



# TOWN OF JEROME

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

## Regular Meeting of the Town of Jerome

### DESIGN REVIEW BOARD

Tuesday, April 25, 2023, 6:00 pm

600 Clark Street

## AGENDA

### Item 1: Call to order

**Item 2: Petitions from the public** — Pursuant to A.R.S. § 38-431.01(H), public comment is permitted on matters not listed on the agenda, but the subject matter must be within the jurisdiction of the board. All comments are subject to reasonable time, place, and manner restrictions. All petitioners must fill out a request form with their name and subject matter. When recognized by the chair, please speak into the microphone, state your name, and please observe the three (3)-minute time limit. No petitioners will be recognized without a request. The board's response to public comments is limited to asking staff to review a matter commented upon, asking that a matter be put on a future agenda, or responding to criticism.

### Possible Direction to Staff

**Item 3: Approval of Minutes:** Minutes from the special meeting of Thursday, March 28, 2023.

### Discussion/Possible Action

### Continued Items/Old Business:

None

### New Business:

### Item 4: Applicant is seeking approval for new Signage.

Applicant/Owner: Traci Throne / Copper Canyon Christmas

Zone: C-1

Address: 111 Jerome Ave.

APN: 401-06-010

Applicant is seeking approval to update the signage on the business.

### Discussion/Possible Action

### Item 5: Applicant is seeking approval for new Signage.

Applicant/Owner: Karen Mackenzie / Lee Christensen

Zone: C-1

Address: 505 Main Street

APN: 401-06-088

Applicant is seeking approval for new signage.

### Discussion/Possible Action

### Item 6: Applicant is seeking approval for new Signage.

Applicant/Owner: Sadia Victov (Raku Galleries)

Zone: C-1

Address: 250 Hull Avenue

APN: 401-06-052

Applicant is seeking approval for a new Sign on the front of the building.

### Discussion/Possible Action

### Item 7: Applicant is seeking approval for Sign placement.

Applicant/Owner: Artis Roque & Thomas Blosser

Zone: C-1

Address: 367 Main Street

APN: 401-06-026N

Applicant is seeking approval for the placement of Signage on the building.

### Discussion/Possible Action

### Item 8: Applicant is seeking approval for a Garage Remodel.

Applicant/Owner: Kelley Foy

Zone: R1-5

Address: 121 Third Street

APN: 401-08-040

Applicant is seeking approval for the remodel of a Garage.

### Discussion/Possible Action

### Meeting Updates:

### Item 9: Updates of recent and upcoming meetings

- April 11 regular Council meeting- To be updated

- **April 18 regular meeting of Planning & Zoning Commission – To be Updated**

**Item 10: Future DRB Agenda Items for Tuesday, May 23, 2023: TBD**

**Item 11: Adjourn**

The undersigned hereby certifies that this notice and agenda was posted at the following locations on or before 6:00 p.m. on \_\_\_\_\_

- 970 Gulch Road, side of Gulch fire station, exterior posting case
- 600 Clark Street, Jerome Town Hall, exterior posting case
- 120 Main Street, Jerome Post Office, interior posting case

\_\_\_\_\_  
Kristen Muenz, Deputy Town Clerk, Attest

*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.*

**This area intentionally left blank**

**Regular Meeting of the Town of Jerome**  
**DESIGN REVIEW BOARD**  
**Tuesday, March 28, 2023, 6:00 pm**  
**600 Clark Street**  
**DRAFT MINUTES**

**6:00 (0:01) Item 1: Call to order/Roll Call**

*Chair Brice Wood called the meeting to order at 6:00 p.m.*

*Present at the meeting were Chair Brice Wood, Vice Chair Tyler Christensen, Board members John McDonald, Mimi Romberger, and Carol Wittner.*

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

**6:00 (0:37) Item 2: Petitions from the public**

*There were no petitions from the public.*

**Possible Direction to Staff**

**6:01 (0:45) Item 3: Approval of Minutes:** Minutes from the special meeting of Thursday, February 09, 2023.

**Discussion/Possible Action**

***Motion to approve the Minutes from the Special DRB Meeting of Thursday, February 9, 2023***

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN		X	X			
MCDONALD			X			
ROMBERGER			X			
WITTNER			X			
WOOD	X		X			

**Continued Items/Old Business:**

**6:01 (1:33) Item 4: Seeking Approval for new Garden Tool Shed.**

Applicant/Owner: Town of Jerome

Zone: C-1

Address: 301 Hull Avenue

APN: 401-06-015

Applicant is seeking approval to build a tool shed for the Town of Jerome community garden.

**Discussion/Possible Action**

*Zoning Administrator Will Blodgett introduced item #4; a revisit of the garden shed for the Community Garden. He pointed out the map of the garden included in the packet and said that starting on page 10, they will see the stick-built options. There are three options, and they vary in size and layout. In addition, there was the option of a repurposed blue shed that had been offered by a resident and could be used as a potting shed.*

*Chair Wood said that he was glad to see that we have more selections.*

*Ms. Romberger said, as one of the gardeners, she would like the shed to have a poured, solid foundation. She said it could be easily done because we have volunteers to do the work. Looking at the options presented in the packet, she commented that any of them would be great, but she would like to have a foundation.*

*Mr. Wood commented that any of the stick-built options would have the poured foundation.*

*Mr. Blodgett explained that because we added the stick-built options, he felt a concrete pad would be appropriate, especially for longevity. He said that he will have to take it before P&Z to make sure it is on the level. In response to a concern that was brought up previously, he explained that accessory buildings are subordinate or axillary to a main structure. Mr. Blodgett then read the portion of the Zoning Ordinance defining accessory buildings and said because the shed would be subordinate to the use of the garden on the parcel, it falls within the definition and so does not need a variance.*

*Vice Chair Christensen said the blue shed looks good because it is already made, but it does not look like traditional construction. It appears to have minimal structural supports and studs inside, and the siding is just painted plywood. He said he could see it as a convenient option, but not a long-term structure. Mr. Christensen said the 2<sup>nd</sup> option looks best, and he preferred that one. Mr. Christensen said we can make it as strong as we need it to be, and it will last longer.*

*Mr. Blodgett asked for clarification of exactly which shed he had referred to.*

*Mr. Wood said it was called "option 2," and Mr. Christensen agreed it was the second option shown on page 11.*

*Mr. Christensen said that the drawing doesn't show specifics, but he can imagine the structure easily being built to modern building codes.*

*Mr. Blodgett replied that we should lead by example so if we can do things properly, he supports that.*

*Ms. Wittner asked if it must go back to P&Z to build the platform.*

*Mr. Blodgett replied, yes, because in the initial application submitted, there was not a concrete foundation in the plans.*

*Ms. Wittner said she couldn't imagine you would build any stick-built structure without a foundation, would you put in on the dirt?*

*Mr. Blodgett said that his mother had done that with a pre-built vinyl shed but these are better options. To keep it above board, if one of the options was approved, he will try to get it on next month's P&Z agenda to keep the project moving along.*

*Jerome resident Chuck Romberger said that the original plans with former Zoning Administrator, John Knight were to be a 8x8' site built, with*

cement. He said that he had a cement mixer, all they needed were the materials the town would provide for the cement pad. He said that was the original plan, so he was not sure it would have to go back to P&Z.

Mr. Blodgett asked if that plan had been approved.

Mr. Romberger answered that he did not know if Mr. Knight put any of those plans through review.

Mr. Christensen asked if it would still be valid at this point and Mr. Blodgett answered that after six months, it would not.

Ms. Muenz explained that Mr. Knight has been gone for over a year, so any approvals would have expired.

Mr. Blodgett said that it may be out of typical order, but anything that was approved through DRB could be put in the next P&Z meeting and shouldn't delay it unnecessarily.

Jerome resident Nancy Robinson asked if the stick-built options were a kit.

Mr. Blodgett answered, no.

Mr. Wood said that Mr. Christensen preferred option 2, and it was also fine with him.

Mr. McDonald said that he also liked option 2, particularly because of the double doors on front; the wider opening could accommodate more things. As for the idea of having water inside the shed, he asked if that was deemed necessary or, because of having hoses, would it be superfluous?

Ms. Romberger said having a sink was nice, but it is more important that we have electricity to plug in weedwhackers. She said a sink is a luxury.

Mr. Blodgett said we can take the donated shed and store it, and then possibly salvage materials to incorporate into the new build.

There was some discussion as to the size of the sheds.

Mr. Blodgett explained that we could incorporate the smaller shed, perhaps as a small potting room addition, with the sink connected by a garden hose so that we would not need expensive plumbing.

Mr. Wood commented that we should keep it simple.

Mr. Christensen said, thinking of option 2, should we clarify materials? He said it looked pretty well laid out and asked, is it corrugated metal siding, and above that, wood siding?

Mr. Blodgett answered, yes, it looks like shiplap siding.

Ms. Christensen asked about the roofing.

Mr. Blodgett replied that it was corrugated metal.

Mr. Christensen said that the optional message board wouldn't be a fixed part, so he was not sure that needed to be clarified.

Mr. Blodgett said he can try to get Public Works to get the donated structure and figure out the best way to use it.

Mr. Wood asked Mr. Christensen if he would like to make a motion.

Mr. Christensen made a motion to approve Option #2 as preferred item.

Mr. Blodgett clarified that Option #2 was shown on page 11 of the packet.

Ms. Wittner seconded the motion.

**Motion to approve tool shed Option #2 on page 11 for the Community Garden at 301 Hull Avenue**

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN	X		X			
MCDONALD			X			
ROMBERGER			X			
WITTNER		X	X			
WOOD			X			

**New Business:**

**6:14 (13:51) Item 5: Seeking Approval for new windows**

Applicant/Owner: Scott Staab

Zone: R1-5

Address: 681 Main Street

APN: 401-07-054

Applicant is seeking approval to install new windows on the upper floor of the Gibson Market building.

**Discussion/Possible Action**

Mr. Blodgett introduced item #5. The applicant is seeking to install new upstairs windows to replace the old, aluminum windows, with no structural changes to the building. He said the building is on Main Street, and is a listed building in the Arizona historic property inventory. It is a 2-story folk Victoria, originally built in 1924, in good condition, and is a contributing element to the National Historic Register. He said the downstairs windows are being left in place. The upper-floor window sizes and dimensions are staying the same, and the style and color will be similar to the ones that are currently there.

