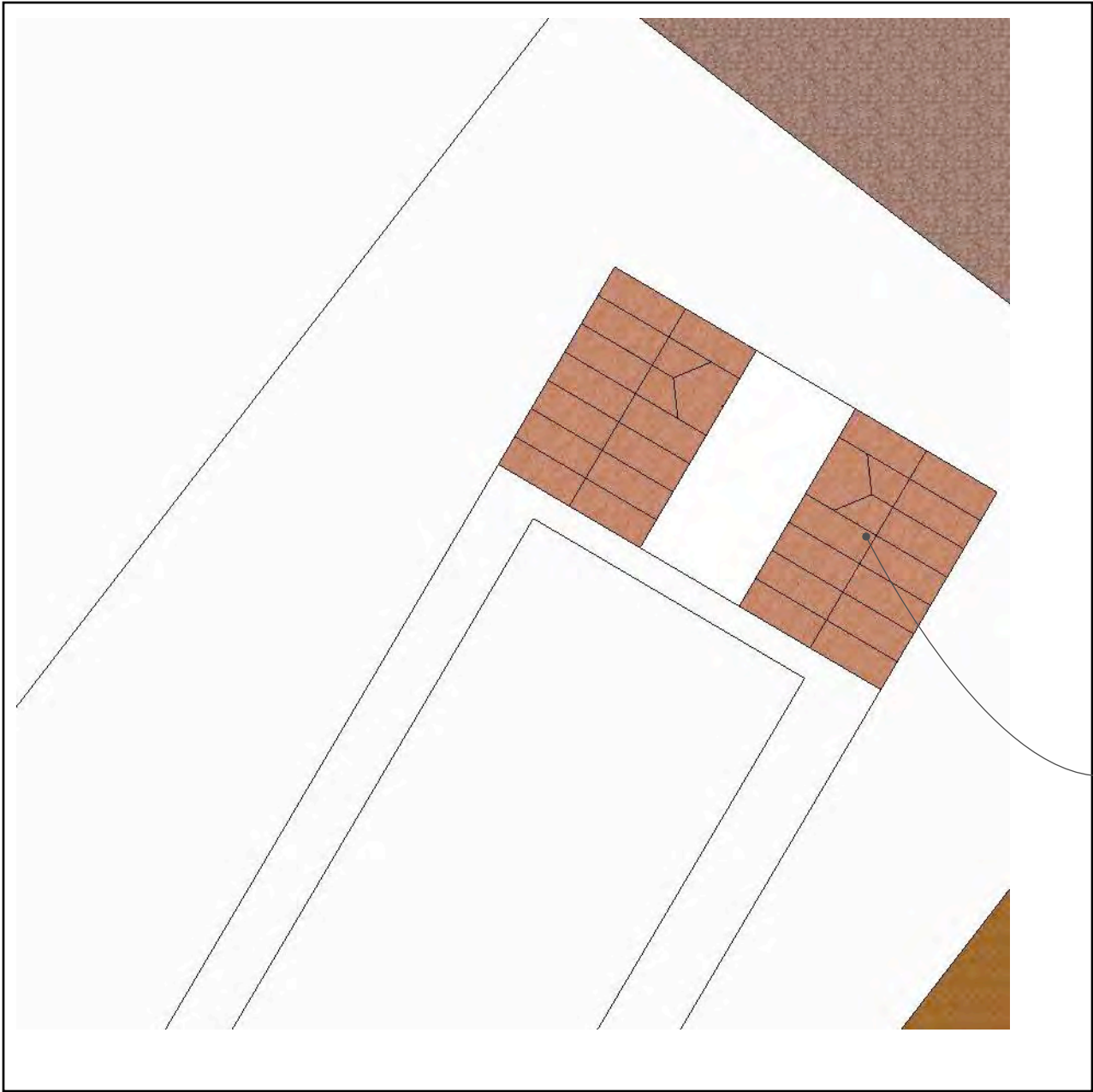
300 Queen Street

Any repairs to pool walkways are as per recommendations of engineers and State Historic Preservation Office officials.

Second Floor Plan

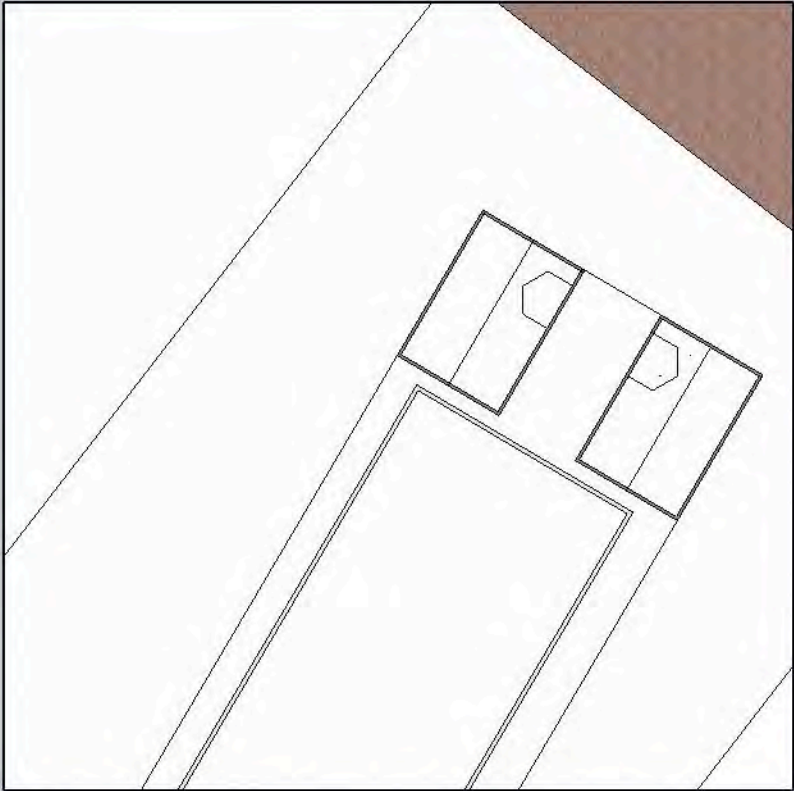


300 Queen Street

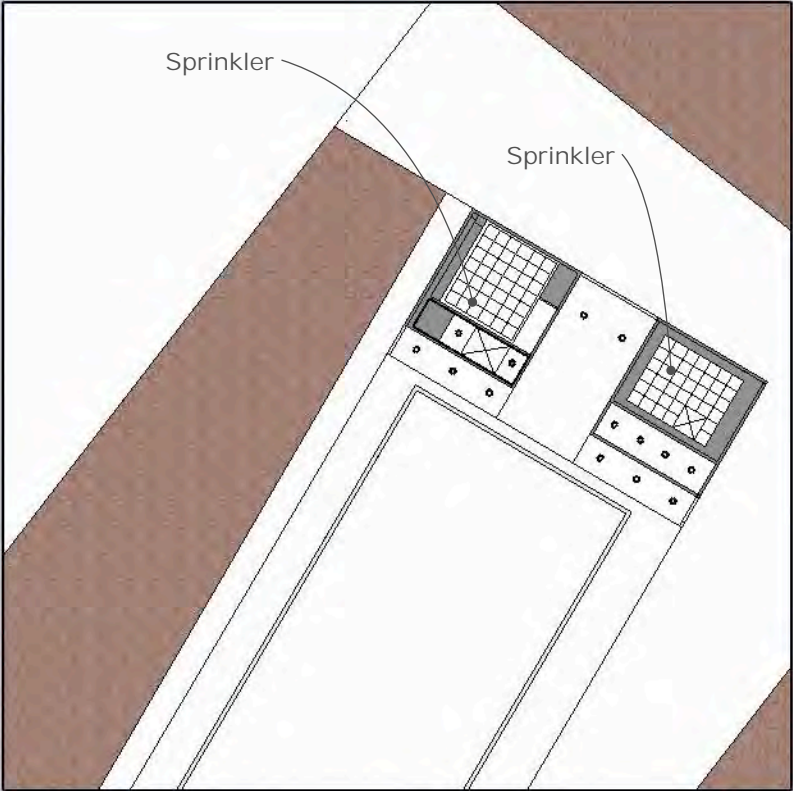


A606-4
Weathering
Steel Standing
Seam Roof

300 Queen Street

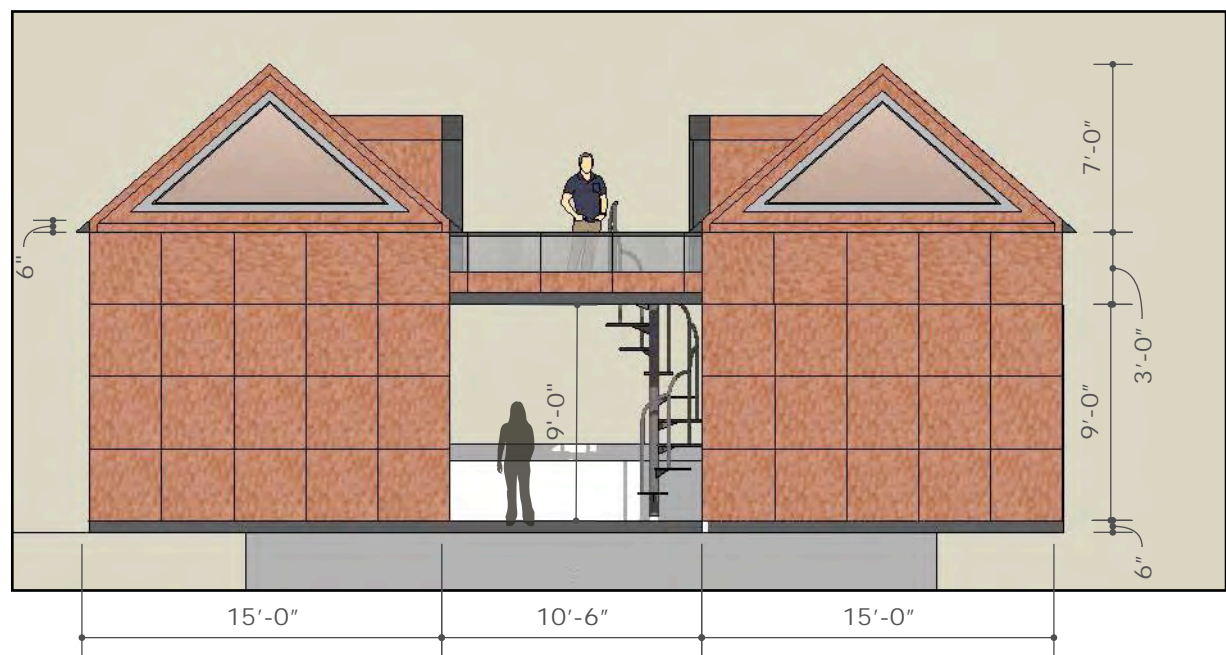
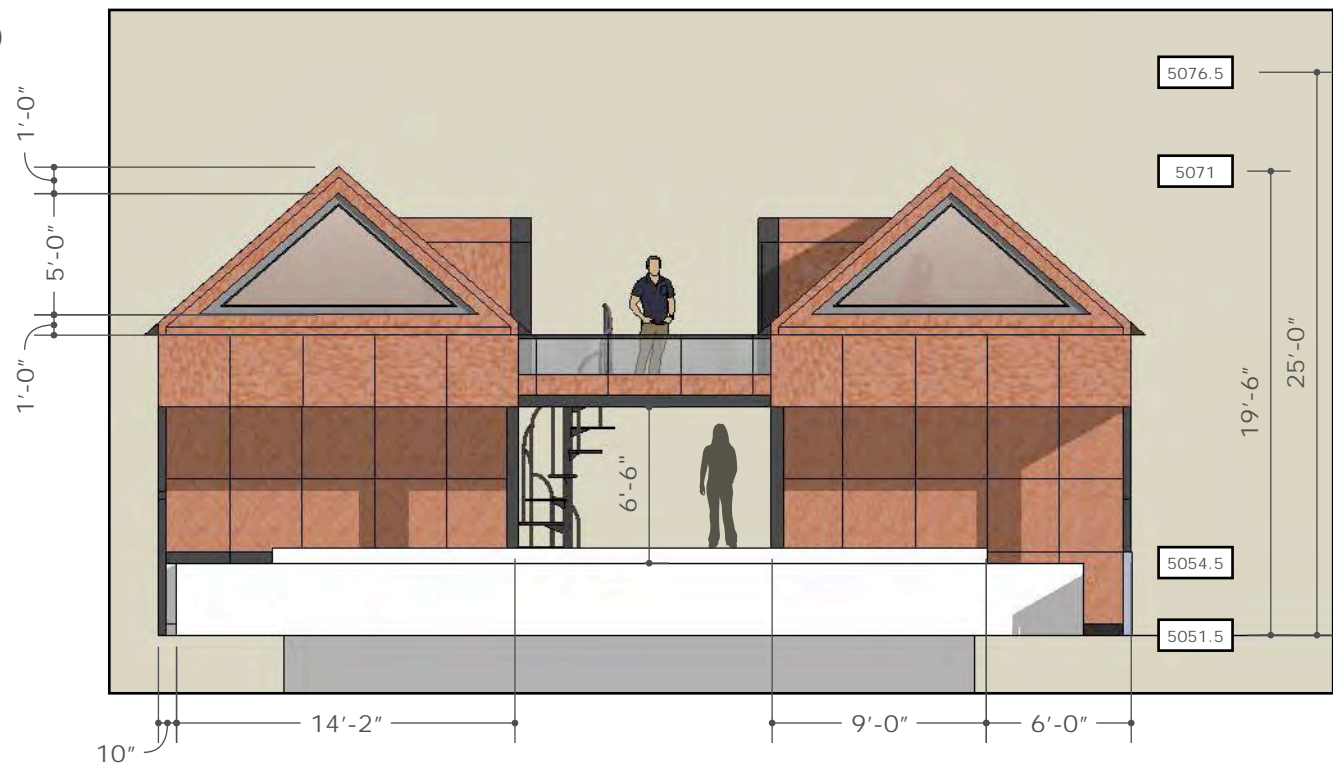


