



TOWN OF JEROME

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

Zoning Administrator Analysis Design Review Board Thursday, May 26, 2026

Item :

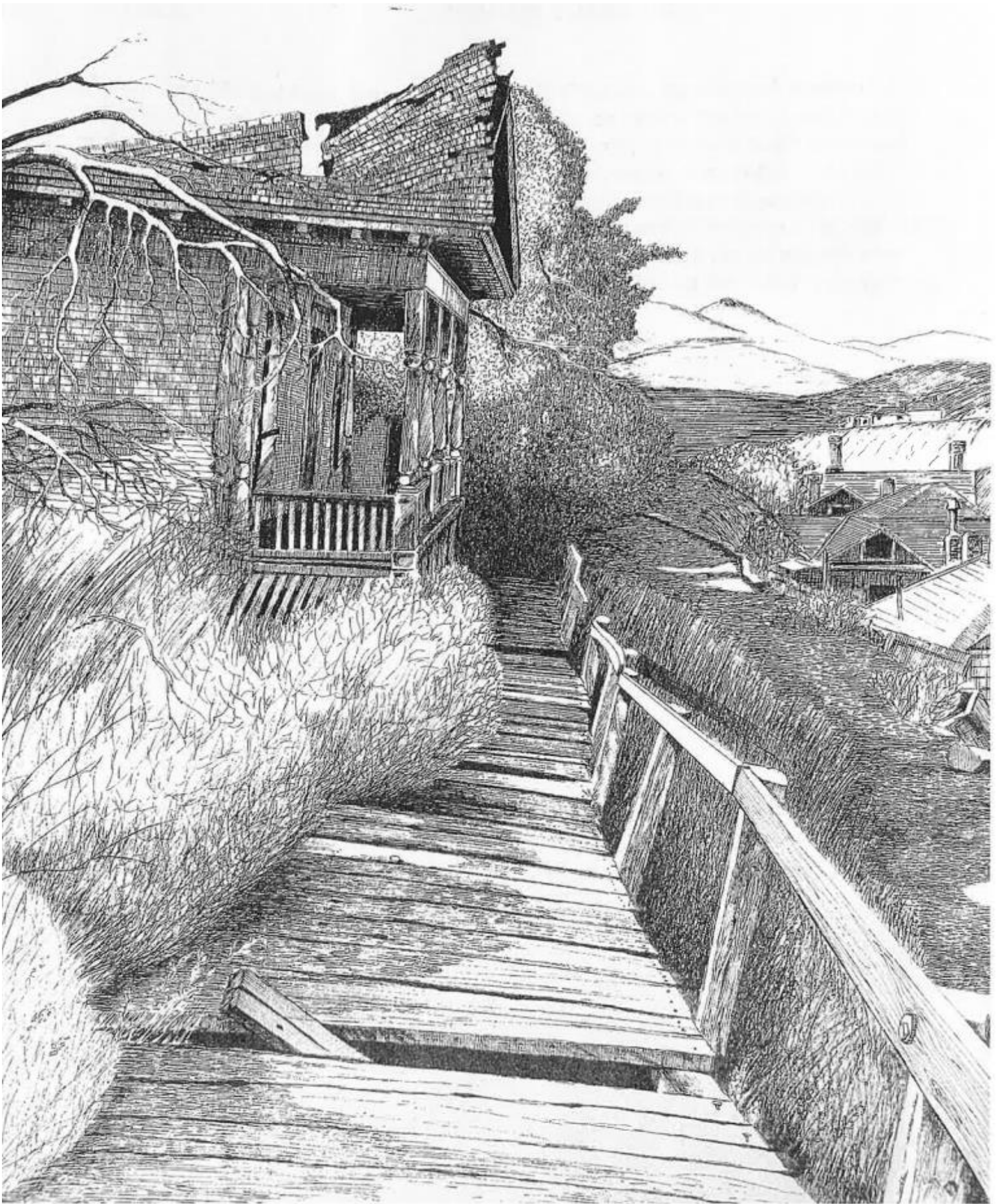
Location: Paradise Lane Boardwalk (ROW easement)
Applicant/Owner: Jay Kinsella (Multiple Owners)
Zone: R1-5
APN: (401-06-173 / 401-06-175 / 401-06-175 / 401-06-171)
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Discussion/possible action

