



# TOWN OF JEROME

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

**Item :**  
**Location:** 778 East Avenue  
**Applicant/Owner:** Tom Bouquet  
**Zone:** R1-5  
**APN:** 401-07-101B  
**Prepared by:** Will Blodgett, Zoning Administrator  
**Recommendation:** Discussion/possible action

**Background and Summary:** The Applicant, Tom Bouquet is proposing a number of renovations to the house at 778 East avenue. The applicant is seeking approval for additional decking on the rear of the house that coincides with a change to the windows on the north side of the living-room wall into a sliding door. A new shed dormer is intended over the garage door, adding stylistic elements as well as resolving an asymmetry issue with the existing one. The remainder of the proposed changes are architectural features (stylistic elements) commonly called “gingerbread” elements throughout the home.

**Building Background:** 778 East Avenue is a Single-Family home built in 1995. The home was built with elements of Victorian architecture in the shape and special relationship of the building. It is not a Historic building, and not considered to be contributing to the Town’s Historic landmark status or the National Register of Historic Places. The Structure is still subject to Historic District regulations nonetheless.

**Purpose:** The purpose of the site plan review is to provide for the public health, safety and general welfare, and to protect the environment and the historical character of the Town of Jerome. The plan review will include an examination of all proposed site work, and excavation and grading regulations, with special regulation of work sites with extreme slope or unstable soils. Essential to this purpose is the review of possible impacts on surrounding properties.

**Property Standards:** The Town of Jerome Zoning Ordinance in section 304 “Design Review”, under “B. Projects requiring review by the Design Review Board” number 2 “Additions and exterior modifications” and number 3; “Decks” make this project subject to Design Review. Section H “Review Criteria for new construction” subsection J, Accessory Features, states that; “Fences, Walkways, decks, stairways, lighting, antennae and other manmade structures shall be visually compatible with buildings, structures, and places to which they are visually related.”

**Response:** The work that the applicant has proposed includes adding a new deck on the back side of the house, connected to the existing livingroom via a sliding door that will replace an existing window. This is a minor structural change and should only serve to enhance the enjoyment of views provided by the home’s location. On the opposite side of the livingroom, over the garage is a shed dormer that is not centered on the garage leaving this part of the home with a sense of asymmetry. A new shed dormer is intended to replace the existing one, correcting the symmetry and adding elements of

Victorian “gingerbread”. The final part of the project includes the addition of architectural elements that represent Victorian features of the era to which Jerome’s historic buildings mostly belong. These elements to my mind will allow the building to blend in with the surrounding historic neighborhood elements better than it current does. Concerns within Historic Preservation about keeping structures from trying to mimic too closely historic structures, enough to be attempting to “fool the onlooker” are not a concern here. This home is without a question modern at the core of it’s design, with the two-car attached garage that informs any Architectural historian that this building is not a historic structure.

All the proposed work is subject to building permits and inspections by the Town building inspector.



**Top:** View of 778 East avenue from the street looking north. Note the attached garage which marks this as a modern construction.

Source: W. Blodgett



**Top:** View of 778 East avenue from the street looking west, close up on the attached garage. Note the Shed Dormer which sits off-center from the garage.