Second Floor

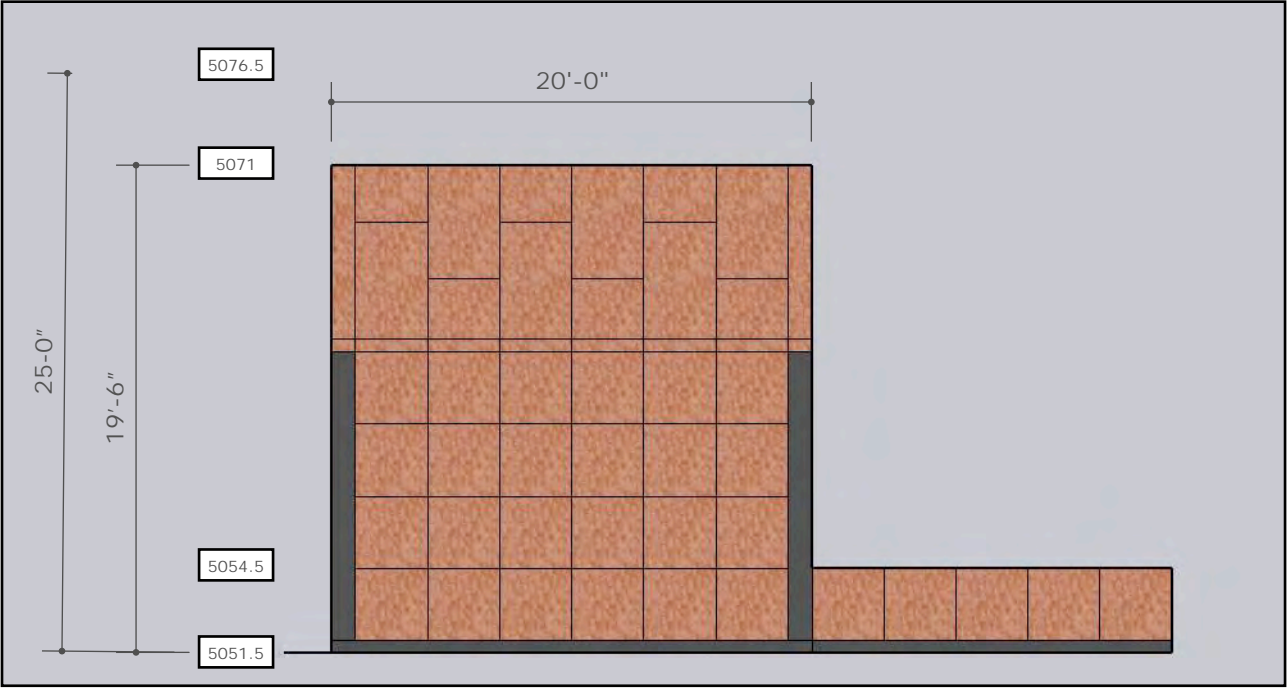
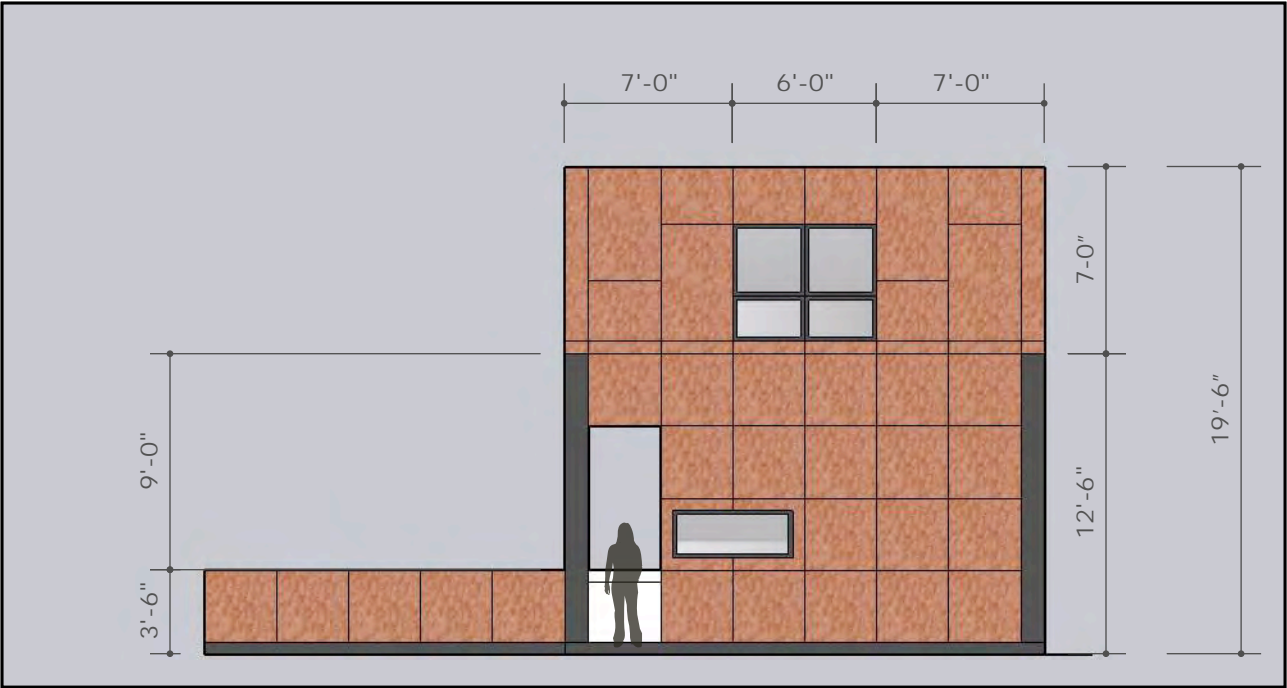


First Floor

Elevations
1/8" = 1'-0" (1:96)



Elevations
1/8" = 1'-0" (1:96)