Mr. Wood thanked Mr. Blodgett and said it seemed like a simple question to him. He is glad to see more efficient windows; aluminum never looks right to him. He asked if there were any questions.

Mr. Christensen asked for clarification because, in the hand-done drawings, it looked like the applicant had specified dimensions for each window; would each window be a custom fit?

Mr. Blodgett confirmed that each new window would be fitted to the exact size with no alteration to dimensions of the window opening.

Mr. McDonald moved to approve item #5, the replacement of the windows on the Gibson Market at 681 Main Street.

Ms. Wittner seconded the motion.

**Motion to approve installation of new windows on the upper floor of 681 Main Street**

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN			X			
MCDONALD	X		X			
ROMBERGER			X			
WITTNER		X	X			
WOOD			X			

**6:17 (17:28) Item 6: Seeking approval for new Sign**

Applicant/Owner: Cornish Pasty Company

Zone: C-1

Address: 403 Clark Street

APN: 401-06-152H

Applicant is seeking approval to install a wall-mounted sign, replacing the one installed previously in violation of Town code.

**Discussion/Possible Action**

Mr. Blodgett explained that we are revisiting the Cornish Pasty wall sign. The large wall sign that is currently there was put up without permission and is twice the allowable size. He has had a response from the company, and they have paid the fine. They have back with what is essentially the same sign, with the same font and materials, but brought down to just under the maximum allowable square footage. He said the total square footage is now 15.84 square feet. What he intends to ask them to do is to dismount the old sign, repair and repaint the wall, and then mount the new and approved sign.

Ms. Wittner asked, how much of a fine do they pay for that?

Mr. Blodgett replied that the ordinance states that it is double the amount of the review application. The review application for a sign is \$50, so with the fine it is \$100. He said that the real fine is the cost of the repairs they will have to do to the wall.

Ms. Wittner asked about the time frame.

Mr. Blodgett said that he believed they were eager to come into compliance. He said we will make sure the wall does not sustain more damage.

Ms. Wittner asked, how long do they have to do this?

Mr. Blodgett answered, 6 months, or they must come back for the review process.

Ms. Wittner asked how long until they have to take down the old sign and Mr. Blodgett said he would tell them tomorrow.

Mr. McDonald said they also have a couple of temporary signs hanging over their railing.

Mr. Blodgett explained that the temporary signs have timed out and would have to go. He said that the whole building is problematic; he has done a survey of the signs and there are a half dozen people he will need to talk to.

Mr. McDonald said they all like the railing as something to hang more signs on.

Mr. Blodgett replied that it will be something that he will need to dedicate time for, and hopes to have the time in the near future.

Mr. Christensen said he wondered if anyone else noticed that the way they measured the new sign was strange. He said, usually, when you measure a sign, it is a simple square footage rectangle. They have specified the line around each letter and skipped the space in between. He said he felt it made things blurry.

Mr. Blodgett said that he had noticed that too, and when he spoke to them, he told them we measure in a straight line, vertical and horizontal. He explained that the graphic is what the sign-maker made for them, and if they try to space things out, he will keep them honest.

Mr. Christensen said that he believed this exposed some gray area in our code. If someone saw this difference, they could see another gray area further down the line if we are saying the square footage is the actual surface area of the letter itself.

Mr. Blodgett replied that our sign language clearly states that you measure in a straight line on the vertical or horizontal axis with no gaps. If this is approved, we can make sure that on the record the condition is that it is within the regulations prescribed. He said that when he speaks to the representatives of the Cornish Pasty again, he will remind them of this aspect, and the onus will be on them to be sure it is right, or he will have them remove it again and bring it before DRB.

Mr. Wood agreed with Mr. Christensen that it is unusual and said it could even push it over the minimum size with the spacing, so it is a close call. He said he can't recall ever having a sign without a border so that it was separate from its background.

Mr. Christensen said the next person could see that and say, we're only taking up 50% bit in square footage, it is not.

Mr. Blodgett explained that sign ordinance addresses that. You project the vertical and horizontal line to encompass the entirety of the signage, whether it has a background or not. We have language and, as long as the sign is approved and meets the regulations, that is enforceable. If they try to fudge the numbers, it will be visible. He said he will have a discussion with them if and when it is approved.

Mr. Christensen motioned to approve the project as presented with the clarification that the overall square footage does not exceed our regulations.

Mr. McDonald seconded the motion.

**Motion to approve the new wall-mounted sign for 403 Clark Street with the clarification that the overall square footage must not exceed regulations**

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN	X		X			
MCDONALD		X	X			
ROMBERGER			X			
WITTNER			X			
WOOD			X			

**Meeting Updates:****6:27 (26:49) Item 7: Updates of recent and upcoming meetings**

- **March 14 regular Council meeting-** Presentation by the Upper Verde Wild & Scenic River Coalition, Presentations by

potential FA consultants. Approved reappointments to boards with the exception of Charles Romberger. Approved changes to the J.F.D. Bylaws and an employee wage adjustment and health insurance for F.Y. 2024.

- **February 21st regular meeting of Planning & Zoning Commission** – Meeting was cancelled.

**6:27 (27:37) Item 8: Future DRB Agenda Items for Tuesday, April 25, 2023: TBD**

Mr. Blodgett said that he had several applications that are nearing readiness to go before DRB. Simultaneously, he also has a number of Historic Preservation Commission-related items that he would like to bring before you so that we can start discussions. Also, he has been making forward momentum towards historic preservation over the last few weeks, so he would like to give a brief update. He said the AZ State Museums will allow him to come down and get copies of site records for Jerome, and for a two-mile buffer in all directions. We will make a repository of the information here so that we have more complete and accessible information. In addition, he is hoping to ask Council for small budget for an Office of Historic Preservation so that will can begin to sponsor small, history related projects for the Town of Jerome. He said to expect more of these types of discussions and updates in the future.

Ms. Romberger asked how the design guideline document was going.

Mr. Blodgett replied that it had been put aside over the last few weeks, but he is actively working with the Historical Society archivist to establish historic color palettes, photographs, anything he can get his hands on. He said it was proving allusive, but he is still working on it. Also, he is working on expanding other sections for walls, fences, property delineations and things of that nature. If anyone has any comments or suggestions, he is eager to hear from them.

**Item 9: Adjourn**

***Motion to adjourn at 6:30 p.m.***

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN		X	X			
MCDONALD			X			
ROMBERGER			X			
WITTNER			X			
WOOD	X		X			

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
*Brice Wood, 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, April 25, 2023

**Item : 1**

**Location:** 111 Jerome Ave.  
**Applicant/Owner:** Traci Throne  
**Zone:** C-1  
**APN:** 401-06-010  
**Prepared by:** Will Blodgett, Zoning Administrator  
**Recommendation:** Recommend discussion / Approval

**Background and Summary:** The applicant is seeking approval to update and replace existing signage with new ones. The Applicant is updating the signs to reflect the updated business name, and is also updating the graphics used in the business logo. A description of these updates are provided in the applicants letter. In total one wall-sign, and one projecting, hanging sign will be added, replacing the existing signage.

**Building Background:** 111 Jerome Ave. is part of the Mine Museum building owned by the Jerome Historic Society. The 2007 Historic Property Survey lists the structure as in good condition and a contributing element to the National Register of Historic Places. The 2007 Survey records are provided at the end of this analysis.

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

**Response:** The new signage is an update in order to match the new logo, and store name (Copper Canyon Christmas). The signage will utilize existing mounting hardware where possible, plus the replacement of the wall mounted sign on the side of the Mine Museum building. Shape and materials will not differ from the existing signage.

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



**Response:** The new signs measure 36" x 54" for a total of 12.4sq. ft each, well under the maximum sq. footage allowed for signage, and the locations of the signage will not change.

**Written statement from the applicant:**

### **Copper Canyon Christmas Signage**

As the new owners for 3 years, we are wanting to update our signage to our new logo and name, Copper Canyon Christmas, The Christmas Store.

The new logo features Santa flying over the "Town of Jerome" in shades of blues and greens. The font is AR JULIAN (as seen below). This sign is more reflective of our vision for our store.

### **COPPER CANYON CHRISTMAS**

We will be leaving the existing structure that holds the current Mooey Christmas & Udder Things sign. We will be utilizing the same materials as the current sign. We will also be replacing the sign on the wall of the Jerome Historical Mine Museum with a one-sided sign, with the same shape as the current Mooey Christmas sign.

The signage as is measures overall size of 36" x 54" = 12.46 sq ft each.

