



# TOWN OF JEROME

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

## Zoning Administrator Analysis Design Review Board Design Review

**Item :**

**Location:** 410 Clark Street  
**Applicant/Owner:** Eric Jurisin  
**Zone:** C-1  
**APN:** 401-06-037A / 401-06-156H / 401-06-036  
**Prepared by:** Will Blodgett, Zoning Administrator  
**Recommendation:** Discussion/possible action

**Background and Summary:** The Applicant, Eric Jurisin (Jerome Investments I LLC) is proposing a remodel of the existing Haunted Hamburger to incorporate adjacent areas, expanding the footprint in order to obtain a more efficient workspace, off-sidewalk waiting areas, increased ADA compliance and additional employee housing options. The expansion does not significantly expand the guest seating in any way, rather it reorganizes the guest seating and the efficiency of the staff through better work flow, and better Kitchen facilities. The applicant describes the project in the following:

Letter from the Applicant:

*Hello Will*

*I am writing this letter as you requested to shape a narrative for the upcoming remodel of the Haunted Hamburger. Since the opening on May 3, 1994 the Haunted Hamburger has doubled in size and has become a destination restaurant serving more than 200,000 customers a year. We have now been given the opportunity with the purchase of the adjoining lot from the city and the Haskins to make a bigger, safer, and updated Haunted Hamburger which keeps us going forward for another thirty years, hopefully. This also gives us the opportunity to create safe affordable housing at the same time.*

*We Currently operate as a three story restaurant, with the customers having access to two. With the new design we will have all customers on one floor and eliminate them going up and down our old stairwell. Food and liquor deliveries currently go both up and down stairs which leads to longer and more difficult deliveries. We should now be able to receive most of our orders on street level which will make for a much quicker delivery and help with shortening the length of time in the loading zone and should help with traffic flow. I can't even describe to you how excited we are to eliminate using a dumbwaiter.*

*The city has asked us to create a waiting area which we have surrounding the deck to reduce customers waiting out in front of the restaurant.*

*Our kitchen will triple in size which will help us maintain a cleaner, more organized space and keep our employees safer and hopefully create a happier, more efficient work environment.*

*When we purchased the Haskins three out of six apartments were occupied due to the condition of the building and those that were rented were questionable at best. After meeting with multiple contractors the consensus is it would be cheaper to tear it down and rebuild it but that isn't an option for us. We believe in preserving our historic town, We think we have found the right contractor for this project. Our plan is to move our kitchen to street level and create five affordable housing units while saving this historical building.*

*In conclusion Michelle and I are extremely excited about this project. Restaurants have a shelf life and then they usually go away. The Haunted Hamburger was our first in the Verde Valley and our goal is to make it the best again. Currently the Burger is a little tired, worn and dated but continues to grow in sales and customers regardless. This is an extremely large and worthy investment that gives us a chance to do better and continue into the future.*

**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.*

### **Non-Conforming Situations**

The applicant, Eric Jurisin, is proposing an expansion and remodel to the Haunted Hamburger, located on parcel 401-06-037A, that will include connecting to the building on parcel 401-06-036 by way of a “bridge” like connection between the uppermost floors, as well as expansion of the decking on the Northwest side of the existing restaurant on to parcel 401-06-156H.

All three parcels involved in the project, ( 401-06-156H,401-06-037A, 401-06-036) are currently zoned C-1 (Commercial) and continued commercial use (Restaurant) is a permitted use, while the Residential units are a conditional use in the Commercial Zone, however the Residential use has been continuous and considered a legal-non conforming use, and since this use is remaining a Conditional Use Permit is not required at this time. 410/412 Clark Street (401-06-037A) is recorded as having one Apartment, while 414 Clark Street is recorded as a Fourplex having Four apartment units. (Yavapai County)

This mixed use of commercial and residential requires the building to meet current health and safety codes, which the applicant is doing, including fire suppression systems and increased ADA compliance and accessibility. These code requirements will be verified by the building official.

For Historic Preservation concerns, this project is being considered an adaptive-reuse project. The Applicant is intended to retain a historic structure, and through minimal alterations adapt it for a current use. General guidelines and best practices for this project are found within the Secretary of the Interior’s Standards for Rehabilitation of Historic buildings. The next section is taken from the draft design guidelines for the Town of Jerome, and the Secretary of the Interior’s standards:

### **Secretary of the Interior’s Standards for Rehabilitation & guidelines for rehabilitating historic buildings:**

In Rehabilitation, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation. However, greater latitude is given in the Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings to replace extensively deteriorated, damaged, or missing features using either the same material or compatible substitute materials. Of the four treatments, only Rehabilitation allows alterations and the construction of a new addition, if necessary for a continuing or new use for the historic building.