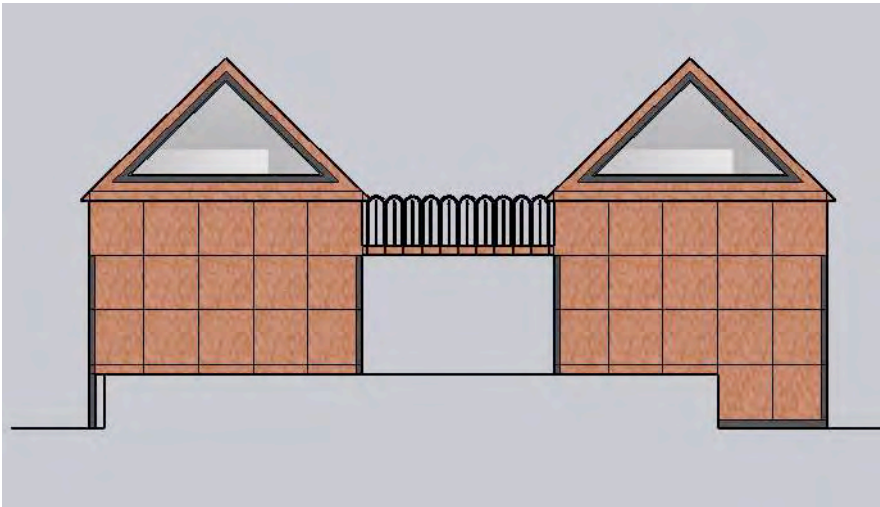


Sections

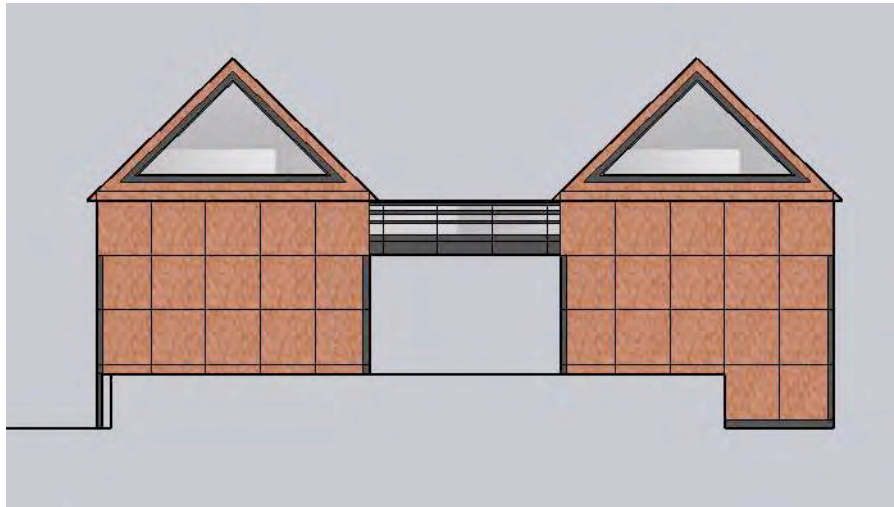


300 Queen Street

Railing Options



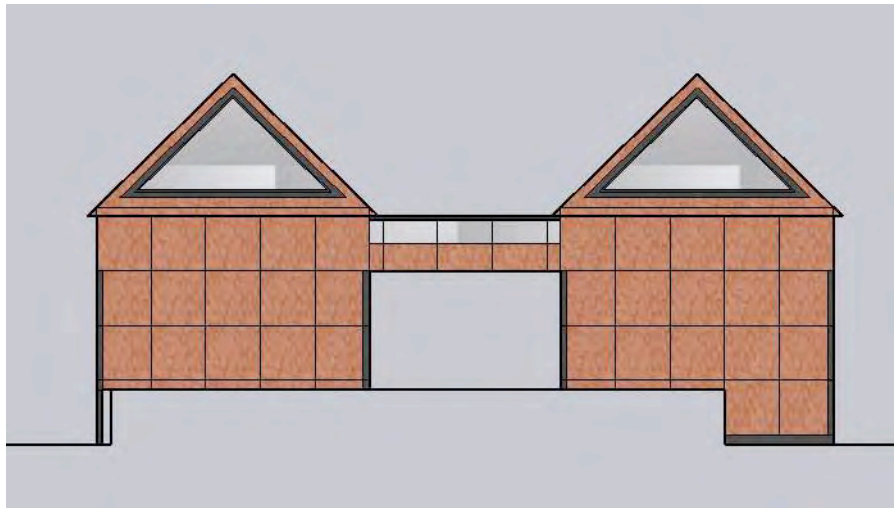
Railing One: Finial and Spear Design



Railing Two: Double Rail



Railing Three: Single rail and glass

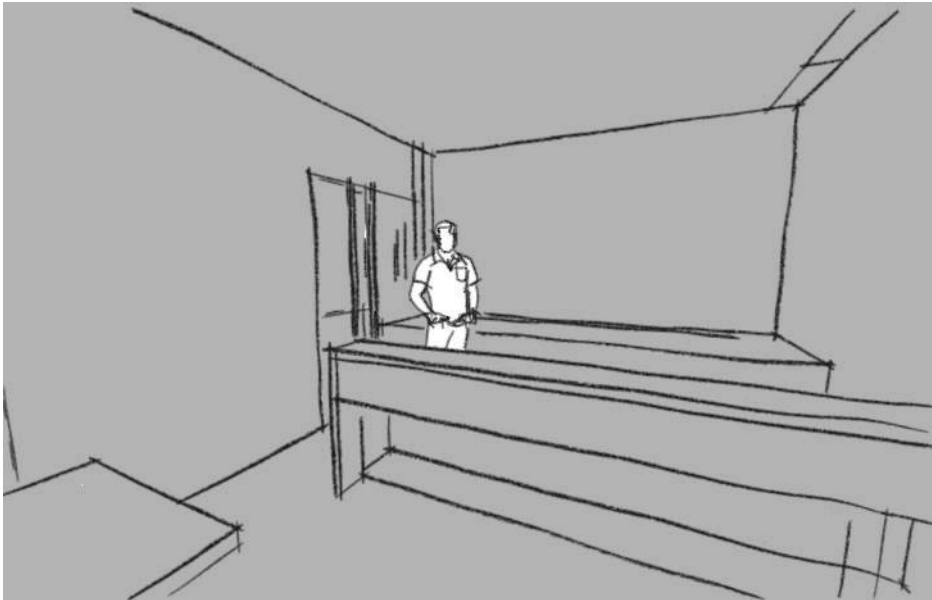


Railing Four: Single Rail, Glass and A606-4 Planters

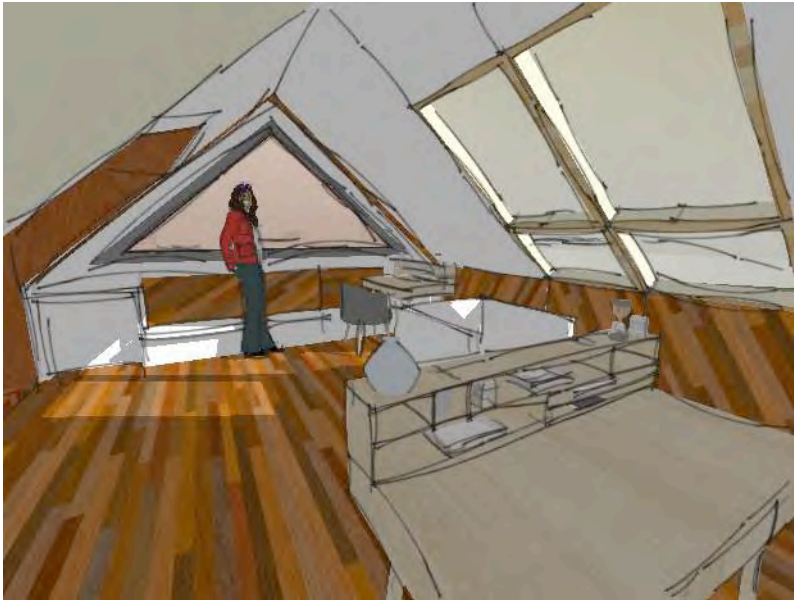
During the preliminary design review, one area of concern was the architectural style of the bridge deck over the breezeway. Railings one and two are more in line with the typical railing in Jerome. Railing three and four are contemporary versions using existing buildings materials. On May 21, 2021 we met this Arizona State Historic Preservation Office and spoke about the project. They strongly discouraged replicating historic styles and that a more modern version would ensure visitors are not confused by building as a recreation of a historic structure.

As a result railing design three was recommended by SHPO.

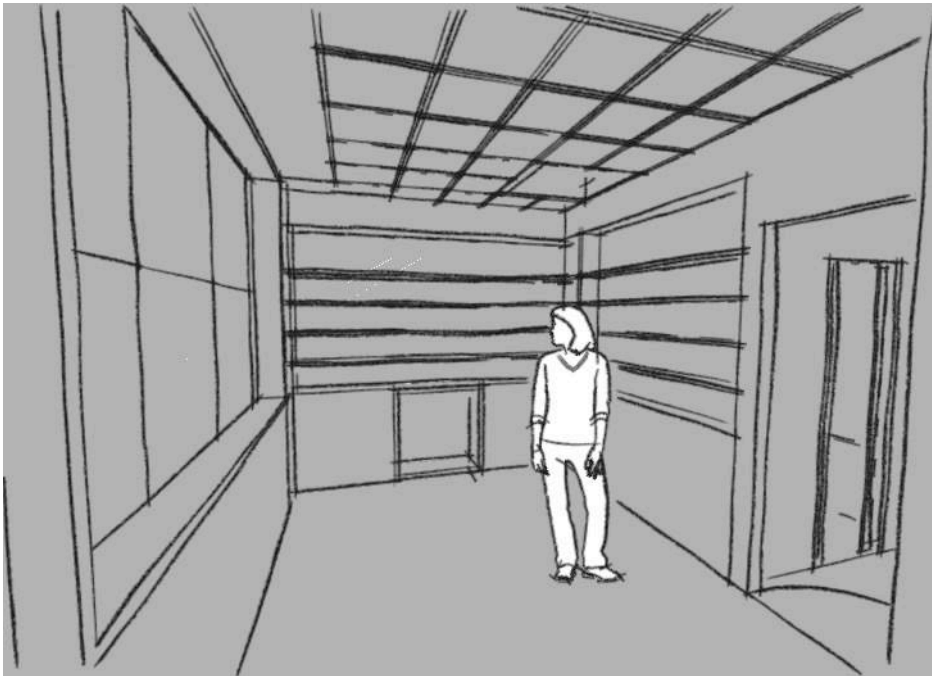
Interior Renderings



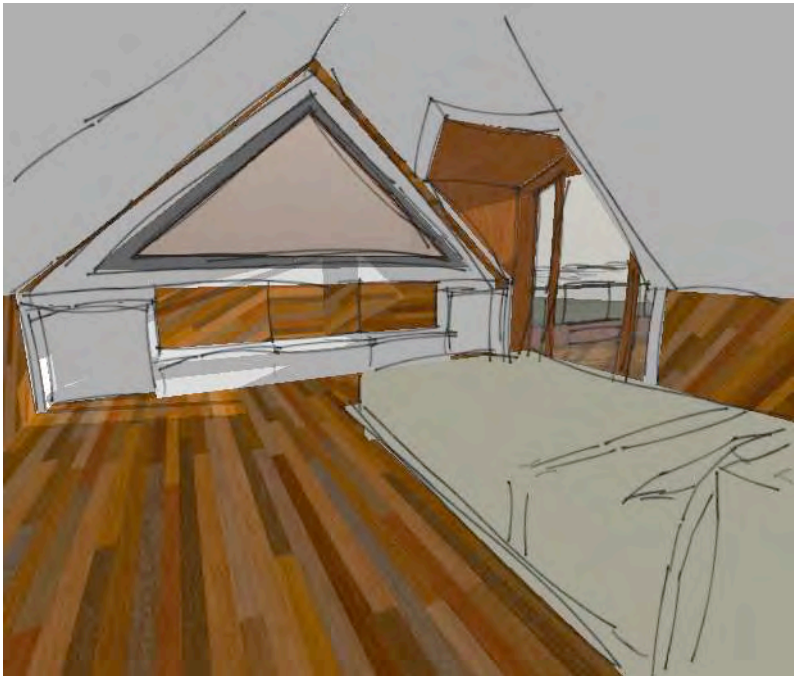
Kitchen and dining area



Office. View toward Verde Valley

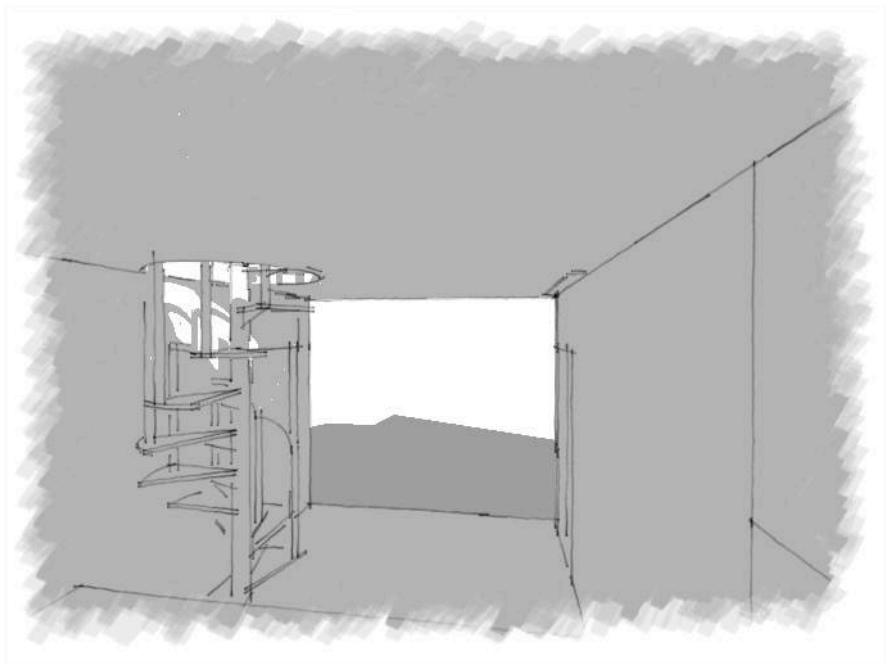
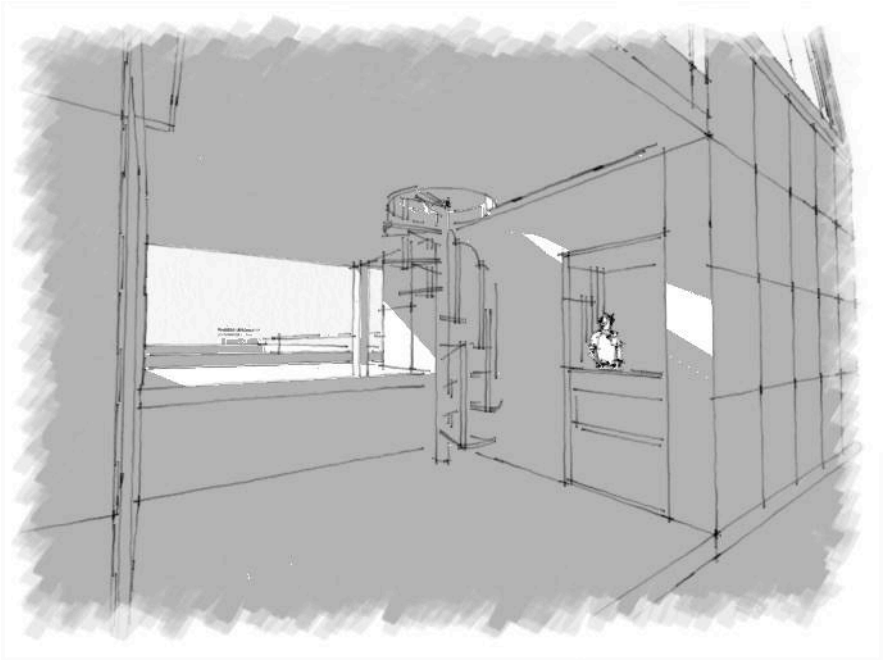