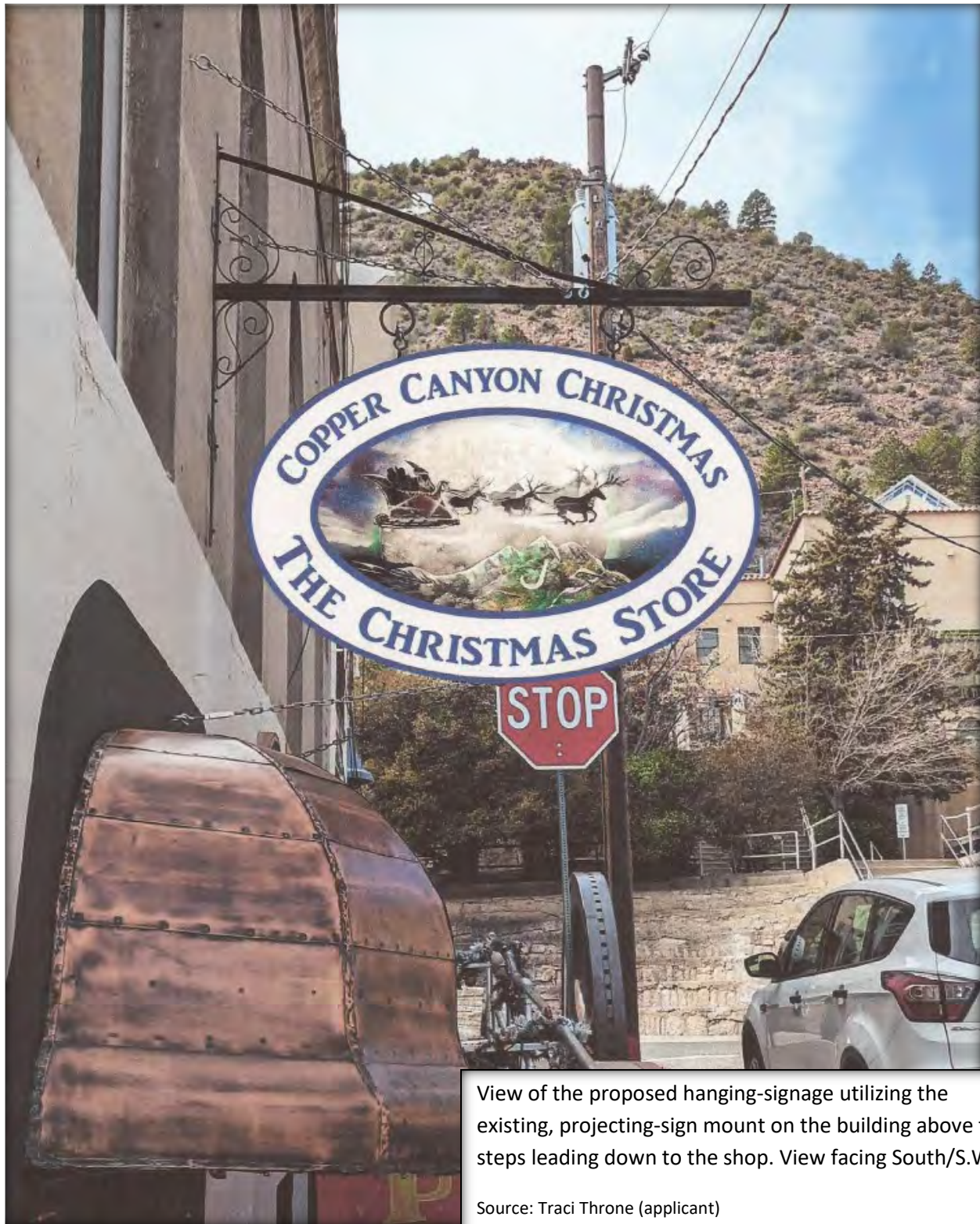




View of the proposed signage on the side of the Mine Museum building (above the store entrance below)

Source: Traci Throne (applicant)

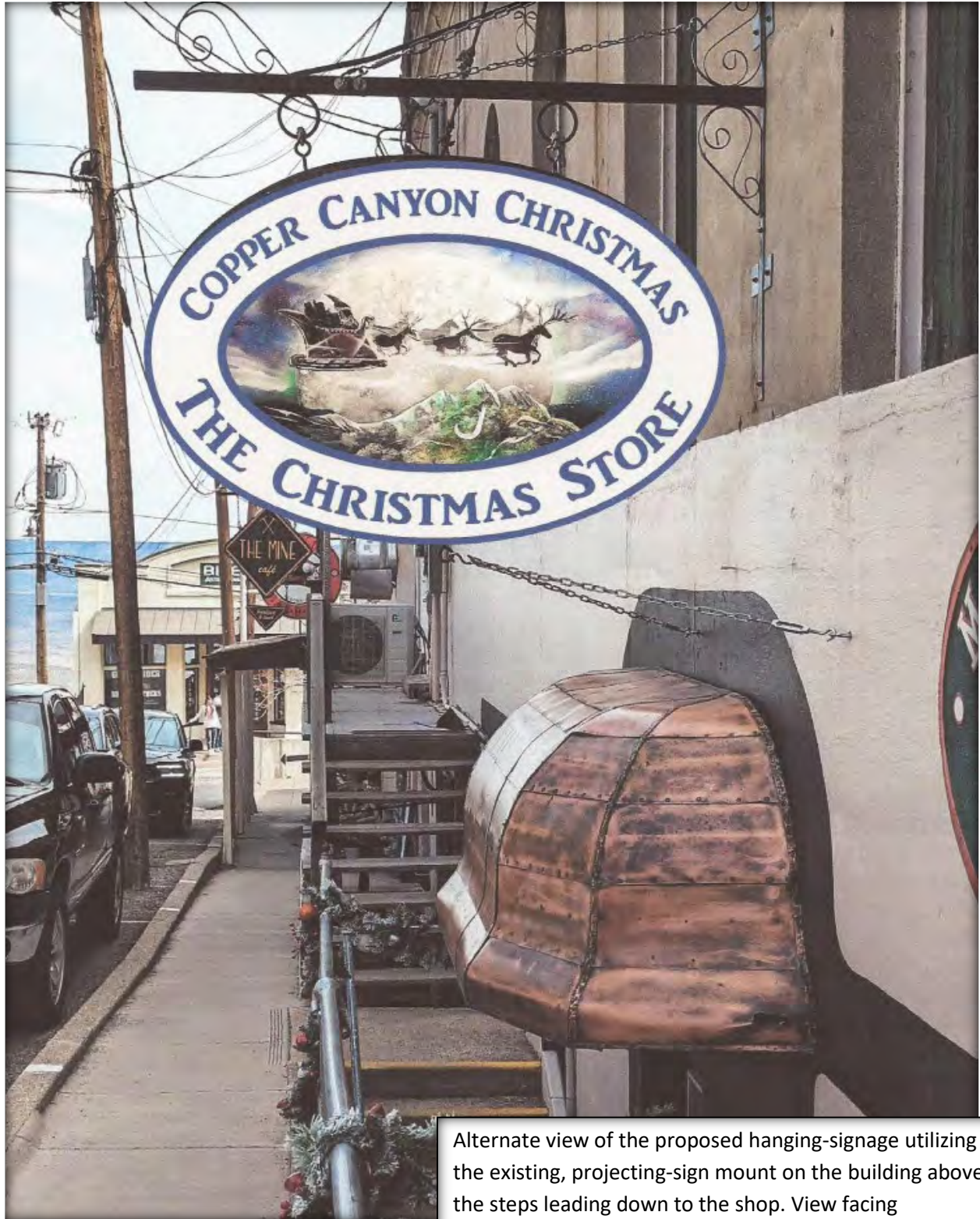




View of the proposed hanging-signage utilizing the existing, projecting-sign mount on the building above the steps leading down to the shop. View facing South/S.West

Source: Traci Throne (applicant)





Alternate view of the proposed hanging-signage utilizing the existing, projecting-sign mount on the building above the steps leading down to the shop. View facing North/N.East

Source: Traci Throne (applicant)

# Application & Related Information



### Sign or Awning 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.

Copper Canyon Christmas  
aka Mokey Christmas  
+ Udder Things

Traci Throne  
480-645-5544

- ☒ General Land Use Application Form
- ☒ Written narrative describing the details of the proposed sign/s or awning
- ☐ Site plan showing property lines, buildings, and all existing and proposed sign locations
- ☒ Scale drawing of proposed sign or awning including length, width, depth of sign and letter size
- ☒ Square footage summary of all existing and proposed signs
- ☒ Elevations showing the location of the sign/s or awning on the building
- ☒ Identification of any signs to be removed
- ☒ Photographs showing all sides of existing structures
- ☒ Photographs showing adjoining properties, buildings, and structures
- ☒ Material and color samples (may be brought to meeting)
- ☒ Method of attachment of sign/s or awning to building
- ☒ Method of lighting (if applicable)
- ☐ Additional information requested by zoning administrator
  - ☐ \_\_\_\_\_
  - ☐ \_\_\_\_\_
  - ☐ \_\_\_\_\_





**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**

- ☐ 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: Traci Throne	Owner: <u>Jerome Historical Society</u>
Applicant mailing address: 1961 Peregrine Ln, Clarkdale, AZ 86324	Property owner mailing address:
Applicant role/title: <u>Owner</u>	
Applicant phone: 480-645-5544	Owner phone:
Applicant email: coppercanyonxmas@gmail.com	Owner email:
Project address: 111 Jerome Ave, Jerome AZ 86331	Parcel number:
Describe project: Update signage on Jerome Ave over side walk and wall sign	

- 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: Traci Throne Date: 3/21/2023

Property Owner Signature: for Jerome Historical Society Date: 3/23/23

**For Town Use Only**

Received from: \_\_\_\_\_ Date: \_\_\_\_\_

Received the sum of \$ \_\_\_\_\_ as: ☐ Check No. \_\_\_\_\_ ☐ Cash ☐ Credit Card

By: \_\_\_\_\_ For: \_\_\_\_\_

Tentative Meeting Date/s - DRB: \_\_\_\_\_ P&Z: \_\_\_\_\_





# 2007 Town of Jerome Arizona HISTORIC PROPERTIES SUMMARY SURVEY

## PROPERTY IDENTIFICATION

For properties identified through survey: Site No. 041 Survey Area Hulls Plat

Historic Name(s)

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

Address 200 North Main

City or Town Jerome

☐ vicinity

County Yavapai

Tax Parcel No. 401-06-010

Township 16 Range 2E

Section 23

Quarters

Acres 0.

Block 2 Lot(s) 1

Plat (Addition)

Year of plat (addition)

UTM reference: Zone

Easting

North

USGS 7.5' quadrangle map:

ARCHITECT

☐ not determined ☐ known Source

BUILDER

☐ not determined ☐ known Source

CONSTRUCTION DATE Circa 1900

☐ known ☐ estimated Source: Survey, County 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.