Source: W. Blodgett



**Top:** Detail view of the front façade of 778 East avenue.

Source: W. Blodgett



**Top:** Detail view of 778 Avenue focused on the wrap-around porch on the front, and north facing facades.

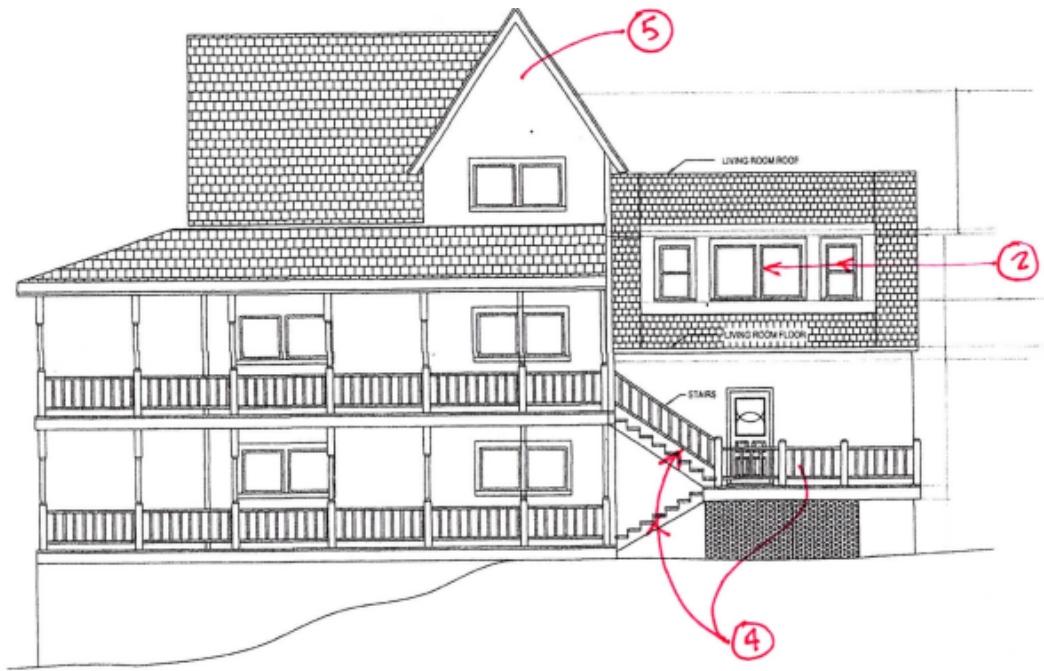
Source: W. Blodgett



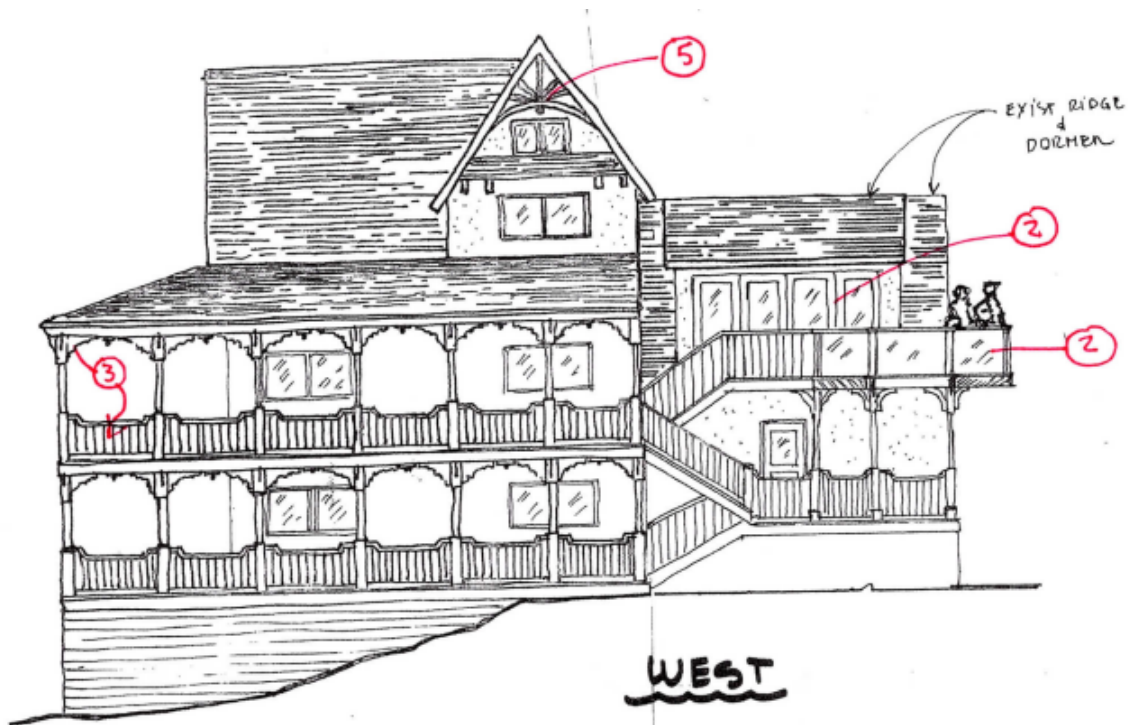
*EAST ELEVATION*