Living room with sliding door open

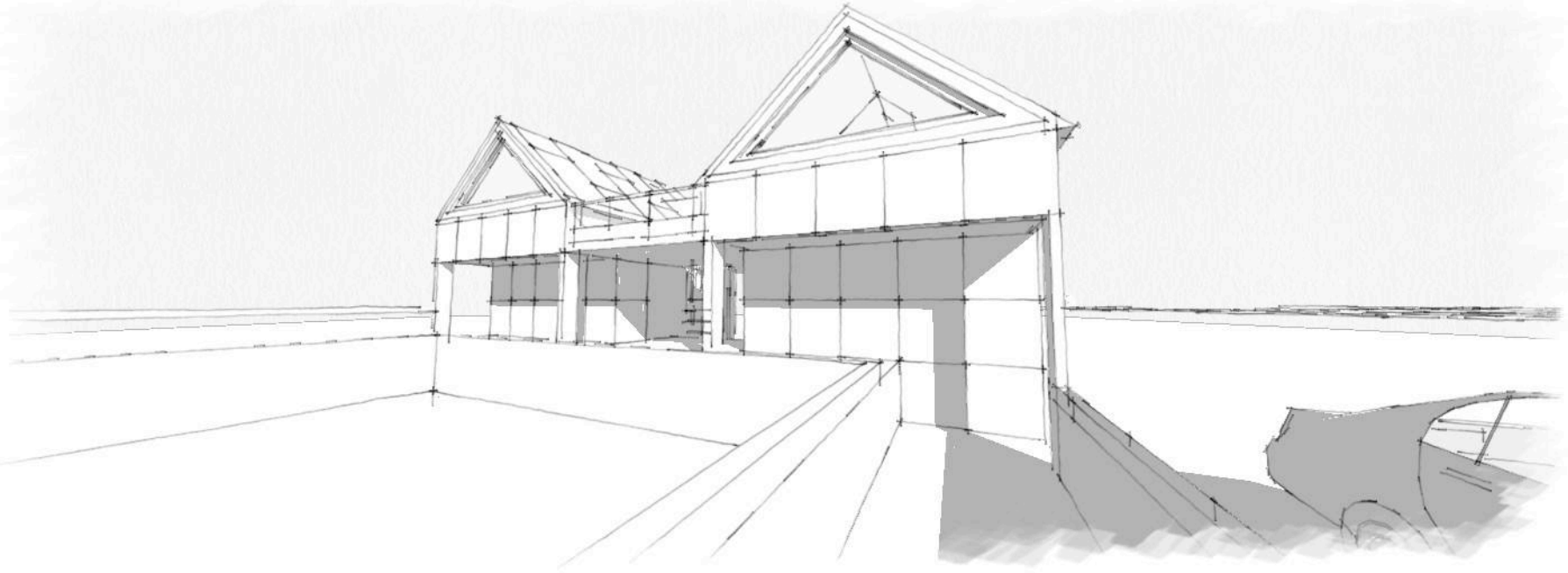


Bedroom, view toward deck

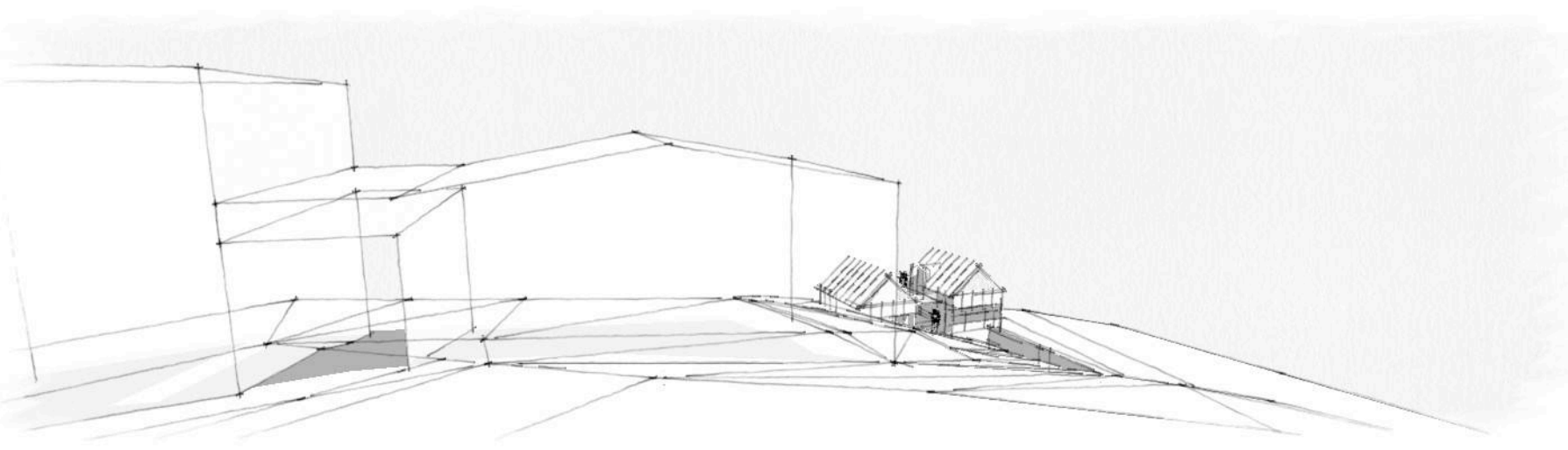
Exterior Renderings



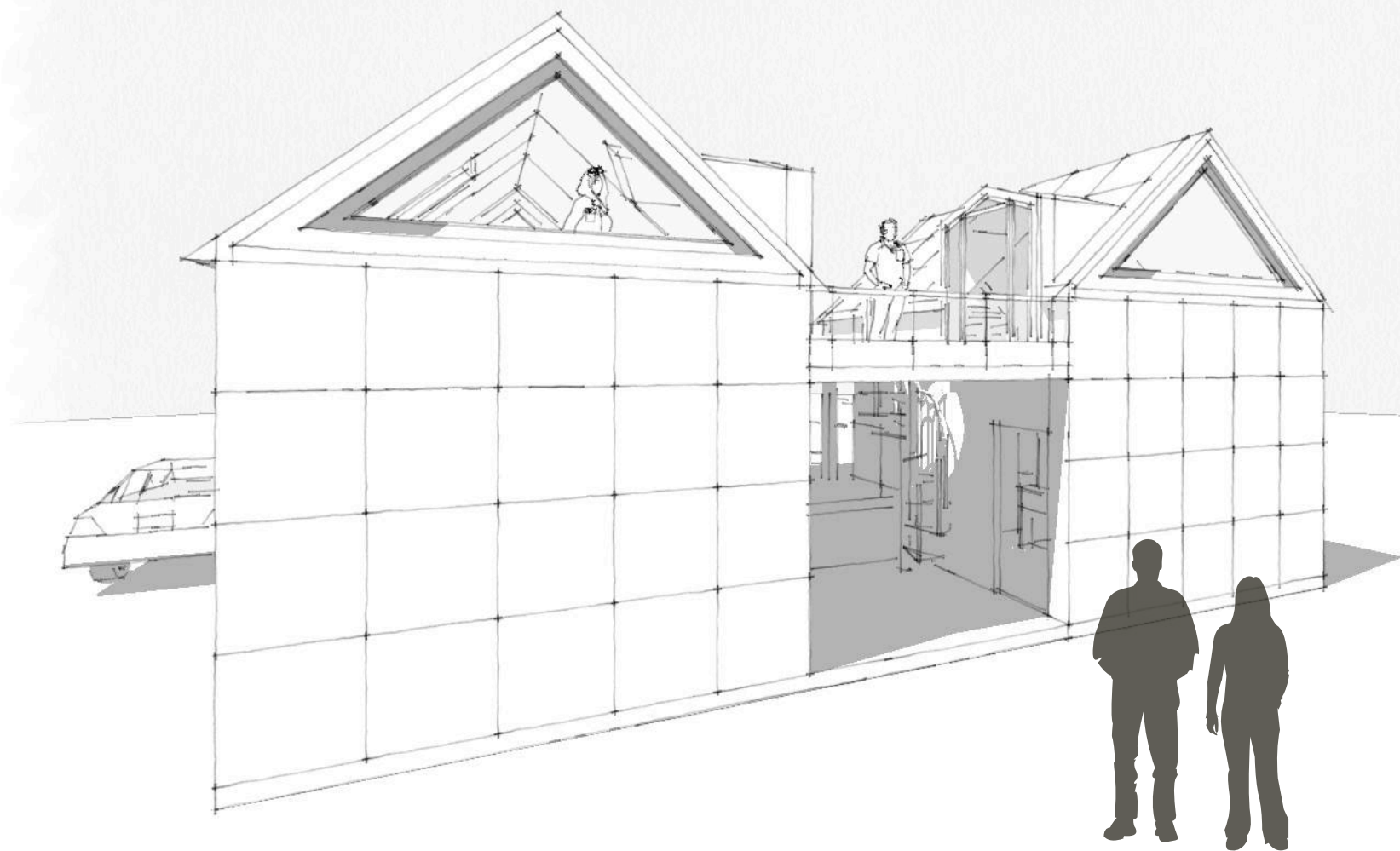
Verde Valley Views



From Exterior Deck



View on Queen Street. The proposed home would be partially obstructed by neighbors buildings



Thank You.

Appendix A: Materials and Colors



The exterior building palette is muted in tone and pulls colors from the surrounding landscape and mining structures. It also seeks to connect to the neighboring property with some of the burnt orange and rust brown detailing. The building will primarily use A606-4 steel as the central material which the concrete flooring, wood decking and galvanized metal doors and windows relate to.

