



# TOWN OF JEROME

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

## **Zoning Administrator Analysis Design Review Board Tuesday, December 16<sup>th</sup>, 2025**

**Item :**

**Location:** 410 Clark Street  
**Applicant/Owner:** The Haunted Group, LLC.  
**Zone:** C-1  
**APN:** 401-06-037A  
**Prepared by:** Will Blodgett, Zoning Administrator  
**Recommendation:** Discussion/possible action

**Background and Summary:** The Applicant, Eric Jurisin (Jerome Investments I LLC) is requesting approval of exterior design changes that coincide with changes and redesigns to the Haunted Hamburger deck/patio expansion. Initially this expansion intended to move a nearby APS pole to accommodate part of the expansion. This plan has changed and the APS pole is no longer relocating. This necessitated shortening of the proposed expanded deck. The structural components and the mechanical connections to the ground surface remain unchanged, as essentially a section of the expansion is simply not going to be built. These changes did not necessitate PNZ review, but the changes to the exterior designs of the patio and the exterior of the structure on the patio are changing requiring Design Review.

*Hello Will*

**Building Background:** The Project includes two standing historic properties, which I will discuss separately in this section. The first (401-06-037A) is the site of the Haunted Hamburger in it's current form, in the old Telephone-Switchboard building (Historic inventory record included in the appendix) which operated from around 1900 to 1955.

The second property that is to be incorporated into the new Haunted Hamburger layout is the "Haskins Apartment Building" (401-06-036) originally constructed in 1912 according to Town records, it notes that the building was modified in some way in 1979 and contains four (4) apartment units, and top-floor storage accessed by the entrance on Clark Street.

**Purpose:** 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 demolitions of structures within the Historic overlay district, in order to ensure that new development is compatible with the surrounding environment, and to preserve and protect the historical character of the Town of Jerome. Design review is intended to promote and preserve Jerome's economic and environmental well-being which depends exclusively upon its distinctive character, natural attractiveness and overall architectural quality which contribute substantially to it's viability as a recreational and tourist center and which contributed to it's designation as a National Historic Landmark. Design Review is intended to enrich the lives of all the citizens of Jerome by promoting harmonious, attractive, and compatible development, and is therefore considered to be in furtherance of the general welfare.

**Zoning Ordinance Regulations:** The Town of Jerome Zoning Ordinance Section 304.B.2 (Projects requiring review by the Design Review Board) requires “*additions and exterior modifications*” to undergo design review.

Section 304.H.2. (Review Criteria for New Construction) states; “2. *The Design Review Board and Zoning Administrator shall review a submitted application for Design approval of alterations, additions, or renovations to existing buildings or structures, and shall have the power to approve, conditionally approve, or disapprove all such requests, basing their decision on the following criteria:*”

- a. Architectural Features and details-** *Original porches, decks, balconies, canopies, doors, windows, walls, fences, stairways, eaves, cornices and other architectural features and details shall be preserved and retained where feasible. Necessary replacement of these features should be as near as possible to the original feature in design and material.*
- b. Roofs-** *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.*
- c. Color-** *Exterior colors should be as near as possible to the original colors appropriate to the years during which the particular building or structure was built.*
- d. Materials and Texture-** *The Original exterior materials and texture shall be preserved and retained where feasible. Where contemporary materials are used, they should be as near as possible to the original material and texture.*

