



TOWN OF JEROME

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

Zoning Administrator Analysis Design Review Board Tuesday, August 26, 2025

Item :

Location: 110 Jerome Avenue
Applicant/Owner: Altherr, Christopher
Zone: C-1
APN: 401-06-002
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Recommend Approval

Background and Summary: The owners of the Liberty Theater building (110 Jerome Avenue) are taking action to repair the cracked stucco on the façade of the building, above the main entrance. Repairs include a proposed EPS foam pop-out following the repaired crack line. The details of the proposed work have been provided by the contractor along with a rendering of the finished product.

Building Background: The liberty Theater is listed as having been constructed in 1900. The Town of Jerome 2007 Historic Property Survey records this building as a contributor to the Town's National Historic Landmark Status, and is listed as being in fair condition. These records are provided for review at the end of this analysis.

Purpose and Considerations: The purpose of Design Review is to enable the Design Review Board to review the exterior design of proposed new buildings and structures, proposed alterations of buildings and structures, proposed signs and proposed demolition of structures, within the historic overlay district, in order to ensure that new development is compatible with the surrounding built environment, and to preserve and protect the historic character of the Town of Jerome, as recommended by the Secretary of the Interior's Standards. The Design Review Board serves as the Historic Preservation Commission for the Town of Jerome.

Response: The Town of Jerome Zoning Ordinance, Section 304, subsection B lists "Additions and exterior modifications" as requiring review by the Design Review Board. Much of the proposed project is repair work, but the addition of the EPS foam pop-out over the repaired crack is considered an exterior alteration and requires review and approval from the Design Review Board.

Response: The 2007 Historic Inventory (Provided by the JHS) shows that the entrance area, and façade of the building has already been altered from it's original, historic appearance. The date of this major alteration is undetermined at the time I am writing this, however the construction date provided by Yavapai County lists the building as constructed in 1918. This discrepancy may reflect a date of major renovation. Regardless, the façade as it is now is in need of serious repair for both the sake of the building, and the general public safety. The addition of the EPS foam treatment to help mask the repairs necessary to earlier work is not a significant enough of an alteration to threaten the historic nature of the building. The Town recommends approval on the basis of the increase to public safety and welfare.

Subject: Scope of Work – Liberty Theater, Jerome AZ

To: William — Planning Director

From: Legacy Plastering, LLC

Date: August 14, 2025

Liberty Theater – Historical Building Repair

Jerome, Arizona

Hello Chris, Per our recent discussion, Legacy Plastering is proposing the following repair and aesthetic enhancement for the Liberty Theater in Jerome, Arizona, which is currently showing a pronounced crack above the front entry.

Scope of Work

Objective

Install a 10–12" EPS foam popout over the existing radius crack above the front entrance, following the same architectural pattern to conceal the crack while preserving the building's historical integrity.

Proposed Work Steps

1. Site Preparation & Safety

- Stage the work area with safety railings and ladders.
- Protect sidewalks and surrounding pedestrian areas where we set up.

2. Installation

- Fabricate and install a 2" × 12" EPS foam popout (EIFS system).
- Embed fiberglass mesh in a high-quality base coat for durability and crack resistance.

3. Finishing

- Apply a synthetic colored stucco finish, custom tinted and textured to closely match the existing aged façade (c. 1929).
- Blend the finish to flow with the antique patina of the building.

Additional Notes

- Attached is an image of the proposed rounded popout detail above the main entrance.
 - All work will be executed with care to maintain the historical character of the structure.
- Please let us know if you have any questions or would like adjustments to this proposal. We appreciate the opportunity to support the preservation of this historic property.

Respectfully,
Legacy Plastering, LLC
Juan Jimenez



View of the Liberty Theater (110 Jerome) as the façade looks currently.



View of the Liberty Theater (110 Jerome) with the proposed repairs and the EPS foam popout in place.



2007 Town of Jerome Arizona HISTORIC PROPERTIES SUMMARY SURVEY

PROPERTY IDENTIFICATION

For properties identified through survey: Site No. 040 Survey Area Hulls Plat

Historic Name(s) Liberty Theater

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

Address 110 Hull Ave

City or Town ☒ Jerome

☐ vicinity

County Yavapai

Tax Parcel No. 401-06-002

Township 16 Range 2E

Section 23

Quarters

Acreage

Block 1 Lot(s) 3

Plat (Addition)

Year of plat (addition)

UTM reference: Zone

Easting

Northing

USGS 7.5' quadrangle map:

ARCHITECT

☐ not determined ☐ known Source

BUILDER

☐ not determined ☐ known Source

CONSTRUCTION DATE 1900

☐ known ☐ estimated Source Sanborn Map, Co. Assessor

STRUCTURAL CONDITION

☐ Good (well maintained; no serious problems apparent)

☒ Fair (some problems apparent) Describe: Stress Cracks, Further close up evaluation is necessary

☐ Poor (major problems; imminent threat) Describe:

☐ Ruin/Uninhabitable

USES/FUNCTIONS

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

Theater

Retail

Sources 83 survey, Co. Assessor,
Sanborn Maps

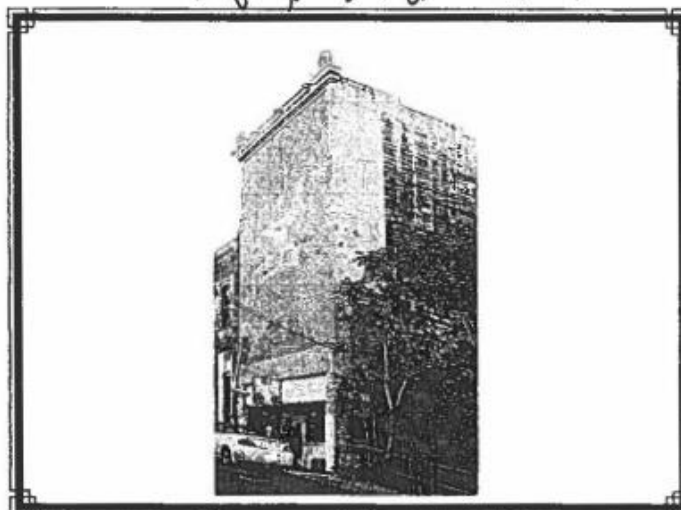
PHOTO INFORMATION

Date of photo 2007

View Direction (looking towards)


West

Negative No. 110 Hull Ave



*Per K: 109
Variance
Granted
2007
Conditions
Free Movers PM.
No other PM.
Legal - Non-adj.
Use (Retail)*

*AS ✓
2015*

	<p>2007 Town of Jerome Arizona</p> <h2 style="margin: 0;">HISTORIC PROPERTIES SUMMARY SURVEY</h2>
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A. HISTORIC EVENTS/TRENDS. *Describe any historic events/trends associated with the property.*

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

C. ARCHITECTURE. Style Vernacular—Concrete ☐ no style

Stories 4 ☒ Basement Roof form Flat w/, Parapet

Describe other character-defining features of its massing, size, and scale Narrow 4 Story poured concrete structure. Stepped Parapet cap facing street with ornamentation storage vessels at corners. Building is very tall and narrow similar to a shotgun house turned sideways.

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.* Theater ornamentation such as marquee, neon lighting missing. Original entry has been altered.

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

Walls (structure) Concrete Walls (sheathing) Concrete

Windows Wood, Alum. Describe window structure Storefront

Roof Built-up o/, wood framed timbers Foundation Concrete, masonry, wood

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

How has the environment changed since the property was constructed?

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

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
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Date: 2007
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