## **Identify, Retain, and Preserve Historic Materials and Features**

The guidance for the treatment Rehabilitation begins with recommendations to identify the form and detailing of those architectural materials and features that are important in defining the building's historic character and which must be retained to preserve that character. Therefore, guidance on identifying, retaining, and preserving character-defining features is always given first.

## **Protect and Maintain Historic Materials and Features**

After identifying those materials and features that are important and must be retained in the process of Rehabilitation work, then protecting and maintaining them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. Protection includes the maintenance of historic materials and features as well as ensuring that the property is protected before and during rehabilitation work. A historic building undergoing rehabilitation will often require more extensive work. Thus, an overall evaluation of its physical condition should always begin at this level.

## **Repair Historic Materials and Features**

Next, when the physical condition of character-defining materials and features warrants additional work, repairing is recommended. Rehabilitation guidance for the repair of historic materials, such as masonry, again begins with the least degree of intervention possible. In rehabilitation, repairing also includes the limited replacement in kind or with a compatible substitute material of extensively deteriorated or missing components of features when there are surviving prototypes features that can be substantiated by documentary and physical evidence. Although using the same kind of material is always the preferred option, a substitute material may be an acceptable alternative if the form, design, and scale, as well as the substitute material itself, can effectively replicate the appearance of the remaining features.

## **Replace Deteriorated Historic Materials and Features**

Following repair in the hierarchy, Rehabilitation guidance is provided for replacing an entire character-defining feature with new material because the level of deterioration or damage of materials precludes repair. If the missing feature is character defining or if it is critical to the survival of the building (e.g., a roof), it should be replaced to match the historic feature based on physical or historic documentation of its form and detailing. As with repair, the preferred option is always replacement of the entire feature in kind (i.e., with the same material, such as wood for wood). However, when this is not feasible, a compatible substitute material that can reproduce the overall appearance of the historic material may be considered. It should be noted that, while the National Park Service guidelines recommend the replacement of an entire character-defining feature that is extensively deteriorated, the guidelines never recommend removal and replacement with new material of a feature that could reasonably be repaired and, thus, preserved.

## **Design for the Replacement of Missing Historic Features**

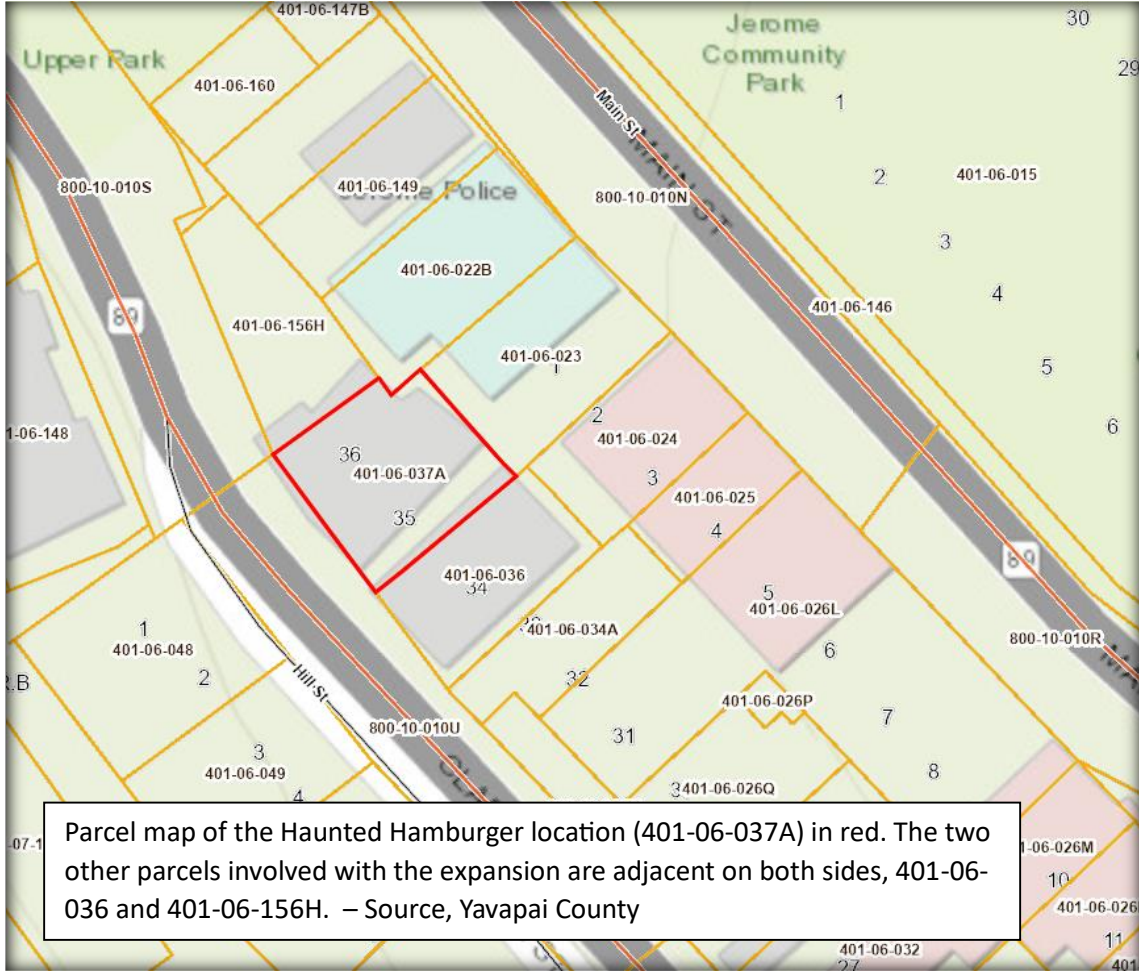
When an entire interior or exterior feature is missing, such as a porch, it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historic appearance. If the feature is not critical to the survival of the building, allowing the building to remain without the feature is one option. But if the missing feature is important to the historic character of the building, its replacement is always recommended in the Rehabilitation guidelines as the first, or preferred, course of action. If adequate documentary and physical evidence exists, the feature may be accurately reproduced. A second option in a rehabilitation treatment for replacing a missing feature, particularly when the available information about the feature is inadequate to permit an accurate reconstruction, is to design a new feature that is compatible with the overall historic character of the building. The new design should always take into account the size, scale, and material of the building itself and should be clearly differentiated from the authentic historic features. For properties that have changed over time, and where those changes have acquired significance, reestablishing missing historic features generally should not be undertaken if the missing features did not coexist with the features currently on the building. Juxtaposing historic features that did not exist concurrently will result in a false sense of the building's history.