Bar

Drug Store

Jerome Mine Museum

Sources Herbert V. Young

Jerome Historical Society

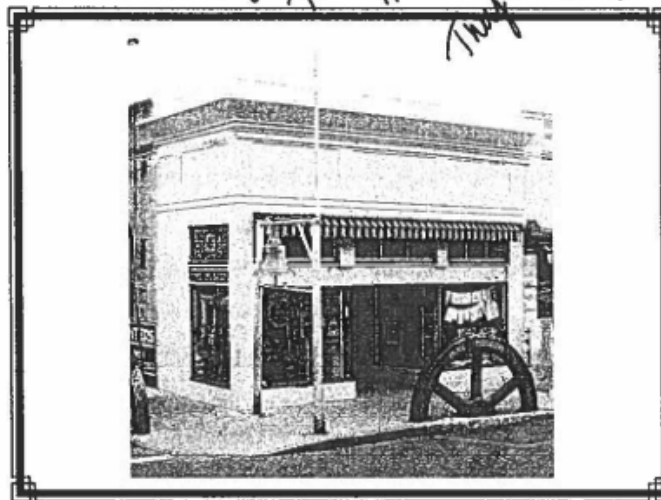
## PHOTO INFORMATION

Date of photo 2007

View Direction (looking towards)

East

Negative No. 200 Main Street



Legal Non-Conf.  
This is mentioned  
a parking variance  
This was not correct  
More Parking Needed  
only if uses interior  
They can swap parcel for details  
or Restaurant for Restaurant  
without parking

AS  
2015



2007 Town of Jerome Arizona

## HISTORIC PROPERTIES SUMMARY SURVEY

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

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

C. ARCHITECTURE. Style Vernacular

☐ no style

Stories One ☒ Basement Roof form Flat with Parapet

*Describe other character-defining features of its massing, size, and scale*

### 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.* Front entrance originally at 45d to street.

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

Walls (structure) Concrete, Masonry

Walls (sheathing) Concrete, Masonry

Windows Wood

Describe window structure 1 over 1 dbl hung with 1/2 arch over.

Roof Built-up over wood timber

Foundation Concrete, masonry, wood

SETTING. *Describe the natural and/or built environment around the property.* Property slopes in a north easterly downward direction.

*How has the environment changed since the property was constructed?*

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

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

☐ Individually Listed; ☒ Contributor ☐ Noncontributor to  
Date Listed ☐ Determined eligible by Keeper of National Register (date)

Historic District

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

Property ☐ is ☐ is not eligible individually.

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

☐ More information is needed to evaluate.

If not considered eligible, state reason:

FORM COMPLETED BY Gregory C. Hunt

Name and Affiliation: D.A.P.A. Studio

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

Date: 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, April 25, 2023

**Item : 2**

**Location:** 505 Main Street  
**Applicant/Owner:** Karen Mackenzie / Lee Christensen  
**Zone:** C-1  
**APN:** 401-06-088  
**Prepared by:** Will Blodgett, Zoning Administrator  
**Recommendation:** Recommend discussion / approval

**Background and Summary:** The applicant is seeking approval to add two signs to the façade of 505 Main street. One sign is a projecting, hanging sign while the second is a wall-sign mounted between the entrance, and a street-front window.

**Building Background:** 505 Main Street (APN# 401-06-088) known locally as the “Central Hotel” is listed by Yavapai County as being built in 1895, over (or incorporating) an earlier 1885 barber shop. The historic use of this building was as a Hotel, and later as Apartment housing. The Arizona State Historic Properties Inventory lists the construction date as 1905. The Historic records for this building are included at the end of the analysis.

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

**Signage Regulations:** Section 509.G establishes the requirements for signage in the C-1 Commercial district. 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 projecting hanging sign is mounted 11’ above the sidewalk, and at 3’ x 3’ the lowest part of the sign sits 8’ above the sidewalk. The hanging sign, measuring 3’ x 3’ totals 9sq. ft, well within the regulations and maximum area. The wall mounted sign measures 2’ x 3’ for a total of 6sq. ft, also well within regulations and area requirements.

**Written statement from the applicant:**

This application is for two signs on the location of 505 Main Street Jerome, The Central Hotel building on the street level.

New Business Desert Pearl.

Request for a 24x36" sign attached to the side of the building

The hanging sign will be 36x36".

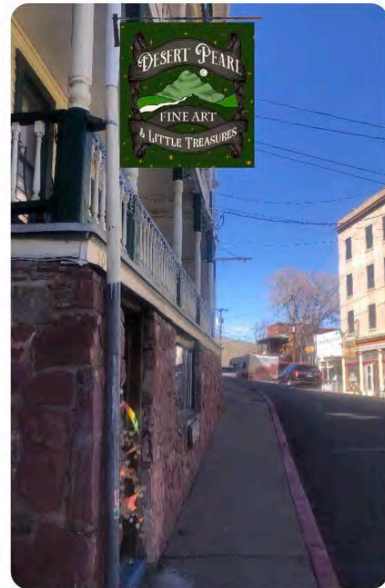
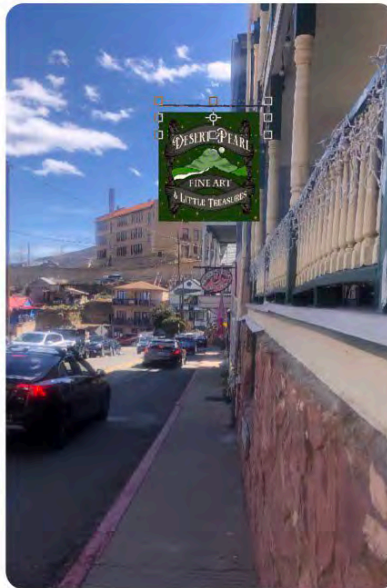
Hanging sign double sided Acrylic. Attached with a 36" metal bracket. Fixed to the Pillar. 11ft above the sidewalk.

I am meeting with John Alvey the Sign Guy this Thursday for him to inspect the building and suggest any additional necessities.

Appreciate your help with all the elements involved.

Sincerely,

Karen Mackenzie



**Above:** Four views of the proposed sign superimposed onto the existing façade. (Clockwise from top) **1-** View of the front façade of 505 Main taken from the street. **2-** View of 505 Main looking “up” (Northwest) the sidewalk in front of the building. **3-** Alternate view of 505 Main, looking “Down” (Southeast) along the sidewalk. **4-** Detail view of the proposed sign.

Source: Applicant





Detail view of the sign with the façade of 505 Main, that exhibits sign dimensions and placement above the sidewalk.

Source: Applicant





Alternate view (facing Northwest) along Main Street exhibiting the sign height from the sidewalk below.

Source: Applicant



View of the sign located on the façade/wall facing Main Street showing the sign dimensions and placement.

Source: Applicant

# Application & Related Information





**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**

- ☐ 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:	Owner:
Applicant mailing address:	Property owner mailing address:
Applicant role/title:	
Applicant phone:	Owner phone:
Applicant email:	Owner email:
Project address:	Parcel number: <b>401 06 088</b>
Describe project:	

- 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:  Date: **March 27th 2023**

Property Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**For Town Use Only**

Received from: \_\_\_\_\_ Date: \_\_\_\_\_

Received the sum of \$ \_\_\_\_\_ as: ☐ Check No. \_\_\_\_\_ ☐ Cash ☐ Credit Card

By: \_\_\_\_\_ For: \_\_\_\_\_

Tentative Meeting Date/s - DRB: \_\_\_\_\_ P&Z: \_\_\_\_\_

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Central Hotel		COUNTY Yavapai	INVENTORY NO. 73
COMMON PROPERTY NAME Central Hotel		QUAD/COUNTY MAP Sec 23 TWSP 16 Range 2E	
PROPERTY LOCATION-STREET & NO. 508 School St / 303 Main St			
CITY, TOWN/VICINITY OF Jerome Az		ASSESSOR'S PARCEL NO. 401-06-088	
OWNER OF PROPERTY Lee Christensen		PHONE	
STREET & NO./P.O. BOX Box 5			
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			
HISTORIC USE hotel			
PRESENT USE apartments		ACREAGE	
ARCHITECT/BUILDER Frank DeZolt			
CONSTRUCTION/MODIFICATION DATES 1898 C. 1905 -			



## PHYSICAL DESCRIPTION

This four 1/2 story wood frame structure of rectangular plan has wood post and beam substructure resting on stone footings or concrete retaining walls. The roof is basically a gable and form, with lower sloped sections extending out over the balconies on three sides and over a living space add on at the top floor on the School St side. Roll roof has been applied over shingles. Wood lap siding sheathes the walls, with balconies on three sides supported on 8" x 8" lathe turned columns. The balustres for the handrails are also lathed turned 2 x 2's with top and bottom 2 x 4 rails. A concrete outside stair on the north side provides access to the different levels. Double-hung wppd sasj womdpws wotj fiat sirface alh;ood trim serves as the typical window type, though some sliding aluminum windows and doors have been added. A cream colored paint surfaces the walls and balustres, with dark green trim on facias, handrails and columnstops and bottoms.

STATEMENT OF SIGNIFICANCE/HISTORY

sold to Joe Revello. Functioned as working man's hotel until 60's when it was converted into an apartment bldg. with five residential rentals and one shop.

*Feb. 17, 1906 newspaper ad for New Regal Hotel,  
see SHS Sanborn Cal. for a history doc*

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

THEY CAME TO JEROME Herb Young

Yav Co Assessor

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

401-06-088 Lot 2 Blk 11  
35' frontage x 50' depth

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

K-1 34, 34A facade

K-3 31, 32, 32A group Central & Alfredo's wife

K-14 26A School St facade





# TOWN OF JEROME

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

## Zoning Administrator Analysis Design Review Board Tuesday, April 25, 2023

**Item : 3**

**Location:** 250 Hull Avenue (Raku Galleries)  
**Applicant/Owner:** Sadia Victov  
**Zone:** C-1  
**APN:** 401-06-052  
**Prepared by:** Will Blodgett, Zoning Administrator  
**Recommendation:** Recommend discussion / approval

**Background and Summary:** The applicant is seeking approval for a new pole mounted sign on the area of the property that has frontage along Hull avenue. The sign is a permanent, pole-mounted metal sign with the lettering cut out of the sign. The metal has been chemically aged to provide a “vintage” look and feel.

**Building Background:** 250 Hull Avenue (APN# 401-06-052) is listed by the 2007 Historic Inventory as a “Non-Contributing” structure to the Town’s Landmark status.

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

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

**Response:** The proposed sign is a 36” x 36” square (9 square feet of surface area) which is within the Zoning Ordinance regulations. The sign is made from distressed/aged metal with the lettering cut out of the metal. The sign is mounted on a 10’ post and hangs over onto the Raku Galleries property, avoiding the sidewalk area.



View of the Raku Galleries sign as seen from the sidewalk facing southeast along Hull Avenue.

