



TOWN OF JEROME

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

Zoning Administrator Analysis Design Review Board Tuesday, December 16th, 2025

Item :

Location: 305 Main Street

Applicant/Owner: Eric Jurisin

Zone: C-1

APN: 401-06-149

Prepared by: Will Blodgett, Zoning Administrator

Recommendation: Recommend Approval

Background and Summary: The applicant is seeking approval to update existing directional signage found at the bottom of the steps on 305 Main street, on the west wall surface.

Building Background: The 2007 Historic Property Inventory lists this property, the old "Town Hall" building, as built circa 1900 and in good condition. The property is a contributor to the National Register and the Town's Historic Landmark Designation. The pages from that inventory regarding this property are located at the end of this analysis.

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 its 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 proposed sign is essentially an update to an existing directional signage which already has approval. The updated signage is the same dimensions as the original, uses the same basic colors, but removes businesses that are no longer present in town.

UPPER LEVELS

THE
HAUNTED
HAMBURGER



GREAT FOOD
& SPIRITS!

SERVING LUNCH & DINNER

11 A.M. TO 9 P.M. DAILY

Proposed update to the signage



Existing directional signage at the bottom of the stairs at 305 Main Street with surrounding area.



Detail of existing directional signage at the bottom of the stairs at 305 Main Street.

Application & Related Information



2007 Town of Jerome Arizona
HISTORIC PROPERTIES SUMMARY SURVEY

PROPERTY IDENTIFICATION

For properties identified through survey: Site No. 046 Survey Area Hulls Plat

Historic Name(s)

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

Address 303 Main Street

City or Town Jerome

☐ vicinity

County Yavapai

Tax Parcel No. 401-06-149

Township 16

Range 2E

Section 23

Quarters

Acreage 0.

Block 4

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 Sanborn Maps

STRUCTURAL CONDITION

☒ Good (well maintained; no serious problems apparent)

☐ Fair (some problems apparent) Describe:

☐ Poor (major problems; imminent threat) Describe:

☐ Ruin/Uninhabitable

USES/FUNCTIONS

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

Fire Station

Police Station / Town Hall

Sources 1981 Survey, Herbert V. Young Collection, Sanborn Fire Maps (1898-1929)

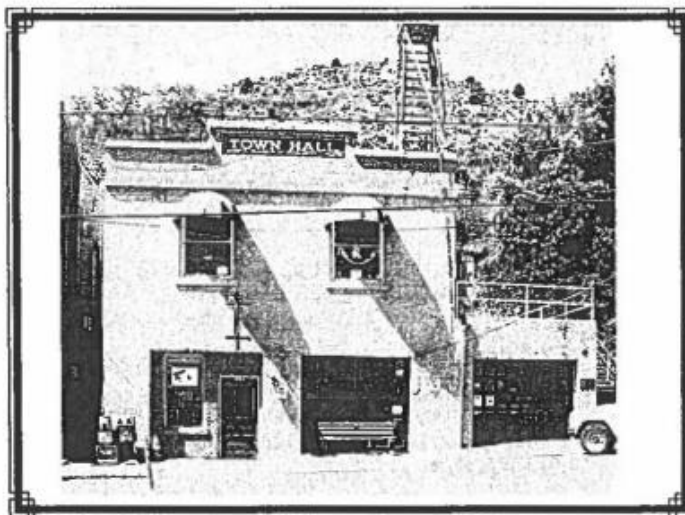
PHOTO INFORMATION

Date of photo 2007

View Direction (looking towards)

South West

Negative No. 303 Main Street





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 Vernacular

☐ no style

Stories 2-1/2 ☐ Basement Roof form Flat w/, Parapet

Describe other character-defining features of its massing, size, and scale

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) Concrete, Brick, Wood Walls (sheathing) Stucco

Windows Wood, Metal Describe window structure

Roof Built-up o/, wood framed timbers Foundation Concrete, Masonry, Wood

SETTING. *Describe the natural and/or built environment around the property.* Steps up Hill side

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

Name and Affiliation:

Mailing Address:

Gregory C. Hunt

D.A.P.A. Studio

P.O. Box 8 Cottonwood, AZ. 86326

Date: 2007

Phone #: 928-646-9205

TOWN OF JEROME, ARIZONA

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

General Land Use Application – Check all that apply

Site Plan Review \$300	Design Review \$25 to \$500	Conditional Use Permit (CUP)
Demolition \$50/\$200 Time	<input checked="" type="checkbox"/> Signage/Awning \$50	\$500 Paint/Roofing \$25
Extension \$200	Other: _____	Other: _____
	signage	

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

Applicant: Eric Jurisin	Owner: Town of Jerome
Applicant mailing address:	Property owner mailing address:
Po 896 Jerome Az 86331	Po 335 Jerome Az 86331
Applicant role/title: User	
Applicant phone: 928-301-0168	Owner phone: same
Applicant email: jeromepalace@gmail.com	Owner email: same
Project address: 305 Main St	Parcel number: 401-06-149
Describe project: signage	

- 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: 12-08-2025

Property Owner Signature: _____ Date: _____

For Town Use Only

Received from: _____ Date: _____

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