



TOWN OF JEROME

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

Zoning Administrator Analysis Design Review Board Tuesday, April 25, 2023

Item :

Location: 110 Main Street (112, and 116 Main included) "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

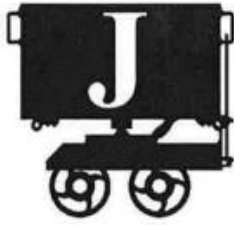
Background and Summary: The applicant (Scott Hudson, for the JHS) is proposing to replace the door to the shops on the lower level of the New State Motor Company building to a steel door with inset safety glass. The current one is exhibiting signs of stress and leaking during wet weather. The door in question is not original to the building but was added during renovations around 2006 to provide exterior access to this lower level.

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."*

Response: The proposed door is replacing an existing one with a few changes to increase the weatherization and durability of the door. The requirement in 304.H.2.a does not apply as the door is not original. The general requirement in section H for new construction is that any opening or door be "Visually compatible to buildings, structures and places to which it is visually related." This door maintains that aesthetic while providing for the current needs of the building. The exterior color is proposed to be a "Burnt Almond", a sort of deep yellow oxide that to my eye fits the color aesthetic of the building.



Jerome Historical Society

February, 26/2024

Town of Jerome

600 Clark St.

Jerome, AZ 86331

To whom it may concern,

We are looking at replacing the "New State Motor Company shops" main entrance door. It currently is wood with glass inset. We would like to change it to metal with inset safety glass.

Thank you,

A handwritten signature in black ink, appearing to read 'Scott Hudson', written over a horizontal line.

Scott Hudson

General Manager

Jerome Historical Society



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 Home Depot Special Order Quote

New State Door

Customer Agreement #: H0423-339438

Printed Date: 1/25/2024

110 Marz St.

| | | |
|--|---|--|
| Customer: SCOTT HUDSON Address: 1030 S STATE ROUTE 260 COTTONWOOD, AZ 86326 Phone 1: 928-451-1791 Phone 2: Phone 3: Email: SCOTT@JEROMEHISTORIC ALSOCIETY.COM | Store: 0423 Associate: MARK Address: 1030 South State Route 260 Cottonwood, AZ 86326 Phone: (928)649-3758 | Pre-Savings Total: \$3,367.38 Total Savings: (\$0.00) Pre-Tax Price: \$3,367.38 |
|--|---|--|

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.



Catalog Version 83



Call Width = 48"
Call Height = 80"
Frame Width = 52
Frame Height = 82

| Line Number | Item Summary | Was Price | Now Price | Quantity | Total Savings | Total Price |
|------------------------|--|-------------------|-------------------|----------|---------------|-------------------|
| 100-1 | Entry Door 52 x 82 Material Type = Steel Door Layout = Full Lite Handing/Swing = Right Hand Outswing | \$3,367.38 | \$3,367.38 | 1 | \$0.00 | \$3,367.38 |
| Unit 100 Total: | | \$3,367.38 | \$3,367.38 | | \$0.00 | \$3,367.38 |

Begin Line 100 Description

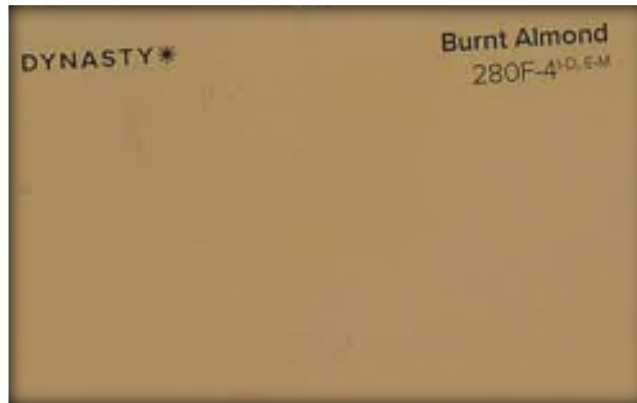
---- Line 100-1 ----

Steel Doors Entry Door 52 x 82
 Call Width = 48"
 Call Height = 80"
 Frame Width = 52
 Frame Height = 82
 Room Location =
 Unit Type = Complete
 Handing/Swing = Right Hand Outswing
 Fire Rating = None
 Material Type = Steel
 Door Thickness = 1 3/4"
 Door Style = Flush w/Vision Lite
 Door Layout = Full Lite
 Glass = Clear Safety Glass
 Door Material Thickness = Medium Duty (18 Gauge)
 Door Core = Steel Ribbed Core
 Door Edge Construction = Lockseam