## **Alterations**

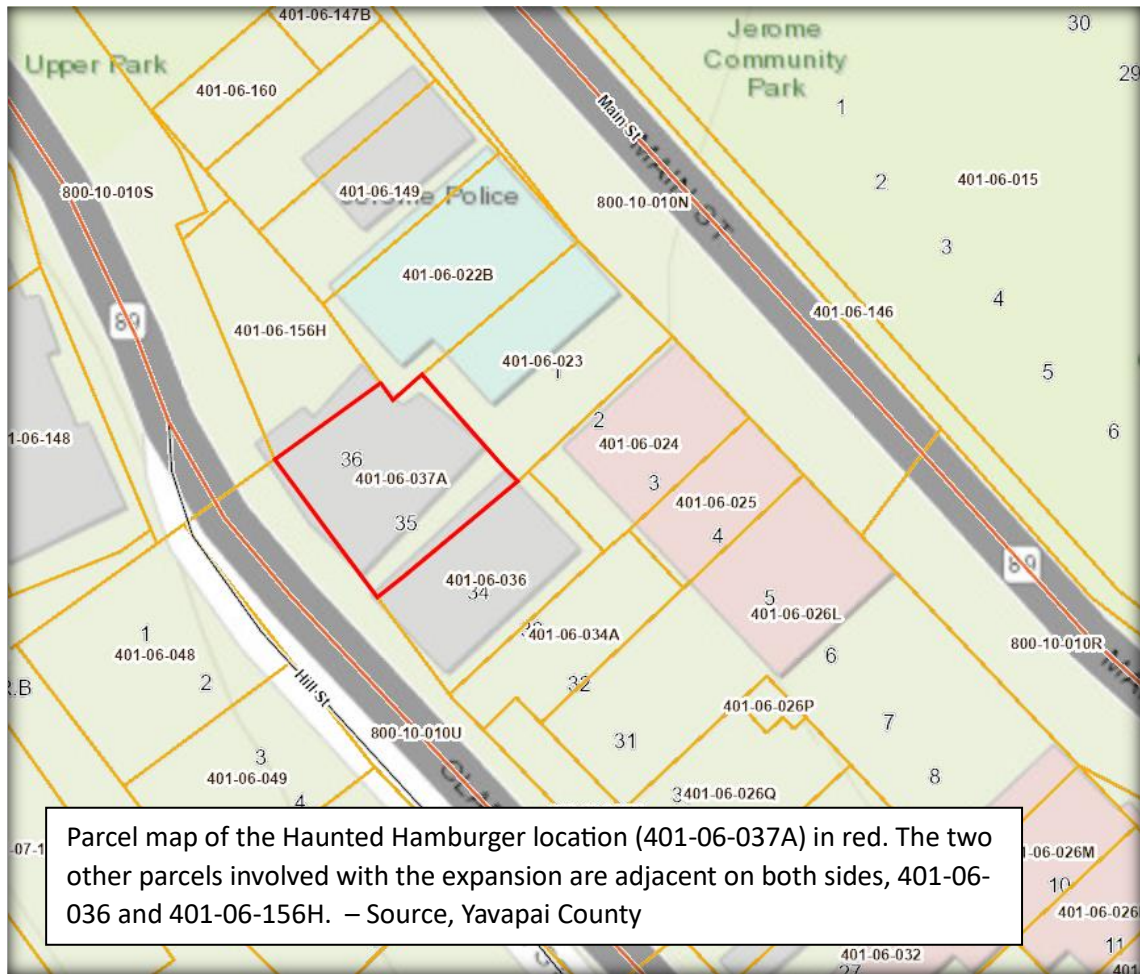
Some exterior and interior alterations to a historic building are generally needed as part of a Rehabilitation project to ensure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include changes to the site or setting, such as the selective removal of buildings or other features of the building site or setting that are intrusive, not character defining, or outside the building’s period of significance.

**Response:** The design elements of the redesigned patio/deck are visually more similar to the existing Haunted Hamburger deck designs. The new plan does away with the outdoor kitchen that was visible on street-level to passersby. The space now adds additional sq. ft. to the ADA compliant bathroom facility that was smaller in the initial designs. The orientation of the space has changed, simplifying the spans to simply extend the existing.