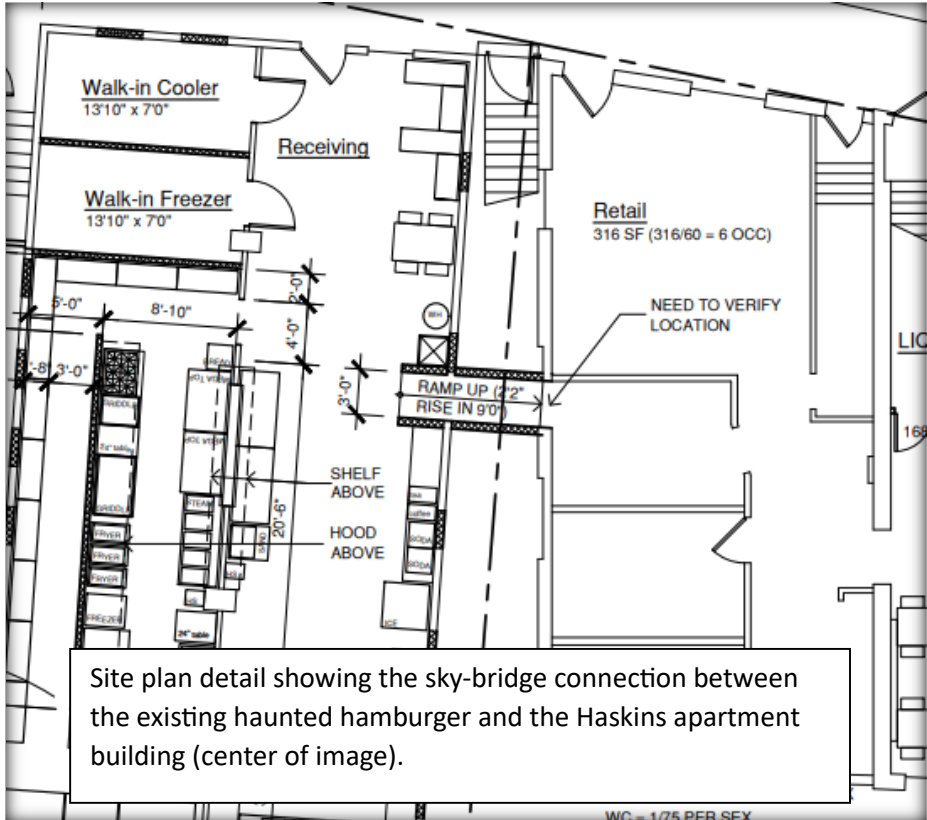
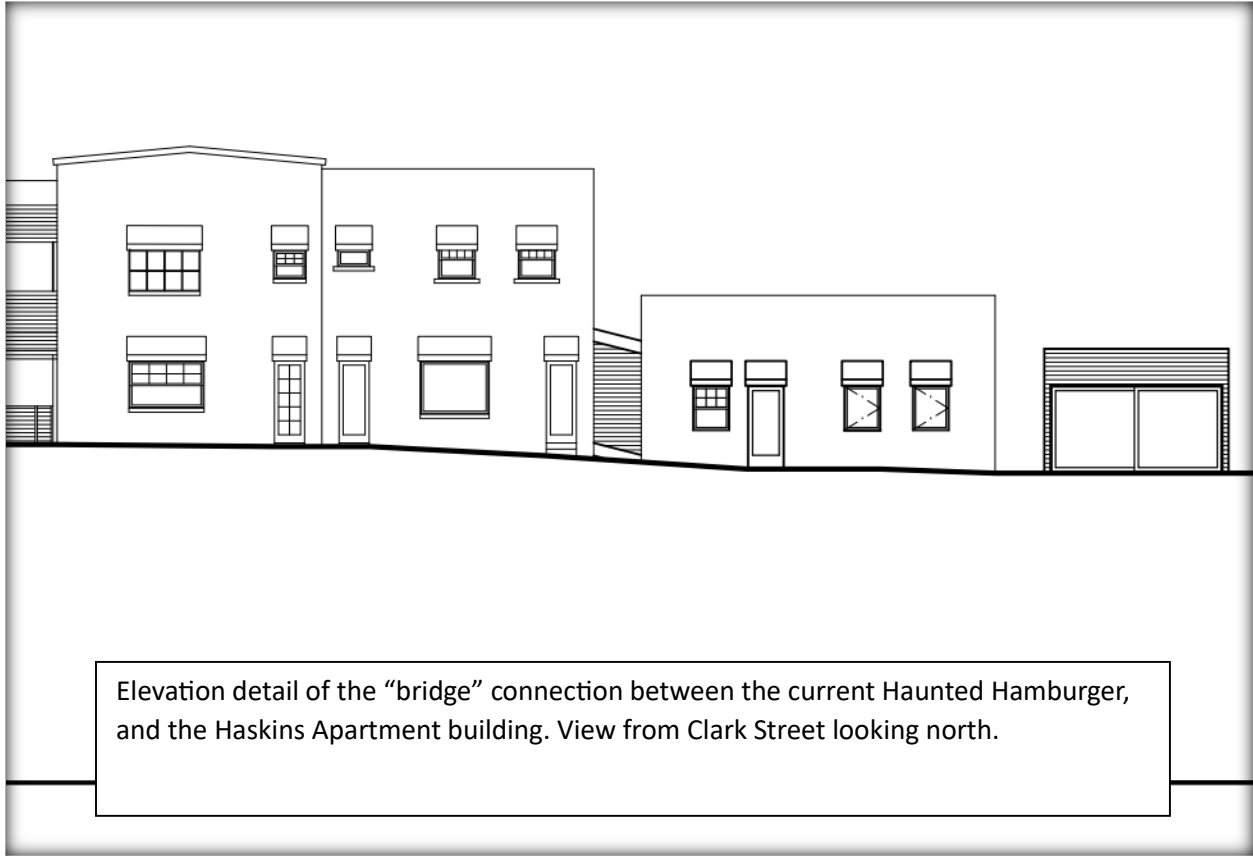
## **Alterations**

