

JEROME DESIGN GUIDELINES

Town of Jerome, Arizona



Photo courtesy of Jerome Historical Society Archives, Jerome, Arizona

**Prepared for the
Town of Jerome**

September 2021

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Prepared for the
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INTRODUCTION

The Town of Jerome was listed as a National Historic District in 1967. Fifty-four years later, Jerome is recognized and appreciated as a unique example of living history in Arizona. The purpose of these Guidelines is to support the preservation of the existing historic resources including structures, streets, sidewalks, retaining walls and other physical features.

In addition to preservation of historic fabric, these guidelines apply to new construction within the Town limits, to ensure that new projects are compatible with the existing structures and patterns of development.



Looking South on Main Street Photo courtesy of Jerome Historical Society Archives, Jerome, Arizona



Gibson Grocery and Overview Photo courtesy of Jerome Historical Society Archives, Jerome, Arizona

I. HISTORIC CONTENT

During the US Civil War, President Abraham Lincoln sent a Territorial Governor's party to Prescott, Arizona in 1863 to secure the gold that had been discovered on Granite Creek for the Union. The Arizona mining industry was born there. In 1875, the first mining cabins and associated mills and coke kilns were developed in the area of Jerome. Additional claims followed, and by 1900, Jerome was a boom town with mines from 30 different countries. Timber was cut on Mingus Mountain and run down a wooden chute to the narrow-gauge railroad on the north side of Woodchute Mountain to provide mine timbers. The ore was so hard that the only coal suitable for use in the coke kilns had to be shipped from Wales, via ship around the horn, transferred to Colorado river boats to Ehrenberg, Arizona, loaded on wagons and pulled by mule to the base of Mingus Mountain where it was loaded on aerial tram cars and delivered over the mountain to Jerome. The mine closed in 1953, ending what is known as the historic period. All of the major structures in Town date from this period. At least five major

fires, mudslides caused by the lost vegetation from smelter smoke, and an enormous snowfall in 1967 (the same year as the National Landmark designation) destroyed many historic structures. The remaining structures tell the story of mining in Arizona, from rooming houses and brothels, to bars, shops, cafes, a hospital, schools, and housing for the various classes of residents. The layout of the Town, its steep streets, many with original paving stones, and pedestrian walkways and stormwater systems all contribute to this story.

Much has been written about the history of Jerome. The following are included by reference:

1. The National Historic District Nomination, 1967.
2. Town of Jerome, General Plan, 2018.
3. Bruce Wood Jerome Historic Survey, 2000.



Episcopal Church Photo courtesy of Jerome Historical Society Archives, Jerome, Arizona

II. DEVELOPMENT OF GUIDELINES

A structure is in place for Design Review of new buildings in Jerome. Section 106 of the Jerome Zoning Ordinance provides for a Design Review Board. Section 304 defines the purpose, projects that require review and procedures for Design Review. With criteria for basic concerns to be considered.

These Guidelines have been developed to further define the purpose of Design Review for preservation treatments of historic buildings and the compatible and visually related design of new buildings. The general plan expands on the preservation goals to include:

- A) Protection of historic assets.
- B) Maintain historic context.
- C) Provide structure to protect additional assets.
- D) Optimize stewardship of Town of Jerome policy.
- E) Provide municipal processes in support of historic preservation goals.
- F) Involve the public.
- G) Partner with property owners.
- H) Coordinate with the Federal Government, the staff, the County and bordering communities.



La Victoria Photo courtesy of Jerome Historical Society Archives, Jerome, Arizona



La Victoria in 2021

III. MASTER PLAN PRESERVATION GOALS

The Jerome 2018 General Plan outlines the Town preservation strategy. The document is part of the thread of continuity that citizens have kept intact since the closing of the mine in 1953 and the establishment of the National Historic Landmark District in 1967. Pages 7 – 16 of the General Plan describe the historic preservation goals in a broad context.



Society Hill Photo courtesy of Jerome Historical Society Archives, Jerome, Arizona

IV. DISTRICT QUALITIES AND DESIGN ELEMENTS

Architectural Overview

When the mine closed in 1953, the evolution of architectural styles came to an end. No new major buildings have been constructed since, with the exception of the Fire Station in 1998. The last major building constructed in Jerome in 1939 was the United Verde Hospital. Along with the hospital, the elementary school, dated 1924, in the Eclectic, Neo Classic, Mission style, and the Mingus Union High School dated 1920, in the Eclectic, Mission/Italianate style, are the primary public buildings in Town.

The Commercial District is primarily western commercial vernacular in style, with large expanses of glass storefronts, some with balconies on the upper floors.

Society Hill District is primarily Victorian style historic homes.

The Hogbacks and then Gulch Districts are residential and a mix of craftsman, bungalow, and Western ranch style homes with simple gable end hip roofs.



Society Hill

Historic Properties

Any proposed work on existing historic properties will be reviewed by the Design Review Board with the goal of preservation of original historic fabric and elements whenever possible. See Section 304 of the Jerome Zoning Ordinance for projects requiring review by the Board and the Zoning Administrator. The guiding principles for preservation projects are the determination of historic significance and integrity.

