

### TOWN OF JEROME

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

#### Zoning Administrator's Analysis Design Review Board Tuesday, August 26, 2025

Item:

**Location:** 515 Main Street

Applicant/Owner: Eric Jurisin / Haunted Group LLC

Zone: C-1

**APN:** 401-07-102

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

**Recommendation:** Recommend Approval

**Background and Summary:** The applicant is seeking design review for a change of paint for the building at 515 Main, as well as removal of a historic door from the "Arizona Hotel" with a plan to provide a drinking water station in the void behind the door.

**Building Background:** The 2007 Historic Property Inventory records this structure as having been built circa 1910 and lists the property as a contributor to the Town of Jerome's Historic Landmark status. The building is listed as being in Good condition at the time of the survey. The records of this survey are provided in this document.

**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 enrich the lives of all the citizens of Jerome by promoting harmonious, attractive, and compatible development, and is therefore considered to be in furtherance of the general welfare. The provisions of this section (Section 304) shall apply to all new construction, exterior alterations, demolitions, and signs, in the Historic Overlay District.



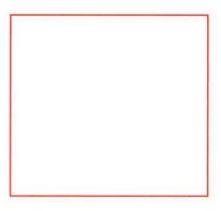


The applicant is proposing to change the exterior color of the structure from the existing colors, to black with white trim, matching other building's already in town.

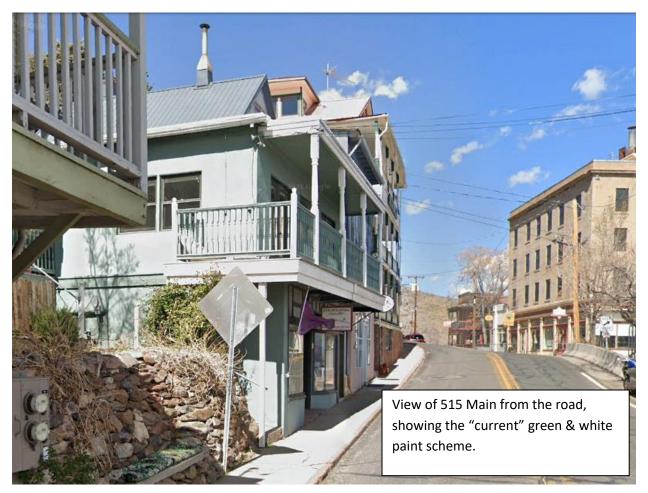
**Response:** Design review guidelines suggest that; "Exterior colors should be as near as possible to the original colors appropriate to the years during which the particular building or structure was built." In this case the structure is NOT a historic building and instead I refer to section 304.H.f, "Materials texture and color" which states; "The materials, texture, and color of the façade of a building or structure, shall be visually compatible with the predominant materials, textures, and color used in the building and structures to which it is visually related."



BLACK - Exterior Trim



WHITE - Exterior Siding





View of 515 Main from the road, showing the recent change to the proposed paint scheme. The applicant is also proposing to replace the existing roof with new panels of sheet metal, with a change of color from unpainted metal to a black metal roof. A photographic example of this is found below.

Response: Sections 304.H.f. "Materials, texture and color" state: "The materials, texture, and color of the façade of a building or structure, shall be visually compatible with the predominant materials, textures, and color used in the building and structures to which it is visually related." Section 304.H.1.g states that for new construction; "The roof shape of a building shall be visually compatible with the buildings to which it is visually related." And section 304.H.2 states that for alterations and renovations; "Original roof shape, design, and materials shall be preserved and retained where feasible. Where contemporary roofing material is used, it should be as near as possible to the appearance of the original roofing material." The roof-line, and shape has already been significantly altered in the history of the building, with the removal of the top floor (visible where the tan, flat roof exists today). A change of roof material will prolong the life of the building and reduce the fire risk of the structure via the roof.



The final proposed exterior modification under review, is the removal a door from the northwest corner of the building that provided access to what used to be the Arizona Hotel. The door retained the historic Arizona Hotel signage on it. The applicant wishes to install a water-refill station for public use in the void that remains behind the door. This is a minor modification which will not have a significant impact to the historic designation of the building, but it is worth noting that it does have local historical significance. If approved I recommend the applicant/owner display this item, or consider donating it to a local entity that is able to display it. This recommendation is not regulatory however, and serves to inform the owner of the item's significance.





View of the existing roof at 515 Main as seen from Main street, with the historic Arizona Hotel door removed, and the new paint scheme applied.

Application & Related information



# 2007 Town of Jerome Arizona HISTORIC PROPERTIES SUMMARY SURVEY

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	PERTY IDENTIFICA		075	Survey A	rea G.W	/. Hulls Pla	t	
(Ent	oric Name(s) Jerome I er the name(s). If any, that ress 515 S.R. 89A (M	t best reflects the proper	a Hotel tv's histor	ric importance	t.)			
City	or Town Jerome	☐ vicin	ity	County Yava	apai	Tax Parce	l No. 401-06-09	0
Bloc UTM	nship 16 Range k 11 Lot(s) 4,5 f reference: Zone S 7.5' quadrangle map:		1)	Quarters Northing		Y	. Acreage ear of plat (addition	
ARC	CHITECT			not dete	ermined	known	Source	
BUI	LDER			not det	ermined	known	Source	
CON	NSTRUCTION DATE	Circa 1910	, 🗌 kr	nown 🗌 es	stimated	Source Co.	Assessor, Sanb	orn Mag
STR	Good (well maintained;		parent)					
	Fair (some problems app	parent) Describe:						
	Poot (major problems; i.	mminent threat) Descri	ibe:			WI.		
	Ruin/Uninhabitable							
USF	S/FUNCTIONS	f			w 9.	<b>.</b>		

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

Market /Hotel Retail/ Hotel/ Residential

Sources 81 Survey, Co. Assessor

#### PHOTO INFORMATION

Date of photo 2007 View Direction (looking towards)

View Direction (tooking towards)

South

Negative No. 515 S.R. 89A (Main St)





#### 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 1st	level, Ecle	ectic Monterey 2nd level		no style							
Stories 2	Basement F	Roof form	Flat no parapet / flat shed o/, po	orch								
Describe other character-defining features of its massing, size, and scale This structure is a 2,152 SF. Rectangle. Covered porch at 2nd level has wood turned post and blasters favoring Monterey style, while the glass store front and transom windows at 1st level, favor the main street vernacular of Jerome.												
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. MOrigina	l Site  Move	d: date	original site									
DESIGN. Describe alterations from the original design, including dates.												
MATERIALS. Describe the	materials used in the	e following e	lements of the property.									
Walls (structure) Wood, Concrete Walls (sheathing) Wood, Stucco												
Windows Wood		Describe wir	ndow structure Dbl Hung/Fix	ced								
Roof Built-up o/, Wood	l framing		Foundation	Concrete, Wo	od, Masonry							
SETTING. Describe the natu	ıral and/or built env	rironment arc	ound the property. On the west s	side of the struc	ture there are origi-							
nal miner stairs which as	cend to School S	t. Structure	e is built into hill side.									
How has the environment chair	nged since the prope	erty was cons	tructed?									
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												
Property is is is n	ot eligible individu ot eligible as a cont ded to evaluate.	ally.	IGIBILITY (opinion of SHPO states or potential historic district		ultant) .							
*****												
FORM COMPLETED BY Name and Affiliation: Mailing Address:	Gregory C. Hun D.A.P.A. Studio P.O. Box 8 Co	0	AZ. 86326		Nov., Dec. 2007 928-646-9205							