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.

## 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.



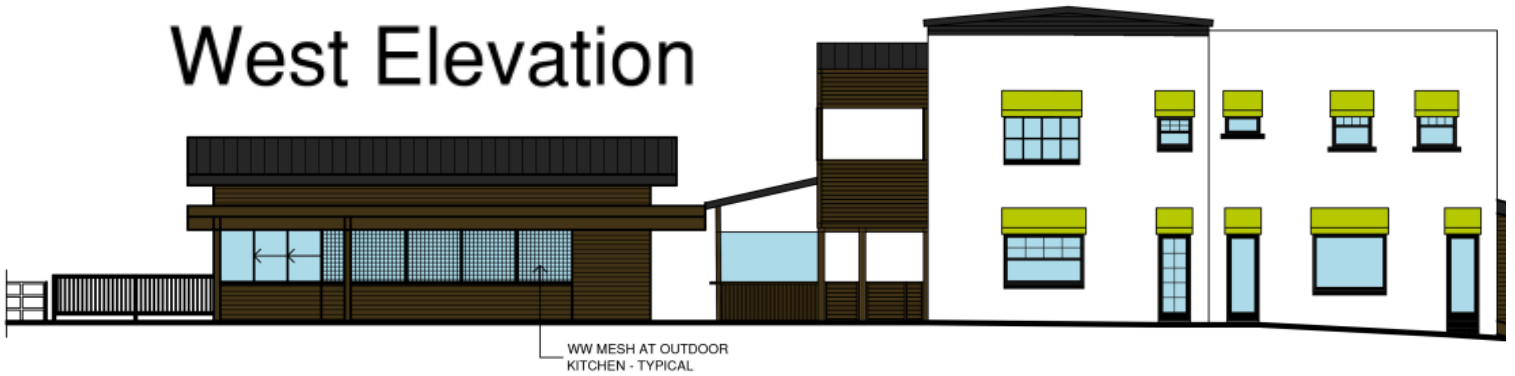






The Site plans and Elevations that follow have been split and sized in order to fit in this document. The pages try to move systematically through the site plans as they were presented but have been sectioned up to allow the graphics to fit in the space provided, as well as to zoom into areas where fine detail exists. Full sized, or 11x17 sized versions are available with the print version which is available for review.

# West Elevation



# West Elevation



**Above:** West Elevations, broken into two images for detail. Note the Haunted Hamburger Color palette is extended to the Haskins building.