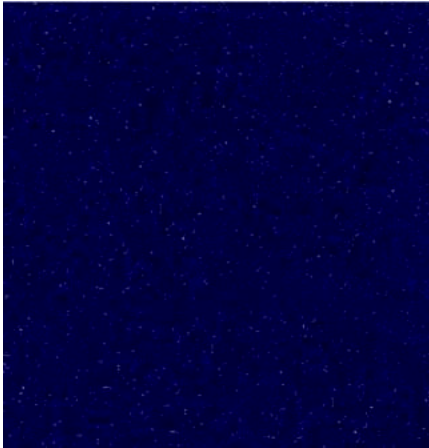
Material: Concrete



Exterior Concrete Base (v.1)
Color: Rust Brown
Increte Systems Stone Essence



Exterior Concrete Base (v.2)
Red Iron Oxide



Concrete Base Accent
Color: MG Midnight Blue
Alt: P193625 Single Stack Dark Concord Blue



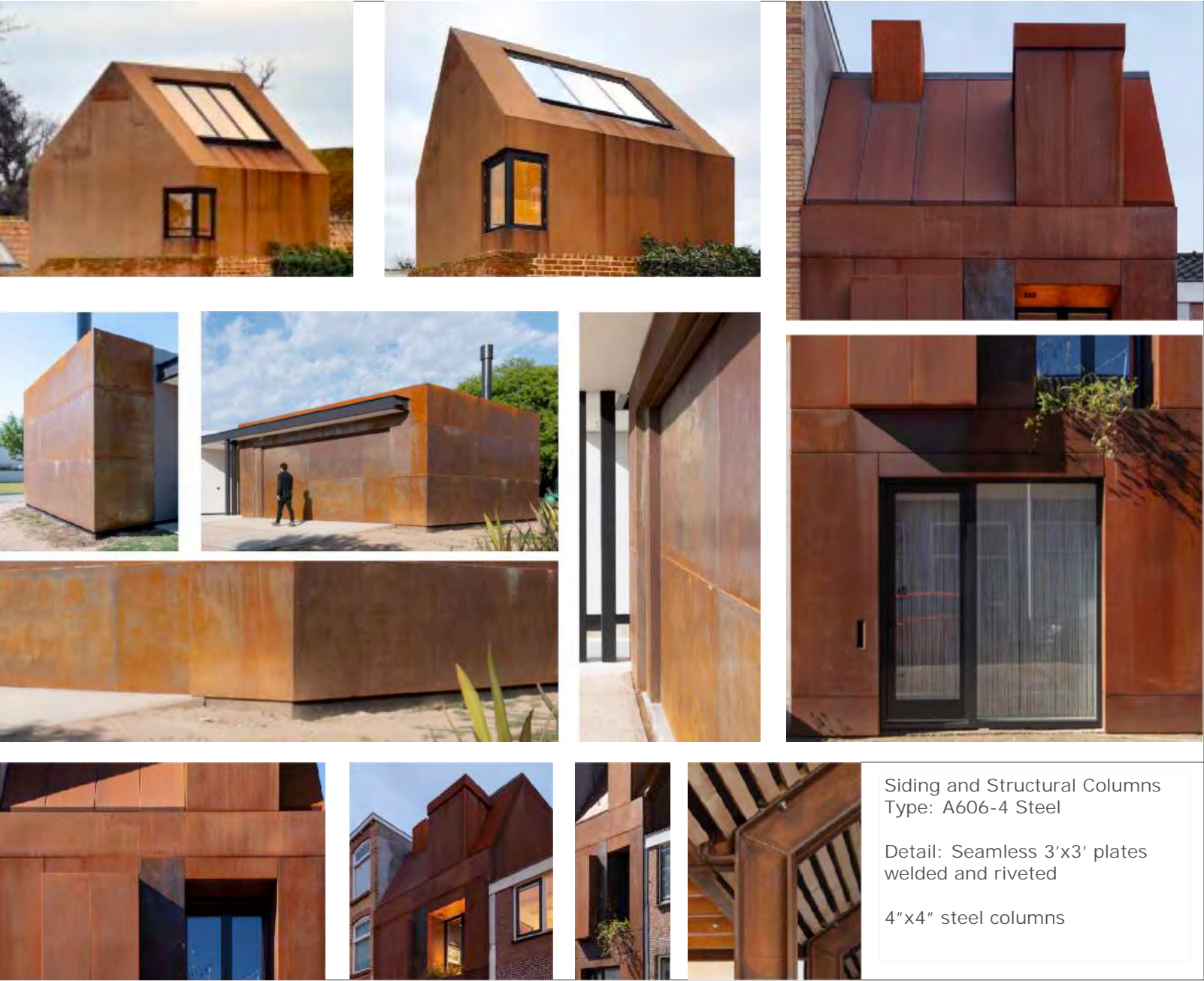
Interior Kinsugi Concrete Base (v.1)
Color: Natural with Metal inlay



Interior Concrete Base (v.2)
Oxidized Concrete Flooring

Appendix A: Materials and Colors

Material: A606-4 Steel



Siding and Structural Columns
Type: A606-4 Steel

Detail: Seamless 3'x3' plates
welded and riveted

4"x4" steel columns

Appendix A: Materials and Colors

Material: Glazing



Roofing
Type: A606-4 3' Seam Steel Roof



Fixed Glazing
Type: Galvanized Steel Frame with
A606-4 Fins and interior wood trim



Skylight
Type: Velux Balcony Skylight or similar



Planter
Type: A606-4 Steel Planter



Fixed Glazing
Type: Dadoed Glazing

Appendix A: Materials and Colors

Material: Wood



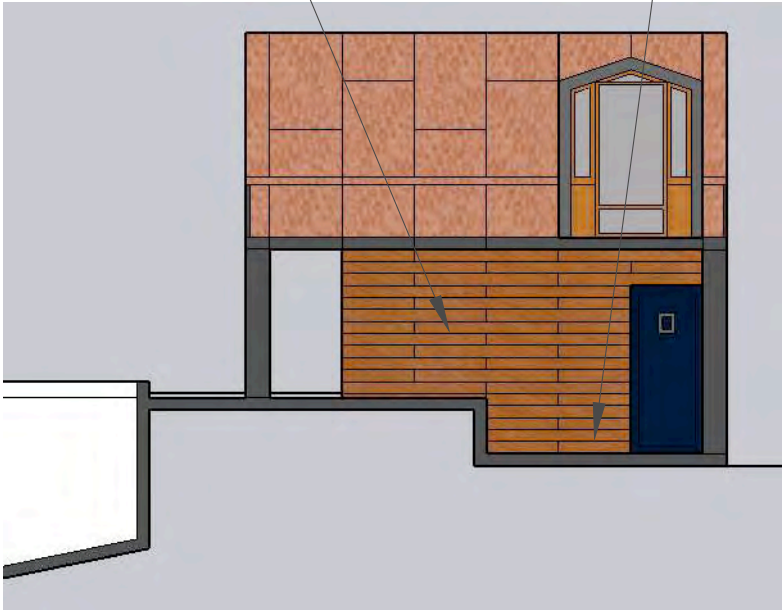
Exterior Wood Flooring
Type: Western Red Cedar
Vertical Grain



Exterior Wood Flooring
Alt. Type: Ipe Wood Decking



Interior Wood
Type: Stained wide plank pine flooring
Alt: Hickory Sunset Engineered Hardwood





TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331
OFFICE (928) 634-7943

Zoning Administrator Analysis Design Review Board Monday, June 7, 2021

Item 6: Preliminary and Final Design Review for new signage for Blazing Owl
Location: 300 Hull Avenue
Applicant/Owner: Angela Arndt/Randy and Cathy Brazil
Zone: C-1
APN: 401-06-074
Prepared by: John Knight, Zoning Administrator
Resolution: [DRB Reso. 2021-16](#)

Summary: The applicant is seeking preliminary and final design review for signage for a new business called the Blazing Owl. The new sign will be 18-by-27 inches and will be located to the left of the front entrance on the metal gate for the Merchants Gathering building. The sign will be printed on brushed aluminum. There are currently two signs by the front entrance. One is the main Merchants Gathering sign and the other is for Casa Latina (see attached images).

Ordinance Compliance: The Design Review Board (DRB) shall review the applicant's proposal for compliance with the code sections noted below:

Section 304.F.4. Review Procedures and Criteria: *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 decision on the following criteria:*

- a. *MATERIALS – Signs made of wood are preferred.*
- b. *LETTERING – Lettering and symbols on signs should be routed, applied, or painted.*
- c. *COLORS – Colors of a sign shall be visually compatible to the colors of buildings, structures, and signs to which the sign is visually related.*

Response: The Design Review Board shall review the application for compliance with the above-referenced criteria and refer to the specific standards regarding visual compatibility. Note that Section 304.F.4.a. referring to a preference for signs made of wood is being removed from the zoning ordinance. This change will take effect on June 11, 2021.

Section 509.G. Signs in Commercial and Industrial Zones:

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

Standard	Allowed	Proposed	Notes
Number of signs	2 max.	1 sign	Meets standard
Max. square footage	16 square feet each	Less than 4 square feet	Meets standard
May not extend above roof line	Up to roof line	Signs are below the roof line	Meets standard

Response: The applicant's proposal appears to meet the code requirements.

Section 509.E.7. Regulations applicable to signs in all zones

7. *Lighting shall be directed at the sign from an external incandescent light source and shall be installed so as to avoid any glare or reflection into any adjacent property, or onto a street or alley so as to create a traffic hazard. These restrictions shall apply to internally lighted signs, which may be allowed if constructed of metal or wood. No internally lit signs that are constructed of acrylic or plastic are allowed. No sign that flashes or blinks shall be permitted outside. No visible bulbs, neon tubing, or luminous paint, shall be permitted as part of any sign.*

Response: No lighting is proposed for the exterior sign.

Recommendation: The zoning administrator recommends that the DRB evaluate the proposed application and determine if the proposal meets the required criteria. A resolution with conditions is included for consideration by the board.

Attachments:

- DRB Resolution 2021-16
- Application and supplemental information



TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331

(928) 634-7943

DRB Resolution No. 2021-16

Approving proposed signage

WHEREAS the Town of Jerome has received an application from Angela Arndt for preliminary and final design review for a new sign at 300 Hull Avenue for Blazing Owl (APN 401-06-074); and

WHEREAS the property is in the C-1 zoning district; and

WHEREAS the design review process is intended to promote and preserve Jerome's economic and environmental well-being and preserve its distinctive character, natural attractiveness, and overall architectural quality, all of which contribute substantially to its viability as a recreational and tourist center and to its designation as a National Historic Landmark; and

WHEREAS the Design Review Board has carefully reviewed the applicant's proposal related to signs and finds that the proposal satisfies the following criteria:

- a. Materials – Signs made of wood are preferred.
- b. Lettering – Lettering and symbols on signs should be routed, applied, or painted on the surface of the signage material.
- c. Sign Colors – Colors of a sign shall be visually compatible to the colors of buildings, structures, and signs to which the sign is visually related.