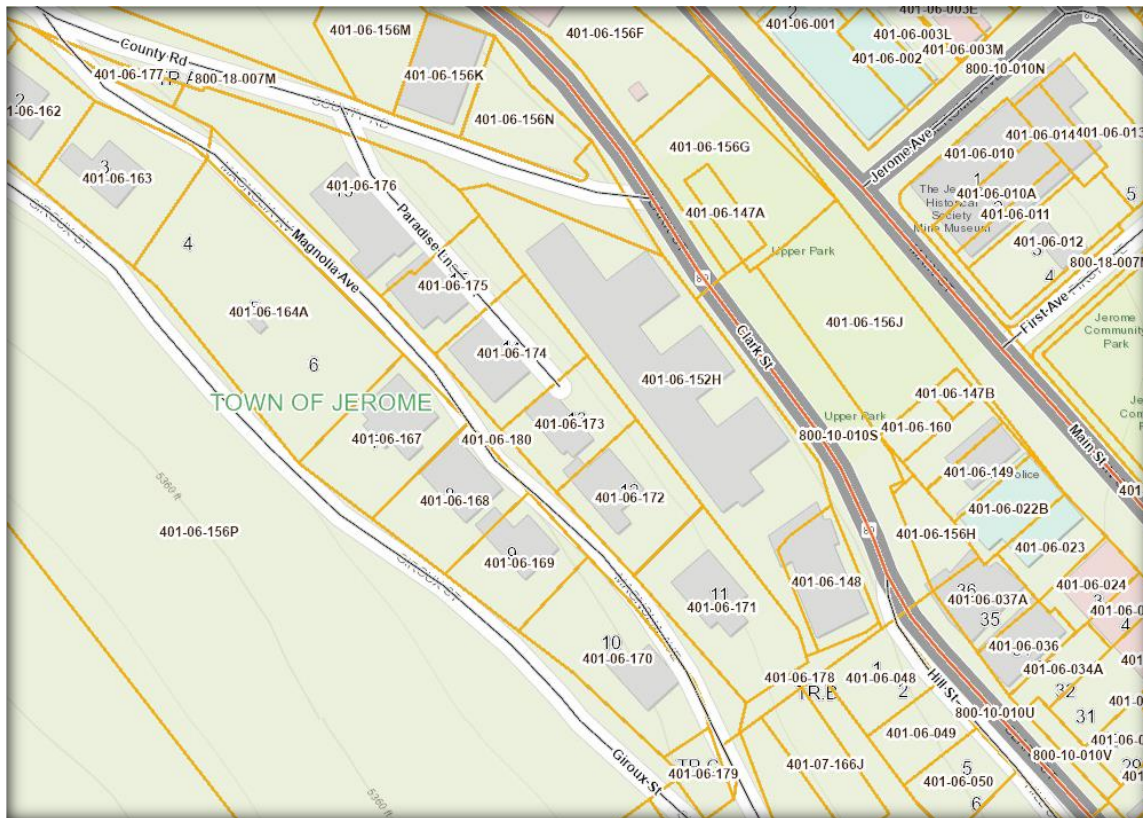
Project Background and Summary: The applicant (Jay Kinsella, representing Mary Wills/Sally Dryer, Jennifer McDonald, Blair Campbell, Jeff Koppelma/Terri Klein) is proposing to repair and reinforce the historic Paradise Lane Boardwalk. This is a Right-of-way (Paradise Lane) that is held in private ownership by the above listed property owners.