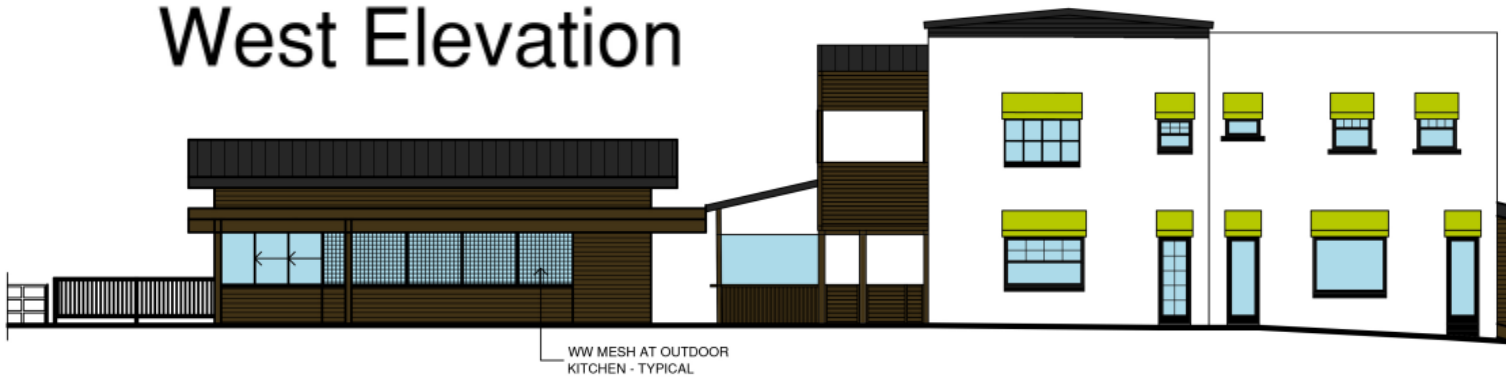
The exterior of this redesign is less of a visual impact to the surrounding properties than the previous design. The stylistic elements and color palette continues the existing design elements on the building.

## Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



# West Elevation



# East Elevation

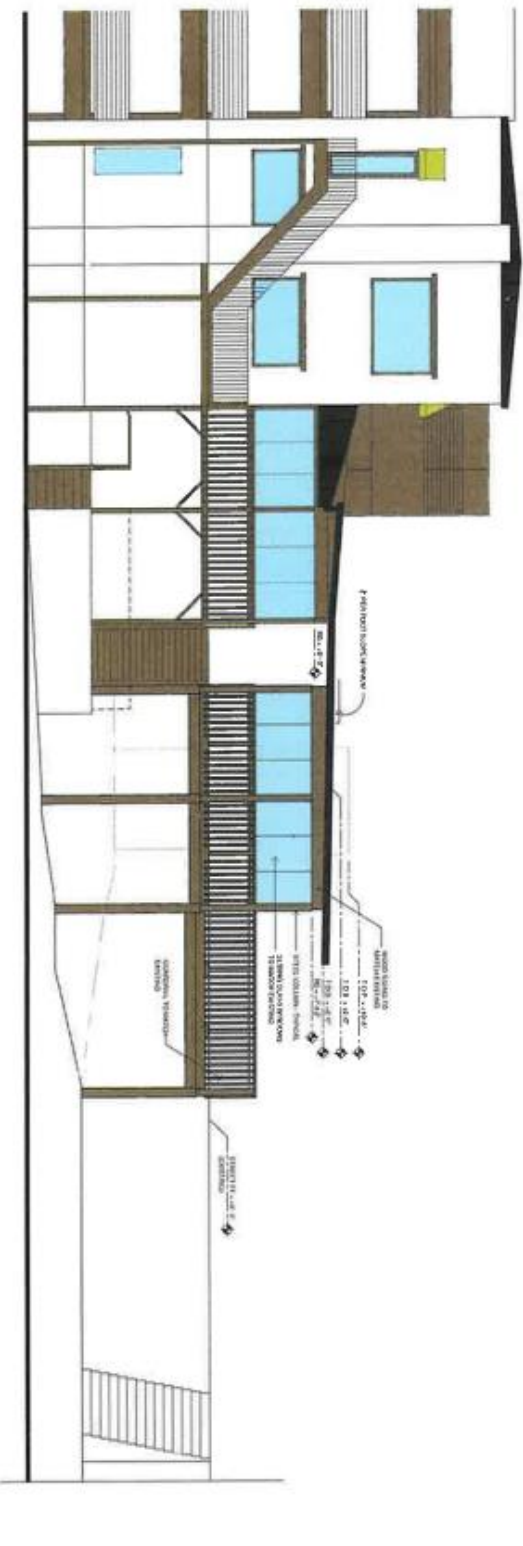
**Above:** Original approved designs, West Elevations

**Below:** Original approved designs, East elevations.

View of the front, and rear elevations for the new, proposed exterior for the modified deck plans.



