



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: 515 Main Street Main Street
Applicant/Owner: Haunted Group, LLC
Zone: C-1
APN: 401-06-090
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Recommend Approval

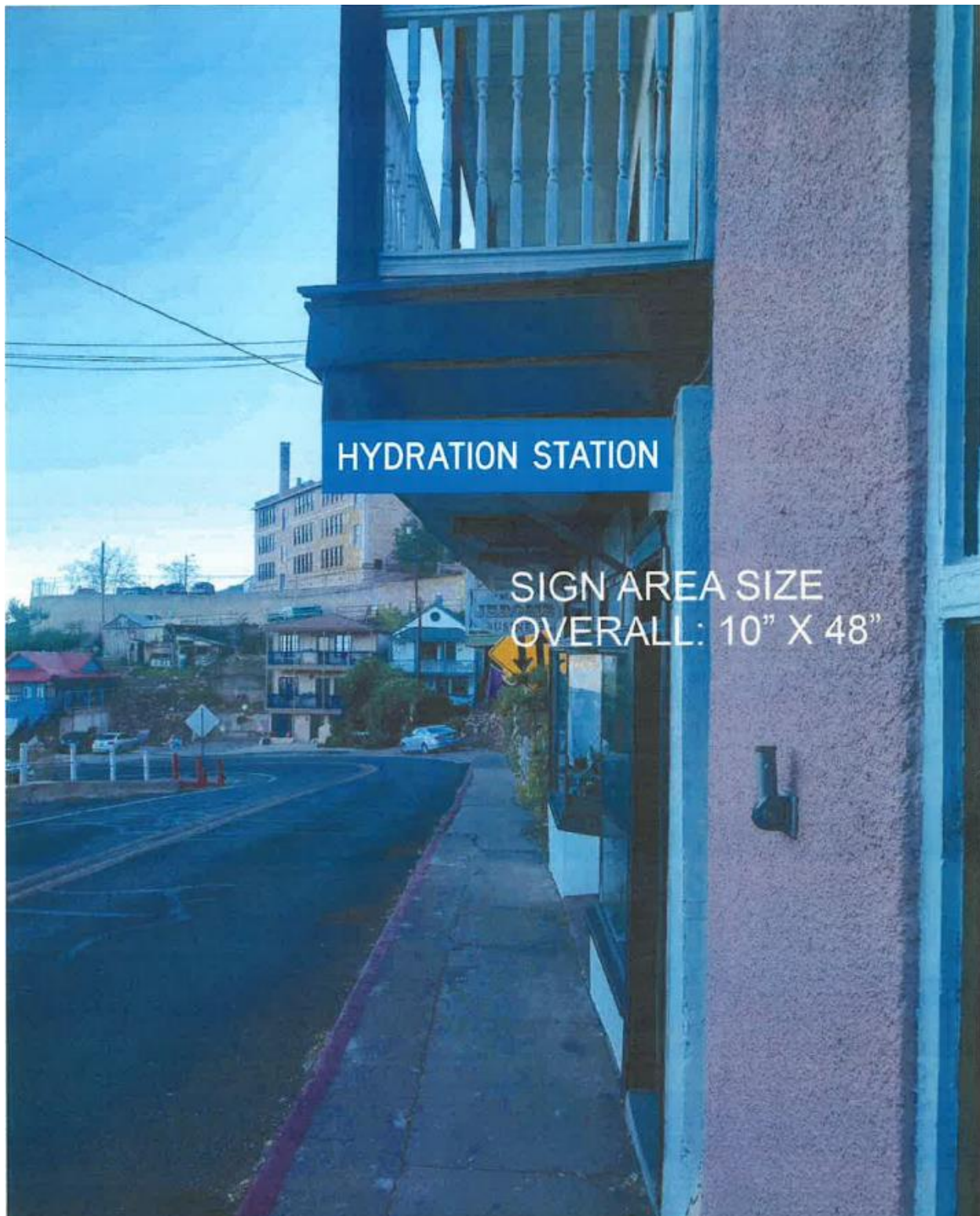
Background and Summary: The applicant is seeking approval to mount a new sign on the exterior façade to bring attention to a planned Hydration station within an alcove at 515 Main Street.

Building Background: The 2007 Historic Property Inventory records this structure as having been built circa 1910 and lists the property as a contributor to the Town of Jerome's Historic Landmark status. The building is listed as being in Good condition at the time of the survey. The records of this survey are provided in this document.

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 signage is technically directional and informational signage and is not under the same review criteria as a standard commercial sign. The review criteria for this sign focuses on the mounting points and aesthetic compatibility, to which I see no conflicts with the Town of Jerome Zoning Ordinance.



View from Main Street from the sidewalk adjacent to 515 Main Street, facing South.



View of 515 Main, front façade, with the alcove (on right hand side of the photo) where the hydration station is intended to go.

Application & Related Information



2007 Town of Jerome Arizona HISTORIC PROPERTIES SUMMARY SURVEY

PROPERTY IDENTIFICATION

For properties identified through survey: Site No. 075 Survey Area G.W. Hulls Plat

Historic Name(s) Jerome Market and Arizona Hotel

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

Address 515 S.R. 89A (Main Street)

City or Town Jerome ☐ vicinity County Yavapai Tax Parcel No. 401-06-090
Township 16 Range 2E Section 23 Quarters Acreage 0.05
Block 11 Lot(s) 4,5 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 1910 ☐ known ☐ estimated Source Co. Assessor, Sanborn Map

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.

Market /Hotel

Retail/ Hotel/ Residential

Sources 81 Survey, Co. Assessor

PHOTO INFORMATION


Date of photo 2007

View Direction (looking towards)

South

Negative No. 515 S.R. 89A (Main St)





JEROME
ARIZONA

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 1st level, Eclectic Monterey 2nd level ☐ no style

Stories 2 ☐ Basement Roof form Flat no parapet / flat shed o/, porch

Describe other character-defining features of its massing, size, and scale This structure is a 2,152 SF. Rectangle. Covered porch at 2nd level has wood turned post and blasters favoring Monterey style, while the glass store front and transom windows at 1st level, favor the main street vernacular of Jerome.

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, Concrete

Walls (sheathing) Wood, Stucco

Windows Wood

Describe window structure Dbl Hung/ Fixed

Roof Built-up o/, Wood framing

Foundation Concrete, Wood, Masonry

SETTING. *Describe the natural and/or built environment around the property.* On the west side of the structure there are original miner stairs which ascend to School St. Structure is built into 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

Historic District

Date Listed

☐ Determined eligible by Keeper of National Register (date

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:

Gregory C. Hunt

Mailing Address:

D.A.P.A. Studio

P.O. Box 8 Cottonwood, AZ. 86326

Date: Nov., Dec. 2007

Phone #: 928-646-9205

TOWN USE

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	<u>Signage/Awning \$50</u>	\$500 Paint/Roofing \$25
Extension \$200	Other: <u>signage</u>	Other: _____

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

Applicant: Eric Jurisin	Owner: Haunted Group Llc
Applicant mailing address:	Property owner mailing address:
Po 896 Jerome Az 86331	same
Applicant role/title: owner	same
Applicant phone: 928-301-0168	Owner phone: same
Applicant email: jeromepalace@gmail.com	Owner email: same
Project address: 515 Main St	Parcel number: 401-06-090
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: _____

