



TOWN OF JEROME

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

Zoning Administrator Analysis Design Review Board Tuesday, January 27, 2026

Item :

Location: 110 Main Street "The New state Motor Building"
Applicant/Owner: Scott Hudson (Jerome Historical Society)
Zone: C-1
APN: 401-06-008
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Recommend discussion / approval

Background and Summary: The applicant (Scott Hudson, for the JHS) is proposing to install an awning over the entrance to the lower "Mall" area of the New State Motor building. The Awning will match existing JHS awnings, green with the JHS logo centered, in white.

Building Background: 110 Main Street is recorded in the 2007 Arizona Historic Building Inventory as having been constructed in 1917. The records for this building are provided at the end of this analysis.

Purpose and Considerations: Section 304.H.2 states that; *"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, or disapprove all such requests, basing their decision on the following criteria..."*

Regulations: Section 304.H.2.a "Architectural features and details" states that; *"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 those features should be as near as possible to the original in design and material."* Section 304.b states:

B. PROJECTS REQUIRING REVIEW BY THE DESIGN REVIEW BOARD

1. Awnings and permanent signs
2. Additions and exterior modifications
3. Decks
4. Demolitions of existing structures
5. Fences and walls
6. New structures
7. Paint, stain, and similar coatings
8. Sheds and accessory structures
9. Projects not specifically listed as exempt or requiring Zoning Administrator review [Ord. No. 470]

Response: The proposed Awning is intended to help protect the entryway from weather and sun. The awning continues the color theme currently in use by Historical Society buildings elsewhere in town. Whether or not an awning had previously existed in this location, the addition of one at this point would not have a significant impact on the Historic nature of this building, as allowed for Adaptive Reuse under the Secretary of the Interior's Standards.



Overview of the West side of the New State Motor Company Building, with the doorway (open) on the mid-left side of the photograph.



View of the existing door leading into the mid-level of the New State Motor Building shops. The Awning would be installed above this doorway.

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 \$25 to \$200 ☐ Other: _____ ☐ Other: _____

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

Applicant: <u>Jerome Historical Society</u>	Owner: <u>Scott Hudson</u>
Applicant mailing address: <u>PO Box 156</u>	Property owner mailing address: <u>PO Box 156</u>
Applicant role/title:	
Applicant phone: <u>928-451-1061</u>	Owner phone: <u>928-634-1066</u>
Applicant email: <u>scott@JHS.com</u>	Owner email:
Project address: <u>110 Main St</u>	Parcel number:
Describe project: <u>New Awning over deck</u>	

- 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.

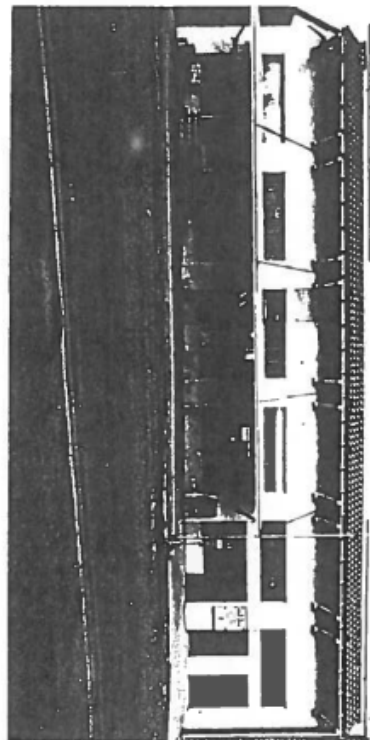
Applicant Signature: [Signature] Date: 1/7/26

Property Owner Signature: [Signature] Date: _____

Received from: <u>Scott Hudson</u>		For Town Use Only		Date: <u>1/7/26</u>
Received the sum of \$ <u>50</u>	as: <input type="checkbox"/> Check	No. _____	<input type="checkbox"/> Cash	<input checked="" type="checkbox"/> Credit Card
By: <u>T. Card</u>	For: <u>DRB</u>			
Tentative Meeting Date/s - DRB: _____		P&Z: _____		

ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME New State Motor Company		COUNTY Yavapai	INVENTORY NO. 36
COMMON PROPERTY NAME Verde Valley Art Gallery/Post Office		QUAD/COUNTY MAP 23 16 25	
PROPERTY LOCATION-STREET & NO. last bldg. north side of upper main			
CITY, TOWN/VICINITY OF Jerome, AZ.		ASSESSOR'S PARCEL NO. 401 06 008	
OWNER OF PROPERTY Jerome Historical Society		PHONE	
STREET & NO./P.O. BOX P.O. Box 156			
CITY, TOWN Jerome		STATE Arizona	ZIP 86331
FORM PREPARED BY Town of Jerome		DATE 9-10-81	
STREET & NO./P.O. BOX P.O. Box 335		PHONE 634-7943	
CITY, TOWN Jerome		STATE Arizona	ZIP 86331
PHOTO BY Noel Knapp		DATE 8-22-81	
VIEW Facade			
HISTORIC USE Car show room and garage			
PRESENT USE art gallery/post office		ACREAGE	
ARCHITECT/BUILDER Matt Shed / Phil Pecharich			
CONSTRUCTION/MODIFICATION DATES 1917			



PHYSICAL DESCRIPTION

This three story concrete structure has a rectangular plan with flat roof and parapet walls. A decorative mission clay tile roof is supported on scroll sawn wood struts at the top of the front wall, with a lower metal frame porch roof just above door head height supported by steel tension bars. The front(west) wall has a stucco veneer with wood framed doors and windows. In the rear (east) steel frame windows with awning vents were used on each level. The parapet walls on the north and west sides have raised center sections reminiscent of the territorial style. The front parapet is capped providing a shadow line on the front face.

62' frontage x 50' depth: 4000

STATEMENT OF SIGNIFICANCE/HISTORY

Originally was New State Motor Company with a car show room upstairs and garage downstairs. Had elevator inside to lower cars downstairs.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Interview with Phil Pecharich (nephew), born 1911 in Jerome.
They came to Jerome - Herb Young
Yavapai County Assessor

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

401 06 008 Lots 6,7,8 Block 1

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

Photo K-5 frames 2A, 3A, 4A
K-14 frames 3A rear of building