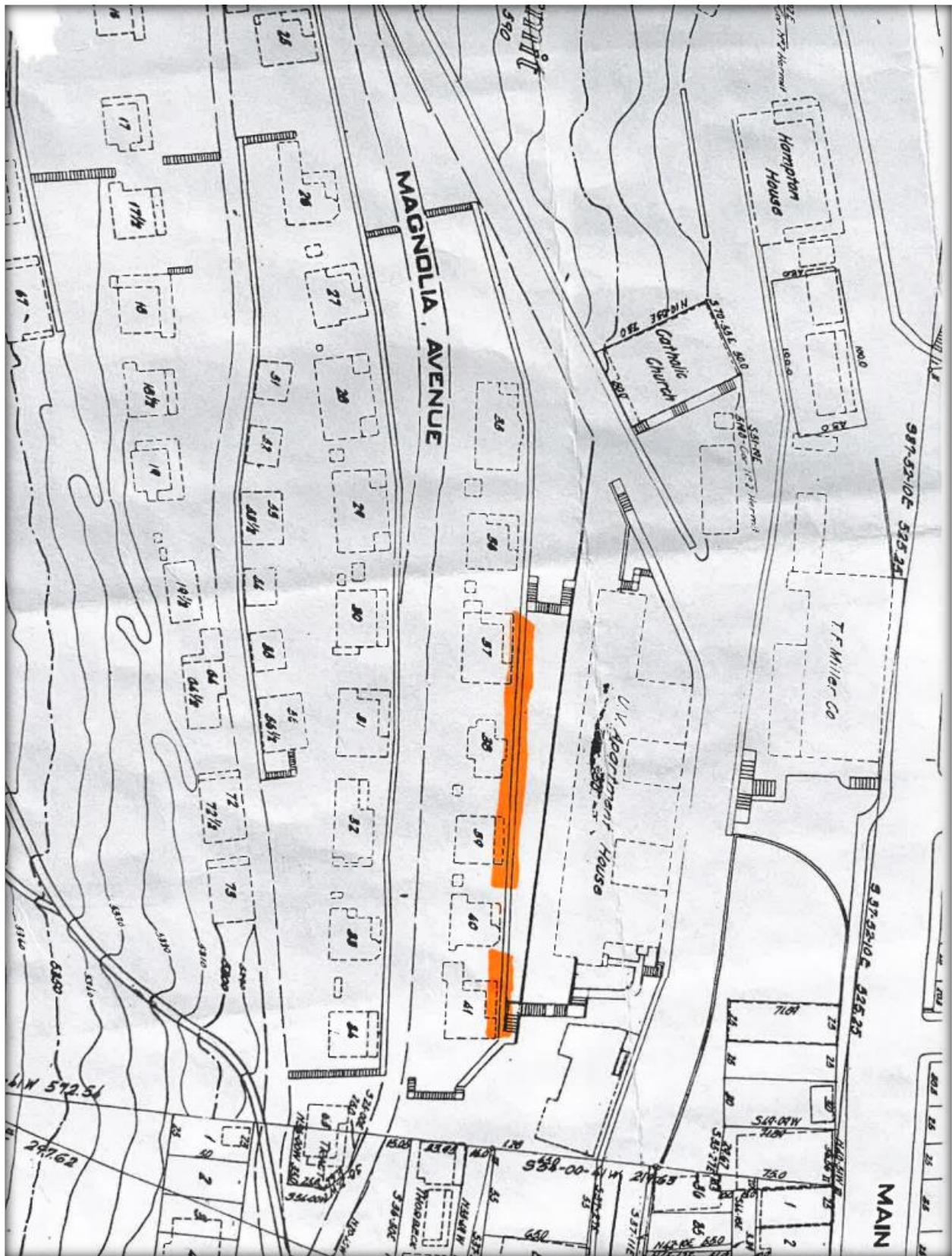
Building Background and History: No building, Boardwalk is a ROW/Linear Historic Feature

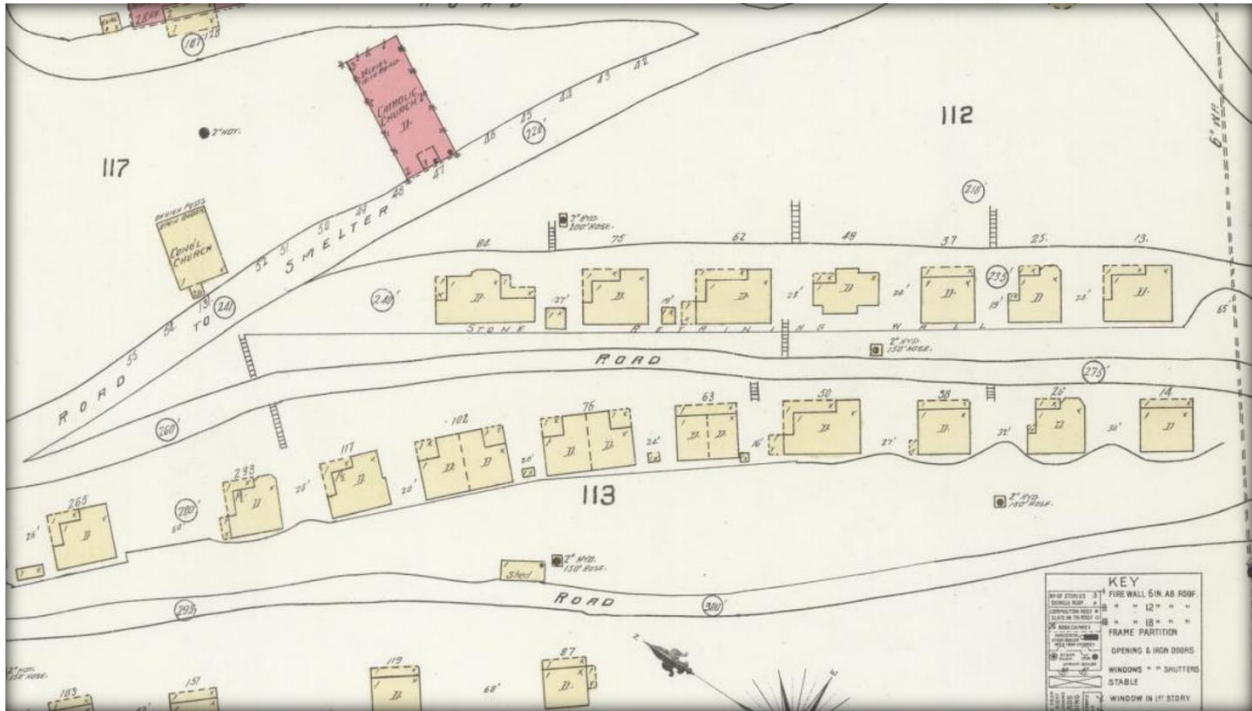
Property Standards: The Town of Jerome Zoning Ordinance requires consideration of the exterior treatment of the building but allows for maintenance and repairs to historic structures, and allows for continued use of these situations. This review is focused on documenting the repairs, and maintaining the Historic, legally non-conforming aspects of the Boardwalk. Without documentation of these repairs, and without the Certificate of appropriateness, the Boardwalk would be required to comply with all modern building codes, which would alter aspects of this historic feature. A Certificate of Appropriateness is required whenever you plan visible exterior changes to a property in a locally designated historic district or to an individually landmarked building.

