



TOWN OF JEROME

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

Zoning Administrator Analysis Design Review Board Tuesday, March 26, 2024

Item :

Location: 260 Hull Avenue "Spook Hall" or "Lawrence Memorial Hall".
Applicant/Owner: Scott Hudson (Jerome Historical Society)
Zone: C-1
APN: 401-06-051
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Recommend discussion / approval

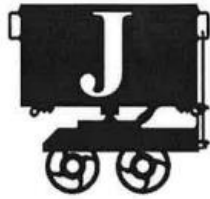
Background and Summary: The applicant is seeking approval to change the Awning color and style while adding the current name of the building, "Spook Hall" that is visible from the street to aid in identification and clarity. The building, once called "Lawrence Hall" still has that name clearly visible on the front façade, leading to some confusion in locating the building for out-of-town visitors. The current motorized awning frame and mount is intended to be replaced with a fixed frame.

Building Background: 260 Hull Avenue is listed in the 2007 Arizona Historic Property Inventory as having been constructed in 1900 as the "JC Penny's" building. The records from this survey 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..."*

Awning 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."*

Response: The change of awning material for longevity will not negatively impact the historical integrity of this building. Replacement of the Awning mounts have become necessary due to wear and tear culminating in the inability to fully retract the awning arms. Replacement of these with fixed (non-retracting) mounts will increase the durability and longevity of the awning. This small of a change compared to the long-term gains and preservation goals will not negatively impact the historical integrity of this building.



Jerome Historical Society

February 26/ 2024

Town of Jerome
600 Clark St.
Jerome, AZ 86631

To whom it may concern:

We are looking at replacing the roll-out awning at Spook Hall (260 Hull Ave) with a permanent fixed steel awning.

We have chosen the color Hemlock Tweed and would like to have "Spook Hall" in white on the valance in 5" blocking on each end.

Thank you,

A handwritten signature in black ink, appearing to read 'Scott Hudson', written in a cursive style.

Scott Hudson
General Manager
Jerome Historical Society



View of the front façade of Spook Hall, taken from Hull Avenue facing North.



Detail view of the Awnings currently installed at Spook Hall. The arms are retracted as far as they will go, and note the worn fabric awning currently in place.



**A SHADE
BEYOND**

Shop 928 778-9300
Fax 928 708-9086
474 EZ Street
Prescott, AZ 86301

CLIENT:	
PHONE:	
FAX:	

Fixed awning 50' long X 5' drop X 6' projection

10" **SPOOK HALL** 600" **SPOOK HALL**

SPOOK HALL **SPOOK HALL**

Application & 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: <i>Scott Hudson</i>	Owner:
Applicant mailing address:	Property owner mailing address:
Applicant role/title: <i>Manager, JHS</i>	
Applicant phone: <i>928-451-1791</i>	Owner phone:
Applicant email:	Owner email:
Project address: <i>260 Hull Ave.</i>	Parcel number: <i>401-06-051</i>
Describe project: <i>Spook-Hall awning replacement.</i>	

- 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.

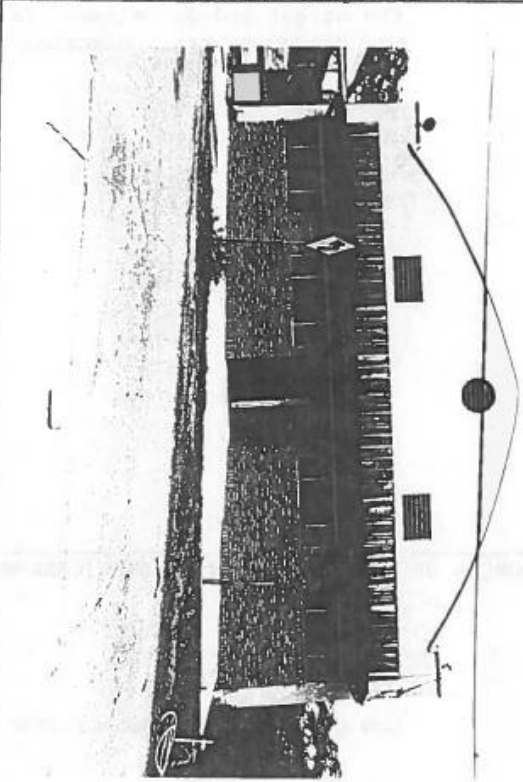
Applicant Signature: _____ Date: _____

Property Owner Signature: _____ Date: _____

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

ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME J C Penny's		COUNTY Yavapai	INVENTORY NO. 96
COMMON PROPERTY NAME Lawrence Memorial Hall		QUAD/COUNTY MAP Sec 23 TWSP 16 Range 2E	
PROPERTY LOCATION-STREET & NO. Hull Ave & First St			
CITY, TOWN/VICINITY OF Jerome Az		ASSESSOR'S PARCEL NO. 401 06 051	
OWNER OF PROPERTY Jerome Historical Soc.		PHONE	
STREET & NO./P.O. BOX Box 156			
CITY, TOWN Jerome		STATE Az	ZIP 86331
FORM PREPARED BY TOWN OF JEROME		DATE 9-81	
STREET & NO./P.O. BOX Box 335		PHONE 634-7943	
CITY, TOWN Jerome		STATE Az	ZIP 86331
PHOTO BY Noel Knapp		DATE 8/81	
VIEW facade			
HISTORIC USE J C Penney's			
PRESENT USE assembly hall		ACREAGE	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES 1900			
<p>PHYSICAL DESCRIPTION</p> <p>This is a one story rectangular structure with a partial basement constructed of steel framed walls and trusses with a brick and stucco facade. A wood porch structure over hangs the front entry for almost the full width of the building, with board & batten siding above 3' high x the same width. The medium gable roof which has a parapet wall at each end and is sheathed with corrugated sheet metal, as are the side walls.</p>			



STATEMENT OF SIGNIFICANCE/HISTORY

Believed built as H E Dicus Morter Co. car storage for Dicus garage across the street and Jeromites. Later turned into J C Penney's store until 1940's. Now Marcus Lawrence Memorial Hall (rentable).

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Yav Co Assessor

Jerome Hist Soc

Leo Sullivan, natural citizen of Jerome since 1922.

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

~~401-06-051--Lot-17-2--Blk-7--~~

401-06-051 Lot 1, 2 Blk 7
51.5 frontage x 75 depth

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

K-1 4,4A facade