**Below:** West Elevation, full length for reference.

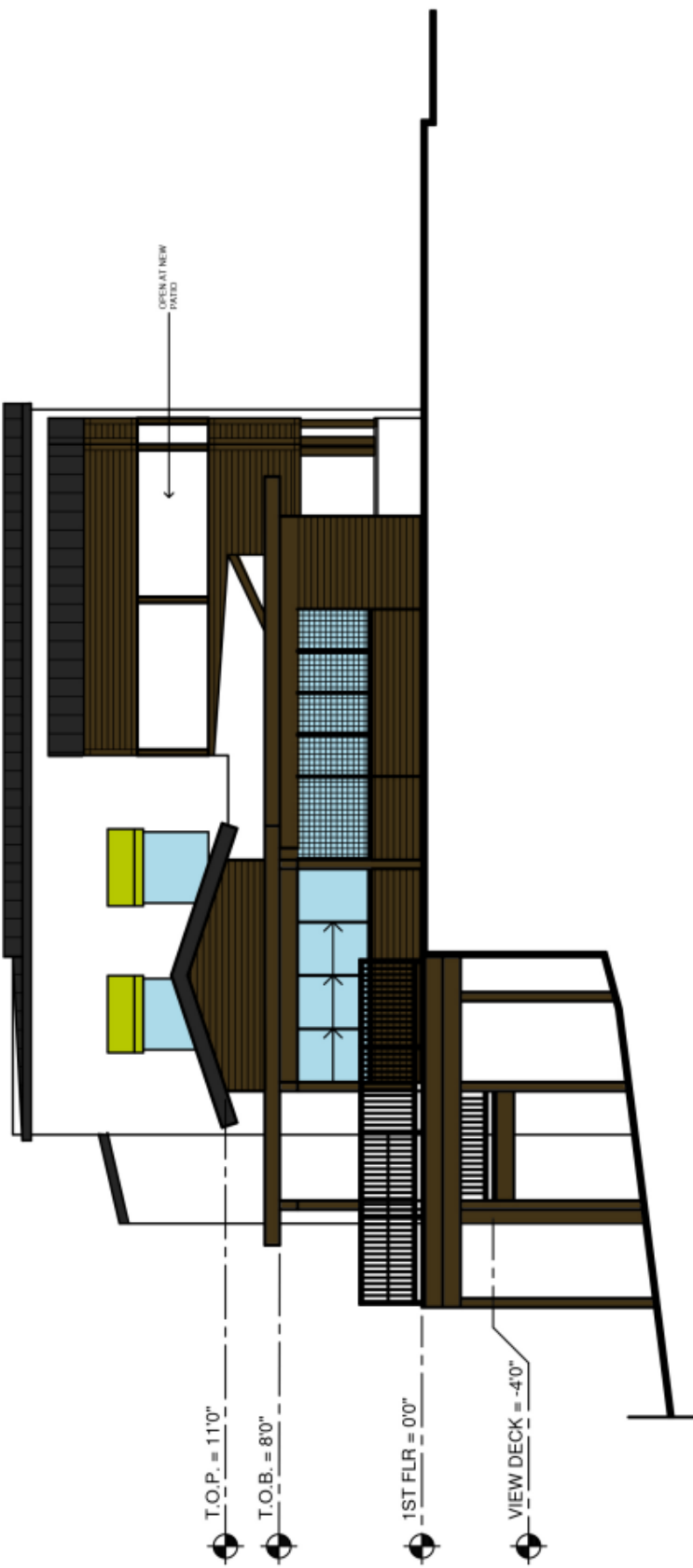


# East Elevation



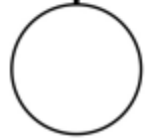