Source: W. Blodgett





**Top Left:** View of the sign location in front of the Raku Galleries and adjacent to the sidewalk on Hull Avenue, and the Biker shop to the northwest.

Source: W. Blodgett



**Bottom Left:** View of the Raku Galleries sign in relation to the Raku Building and the northwest wall of Spook Hall.

Source: W. Blodgett





View of the front Façade of Raku Galleries, taken from Hull Avenue and looking North. Sign is visible on the left side of the frame.

Source: W. Blodgett

# Application & Related Information



**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 \$300 | <input type="checkbox"/> Design Review \$25 to \$500    | <input type="checkbox"/> Conditional Use Permit (CUP) \$500 |
| <input type="checkbox"/> Demolition \$50/\$200  | <input checked="" type="checkbox"/> Signage/Awning \$50 | <input type="checkbox"/> Paint/Roofing \$25                 |
| <input type="checkbox"/> Time Extension \$200   | <input type="checkbox"/> Other:                         | <input type="checkbox"/> Other:                             |

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

Applicant: <u>Sadia Victor</u>	Owner: <u>Weisel</u>
Applicant mailing address: <u>Po Box 552</u>	Property owner mailing address:
<u>250 Hull Ave Jerome AZ 86331</u>	<u>PO Box 965 Jerome AZ 86331</u>
Applicant role/title: <u>Owner</u>	
Applicant phone: <u>928-295-8801</u>	Owner phone: <u>928 254 8922</u>
Applicant email: <u>sadiavictor.22@gmail.com</u>	Owner email: <u>nancy weisel@gmail.com</u>
Project address: <u>250 Hull Ave Jerome AZ</u>	Parcel number: <u>401-06-05205</u>
Describe project: <u>New Sign</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: \_\_\_\_\_

Property Owner Signature: [Signature] Date: 4-8-2023

<b>For Town Use Only</b>	
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: _____







# TOWN OF JEROME

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

## Zoning Administrator Analysis Design Review Board Tuesday, April 25, 2023

**Item :** 5

**Location:** 367 Main Street  
**Applicant/Owner:** Artis Roque & Thomas Blosser  
**Zone:** C-1  
**APN:** 401-06-026N  
**Prepared by:** Will Blodgett, Zoning Administrator  
**Recommendation:** Discussion/possible action

**Background and Summary:** The applicant is seeking approval for the placement of a sign on the side of the building in which it is now located. The Rickeldoris candy shop moved from its previous location on Hull Avenue and continued the use of previously approved signage with no changes. This review is looking at the placement of one of these signs on the side of the Sullivan Apartment building, to which the Shop has moved.

**Building Background and History:** Located in the Central Commercial District, the Sullivan Apartment building was constructed in 1917 and is described, *"This Four-story rectangular structure of concrete has a brick façade capped by a metal sign that reads; '19 Sullivan Apartments 17'".* The building sports a flat roof with a surrounding parapet wall with a niche taken out of the north parapet wall to permit natural light to reach interior rooms. The wood and glass storefront at ground level is an addition made sometime in the 1970's. Historic records show that the building was once an apartment house with the Independent Meat Market" located on the ground floor. Town records show that in 2001 the façade of the building was dark grey with blue and purple highlights, which were repainted to a dark grey. An awning, and the exterior clock were added at this time as well. The Town of Jerome's Historical Society lists this building "Inventory No. 56" in the Historic Property Inventory.

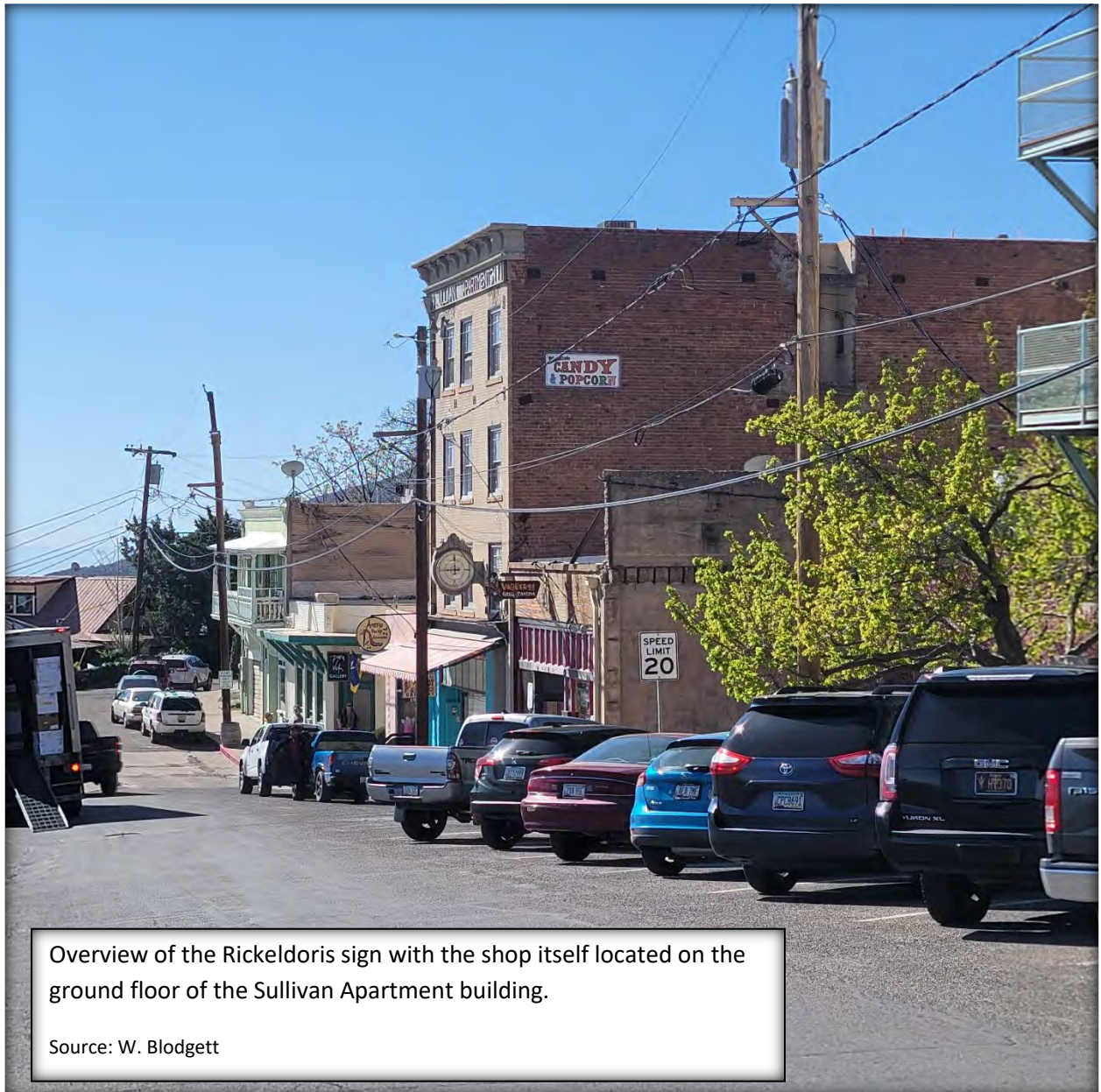
**Purpose and Considerations:** The Design Review Board shall review a submitted application for Design Approval of Signs and shall have the power to approve, conditionally approve, or disapprove all such requests, basing its decisions on the following criteria; Materials- signs made of durable, weather 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:** When it comes to Signs in the Commercial zone, the TOJ Zoning Ordinance outlines requirements in section 509.G. No more than x2 signs are permitted, the area of any single wall, projecting, free-standing or canopy sign shall not exceed sixteen square feet, No sign shall extend above the roof of the building to which it is attached. Additionally the lowest part of a projecting sign must be 8 feet from the ground below it and no part of any sign can project over a roadway.

**Response:** This review is focused on the PLACEMENT of a previously approved sign. The Rickeldoris Candy shop moved locations and continued the use of approved signage. What is required now is review of the placement of this sign on the side of the building that houses the new location. No code language could be found that would prevent placement in the location it is currently at. The only code language that dictates any height restriction on placement is 509.G.3 which reads; *“No sign shall extend above the roof of the building to which it is attached.”* The sign itself is 9 square feet ( 2’ x 4.5’) and uses the existing font and colors to advertise the shop name and items.



The existing, metal 2’ x 4.5’ Sign, which totals 9 square feet, in situ on the side of the Sullivan Apartment building, as seen from the west.



Overview of the Rickeldoris sign with the shop itself located on the ground floor of the Sullivan Apartment building.

Source: W. Blodgett





Two additional overviews of the Rickeldoris signage as it looks in place on the Sullivan Apartment building.

Source: W. Blodgett

# Application & Related Information

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Central Hotel		COUNTY Yavapai	INVENTORY NO. 73
COMMON PROPERTY NAME Central Hotel		QUAD/COUNTY MAP Sec 23 TWSP 16 Range 2E	
PROPERTY LOCATION-STREET & NO. 508 School St / 303 Main St			
CITY, TOWN/VICINITY OF Jerome Az		ASSESSOR'S PARCEL NO. 401-06-088	
OWNER OF PROPERTY Lee Christensen		PHONE	
STREET & NO./P.O. BOX Box 5			
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			
HISTORIC USE hotel			
PRESENT USE apartments		ACREAGE	
ARCHITECT/BUILDER Frank DeZolt			
CONSTRUCTION/MODIFICATION DATES <del>1898</del> C. 1905 -			



## PHYSICAL DESCRIPTION

This four 1/2 story wood frame structure of rectangular plan has wood post and beam substructure resting on stone footings or concrete retaining walls. The roof is basically a gable and form, with lower sloped sections extending out over the balconies on three sides and over a living space add on at the top floor on the School St side. Roll roof has been applied over shingles. Wood lap siding sheathes the walls, with balconies on three sides supported on 8" x 8" lathe turned columns. The balustrades for the handrails are also lathed turned 2 x 2's with top and bottom 2 x 4 rails. A concrete outside stair on the north side provides access to the different levels. Double-hung wood sash windows wotj flat surface althoed trim serves as the typical window type, though some sliding aluminum windows and doors have been added. A cream colored paint surfaces the walls and balustrades, with dark green trim on facias, handrails and columnstops and bottoms.

