



TOWN OF JEROME

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

Zoning Administrator Analysis Design Review Board Tuesday, October 28, 2025

Item :

Location: 643 Verde Ave
Applicant/Owner: Holthausen Carl F & Gail Barnes RS
Zone: R1-5
APN: 401-07-146B
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Approval

Project Background and Summary: The applicant is requesting approvals for Installation of a photovoltaic (Solar) system on the house at 643 Verde Avenue, by "Verde Colar Power" out of Cottonwood.

Building Background and History: The Jerome 2007 Historic Building Inventory records this home as constructed in 1900 and contributing to the National Historic Landmark status. The records from this survey are included in the analysis.

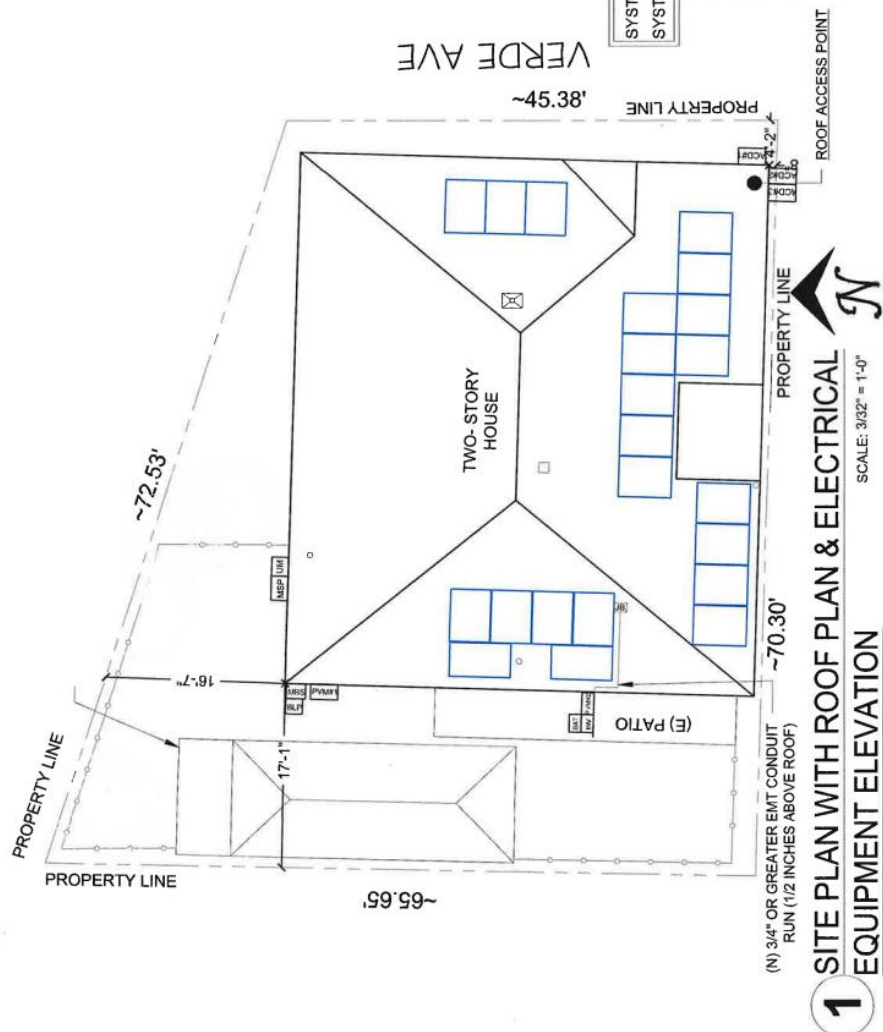
Property Standards: The purpose of design review is to enable the Design Review Board to review the exterior design of proposed new buildings and structures, proposed alterations of buildings and structures, proposed signs, and proposed demolition of structures within the Historic Overlay District. Section 304.B.2 requires exterior modifications to a building or structure to undergo review by the Design Review Board.