# East Elevation

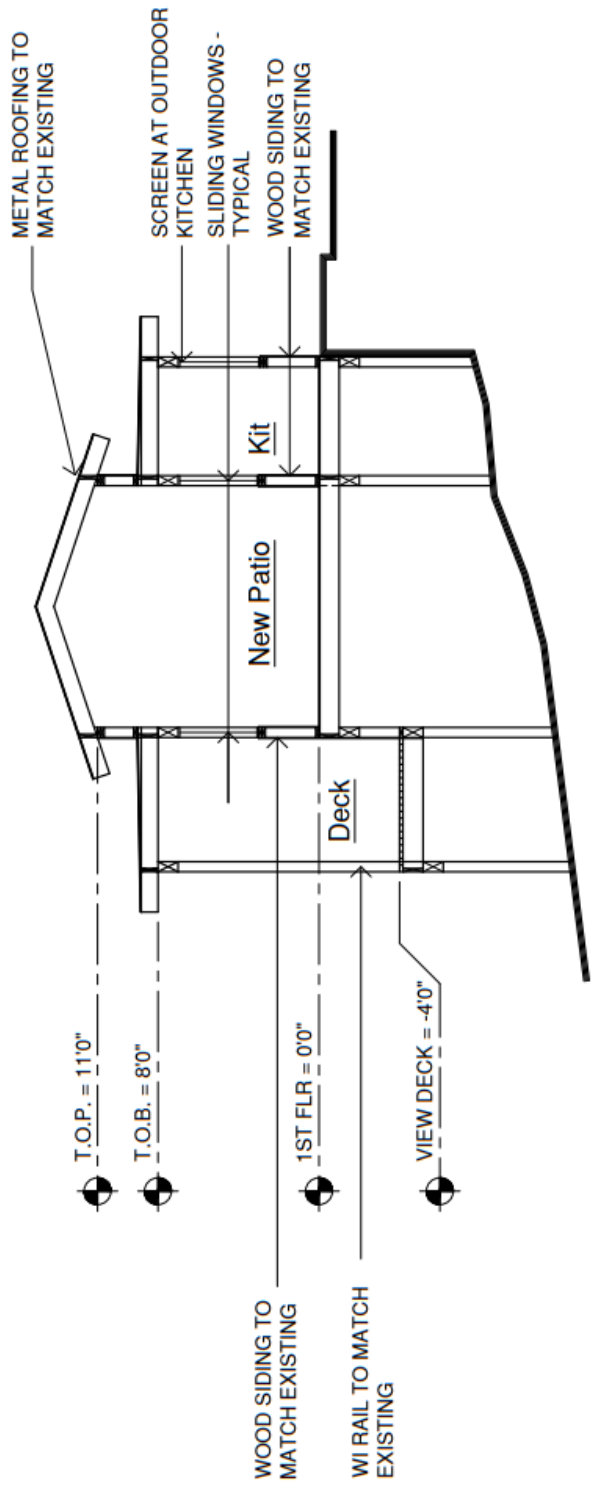




# North Elevation

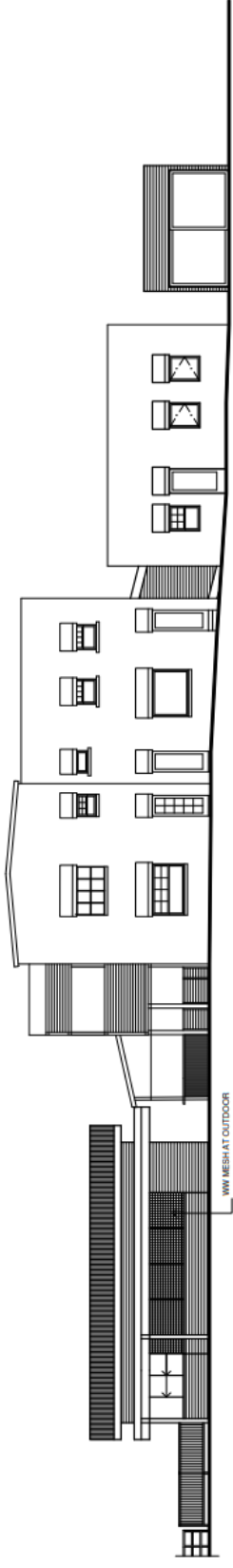
SCALE: 1/4"=1'-0"