NOW, THEREFORE, BE IT RESOLVED by the Design Review Board of the Town of Jerome, Arizona, that the request for signage is hereby approved subject to the following conditions:

1. **Expiration of Approval** – This approval shall become null and void if a building permit is not issued or work has not begun within six (6) months of final Design Review Board approval of this application. If necessary, the applicant may request an extension by the approval body if the extension is submitted prior to approval expiration.
2. **Appeal** – Any applicant who is aggrieved by the Design Review Board decision may petition the Mayor or Council for a review within thirty (30) days of the decision. Questions of aesthetics or design standards are not appealable to the Mayor and Council but may be presented to a Court of Record within thirty (30) days of the decision. Additionally, if in the opinion of the Zoning Administrator a decision is not in conformance with the Zoning Code or Comprehensive plan, the Zoning Administrator may request a review by the Mayor and Council within thirty (30) days. By specific motion during an official meeting, the Mayor and Council may refuse to consider a request for review brought by the Zoning Administrator. Finally, the Mayor and Council shall maintain the right to review all decisions of the Design Review Board.

ADOPTED AND APPROVED by a majority vote of the Design Review Board on the 7th day of June 2021.

ATTEST:

APPROVED:

Rosa Cays, Deputy Town Clerk

Tyler Christensen, Chair



File #:

Town Use

TOWN OF JEROME, ARIZONA600 Clark Street, P.O. Box 335, Jerome, AZ 86331
(928) 634-7943**General Land Use Application – Check all that apply**

- | | | |
|---|---|---|
| <input type="checkbox"/> Site Plan Review \$100 | <input type="checkbox"/> Design Review \$50/\$200 | <input type="checkbox"/> Conditional Use Permit (CUP) \$100 |
| <input type="checkbox"/> Demolition \$50/\$200 | <input checked="" type="checkbox"/> Signage/Awning \$50 | <input type="checkbox"/> Paint/Roofing \$0 |
| <input type="checkbox"/> Time Extension \$0 | <input type="checkbox"/> Variance \$200 | <input type="checkbox"/> Other: _____ |

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

Applicant: <u>Angela Arndt</u>	Owner: <u>NORTHLAND PROPERTIES INC</u>
Applicant address: <u>55 MOCKINGBIRD LN. SEDONA, AZ 86336</u>	Owner Mailing Address: <u>ATT: KATHY GLIDENWEL 317 W. FOUR FEATHERS LN. BENSON, AZ 85901</u>
Applicant role/title: <u>OWNER, OPERATOR</u>	
Applicant phone: <u>619.709.5072</u>	Owner phone: <u>520.586.0957</u>
Applicant email: <u>ANGIER@OUTLOOK.COM</u>	Owner email: <u>KATHYMB42@GMAIL.COM</u>
Project address: <u>300 HILL AVE, JEROME</u>	Parcel number: _____
Describe project: <u>SPACE # 4, LOCATED IN THE BACK OF THE MERCHANT'S GATHERING BLDG - TO SELL + create Candles + ART</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.

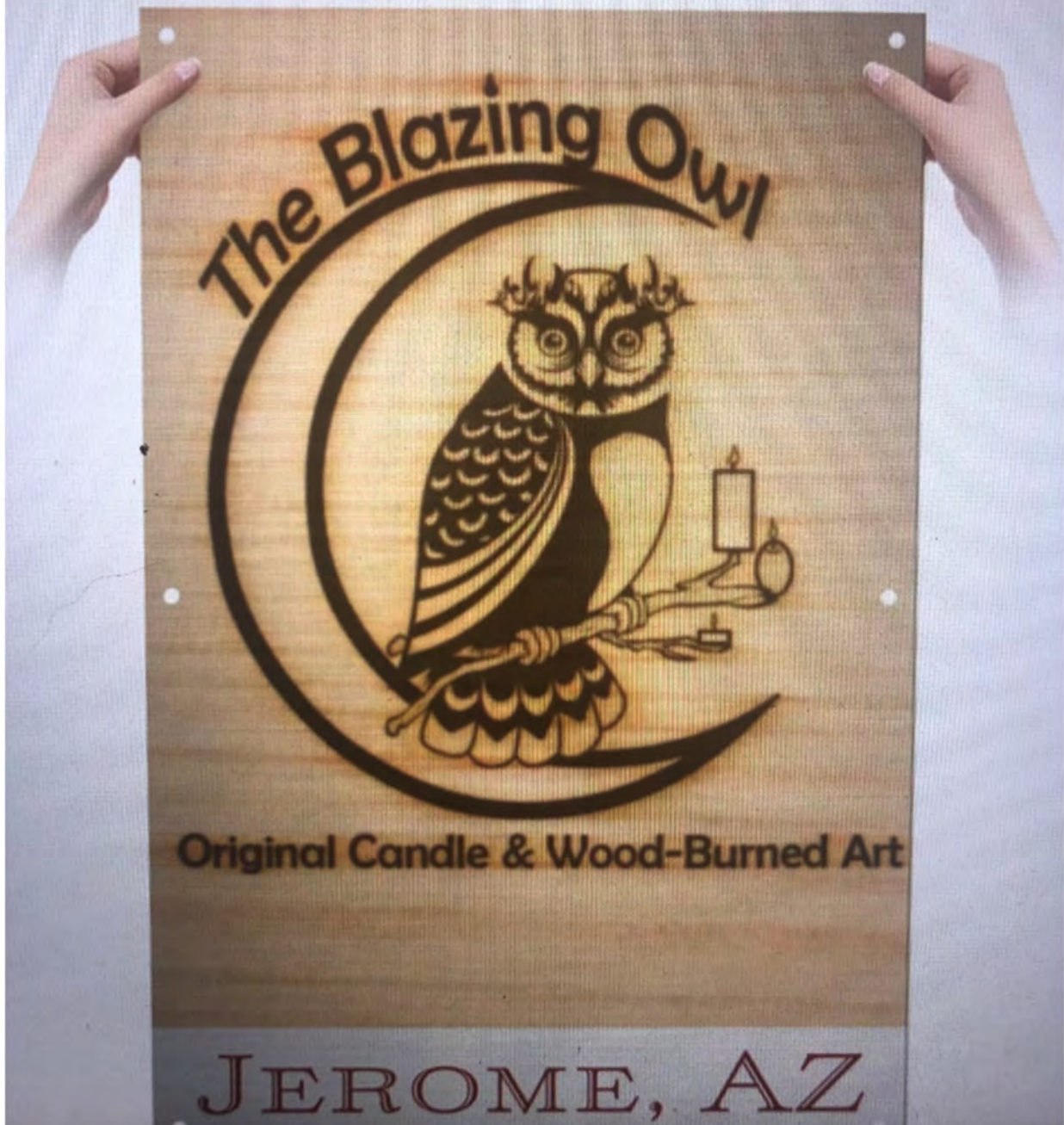
Applicant Signature: [Signature] Date: 5.12.21Owner Signature: [Signature] Date: 5-13-21

For Town Use Only	
Received from: _____	Date: _____
Received the sum of \$ _____ as: <input type="checkbox"/> Check No. _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	
By: _____	For: _____
Tentative Meeting Date/s - DRB: _____	P&Z: _____

E-mail completed forms and application information to: John Knight, Zoning Administrator j.knight@jerome.az.gov

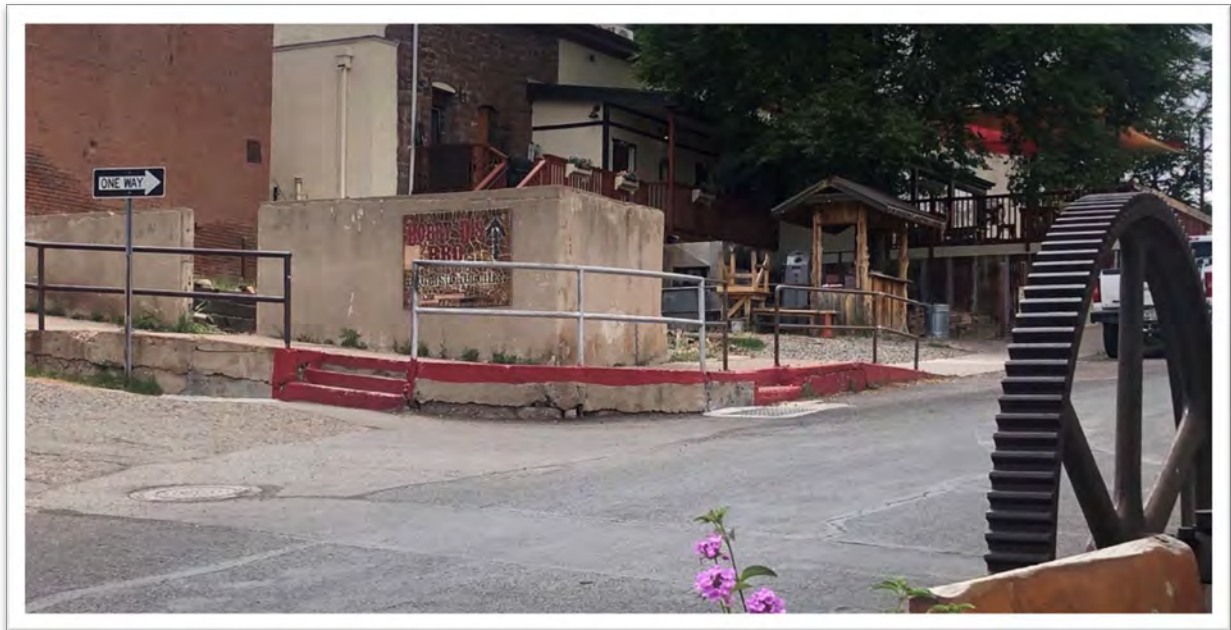
**18" x 27" Brushed Aluminum Metal Signs
with Drilled Holes**

