



TOWN OF JEROME

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

Zoning Administrator Analysis Design Review Board Tuesday, January 23, 2024

Item :
Location: 417 Hull Avenue
Applicant/Owner: Cabal Cellars / Flat Iron LLC
Zone: C-1
APN: 401-06-018
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Recommend Discussion / Approval

Background and Summary: The applicant is seeking approval to repaint the front façade of the Cabal Cellars storefront. Simply stated, the sections of the storefront that are currently Red, are intended to be changed to a dark purple.

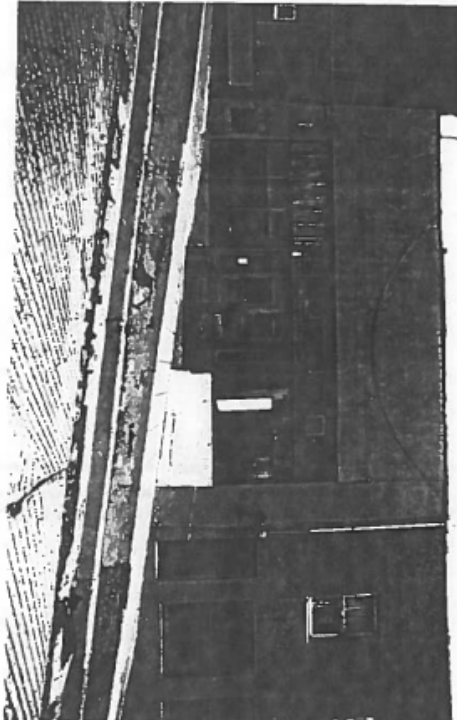
Building Background: The 2007 Historic Property Inventory records this structure as having been constructed in 1910.

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.

Property Standards: The Town of Jerome Zoning Ordinance, within section 304 "Design Review" Requires a change of exterior paint be reviewed by the Design Review Board (304.B.7 "*Paint, Stain, and similar coatings*"). Section 304.H.f, under "*Review Criteria for Design Review*" states that; "*MATERIALS, TEXTURE, AND COLOR: The Materials, texture and color of the façade of a building or structure , shall be visually compatible with the predominant materials, textures, and colors used in the building and structures to which it is visually related.*"



ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY Yavapai	INVENTORY NO. 67	
COMMON PROPERTY NAME George Waddell Studio		QUAD/COUNTY MAP Sec 23 TWSP 16 Range 2E		
PROPERTY LOCATION-STREET & NO. Main St/ Hull Ave btwn.				
CITY, TOWN/VICINITY OF Jerome Az	ASSESSOR'S PARCEL NO. 401-06-018			
OWNER OF PROPERTY Paul Scott	PHONE			
STREET & NO./P.O. BOX Box 12				
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 Main St				
HISTORIC USE				
PRESENT USE art studio/ residence	ACREAGE			
ARCHITECT/BUILDER				
CONSTRUCTION/MODIFICATION DATES 1910				
<p>PHYSICAL DESCRIPTION</p> <p>This building has two stories with an upper level entrance on Main St and a lower level entrance on Hull Ave. The depth varies from 23' to 35', with a frontage (Main St) of 35', thus forming a trapezoidal plan. Exterior walls are masonry on the east and south sides, and masonry and wood frame on the west wall, with stucco above grade. Both street elevations have parapet walls, hiding the wood scissor trusses which form 2 hipped roofs.</p> <p>Both floors are wood tongue and groove on floor joists, Double wood doors with glass lites in upper half are located in the center of both elevations. The Main St elevation has a translucent glass transom with leaded comes. This also continues over one display window, the other display window has wood board and batt in this transom area.</p>				

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: Cabel Cellars	Owner: Flat iron 2 LLC
Applicant mailing address: 4401 E. Sparkling Lane Paradise Valley AZ 85253	Property owner mailing address: 8038 N 72nd Pl Scottsdale 85258
Applicant role/title:	
Applicant phone: 602-750-7771	Owner phone: 480-599-0599
Applicant email: jason@passioncellars.com	Owner email: harrissales@flatironrooftop.com
Project address: 417 Hull Ave	Parcel number: 401-06-01807
Describe project: Paint over the red trim around the windows on the front of the building with a new color that is a dark purple colored "hairloom" jewel	

- 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: **9/5/23**
 Property Owner Signature: _____ Date: **9-26-23**

For Town Use Only

Received from: _____ Date: _____

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

By: _____ For: _____

Tentative Meeting Date/s - DBB: _____ P&Z: _____