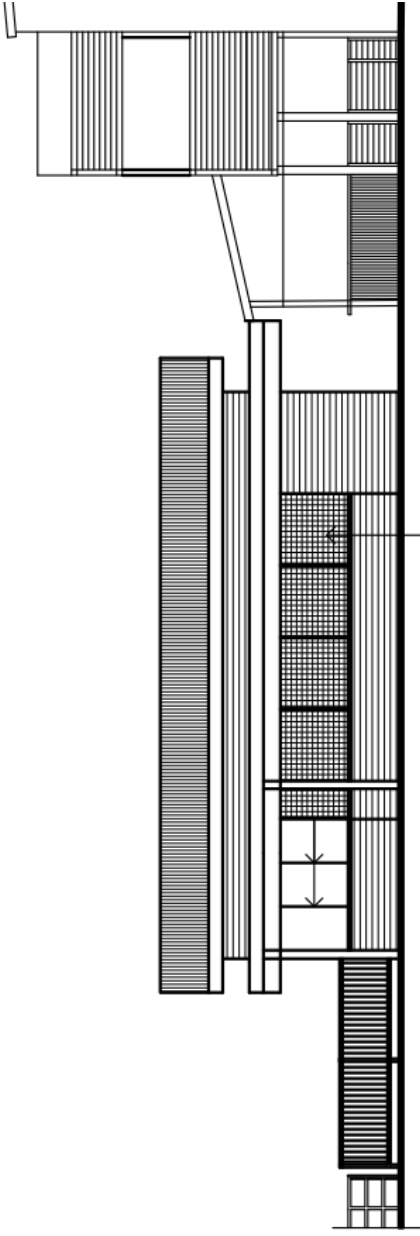


**Cross Section**

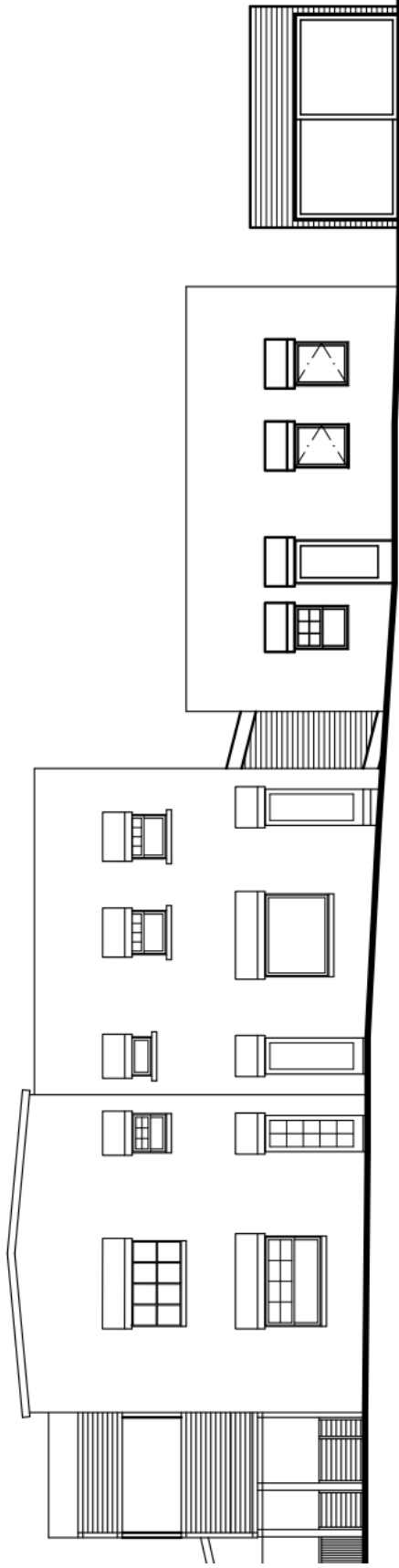
SCALE: 1/4"=1'-0"



East Elevation



# East Elevation





## Photographs of the Existing Structures







## Application & Historical Documents



**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
- Demolition \$50/\$200
- Time Extension \$200
- Design Review \$25 to \$500
- Signage/Awning \$50
- Other: \_\_\_\_\_
- Conditional Use Permit (CUP) \$500
- Paint/Roofing \$25
- 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

Receipt

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

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

**RECEIPT** DATE 2/1/24 No. 617107

RECEIVED FROM Eric Jurisin \$ 500

P&Z & DRB DOLLARS

FOR RENT  
 FOR \_\_\_\_\_

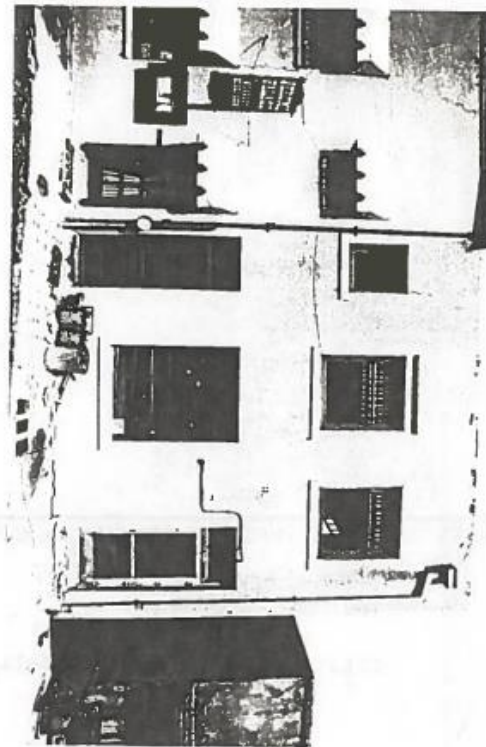
ACCOUNT \_\_\_\_\_  
 PAYMENT 500  
 BAL. DUE \_\_\_\_\_