Front

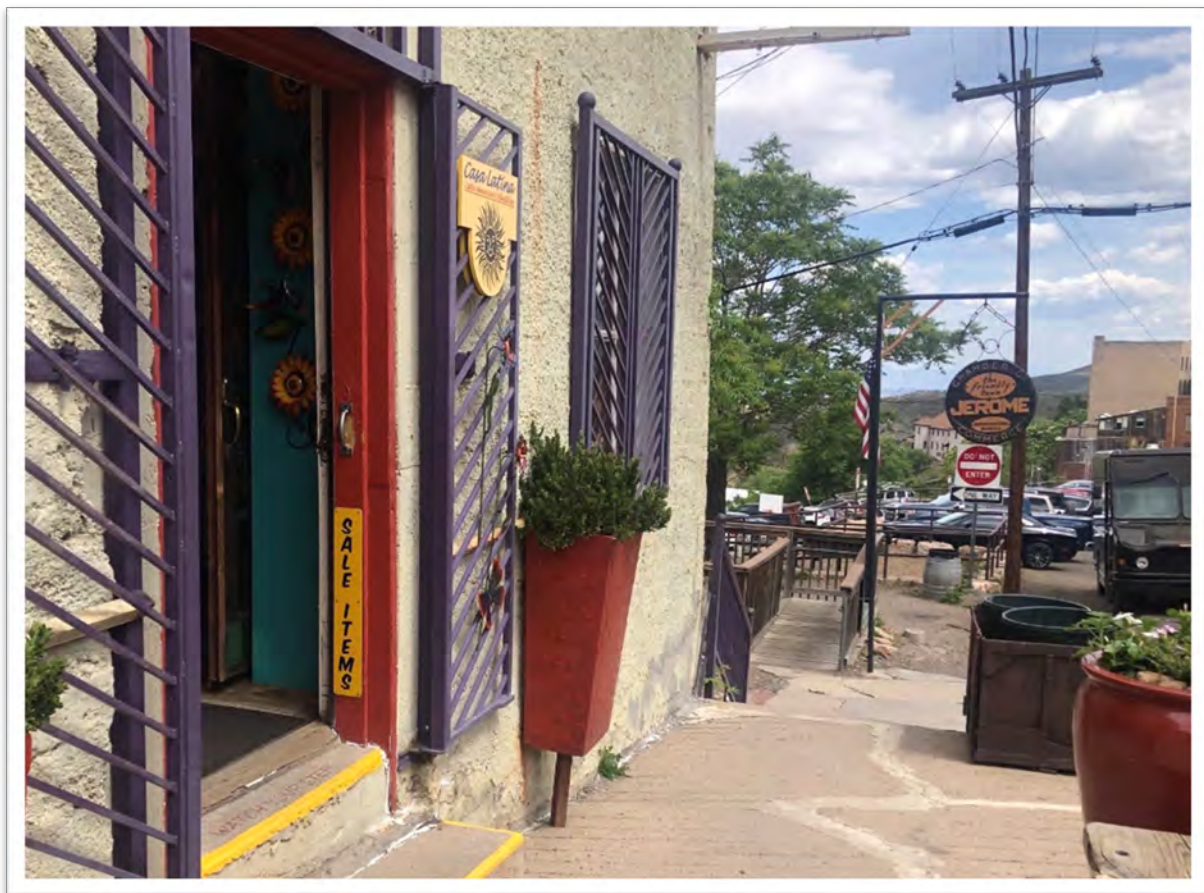




Looking northwest toward Bobby D's BBQ



Looking south toward chamber building



Existing signage at front entrance





TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331
OFFICE (928) 634-7943

Zoning Administrator Analysis Design Review Board Monday, June 7, 2021

Item 7: Preliminary and Final Design Review for a gate at “Husbands’ Alley”
Location: 140 Main Street
Applicant/Owner: Carol Wittner Roland/Beyond Sky Fire LLC
Zone: C-1
APN: 401-06-006
Prepared by: John Knight, Zoning Administrator
Resolution: [DRB Reso. 2021-17](#)

Summary: The applicant is seeking preliminary and final design review to construct a gate in front of “Husbands’ Alley.” The gate will be constructed of metal and will be the same design and dark brown color as the gate at the back of Nellie Bly (see images). The fire department will have access through the gate via a KnoxBox.

Ordinance Compliance: The Design Review Board (DRB) shall review the applicant's proposal for compliance with the code section noted below:

Section 304.F.1. Review Procedures and Criteria: *The Design Review Board shall review a submitted application for design approval for all new construction and/or installation of Accessory Features. In doing so, both the Design Review Board and the applicant shall use photographs, lithographs and the like of Jerome, to support their findings. If photographs, etc., are unavailable, then the determination or finding shall be based on the works of a recognized historic preservation authority; such as, but not limited to, text books or architect/historian. Each of the following criteria must be satisfied before an application can be approved.*

- j. ACCESSORY FEATURES – Fences, walkways, decks, stairways, lighting, antenna and other manmade structures shall be visually compatible with buildings, structures, and places to which they are visually related.*

Response: The Design Review Board shall review the application for compliance with the above-referenced criteria and refer to the specific standards regarding visual compatibility.

Recommendation: The zoning administrator recommends that the DRB evaluate the proposed application and determine if the proposal meets the required criteria. A resolution with conditions is included for consideration by the board.

Attachments:

- DRB Resolution 2021-17
- Application and supplemental information



TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331

(928) 634-7943

DRB Resolution No. 2021-17

Approving a new gate

WHEREAS the Town of Jerome has received an application from Carol Wittner Roland (Beyond Sky Fire LLC) for preliminary and final design review for a gate on Husbands' Alley at 140 Main Street (APN 401-06-006); and

WHEREAS the property is in the C-1 zoning district; and

WHEREAS the design review process is intended to promote and preserve Jerome's economic and environmental well-being and preserve its distinctive character, natural attractiveness, and overall architectural quality, all of which contribute substantially to its viability as a recreational and tourist center and to its designation as a National Historic Landmark; and

WHEREAS the Design Review Board has carefully reviewed the applicants' proposal related to fences and accessory features and finds that the proposal satisfies the following criteria:

- j. **ACCESSORY FEATURES** – Fences, walkways, decks, stairways, lighting, antenna and other manmade structures shall be visually compatible with buildings, structures, and places to which they are visually related.

NOW, THEREFORE, BE IT RESOLVED by the Design Review Board of the Town of Jerome, Arizona, that the request for a new gate is hereby approved subject to the following conditions:

1. **Expiration of Approval** – This approval shall become null and void if a building permit is not issued or work has not begun within six (6) months of final Design Review Board approval of this application. If necessary, the applicant may request an extension by the approval body if the extension is submitted prior to approval expiration.
2. **Appeal** – Any applicant who is aggrieved by the Design Review Board decision may petition the Mayor or Council for a review within thirty (30) days of the decision. Questions of aesthetics or design standards are not appealable to the Mayor and Council but may be presented to a Court of Record within thirty (30) days of the decision. Additionally, if in the opinion of the Zoning Administrator a decision is not in conformance with the Zoning Code or Comprehensive plan, the Zoning Administrator may request a review by the Mayor and Council within thirty (30) days. By specific motion during an official meeting, the Mayor and Council may refuse to consider a request for review brought by the Zoning Administrator. Finally, the Mayor and Council shall maintain the right to review all decisions of the Design Review Board.

ADOPTED AND APPROVED by a majority vote of the Design Review Board on the 7th day of June 2021.

ATTEST:

APPROVED:

Rosa Cays, Deputy Town Clerk

Tyler Christensen, Chair



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

- | | | |
|---|--|---|
| <input type="checkbox"/> Site Plan Review \$100 | <input checked="" type="checkbox"/> Design Review \$50/\$200 | <input type="checkbox"/> Conditional Use Permit (CUP) \$100 |
| <input type="checkbox"/> Demolition \$50/\$200 | <input type="checkbox"/> Signage/Awning \$50 | <input type="checkbox"/> Paint/Roofing \$0 |
| <input type="checkbox"/> Time Extension \$0 | <input type="checkbox"/> Variance \$200 | <input type="checkbox"/> Other: _____ |

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

Applicant: <u>CAROL WITTNER ROLAND</u>	Owner: <u>CAROL WITTNER ROLAND</u>
Applicant address: <u>549 SCHOOL ST</u>	Owner Mailing Address: <u>P.O. BOX 837</u>
<u>JEROME AZ 86331</u>	<u>JEROME AZ 86331</u>
Applicant role/title: <u>OWNER</u>	
Applicant phone: <u>928-274-0655</u>	Owner phone: <u>928-274-0655</u>
Applicant email: <u>carolwittner@gmail.com</u>	Owner email: <u>carolwittner@gmail.com</u>
Project address: <u>140 MAIN ST</u>	Parcel number:
Describe project: <u>WE ARE REPLACING THE PLYWOOD THAT BOARDED UP HUSBAND'S AUCY WITH AN IRON GATE AS IN THE ATTACHED PHOTO. IT WILL BE LOCKED AT ALL TIMES, BUT A KNOX BOX WILL BE</u>	

- ATTACHED TO THE BUILDING FOR FIRE ACCESS. PUSCIFER & I WILL HAVE KEYS
- 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: Carol Roland Date: 5/24/2021

Owner Signature: Carol Roland Date: 5/24/2021

For Town Use Only	
Received from: <u>Carol Wittner Roland</u>	Date: <u>5/25/21</u>
Received the sum of \$ <u>50.00</u> as: <input checked="" type="checkbox"/> Check No. <u>3013</u>	<input type="checkbox"/> Cash <input type="checkbox"/> Credit Card
By: <u>K. H.</u>	For: <u>DRB</u>
Tentative Meeting Date/s - DRB: _____ P&Z: _____	

E-mail completed forms and application information to: John Knight, Zoning Administrator j.knight@jerome.az.gov



Design Review Application Checklist

Each application will be filed with the zoning administrator and forwarded to the Jerome Design Review Board once the application has been reviewed by staff and determined to be complete. All application materials must be submitted electronically in PDF format (8.5-by-11 inches or 11-by-17 inches). Contact the zoning administrator at 928-634-7943 if assistance is needed regarding submitting materials.

- ☐ General Land Use Application Form
- ☐ Written narrative of the proposed project, uses, hours of operation, number of employees, etc.
- ☐ Plot plan or site layout, including all improvements drawn to scale
- ☐ Elevations (all sides of proposed building or project) drawn to scale
- ☐ Photographs showing all sides of existing structures
- ☒ Photographs showing adjoining properties, buildings and structures
- ☐ Material samples
- ☐ Color samples
- ☐ Explanation and location of any building or structure to be demolished or removed
- ☐ Location of trees and other natural features
- ☐ Utility locations and connections
- ☐ Method of disposal for storm drainage (including energy dissipaters and retention/detention)
- ☐ Fire sprinkler and fire safety components
- ☐ Landscape plan
- ☐ Lighting plan and lighting fixtures
- ☐ Signage (if applicable)
- ☐ Additional information requested by Zoning Administrator
 - ☐ _____
 - ☐ _____
 - ☐ _____

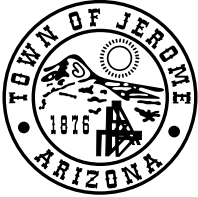


THE MATERIAL WILL BE STEEL, PAINTED THE SAME DARK BROWN COLOR AS THE STEEL STAIRWAYS & GATES BEHIND NELLIE BLY.

THE GATE FRAME WILL BE $1\frac{1}{2}$ " AND THE PICKETS WILL BE $\frac{5}{8}$ ". THIS IS SLIGHTLY HEAVIER THAN NELLIE BLY.







TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331
OFFICE (928) 634-7943

Zoning Administrator Analysis Design Review Board Monday, June 7, 2021

Item 8: Preliminary and Final Design Review for new signage for Jerome BATH House
Location: 240 Hull Avenue
Applicant/Owner: Mike Thieme/Margaret Graziano
Zone: C-1
APN: 401-06-054
Prepared by: John Knight, Zoning Administrator
Resolution: [DRB Reso. 2021-18](#)

Summary: The applicant is seeking preliminary and final design review for signage for a new business called the Jerome BATH House. The new sign will be 26-by-78 inches (approximately 14 square feet) and will be located above the front entrance where the previous "Winery" sign was located. The sign will be printed on aluminum (see attached images).

Ordinance Compliance: The Design Review Board (DRB) shall review the applicant's proposal for compliance with the code sections noted below:

Section 304.F.4. Review Procedures and Criteria: *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 decision on the following criteria:*

- a. *MATERIALS – Signs made of wood are preferred.*
- b. *LETTERING – Lettering and symbols on signs should be routed, applied, or painted.*
- c. *COLORS – Colors of a sign shall be visually compatible to the colors of buildings, structures, and signs to which the sign is visually related.*

Response: The Design Review Board shall review the application for compliance with the above-referenced criteria and refer to the specific standards regarding visual compatibility. Note that Section 304.F.4.a. referring to a preference for signs made of wood is being removed from the zoning ordinance. This change will take effect on June 11, 2021.

Section 509.G. Signs in Commercial and Industrial Zones:

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

Standard	Allowed	Proposed	Notes
Number of signs	2 max.	1 sign	Meets standard
Max. square footage	16 square feet each	Approximately 14 square feet	Meets standard
May not extend above roof line	Up to roof line	Sign is below the roof line	Meets standard

Response: The applicant's proposal appears to meet the code requirements.