### Front/West Elevation



### Rear/East Elevation



## **Application and Related Information**





**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 \$200    ☐ Other: \_\_\_\_\_    ☐ Other: \_\_\_\_\_

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

Applicant: Eric Jurisin	Owner: Eric Jurisin
Applicant mailing address: Po 896 Jerome Az 86331	Property owner mailing address: Po 896 Jerome Az 86331
Applicant role/title:	
Applicant phone: 928-301-0168	Owner phone: 928-301-0168
Applicant email: jeromepalace@gmail.com	Owner email: jeromepalace@gmail.com
Project address: 414 Clark St	Parcel number: 401-06-024
Describe project: Repurposing the top floor of the Haskins into a commercial kitchen and adjoining in to 412 Clark St.	
Remodeling apartments, adding on to the deck of the Haunted Hamburger. Relocating garbage enclosure.	

- 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: 2-1-2024  
Property Owner Signature: [Signature] Date: 2-1-2024

Received from: Eric Jurisin **For Town Use Only** Date: 2/1/24

Received

By: \_\_\_\_\_

Tentative

Page 1

TOWN OF JEROME  
P.O. BOX 335  
JEROME, AZ 86331

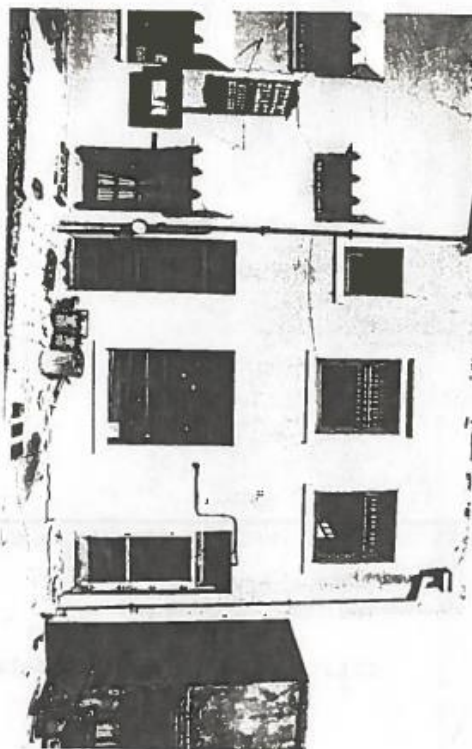
<b>RECEIPT</b>		DATE <u>2/1/24</u>	No. <b>617107</b>
RECEIVED FROM <u>Eric Jurisin</u>		<u>\$ 800</u>	
<u>P&amp;Z &amp; DRB</u>		DOLLARS	
<input type="radio"/> FOR RENT <input type="radio"/> FOR _____			
ACCOUNT	<u>800</u>	<input type="radio"/> CASH <input checked="" type="radio"/> CHECK <input type="radio"/> MONEY ORDER <input type="radio"/> CREDIT CARD	# <u>B20</u>
PAYMENT		FROM _____	TO _____
BAL. DUE		BY <u>T Card</u>	

3-11



# ARIZONA STATE HISTORIC PROPERTY INVENTO

HISTORIC PROPERTY NAME Telephone Building		COUNTY Yavapai	INVENTORY NO 50
COMMON PROPERTY NAME		QUAD/COUNTY MAP Sec 23 TWSP 16 Range 2E	
PROPERTY LOCATION-STREET & NO. 412 Clark St			
CITY, TOWN/VICINITY OF Jerome Az		ASSESSOR'S PARCEL NO. 401 06-037	
OWNER OF PROPERTY Ruth & Willard Cram		PHONE	
STREET & NO./P.O. BOX Box 276			
CITY, TOWN Jerome		STATE Az	ZIP 86331
FORM PREPARED BY TOWN OF JEROME		DATE 9-9-81	
STREET & NO./P.O. BOX Box 335		PHONE 634-7943	
CITY, TOWN Jerome		STATE Az	ZIP 86331
PHOTO BY Noel Knapp		DATE 8-22-81	
VIEW			
HISTORIC USE			
PRESENT USE Apartments		ACREAGE	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES circa 1900			