Historic Significance refers to the specific value of the resource. 1) Is it associated with important events and or persons in the history of Jerome, 2) Is it a unique or high-quality example of an architectural style, expert craftsmanship or innovative design for its construction period, 3) It was built by an important person in the history of the area.

Integrity refers to the quality of the resource. Examples of high integrity include any original elements such as original brick, cast iron store fronts, original flooring, and other interior fixtures. Also, the original floor plan layout, door hardware, original windows, and other features. (A valid comparison is an intact historic vehicle, if the serial numbers on the engine match the body and transmission, and it has mostly original parts, it has greater value).

Significance and integrity should be the basis of design for any work on historic properties. Preservation treatments should be considered in the following order of preference:

- 1) Restoration: Returning the historic resource to its original configuration, based on historic documentation including photographs.
- 2) Rehabilitation: Remaining historic materials should be preserved and restored Where possible and new construction should be compatible with the historic.
- 3) Renovation: This treatment should only be considered when the resource does not have a high degree of significance and/or integrity. Alterations to these resources may be undertaken as long as changes do not affect the scaled proportion of the structure and its relationship to adjoining structures and the neighborhood.



Zero Lot Line Commercial District

V. Secretary of the Interior's Standards for Rehabilitation

The Standards (Dept. of the Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the build's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alternations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

VI. NEW CONSTRUCTION

Construction of new structures in the district shall be compatible in scale and proportion to adjacent structures and shall be no taller than their immediate neighboring structures. New buildings in the district should not be exact copies of historic period structures. This strategy is one of the most controversial in the preservation community.

New construction should be discernable as much as possible as to the period when it was built. It may not be possible to determine the exact date of construction, yet it should not be an attempt to be viewed as an historic resource. Achieving this goal can be a design challenge matching the scale, massing and proportion of the historic neighborhood while providing clues that this is in fact a new building is the goal. The goal can be achieved by designing the new building to be “distinct yet compatible.” The techniques to achieve this goal include material selection, such as use of natural stone and brick, layered up with modern elements added in (such as a band of concrete or inlays of other modern materials). The level of “distinctiveness” can be as subtle as the above example to a much more contemporary solution similar to the example shown of the Sam Hill Warehouse in Prescott where all surviving original elements including exposed brick walls, wood floors, roof trusses and large rolling doors were retained. The new entry element is aluminum and glass that allows the viewer to see right through the new and clearly ascertain what is original.

Double glazed windows provide improved performance while helping to flag the building as modern construction. A cornerstone or plaque will immediately identify the era of construction.



Sam Hill Warehouse, Prescott, Arizona





The Commercial District

VII. DISTRICT DESIGN GUIDELINES

These guidelines apply to the entirety of the Town limits. Within the Town, the uniquely separate neighborhoods include the following:

- The commercial district including Clark Street, Jerome Avenue and Hull Avenue
- Society Hill
- The Experimental area
- The Hogbacks
- The Gulch



Mining Artifacts



Experimental Area



Hogbacks Area



The Gulch Area, Board and Bat



Goals for preservation of the unique character of Jerome and high-quality design.

- Preserve and maintain the special quality of life in Jerome.
- Understand the specific characteristics of each neighborhood.
- Consider the importance of each element of the built environment, streets, retaining walls, buildings and signage.
- Preserve the historic context of this early Arizona mining town.



General objectives to achieve these goals should be considered in the design of any new construction and any modifications to existing historic fabric.

- Consider the distinctive character of Jerome in any design efforts.
- Maintain the character of the neighborhood and the high-quality craftsmanship by using authentic building styles and natural materials. Any replacement of original features shall be performed using original authentic materials. No faux stone or plastic substitutes for wood components shall be used.