In 2015 the Town of Jerome adopted a set of Solar Energy System Design Guidelines that mirror the best practices established by the Secretary of the Interior's Standards. To this point there are two (2) primary design considerations,

- 1- (Standard 2) *"The Historic Character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property should be avoided."*
- 2- (Standard 9) *"New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and be compatible with massing, size, scale and architectural features to protect the Historic integrity of the property and its environment."*

Review Criteria: Section 304.H.2 lists the review criteria for alterations, additions, or reconstructions to existing buildings or structures. Subsection b, "Roofs" states that; *"Original roof shape, design, and material 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."*

Response: The proposed project adheres to all of the best industry practices available for this type of installation. The project will not require the removal of any historic defining features of the home.



LEGEND	
UM	UTILITY METER
MSF	MAIN SERVICE PANEL
BLP	BACKUP LOAD PANEL
MBS	MANUAL BYPASS SWITCH
PVM #1	BI-DIRECTIONAL METER
PVM #2	UNIDIRECTIONAL METER
ACD #1	UTILITY DISCONNECT SWITCH #1
ACD #2	BI-DIRECTIONAL METER DER SIDE DISCONNECT SWITCH #2
ACD #3	UNIDIRECTIONAL METER LINE SIDE DISCONNECT SWITCH #3
INV	INVERTER
BAT	BATTERY
JB	JUNCTION BOX

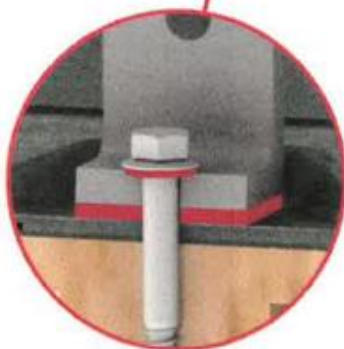
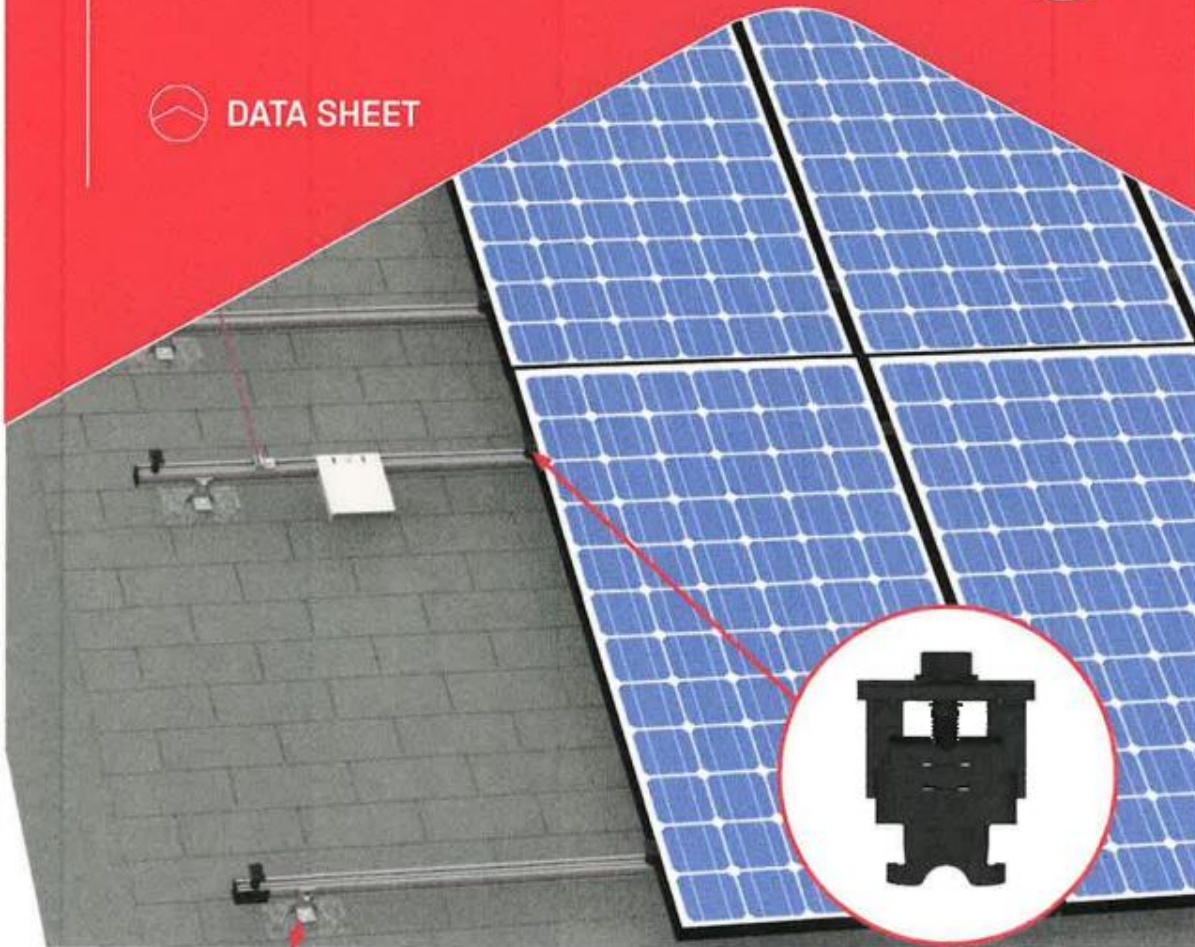
PHOTOVOLTAIC MODULES	SEG SOLAR	SEG-410-BMD-TB (410W)
44.64'	67.79'	
SYSTEM SIZE:- 22 x 410W = 9,020 KWDC		
SYSTEM SIZE:- 01 x 8000W = 8,000 KWAC		