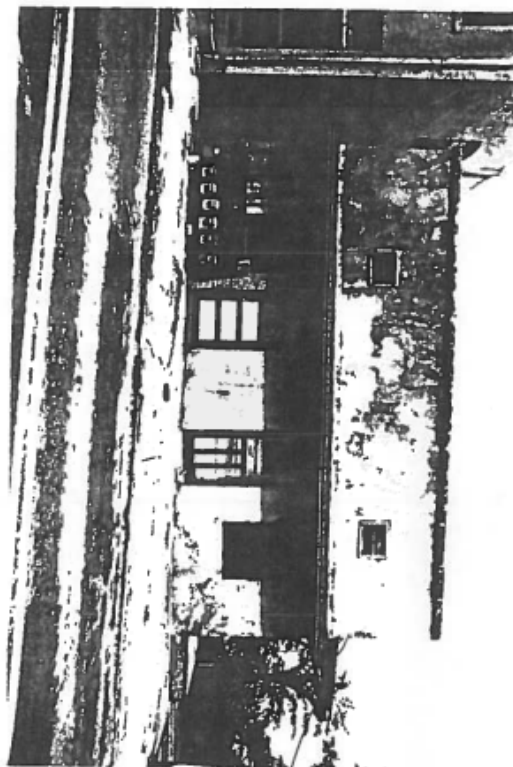
## PHYSICAL DESCRIPTION

This 3 storey rectangular brick structure has a stucco veneer on it's exposed faces, a flat roof with surrounding parapet walls and wood frame doors and double hung window sash. It is built flush against it's neighboring building on the North, with access to the lower level via a side stairway. (?)

22.5' frontage x 48' depth

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Haskins Apartments <del>Haskins Apts.</del>		COUNTY Yavapai	INVENTORY NO. 51
COMMON PROPERTY NAME Haskins Apts.		QUAD/COUNTY MAP Sec. 23 TWP 15 Range 2E	
PROPERTY LOCATION-STREET & NO. Clark St.			
CITY,TOWN/VICINITY OF Jerome Az		ASSESSOR'S PARCEL NO. 401-06-036	
OWNER OF PROPERTY Red & Birgit Hayman		PHONE	
STREET & NO./P.O. BOX Box 991			
CITY,TOWN Cottonwood		STATE Az	ZIP 86326
FORM PREPARED BY TOWN OF JEROME		DATE 9-9-81	
STREET & NO./P.O. BOX Box 335		PHONE 634-7943	
CITY,TOWN Jerome		STATE Az	ZIP 86331
PHOTO BY Noel Knapp		DATE 8-23-81	
VIEW facade from Clark St.			
HISTORIC USE apartments <del>apart</del>			
PRESENT USE apartments		ACREAGE	
ARCHITECT/BUILDER Jim Haskins			
CONSTRUCTION/MODIFICATION DATES 1912 1979			



## PHYSICAL DESCRIPTION

This 2 storey rectangular plan building is frame and stucco with wood porches on the South and West sides, wood doors and double hung sash. A flat roof with surrounding parapet walls caps the structure. The West or street facing parapet has a slightly projecting top trim piece which casts a small shadow line.

29.5' frontage x 54' depth

STATEMENT OF SIGNIFICANCE/HISTORY

typical multi family structure  
rooms sharing kitchen and bath

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

old sign on bldg. advertising day and week rates

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

401-06-036 Lots 33.34 Blk 4

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

K-2 11-11A is facade.  
12-12A is 3/4 view showing porch detail

K2 13A print