STATEMENT OF SIGNIFICANCE/HISTORY

sold to Joe Revello. Functioned as working man's hotel until 60's when it was converted into an apartment bldg. with five residential rentals and one shop.

*Feb. 17, 1906 newspaper ad for New Regal Hotel,  
see SHS Sanborn Cal. for a history doc*

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

THEY CAME TO JEROME Herb Young

Yav Co Assessor

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

401-06-088 Lot 2 Blk 11  
35' frontage x 50' depth

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

K-1 34, 34A facade

K-3 31, 32, 32A group Central & Alfredo's wife

K-14 26A School St facade





# TOWN OF JEROME

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

## Zoning Administrator Analysis Design Review Board Tuesday, April 25, 2023

**Item :** 8

**Location:** 121 Third Street

**Applicant/Owner:** Kelley Foy

**Zone:** R1-5

**APN:** 401-08-040

**Prepared by:** Will Blodgett, Zoning Administrator

**Recommendation:** Discussion/possible action

**Background and Summary:** The applicant is seeking Design Review for a proposed remodel of a Garage at 121 Third Street. The packet has been reviewed by Planning & Zoning.

**Building Background:** 121 Third Street (APN# 401-08-040) is listed as initially being built in 1917 with additions in 1910, and 1917. The style of the building is a typical example of Folk Vernacular from the time and lists a Detached wooden 3-car garage over the location of a lodging unit used to be. The main structure boasts a 2 story porch that wraps around the south side. The 2007 Historic Inventory document is provided at the end of this analysis and lists this property as contributing to the Landmark designation on the National Register of Historic Places.

**Purpose:** 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 promote and preserve Jerome's economic and environmental well-being which depends exclusively upon its distinctive character, natural attractiveness, and overall architectural quality which contribute substantially to its viability as a recreational and tourist center and which contributed to its designation as a National Historic Landmark.

**Property Standards:** The Design Review Board and Zoning Administrator shall use the criteria below to review proposed applications for new construction; Proportion, Openings, Pattern, Spacing, Entrances, Porches, Decks and Projections, Materials, texture and Color, Architectural Details, Accessory Buildings, Landscaping, and Screening. Key to this analysis is item *i. Accessory Buildings*, which requires that; *"Garages, carports and sheds shall be visually compatible with buildings, structures and places to which they are visually related."*

**Response:** In order to be concise, and accurate, the Zoning Administrator will review each of the criteria and provide a response in order. Section 304.H lists the "Review Criteria for new construction"

**Proportion:** *The relationship of the width of the building or structure to it's height shall be visually compatible to buildings, structures and places to which it is visually related.* The applicant is retaining the existing footprint and placement of the original garage while building to the maximum allowed height of 14' by the Zoning Ordinance. **Openings:** *The relationship of the width of the windows and doors, to the height of windows and doors in a building shall be visually compatible with buildings, structures, and*

*places to which the building is visually related.* The doors are standard sizes, with Garage doors along the north façade and a pedestrian door located on the west façade. **Pattern:** *The relationship of solids to voids in the façade of a building or structure shall be visually compatible with buildings, structures, and places to which it is visually related.* Nothing in this application seems to be at odds with this requirement. **Spacing:** *The relationship of buildings or structures to the open space between it and adjoining buildings shall be visually compatible to the buildings, structures, and places to which it is visually related.* The special relationship will not change significantly, as the structure is utilizing an existing building footprint. The peak roof height will change as the existing flat roof is to be changed to a peaked roof to improve drainage. **Entrances, Porches, Decks and Projections:** *The Height, Projections, Supports, and relationship to streets and sidewalks, of entrances, porches, decks, awnings, canopies and balconies of a building shall be visually compatible to the buildings, structures, and places to which it is visually related.* The entrances are standard sizes for this type of construction and there is no planned deck or projections. **Materials, Texture, and Color:** *The materials, texture and Color of the façade of a building or structure, shall be visually compatible to the predominant materials, textures and color used in the building and structures to which it is visually related.* The materials used in this proposed project as siding and roofing is primarily corrugated sheet metal. This type of material is in use locally on many accessory structures already, and fits the Historic Aesthetic we strive to maintain. Additionally this building technique and material is less flammable than traditional building material such as wood. **Roofs:** *The roof shape of a building shall be visually compatible with the buildings to which it is visually related.* The existing garage (built roughly 1981) has a flat roof, as does the neighboring garage (which includes a porch). The changes to the remodel of Ms. Foy's garage include adding a peaked roof to provide better drainage for the structure. This peaked roof brings the design more in line with the Primary structure, to which the garage is subordinate. **Architectural Details:** *Doors, windows, eaves, cornices, and other architectural details of a building or structure shall be visually compatible with buildings and structures to which it is visually related.* Nothing in this application is seen as at odds with this requirement. **Accessory Buildings:** *Garages, carports and sheds shall be visually compatible with buildings, structures and places to which they are visually related.* This is the main focus of the analysis, where we consider if the proposed Garage remodel is visually compatible with the aesthetics of the neighborhood and the property it sits on. Aesthetically the proposed project is more in line with what we would consider a historic garage in Jerome. Sheet metal siding and roofing were commonly used not only on accessory buildings, but even on primary structures. Granted newer structures have been added or older structures updated using modern materials and methods within the area of the R1-5 Residential Core, but my opinion is that this style of structure is more in keeping with historical Jerome than many newer construction methods without sacrificing structural stability.



**Above:** View of the project site (in red) and the surrounding parcels, all residential land uses found within the R1-5 district. Source: Yavapai County



# SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, DURING THE MONTH OF JUNE 2002, IN CONFORMANCE WITH THE ARIZONA BOUNDARY SURVEYING STANDARDS ADOPTED IN FEBRUARY OF 2002.

STAN DICKY

	NAME	DATE
DESIGN	A. SMITH	06/14/03
DRAWN	J. COMBS	07/06/03
CHECKED	S. DICKEY	07/07/03
REVISED		

## RESULTS OF SURVEY

of the east 10 ft. of Lot 79 and Lots 80 and 81 of Block C. of the Syndicate Addition of the Copper Chief Claim. Recorded in Book 2 of Maps, Page 87, in the Office of the County Recorder, in the County of Yavapai, in the State of Arizona.

CORNERSTONE

1010 N. MAIN STREET  
COTTONWOOD, AZ. 86326  
PH: 928-649-0949  
FAX: 928-639-3801

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CLIENT	SHEET	SECTION	TOWNSHIP	RANGE
SCARCELLA	1 of 1	23	16N	2E

Gila &amp; Salt River Base &amp; Meridian

COUNTY RECORDED

RECEIVED AT THE OFFICE OF  
COUNTY CLERK, SHERIFF &  
SOLICITOR, IN  
COUNTY OF \_\_\_\_\_, A.D. 1900

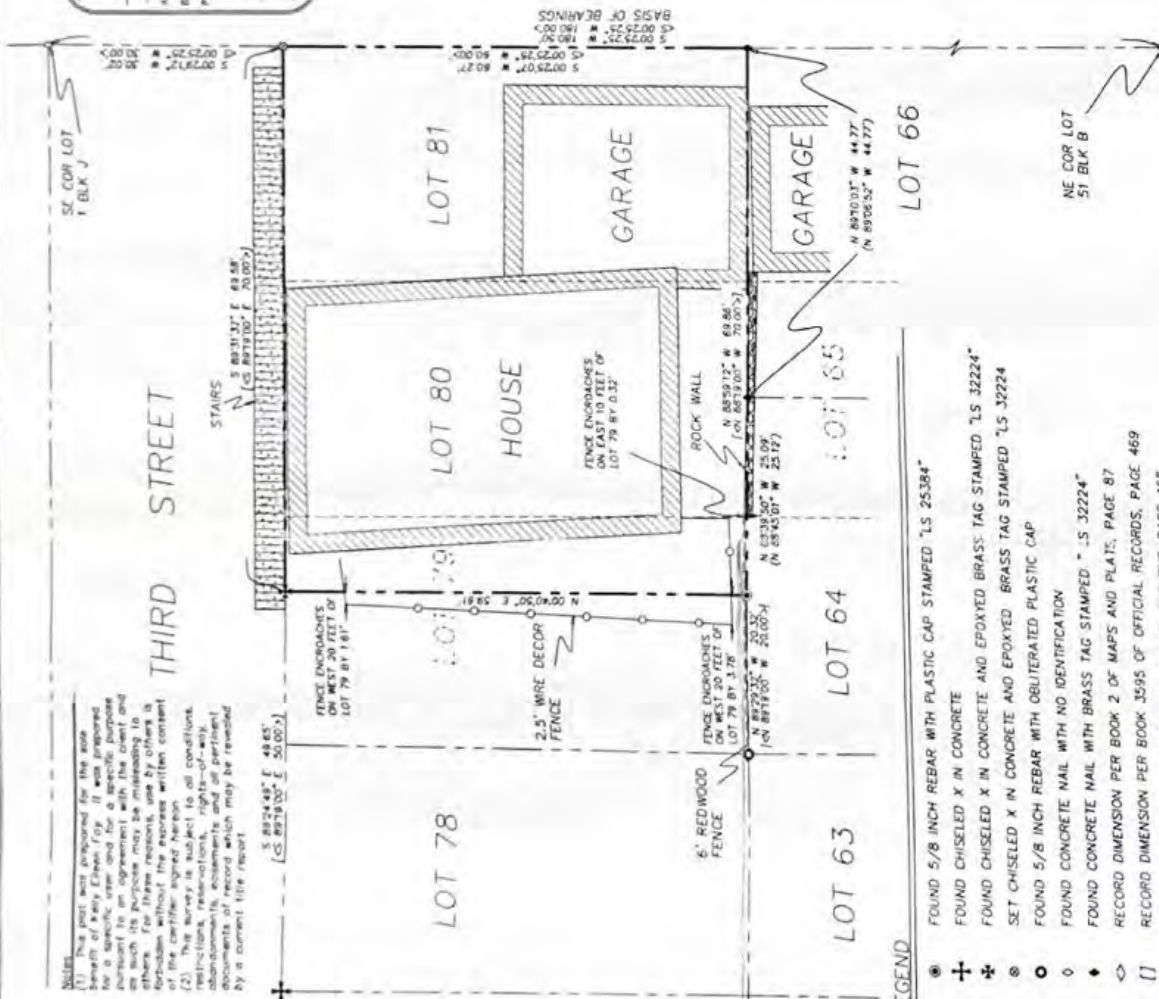
AT \_\_\_\_\_ O'CLOCK  
BORN \_\_\_\_\_ OF \_\_\_\_\_ STATE OF \_\_\_\_\_