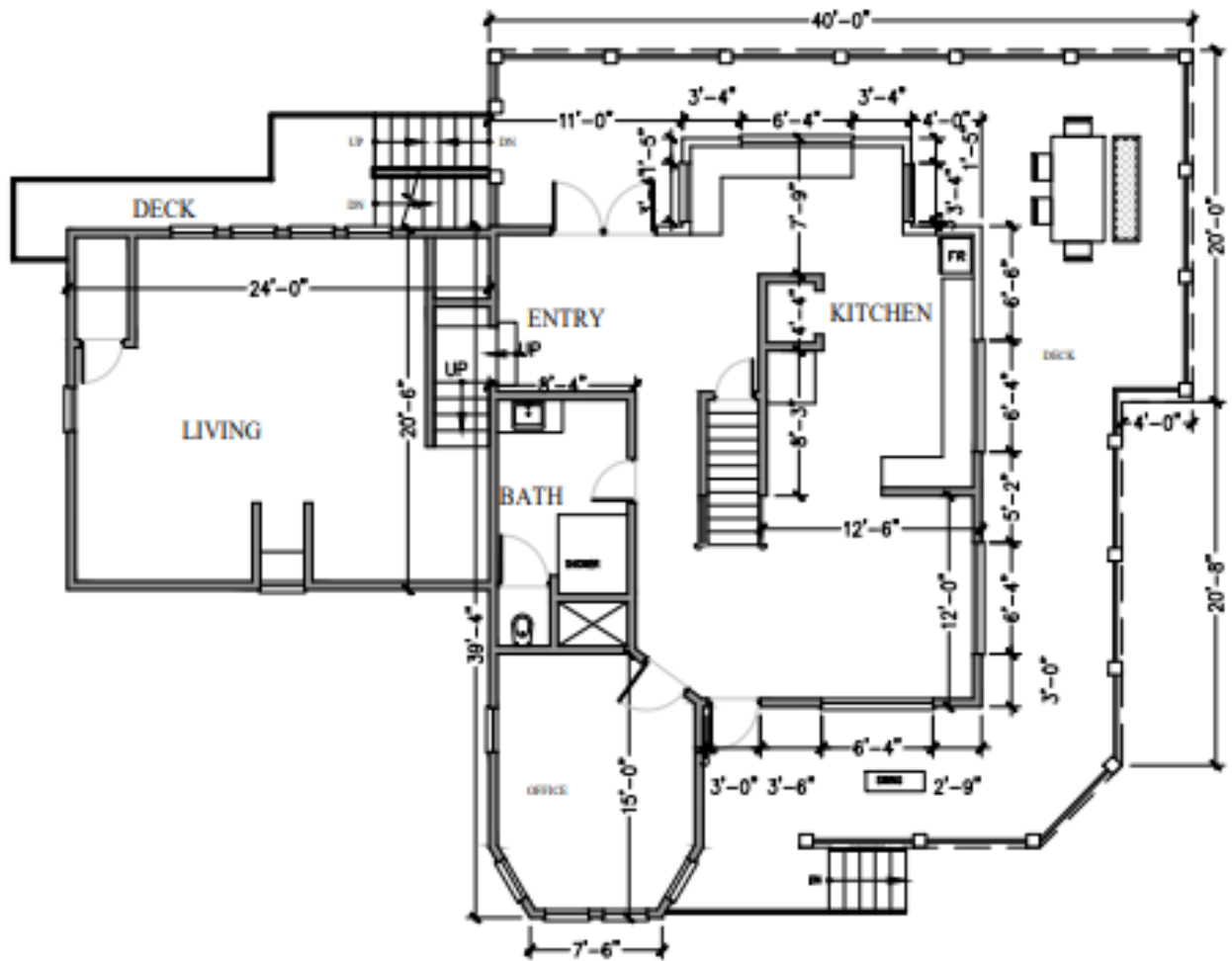
**EAST**



WEST ELEVATION



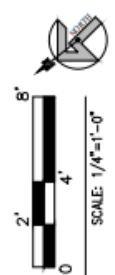
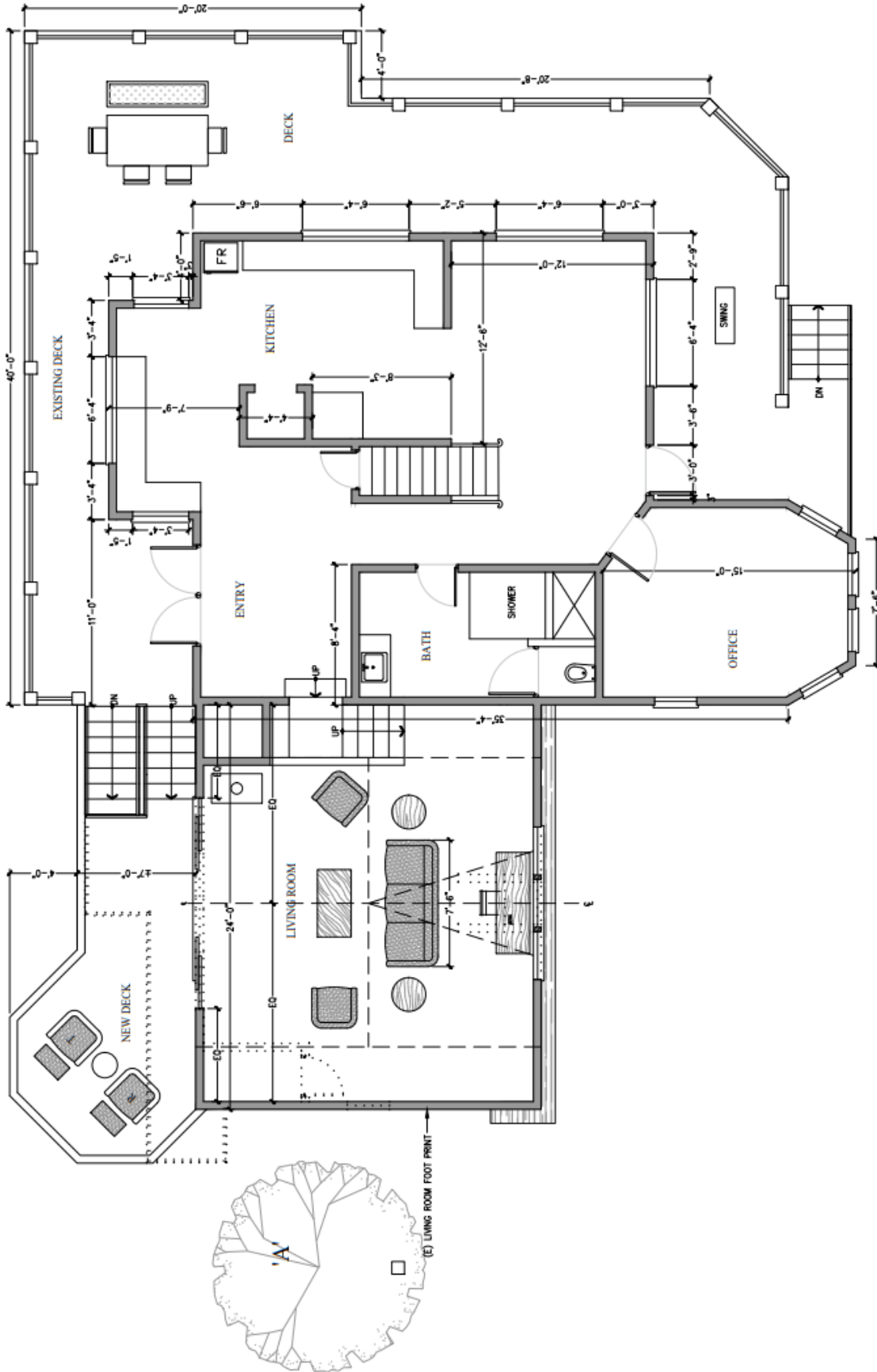




