



TOWN OF JEROME

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

Zoning Administrator Analysis Design Review Board Tuesday, September 23, 2025

Item :

Location: 324 Queen Street
Applicant/Owner: Cuban Queen Bordello LLC
Zone: C-1
APN: 401-06-127
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Recommend Approval

Background and Summary: The owners of the Cuban Queen property at 324 Queen Street are seeking permission for an exterior alteration, change of material, on the topmost rear floor on the back (North) side of the building. Original reviews and approvals through the Design Review Board permitted the applicant to utilize plaster stucco on the rear of the building. The applicant wishes to change the material on the rear of the top floor to a patinated, corrugated metal siding.

Building Background: The original Cuban Queen was a contributor to the Town of Jerome's National Historic Landmark status. This is a new construction in the style and theme of the original structure while not being a full reconstruction project. The building, and the property are still part of the Town's National Historic Landmark status and does have an impact to the history of Jerome's built environment. The records for the original building are included in 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. The building is a new construction but has attempted a reconstruction style project, at least for the exterior façade of the building. Stucco is a common choice but requires regular maintenance and upkeep. The plans for the final stages of the Cuban Queen include railing and features that would be an obstruction to future maintenance as it interferes with installation of scaffolding. The metal siding is intended to reduce the efforts and cost for future planned and unplanned maintenance.

Proposed metal





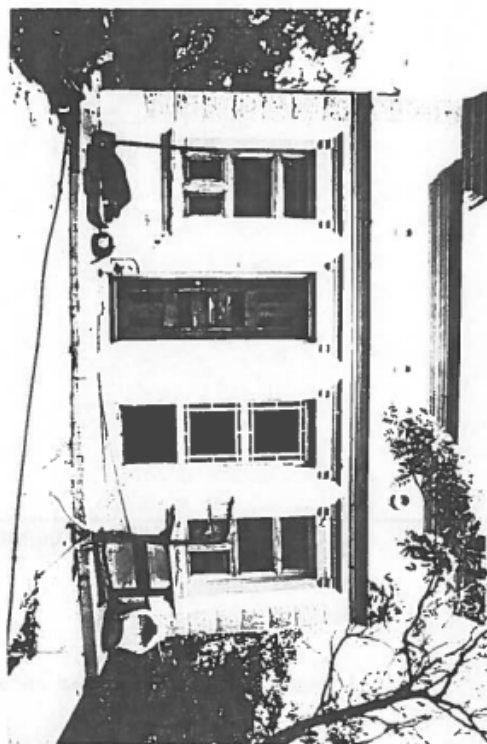
Spook Hall side



Spook Hall rear

ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Cuban-Queen		COUNTY Yavapai	INVENTORY NO. 92
COMMON PROPERTY NAME Cuban Queen		QUAD/COUNTY MAP Sec 23 TWP 16 Range 2E	
PROPERTY LOCATION-STREET & NO. First St & Diaz St			
CITY, TOWN/VICINITY OF Jerome Az		ASSESSOR'S PARCEL NO. 401 06 127	
OWNER OF PROPERTY True Kelly		PHONE	
STREET & NO./P.O. BOX 69 Bristol			
CITY, TOWN Canandal'qua		STATE N Y	ZIP 14424
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 cor. Diaz & Conglomerate			
HISTORIC USE brothel			
PRESENT USE residence		ACREAGE	
ARCHITECT/BUILDER 1904			
CONSTRUCTION/MODIFICATION DATES 1904			



PHYSICAL DESCRIPTION

This two story brick structure has a decorative stucco facade, including imitation quoins, thru roundels mounted in an upper flat rectangular panel, heavily revealed door and window sills, jambs, and heads, all topped off by two lines of heavy composite curved moulding; one straight like above the front doors and windows, the other capping the parapet wall including two raised corner sections. This flat roofed building is basically rectangular in plan, with porches having been added to the last elevation.

STATEMENT OF SIGNIFICANCE/HISTORY

Was the Cuban Queen Brothel run by a Cuban woman. Became residence after prostitution was made illegal.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Yav Co Assessor

Shirley McLain (previous owner)

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

401 06 127 Lots 2,3 Blk 14
22' frontage x 28' depth

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

K-1 25.25A facade
26.26A facade Diaz & Conglomerate
K-2 7.7A facade
8.8A 3/4 view
K-6 20-20A roof



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: CUBAN QUEEN BORDELLO, LLC.	Owner: Windy Jones
Applicant mailing address:	Property owner mailing address:
2549 Haskell Springs Rd	2549 Haskell Springs Rd
Applicant role/title:	Owner
Applicant phone:	Owner phone: 714-306-8079
Applicant email: jeromeheritage@yahoo.com	Owner email: jeromeheritage@yahoo.com
Project address: 324 Queen Street, Jerome AZ	Parcel number: 401-06-127
Describe project: Request to install corrugated metal (will naturally patina; not shiny) as finish of rear, top floor only.	
Once the project is completed this will be the best option for maintenance. There is also many other building with metal	
like this in our area.	

- 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: 9-12-25
Property Owner Signature: [Signature] Date: 9-12-25

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: _____