Paul  
RECORDS OF TARRANT COUNTY,  
ARIZONA

ANA WATMAN, TRUJILLO  
COUNTY CLERK

Deputy Recorder

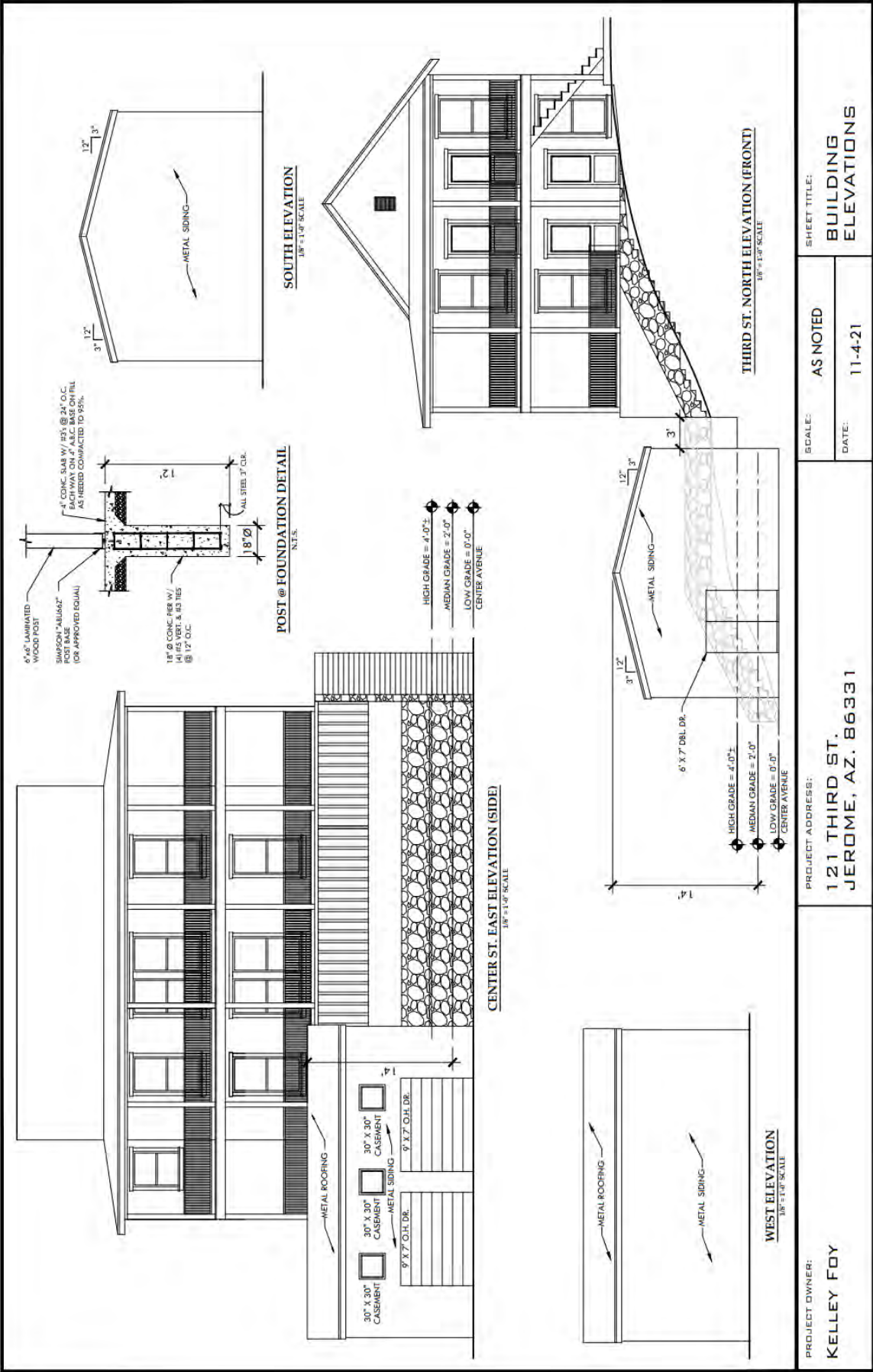
CENTER STREET



## LEGEND

- ① FOUND 5/8 INCH REBAR WITH PLASTIC CAP STAMPED "LS 25354"
- + FOUND CHISELED X IN CONCRETE
- ✕ FOUND CHISELED X IN CONCRETE AND EPOXYED BRASS TAG STAMPED "LS 32224"
- ⊗ SET CHISELED X IN CONCRETE AND EPOXYED BRASS TAG STAMPED "LS 32224"
- ⊙ FOUND 5/8 INCH REBAR WITH OBLITERATED PLASTIC CAP
- ◊ FOUND CONCRETE NAIL WITH NO IDENTIFICATION
- ◆ FOUND CONCRETE NAIL WITH BRASS TAG STAMPED "LS 32224"
- RECORD DIMENSION PER BOOK 2 OF MAPS AND PLATS, PAGE 87
- [7] RECORD DIMENSION PER BOOK 3595 OF OFFICIAL RECORDS, PAGE 469
- ] RECORD DIMENSION PER BOOK 78 OF LAND SURVEYS, PAGE 468
- ] RECORD DIMENSION PER BOOK 2647 OF OFFICIAL RECORDS, PAGE 753









**Top:** View of the applicant's property (to the left) with Allen Street in the middle-right, and a Residential property to the left. Source: TOJ-W.B.

**Left:** View looking down center street facing South. The applicant's garage (Green structure behind the telephone pole) is visible. Source: TOJ-W.B.

**Bottom:** Detail view of the applicant's property from Center Street facing South/South-west. Source: TOJ-W.B.







**Top:** View of the applicant's garage and house (on the right) and the neighboring garage and property on the left from Center Street facing West. Source: TOJ-W.B.

**Bottom:** View of Center Street facing North, with the applicant's property visible on the left along with a neighboring garage. Source: TOJ-W.B.





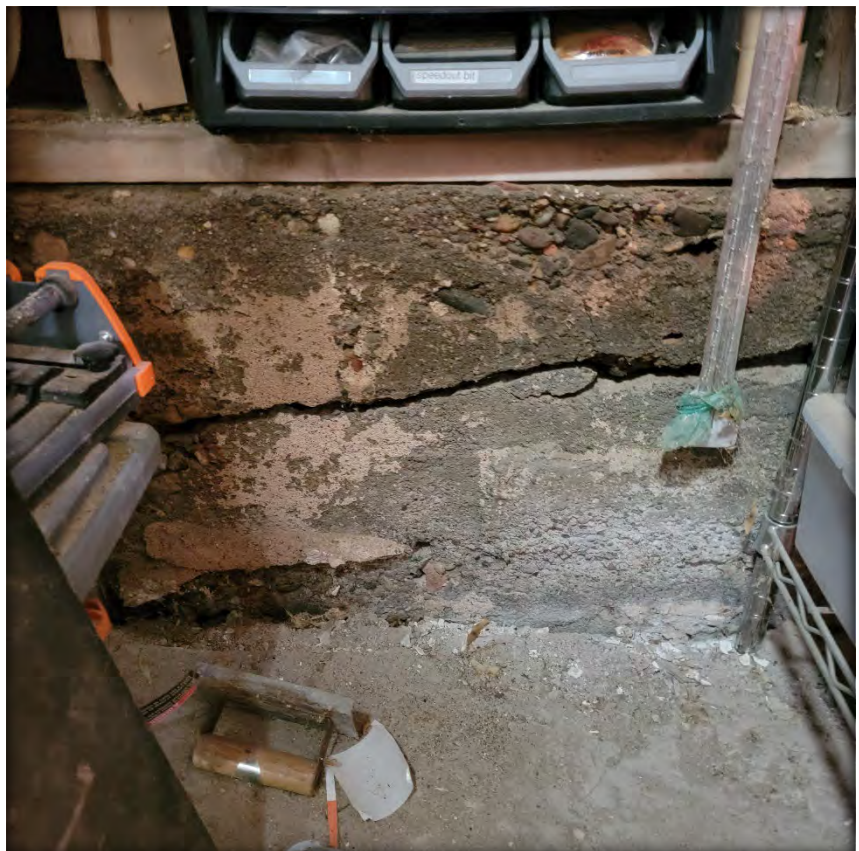


**Left:** View inside the existing garage, of the south wall which is the Historic component to be retained through the design.