# EXISTING SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"





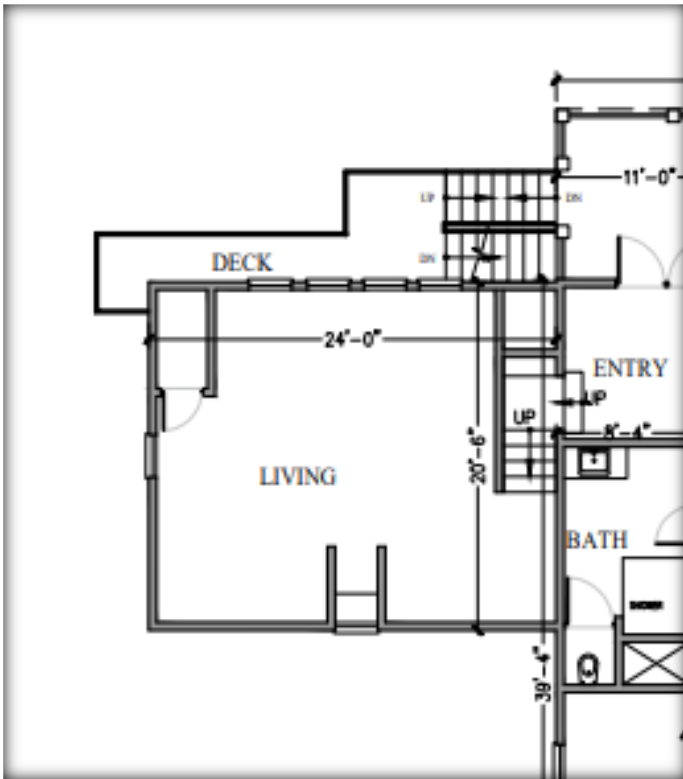
# PROPOSED SECOND FLOOR PLAN

## SYMBOLS LIST

- EXISTING
- NEW
- DEMOL




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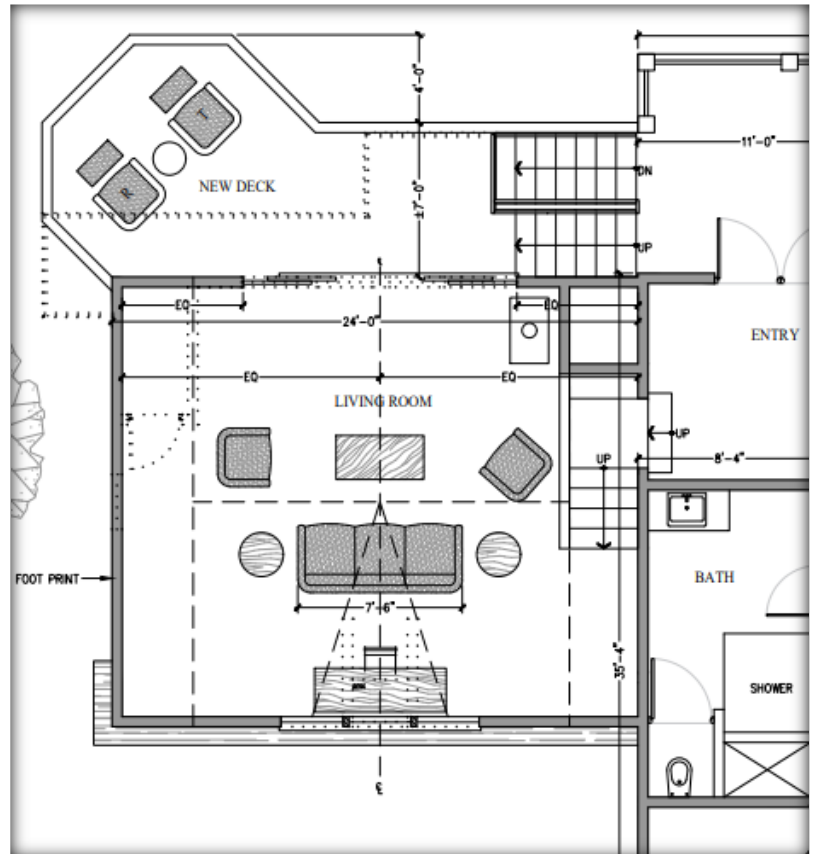
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# PROPOSED SECOND FLOOR PLAN

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# Application & Related Information