Section 509.E.7. Regulations applicable to signs in all zones

7. *Lighting shall be directed at the sign from an external incandescent light source and shall be installed so as to avoid any glare or reflection into any adjacent property, or onto a street or alley so as to create a traffic hazard. These restrictions shall apply to internally lighted signs, which may be allowed if constructed of metal or wood. No internally lit signs that are constructed of acrylic or plastic are allowed. No sign that flashes or blinks shall be permitted outside. No visible bulbs, neon tubing, or luminous paint, shall be permitted as part of any sign.*

Response: No lighting is proposed for the exterior sign.

Recommendation: The zoning administrator recommends that the DRB evaluate the proposed application and determine if the proposal meets the required criteria. A resolution with conditions is included for consideration by the board.

Attachments:

- DRB Resolution 2021-18
- Application and supplemental information



TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331

(928) 634-7943

DRB Resolution No. 2021-18

Approving proposed signage

WHEREAS the Town of Jerome has received an application from Mike Thieme for preliminary and final design review for a new sign at 240 Hull Avenue for the Jerome BATH House (APN 401-06-054); and

WHEREAS the property is in the C-1 zoning district; and

WHEREAS the design review process is intended to promote and preserve Jerome's economic and environmental well-being and preserve its distinctive character, natural attractiveness, and overall architectural quality, all of which contribute substantially to its viability as a recreational and tourist center and to its designation as a National Historic Landmark; and

WHEREAS the Design Review Board has carefully reviewed the applicant's proposal related to signs and finds that the proposal satisfies the following criteria:

- a. Materials – Signs made of wood are preferred.
- b. Lettering – Lettering and symbols on signs should be routed, applied, or painted on the surface of the signage material.
- c. Sign Colors – Colors of a sign shall be visually compatible to the colors of buildings, structures, and signs to which the sign is visually related.

NOW, THEREFORE, BE IT RESOLVED by the Design Review Board of the Town of Jerome, Arizona, that the request for signage is hereby approved subject to the following conditions:

1. **Expiration of Approval** – This approval shall become null and void if a building permit is not issued or work has not begun within six (6) months of final Design Review Board approval of this application. If necessary, the applicant may request an extension by the approval body if the extension is submitted prior to approval expiration.
2. **Appeal** – Any applicant who is aggrieved by the Design Review Board decision may petition the Mayor or Council for a review within thirty (30) days of the decision. Questions of aesthetics or design standards are not appealable to the Mayor and Council but may be presented to a Court of Record within thirty (30) days of the decision. Additionally, if in the opinion of the Zoning Administrator a decision is not in conformance with the Zoning Code or Comprehensive plan, the Zoning Administrator may request a review by the Mayor and Council within thirty (30) days. By specific motion during an official meeting, the Mayor and Council may refuse to consider a request for review brought by the Zoning Administrator. Finally, the Mayor and Council shall maintain the right to review all decisions of the Design Review Board.

ADOPTED AND APPROVED by a majority vote of the Design Review Board on the 7th day of June 2021.

ATTEST:

APPROVED:

Rosa Cays, Deputy Town Clerk

Tyler Christensen, Chair



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

File #:

Town Use

General Land Use Application – Check all that apply

- | | | |
|---|---|---|
| <input type="checkbox"/> Site Plan Review \$100 | <input type="checkbox"/> Design Review \$50/\$200 | <input type="checkbox"/> Conditional Use Permit (CUP) \$100 |
| <input type="checkbox"/> Demolition \$50/\$200 | <input checked="" type="checkbox"/> Signage/Awning \$50 | <input type="checkbox"/> Paint/Roofing \$0 |
| <input type="checkbox"/> Time Extension \$0 | <input type="checkbox"/> Variance \$200 | <input type="checkbox"/> Other: _____ |

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

Applicant: <u>Mike Thiene</u>	Owner: <u>Mike Thiene</u>
Applicant address: <u>240 Hull Ave Jerome AZ 86331</u>	Owner Mailing Address: <u>PO Box 171 Jerome AZ 86331</u>
Applicant role/title: <u>Store Owner</u>	
Applicant phone: <u>435 668 5159</u>	Owner phone: <u>435 668 5159</u>
Applicant email: <u>mikec.thiene@gmail</u>	Owner email: <u>mikec.thiene@gmail</u>
Project address: <u>240 Hull Ave</u>	Parcel number: <u>401 06 054</u>
Describe project: <u>Signage Front Building</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: Mike Thiene Date: 03-19-2021

Owner Signature: Mike Thiene Date: 03-19-2021

Received from: <u>Mike Thiene</u>		For Town Use Only		Date: <u>5/25/21</u>
Received the sum of \$ <u>50.00</u>	as: <input type="checkbox"/> Check No. _____	<input checked="" type="checkbox"/> Cash	<input type="checkbox"/> Credit Card	
By: <u>K.M.</u>	For: <u>DRB sign</u>			
Tentative Meeting Date/s - DRB: _____		P&Z: _____		

E-mail completed forms and application information to: John Knight, Zoning Administrator j.knight@jerome.az.gov

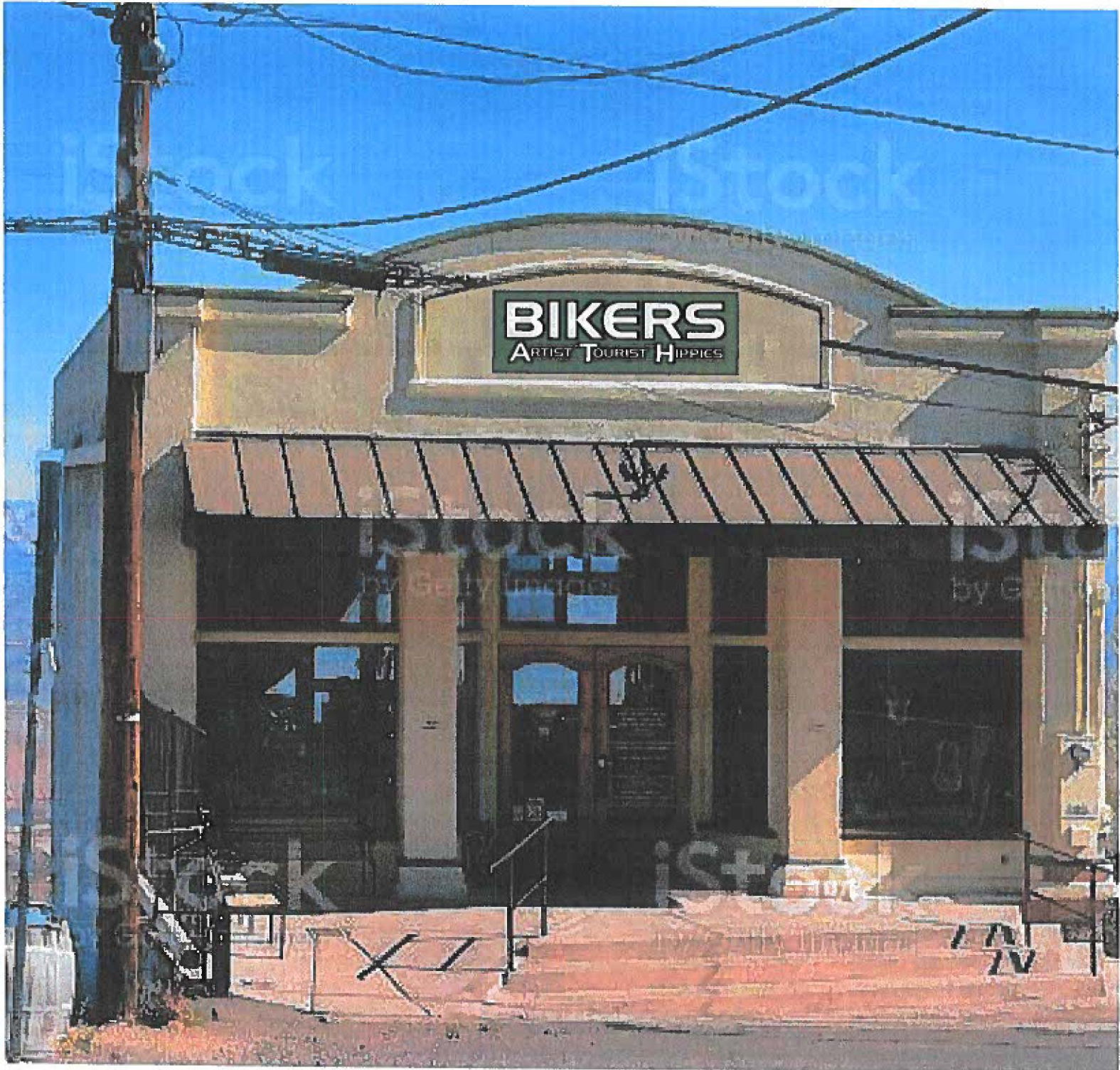
①
Mike Thieme owner
Jerome BATH House
240 Hull Ave Jerome
435-668-5159 miktecthieme@gmail.com
Parcel 401-06-054

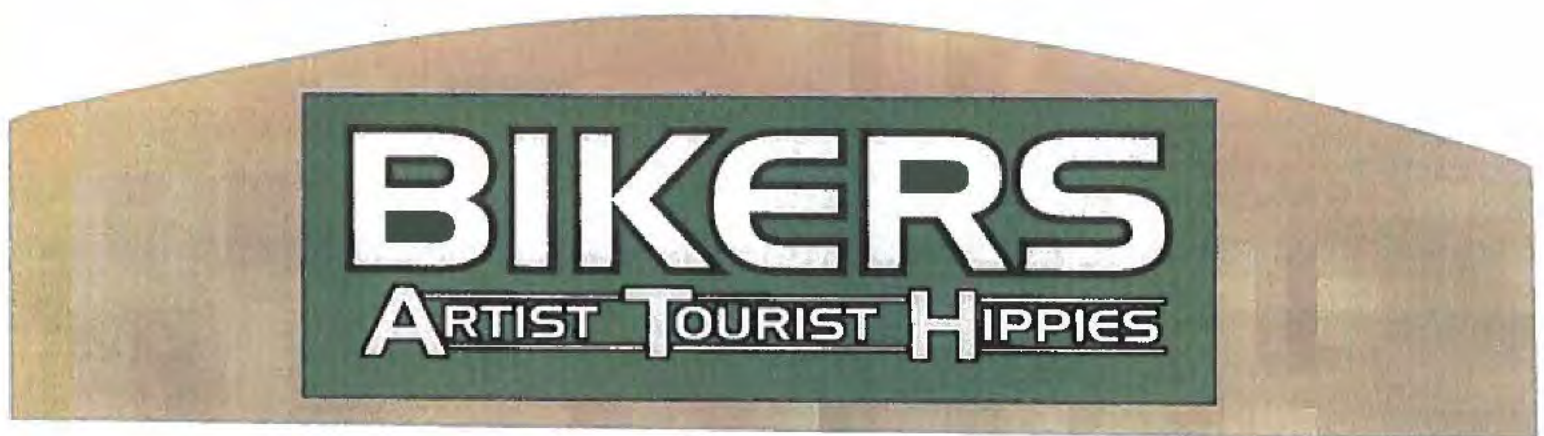
Sign Detail

26 x 78 - 14 sq ft sign
1/8" Aluminum Attached To
building front on 2 foot centers
with 1/4" x 3" masonry screws

Letters BIKERS 11" Tall
A-T-H 5"
Bal. 2"

We will be going with
Green Background and
white letters





26" X 78" = 14 SQ FT

Scale $\frac{1}{16}" = 1 \text{ INCH}$

$\frac{1}{8}"$ ALUMINUM plate

NO lighting

Letter sizes	Bikers	11"
	AT.H	5"
	B.H	2"