GATE	
FENCE	
PROPERTY LINE	
ROOF OBSTRUCTIONS	
CONDUIT	
TREES	

CrossRail System



DATA SHEET



In-Rail Wire Management

- / 4 open channel rail types available
- / Clamps and wire management clips help secure cables
- / 4 clip types available

K2 Flash Comp Kit Waterproofing

- / Water Shield redirects water away from penetration
- / K2 EverSeal preassembled on L-Foot
- / EPDM backed sealing washing on lag screw

PRODUCT FEATURES



- / High quality, German-engineered system for residential and commercial installations
- / 4 rail sizes available to suit all structural conditions
- / Universal components for all rail types
- / Use 2 innovative components to turn this system into Tilt Up or Simple Tilt
- / Roof attachments for all roof types
- / 100% code compliant, structural validation for all solar states
- / Fast installation with minimal component count result in low total installed cost

TECHNICAL DATA

	CrossRail System
Roof Type	Composition shingle, tile, standing seam, corrugated metal, trapezoidal metal
Material	High corrosion resistance stainless steel and high grade aluminum
Flexibility	Modular construction, suitable for any system size, height adjustable
PV Modules	For all common module types
Module Orientation	Portrait and landscape
Roof Connection	Rafter or deck connection depending on selected roof attachment
Structural Validity	IBC compliant, stamped engineering letters available for all solar states
Certifications	UL 2703, ASCE 7-16, Class A Fire Rating
Warranty	25 years

Application & Related Information



TOWN OF JEROME, ARIZONA
600 Clark Street, P.O. Box 335, Jerome, AZ 86331
(928) 634-7943

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 \$200 ☒ Other: solar ☐ Other: _____

Note: Refer to the corresponding Project Application Checklist/s for additional submittal requirements.