Door Cap = Yes For Exterior Doors
 Wall Construction = Dry Wall
 Installation Application = Wrap Around
 Frame Type = 3-Piece Knock Down Frame
 Wall Thickness = 6-1/8"
 Frame Material Thickness = Standard (16 Gauge)
 Hinge Prep = 4 1/2"
 Hinge Type = Ball Bearing
 Hinge Finish = Prime Coat Finish (USP)
 Hinge Factory Installed = No
 Door Closer = None
 Electric Strike = None
 Locking Device = Panic & Exit Devices
 Locking Device Factory Installed = No
 Exit Device Type = Horizontal Rim Panic Bar
 Exit Device Trim = Pull Handle w/Thumb Latch
 Lock Function = Entrance

Kickplate = Yes Shipped Loose
 Peep Viewer = None
 Magazine Slot = None
 Saddle / Threshold Depth = 6"
 Door Bottom Gasketing = Door Sweep
 Weather Stripping = Screw in (Heavy Duty)
 Door Stop = None
 Hardware Finish = Satin Chrome (US26D)
 SKU = 113776
 Vendor Name = S/O L.I.F INDUSTRIES, INC.
 Vendor Number = 60014403
 Customer Service = 1-516-390-6800
 Catalog Version Date = 11/6/2023
 SKU Description = S//O L.I. FIRE DOOR
 THD Client Group = LIFD - All Stores US
 Drawing Dimensions = Overall and Individual

End Line 100 Description



A sample of "Burnt Almond" the color intended for use on the door.

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: <i>Jerome Historical Society</i> |
| Applicant mailing address: | Property owner mailing address: |
| Applicant role/title: <i>Manager, JHS</i> | |
| Applicant phone: <i>928-451-1791</i> | Owner phone: <i>(928) 451-1791</i> |
| Applicant email: | Owner email: |
| Project address: <i>110 Main St. (Newstate bldg)</i> | Parcel number: <i>401-06-008</i> |
| Describe project: <i>Replacement of wooden door with metal door.</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.

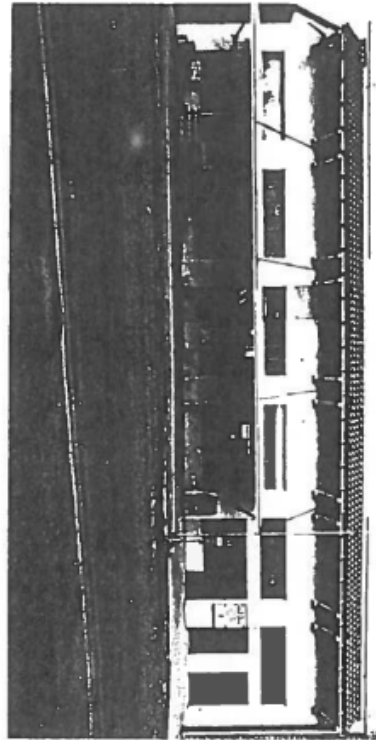
Applicant Signature: _____ Date: _____

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 New State Motor Company | | COUNTY Yavapai | INVENTORY NO. 36 |
| COMMON PROPERTY NAME Verde Valley Art Gallery/Post Office | | QUAD/COUNTY MAP 23 16 2B | |
| 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 scrol sawn wood struts at the top of the front wall, with a lower metal frame porch roof just above dooe 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.

by' 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