CASH  
 CHECK # B20  
 MONEY ORDER  
 CREDIT CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_  
 BY T Card

# 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			



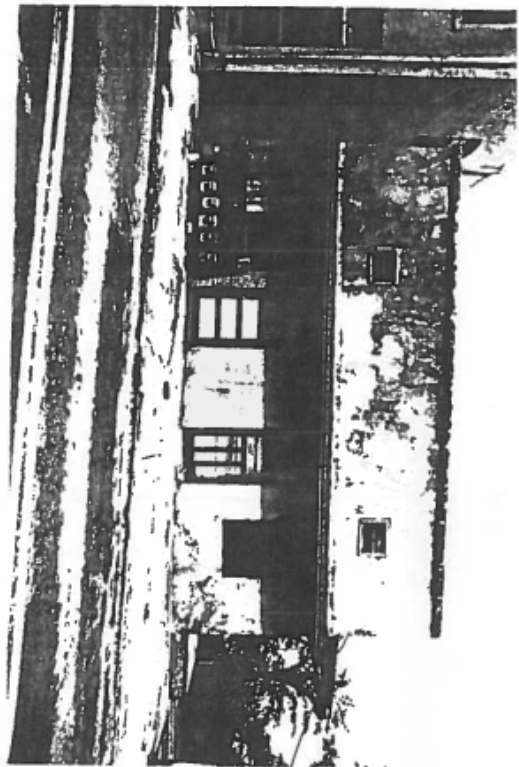
## PHYSICAL DESCRIPTION

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 RAN 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

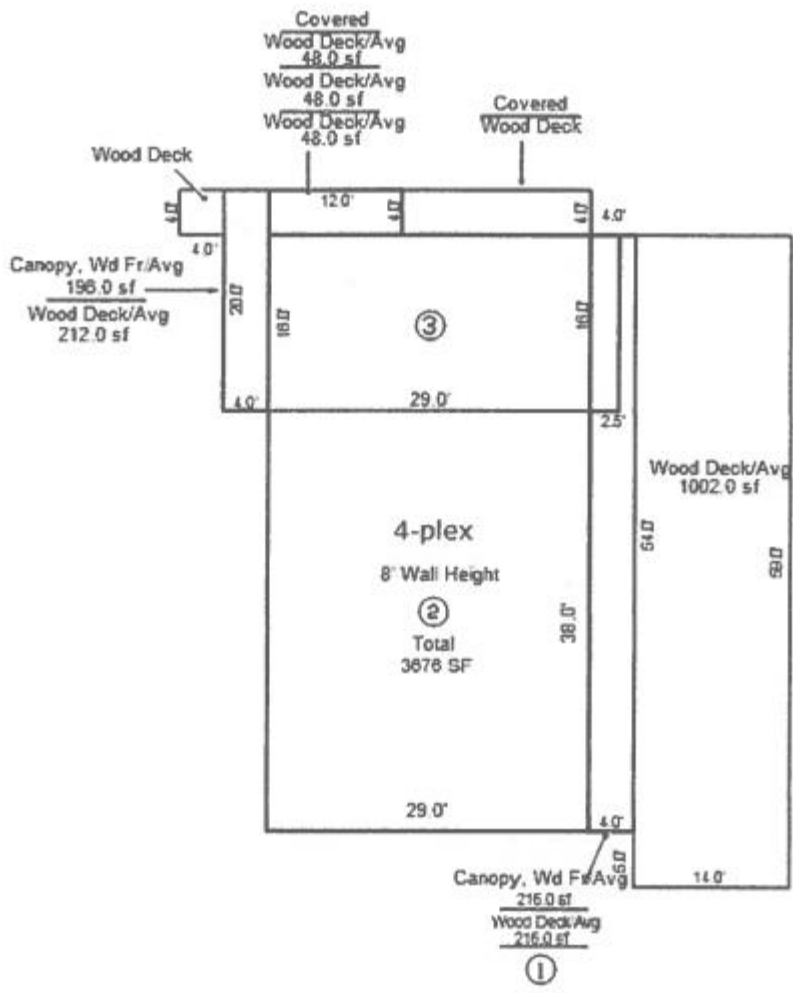
GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

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



Clark Street (S.R. 89)

1912