Applicant: Verde Solar Power	Owner: Charlie Holthausen
Applicant mailing address: 2825 E Route 89a Cottonwood Az 86326	Property owner mailing address: 643 Verde Ave, Jerome, AZ 86331
Applicant role/title:	
Applicant phone: 928-284-0884	Owner phone: (970) 846-4671
Applicant email: permits@verdesolarpower.com	Owner email: Captaincarburetor@gmail.com
Project address: 643 Verde Ave Jerome 86331	Parcel number: 401-07-146B
Describe project: roof top PV install	

- 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: [Signature] Date: 10/24/25
Property Owner Signature: _____ Date: _____

For Town Use Only	
Received from: _____	Date: _____
Received the sum of \$ _____ as: ☐ Check No. _____ ☐ Cash ☐ Credit Card	
By: _____	For: _____
Tentative Meeting Date/s - DRB: _____ P&Z: _____	



2007 Town of Jerome Arizona HISTORIC PROPERTIES SUMMARY SURVEY

PROPERTY IDENTIFICATION

For properties identified through survey: Site No. 103 Survey Area Jerome Subdivision

Historic Name(s)

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

Address 643 Verde Ave

City or ☐ Town Jerome

☐ vicinity

County Yavapai

Tax Parcel No. 401-07-146B

Township 16 Range 2E

Section 23

Quarters

Acreage 0.06

Block Lot(s)

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 Circa 1900

☐ known ☒ estimated Source 1901 Sanborn Maps

STRUCTURAL CONDITION

☐ Good (well maintained; no serious problems apparent)

☒ Fair (some problems apparent) Describe: flaking and bubbled stucco. Paint and waterproofing in neglect.

☐ Poor (major problems; imminent threat) Describe:

☐ Ruin/Uninhabitable

USES/FUNCTIONS

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

Residential

Sources 81 Survey, Yavapai Assessors, Sanborn Maps

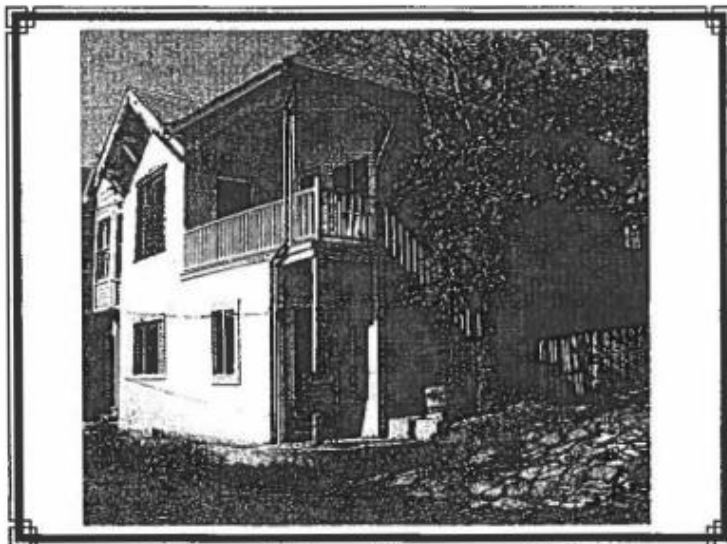
PHOTO INFORMATION

Date of photo 2007

View Direction (looking towards)

South

Negative No. 643 Verde Ave.





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

☐ no style

Stories 2-1/2 ☐ Basement Roof form Steeped Hip with extension

Describe other character-defining features of its massing, size, and scale Ridge Hip w/, extended eave on south west front.

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.

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

Walls (structure) Wood Walls (sheathing) Horizontal Siding
Windows Wood, Alum Describe window structure Fixed, Dbl hung, Sliding
Roof Comp. Shingles o/, Wood Framing Foundation Conc., Masonry, Wood

SETTING. Describe the natural and/or built environment around the property. Property Slopes steeply downward. Structure steps down matching site-work contours.

How has the environment changed since the property was constructed?

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

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
Name and Affiliation: D.A.P.A. Studio
Mailing Address: P.O. Box 8 Cottonwood, AZ. 86326

Date: 2007
Phone #: 928-646-9205