Source: W. Blodgett

**Right:** Alternative View inside the existing garage showing another section of the Historic wall.

Source: W. Blodgett

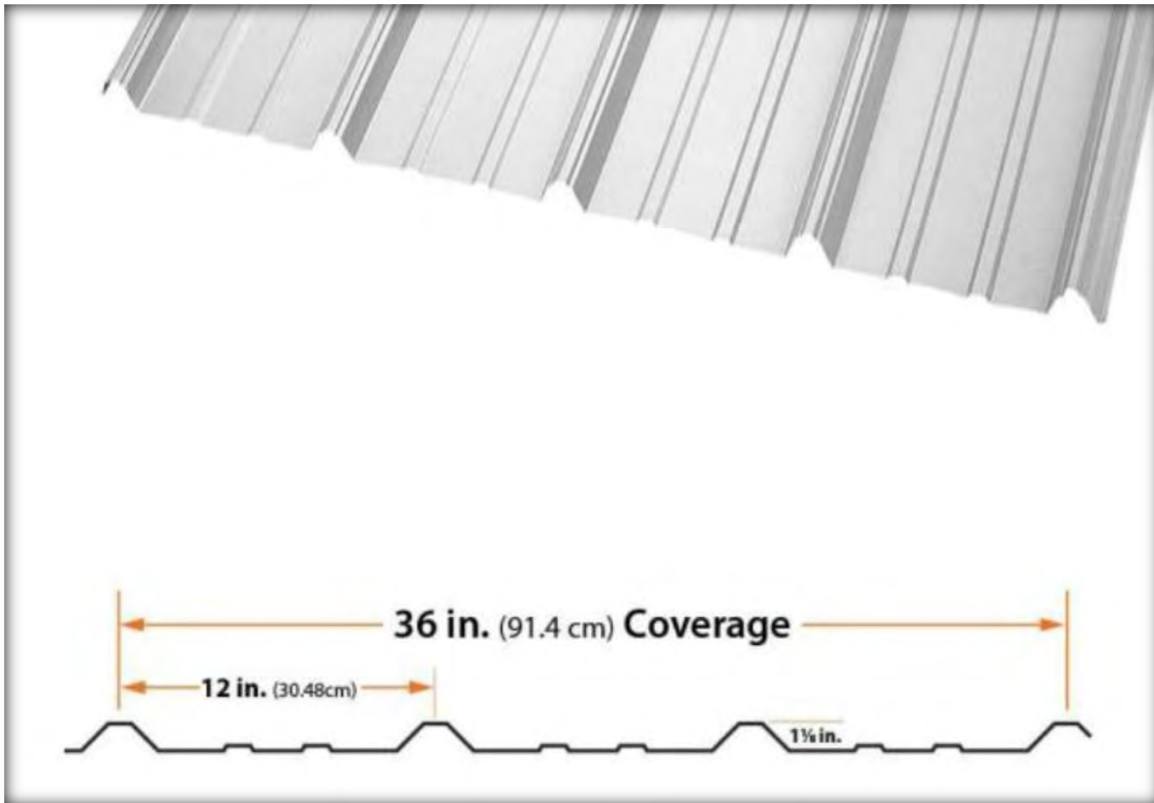






**Above:** Final view inside the existing garage, of the south wall which is the Historic component to be retained through the design.

Source: W. Blodgett



**Above:** Detail view of the interlocking-panels of corrugated sheet metal roofing, with measurements and profile.

Source: Applicant/Manufacturers Website

**Left:** Detail View / Photograph of the above-described sheet-metal roofing, as it looks installed.

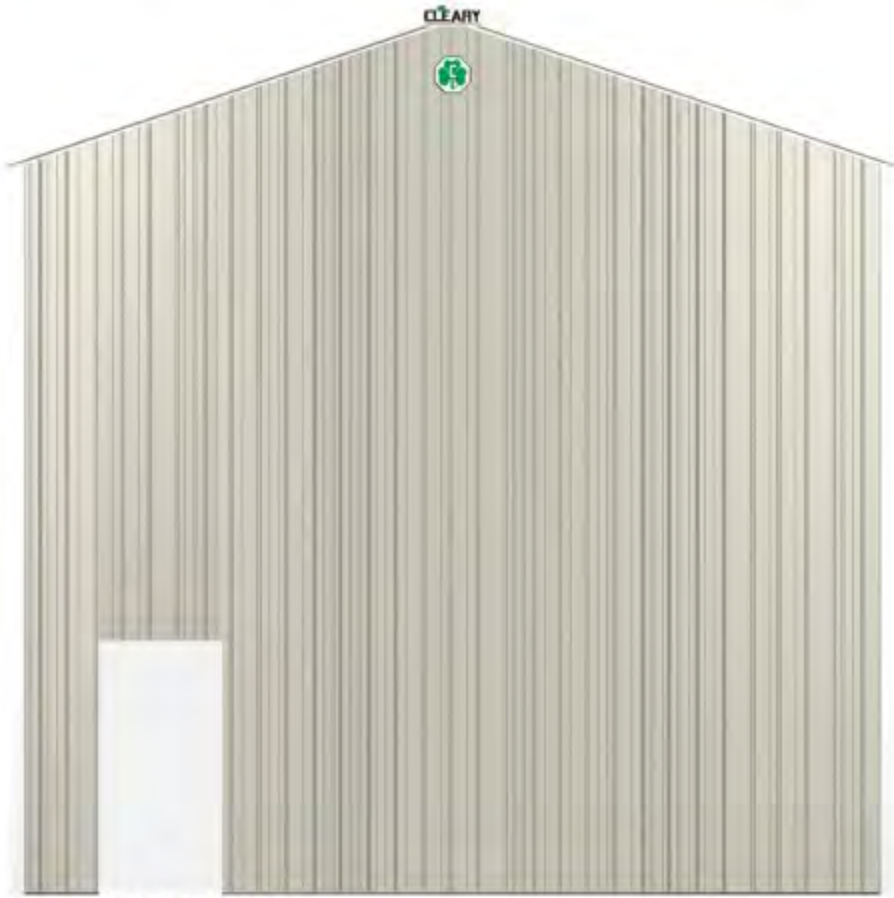
Source: Applicant



P.O. Box 930220  
Verona, WI 53593-0220  
Phone: (608) 845-9700  
Fax: (608) 845-7070

9/16/2022  
FOY, KELLEY, HIGH DESERT BLDGS & BARN5  
Doc ID: 7532020220916091638

## Elevations & Floor Plan



**West End Wall 2 on Building 1**

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

**Above:** Rendering of the proposed Garage (Note: Elevations are NOT to scale) showing the color and style of the corrugated metal siding the applicant intends to use.

Source: Applicant / Cleary Building Corp.



# Application and Related Documents



**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 \$300       | <input type="checkbox"/> Design Review \$25 to \$500 | <input type="checkbox"/> Conditional Use Permit (CUP) \$500 |
| <input type="checkbox"/> Demolition \$50/\$200        | <input type="checkbox"/> Signage/Awning \$50         | <input type="checkbox"/> Paint/Roofing \$25                 |
| <input type="checkbox"/> Time Extension \$25 to \$200 | <input type="checkbox"/> Other: _____                | <input type="checkbox"/> Other: _____                       |

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

Applicant: Kelley Foy	Owner: Kelley Foy
Applicant mailing address: P.O. Box 1234 Jerome, AZ 86331	Property owner mailing address: P.o.Box1234 Jerome, AZ 86331
Applicant role/title:	
Applicant phone:	Owner phone: 602-410-4444
Applicant email:	Owner email: kelleeyefoy@gmail.com
Project address: 121 Third Street Jerome	Parcel number: 401-08-040
Describe project: Garage remodel	

- 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: \_\_\_\_\_ Date: \_\_\_\_\_

Property Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

<b>For Town Use Only</b>	
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: _____



## 2007 Town of Jerome Arizona HISTORIC PROPERTIES SUMMARY SURVEY

### PROPERTY IDENTIFICATION

For properties identified through survey: Site No. 118 Survey Area Syndicate Addition

Historic Name(s)

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

Address 121 Center Street

City or Town Jerome

☐ vicinity

County Yavapai

Tax Parcel No. 401-08-040

Township 16

Range 2E

Section 23

Quarters

Acreage 0.10

Block Lot(s) 80,81

Plat (Addition)

Year of plat (addition)

UTM reference: Zone

Easting

North

USGS 7.5' quadrangle map:

ARCHITECT

☐ not determined

☐ known Source

BUILDER

☐ not determined

☐ known Source

CONSTRUCTION DATE Circa 1924

☐ known

☒ estimated

Source Sanborn Map

### STRUCTURAL CONDITION

☒ Good (well maintained; no serious problems apparent)

☐ Fair (some problems apparent) Describe:

☐ Poor (major problems; imminent threat) Describe:

☐ Ruin/Uninhabitable

### USES/FUNCTIONS

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

1901 SFR on Post. 1910, 2 dwellings,  
1917, 2 lodging units at base of 3  
story flats structure w/, basement.  
Circa 1924 Just flats remain.

Sources Yavapai Assessor, Sanborn  
maps, 81 survey.

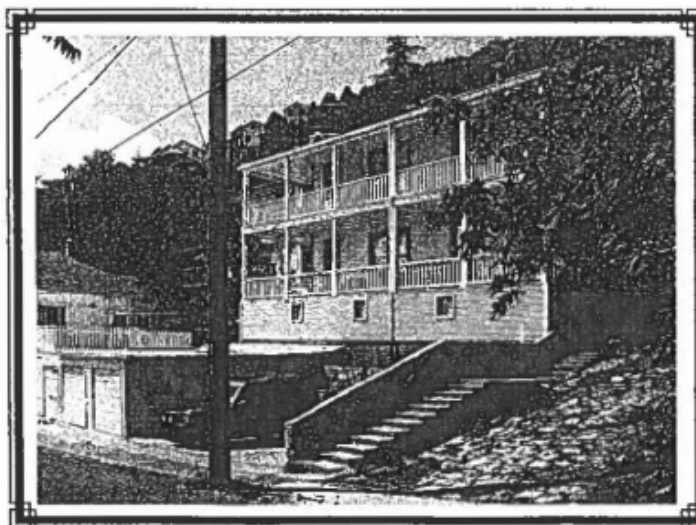
### PHOTO INFORMATION


Date of photo 2007

View Direction (looking towards)

South

Negative No. 121 Center Street



	<p>2007 Town of Jerome Arizona</p> <h2 style="margin: 0;">HISTORIC PROPERTIES SUMMARY SURVEY</h2>
---	---

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

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

C. ARCHITECTURE. Style Vernacular ☐ no style

Stories 3 ☒ Basement Roof form Side Gable extending over 2nd level deck

*Describe other character-defining features of its massing, size, and scale* Detached wooden 3 car garage where lodging unit was. 2 story porch, wraps around south side.

### 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) Horizontal siding	
Windows Wood, Alum	Describe window structure 1 o/, 1 Dbl Hung, Sliders	
Roof Comp Shingles	Foundation Conc., Masonry, 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: D.A.P.A. Studio  
 Mailing Address: P.O. Box 8 Cottonwood, AZ., 86326

Date: 2007  
 Phone #: 928-646-9205





**Above:** A photograph looking south along Center Avenue showing the historic street-front façade. Two-level structures historically existed in this location. The existing garage structure (single level) was added after the buildings shown in the photograph above were demolished.