Commercial District

General Design Principles

A. Site design

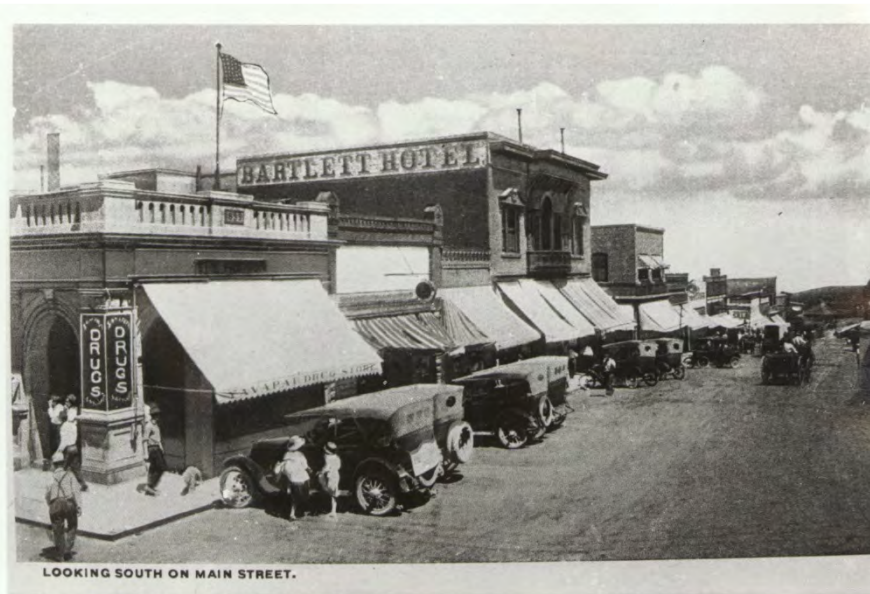
- 1) In the commercial district, the front and side setbacks should be zero “0” feet. Recessed entries are allowed.
- 2) In all other districts, setbacks should meet zoning requirements and match neighboring properties as much as possible.
- 3) Each new building should fit the site, with cuts and fills and retaining walls designed to be compatible with neighboring properties.
- 4) Access- vehicular access is tricky in Jerome. Provide access drive and parking. Study the surrounding properties to help determine the best approach to site access.
- 5) Materials for site features shall be compatible with surrounding properties and of similar quality and durability.
- 6) Preserve original site features where possible. The features include old poured concrete walls with slots for joists and other elements that tell the story of the construction of Jerome. These elements should be left intact and original surfaces exposed. Original street paving stones should be preserved.

B. Building Design

- 1) Scale and proportion of building elements are the key to a successful project. All buildings should have a human scale. Monumental roof and wall planes and stark blank areas should be avoided.
- 2) Architectural details should be interesting without clutter.
- 3) The new buildings should be in proportion to and “distinct yet compatible” to their neighbors and surrounding zoning districts. That said, (as an example) new buildings should not be Victorian in the Society Hill neighborhood, they should be of their time. If a new building is distinct from the historic ones, the value of the historic property is enhanced as an example of it’s time in history. The new building should not overpower the historic one yet expresses its place in history.
- 4) An honest and authentic expression of structure and use of materials is recommended for new designs. Consider fire-resistant durability and low maintenance.



Rickeldoris Photo courtesy of Jerome Historical Society Archives, Jerome, Arizona



Main St & Bartlett Photo courtesy of Jerome Historical Society Archives, Jerome, Arizona

- 5) One of the most noticeable elements of Jerome architecture is the use of porches and balconies on all levels. This is true in all the neighborhoods. Porches and balconies can provide a sense of continuity when used in new construction.
- 6) In the commercial district, canvas awnings were used historically on most buildings. Historic photos show a wide variety of styles and slopes for awnings over storefronts and on upper story windows. Installation of canvas awnings on new storefronts as well as replicas based on historic photos for existing buildings offer the following advantages:

- a) Provide shade and rain protection.
- b) Create an extension of the business onto the sidewalk, causing people to linger and look into the storefront window displays.
- c) Provide a shade and shadow effect that adds interest to the storefront.
- d) Original awnings were usually retractable, to let the winter sun in and rollup before a snowstorm.
- e) The awnings are easily reversible, and attachments do not significantly damage historic materials.
- f) There are no level building lots in Jerome. Designers and builders have dealt with steep slopes and full story elevation deficiencies from the front to the back of many buildings in all neighborhoods. Study the existing buildings and historic photos for clues as to how to take advantage of this condition.

C. Preservation of existing structures

- 1) Research the history of the property. Jerome has a wealth of information and an excellent collection of historic photos, Sanborn Fire Maps, and historic articles by many authors.
- 2) Select an appropriate new use for the structure, one that will allow maximum retention of historic features.
- 3) Inventory all building features to determine the age of each one. Modifications over time may help tell the story of the evolution of the use of the building and should not necessarily be removed. Original components should always be preserved if possible and should only be replaced if they cannot be restored. A partial list of original components includes the following:
 - a) Masonry
 - b) Cast iron storefronts
 - c) Structural members
 - d) Finish materials; plaster, wood floors and original linoleum, cork, etc. floor coverings.
 - e) Pressed metal ceilings
 - f) Plumbing and electrical fixtures
 - g) Doors, windows, and associated hardware (Note: one of the common mistakes in historic building rehabilitation is the replacement of original windows. Most historic windows can be restored and reglazed with laminated low-e glass to achieve thermal and acoustic performance). Storm windows can be added to replace screen sash.

- 4) Improve thermal performance by adding insulation and weather stripping wherever possible. The attic is usually the best opportunity for this.
- 5) Original heating systems should be re-used if possible. Cast iron radiators can usually be connected to a new high efficiency boiler.
- 6) Consider a paint analysis to determine original colors on painted surfaces.
- 7) Any required work on specific components such as re-pointing of masonry, window restoration, etc. should be guided by the National Park Service. There are currently 50 Briefs on various topics.
- 8) Any new signage should comply with the Town sign ordinance. Historic signs should be preserved and left in place where painted on wall surfaces.

