



TOWN OF JEROME

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

Zoning Administrator Analysis Design Review Board Tuesday, June 24, 2025

Item :

Location: 500 Main Street
Applicant/Owner: Tamara Lee / Town of Jerome
Zone: C-1
APN: 401-06-079
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Recommend Approval

Background and Summary: The applicant is seeking approval to mount a sign on an existing sign mount above 500 Main Street, at the Hotel Jerome. The sign has been in use at the applicant's previous location (509 Main street). The same signage is intended to be used on the existing mounting point.

Building Background: The 2007 historic property inventory records for the Hotel Jerome are included at the end of this analysis, but it is one of the Iconic Historic buildings in Jerome, and contributes significantly to the Historic Landmark designation.

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 and the I-1 Industrial zones. 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 signage is a double-sided 26" x 36" oval, constructed of ½ MDO wood. The mounting point, with chains is well over the 8ft from sidewalk as required by the ordinance. I recommend approval.



View of the existing mounting point above 500 Main. View facing West.



View of the existing mounting point above 500 Main. View facing Southeast.



View of the Sign currently in use, to be transferred to the new location at 500 Main.

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: <u>Mockingbird / Tamara Lee</u>	Owner: <u>Town of Jerome</u>
Applicant mailing address: <u>P.O. Box 763 Jerome, AZ</u>	Property owner mailing address: _____
Applicant role/title: <u>owner</u>	_____
Applicant phone: <u>480-302-0215</u>	Owner phone: _____
Applicant email: <u>tamara.penn@gmail.com</u>	Owner email: _____
Project address: <u>500 Main St.</u>	Parcel number: _____
Describe project: <u>Move Mockingbird sign from existing location (509 main St.) to new location (500 Main St.)</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: Tamara Lee Date: 6-5-25

Property Owner Signature: _____ Date: _____

Received from: <u>Tamara Lee</u>		For Town Use Only		Date: <u>6/5/25</u>
Received the sum of \$ <u>55</u>	as: <input checked="" type="checkbox"/> Check	No. <u>1017</u>	<input type="checkbox"/> Cash	<input type="checkbox"/> Credit Card
By: <u>T. Card</u>	For: <u>D&R</u>			
Tentative Meeting Date/s - DRB: _____		P&Z: _____		



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.

- ☒ 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 26" x 36" oval
- ☒ Elevations showing the location of the sign/s or awning on the building above 8' from sidewalk
- ☒ Identification of any signs to be removed - Ghost Pepper sign has been removed by Town Crew
- ☒ 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) N/A
- ☐ Additional information requested by zoning administrator
 - ☐ _____
 - ☐ _____
 - ☐ _____

wood,
1/2" mdo
(medium
density
overlay)

26" x 36" oval
2 sided

attached w/
chains to
existing
bracket

ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Hotel Jerome		COUNTY Yavapai	INVENTORY NO. 70
COMMON PROPERTY NAME Hotel Jerome		QUAD/COUNTY MAP sec 23 TWSP 16 Range 2E	
PROPERTY LOCATION-STREET & NO. Hull Ave at Main St			
CITY,TOWN/VICINITY OF Jerome Az		ASSESSOR'S PARCEL NO. 401-26-79	
OWNER OF PROPERTY TOWN OF JEROME		PHONE	
STREET & NO./P.O. BOX Box 335			
CITY,TOWN Jerome	STATE AZ	ZIP 86331	
FORM PREPARED BY TOWN OF JEROME		DATE 9-81	
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 Hull Ave			
HISTORIC USE hotel			
PRESENT USE office/shop/art studios		ACREAGE	
ARCHITECT/BUILDER Rudolf Rothermel/ Harry Parker			
CONSTRUCTION/MODIFICATION DATES 1917 <i>prev to 1917</i> <i>from building report</i>			
<p>PHYSICAL DESCRIPTION <i>interview</i></p> <p>The Hotel Jerome, its sleeping rooms now vacant, has a four story street elevation with two lower floors on the opposite elevation. The plan is "U" shape, with an indentation on the west elevation for window openings; there are no other openings on this side. Concrete construction was used, with minimal decoration, a stucco veneer being used only on the street side. The first floor has two pairs of double doors, each set of doors with large display windows on either side, forming six equal bays. In each bay and above the doors and display windows, is the familiar transom window, with translucent glass lites in leaded cames. The seven columns dividing the six bays support concrete trim indicating a horizontal beam. A flat roof behind a parapet covers the building.</p>			



STATEMENT OF SIGNIFICANCE/HISTORY

4 stories on Hull Ave with 2 lower floors. 60 sleeping rooms, lobby, dining room, laundry, and Barber Shop. Closed late 30-s- then re-opened during WWII for miners during copper rush.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

THEY CAME TO JEROME Herb Young
Paseo das Casas pamphlet 1980
Yav Co Assessor

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

401-06-79 Lots 23, 24 Blk 9

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

K-4 8, 8A facade Hull Ave	K-6 14, 14A roof
9, 9A 3/4 view	15-15A 3/4 rear and side
10,10A 3/4 view	17-17A side
30,30A interior	
31, 31A	
K-5 29A)	
30A } roof	
3 2A }	