Response: The Town of Jerome as a National Historic Landmark prioritizes the retention, preservation and restoration of Historic features wherever and whenever possible. The Boardwalk has long been a significant and defining characteristic of Society Hill. The goal is to see retention of historic integrity balanced with a responsibility for life-safety. The Boardwalk exists as a public Right-of-way easement, privately held by the property owners. It will be noted that the restoration efforts are not compromising the historic integrity of the boardwalk, and it will retain its legal non-conforming status. Without this legal non-conformity and these restoration efforts, this feature would be required to meet modern codes, at a loss of historic integrity. Due to the elevated importance of this Historic feature this review is being done with the goal of obtaining a COA upon approval. A common point of confusion involves the National Register of Historic Places (NRHP). Being listed on the National Register opens the door to federal tax credits, but it does not by itself require you to get a Certificate of Appropriateness or submit to local design review. That obligation only kicks in when your municipality has separately adopted a local preservation ordinance covering your property. Many properties carry both designations, which is where the confusion starts and Jerome is a balance of all of these concerns and overlapping responsibilities.



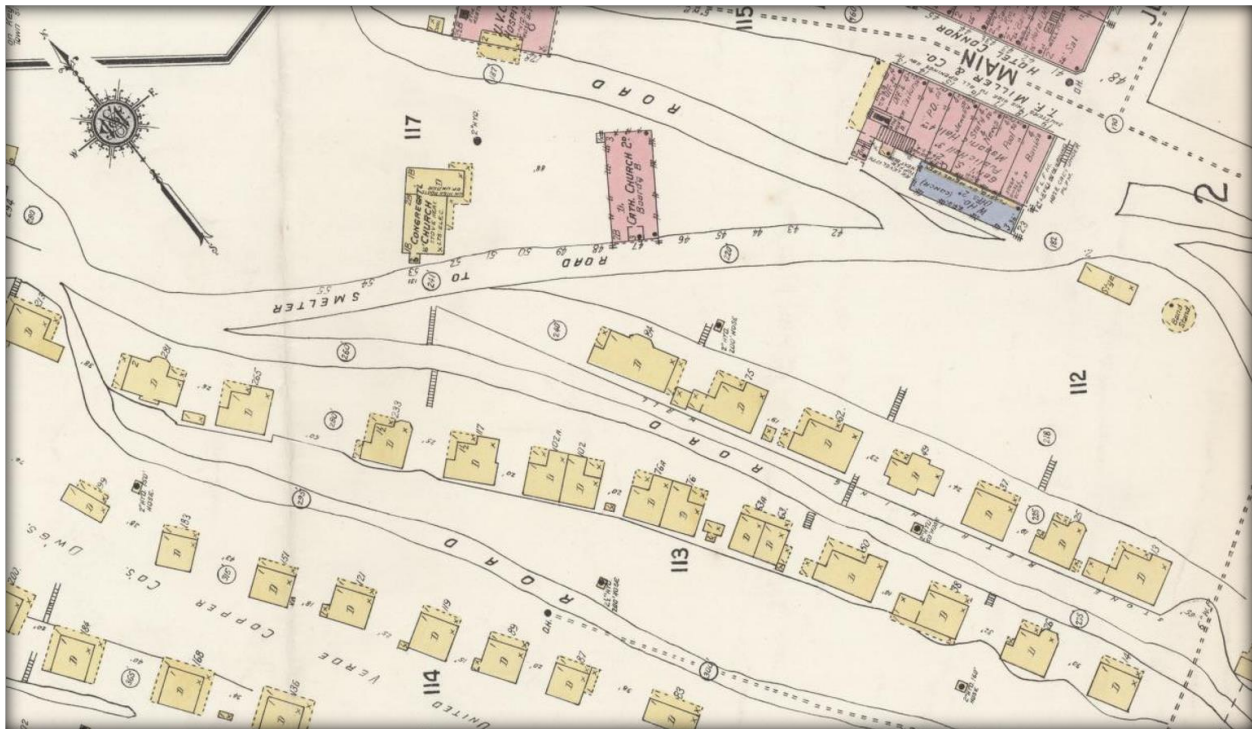


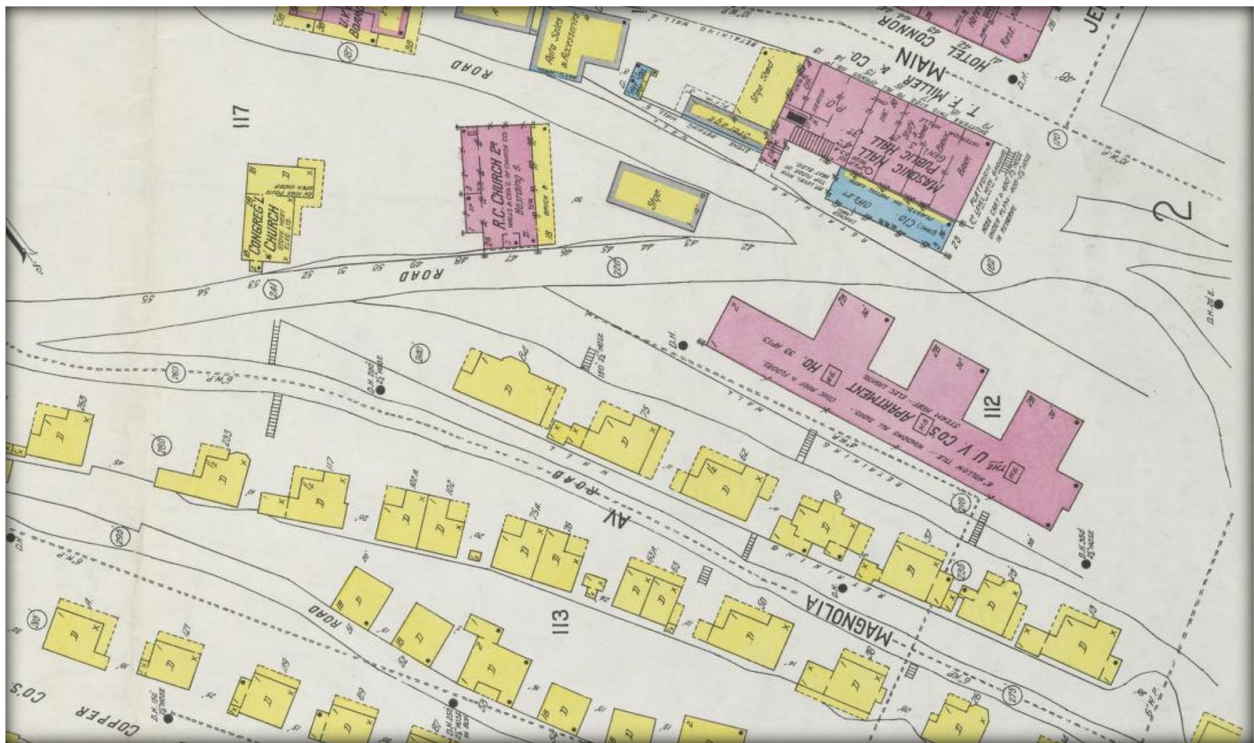




Top: View of the Boardwalk area, circa 1901, taken from the Sanborn Fire maps. Note the ROW and stairs noted at this time.

Bottom: View of the Boardwalk area circa 1910, also from the Sanborn Fire maps.

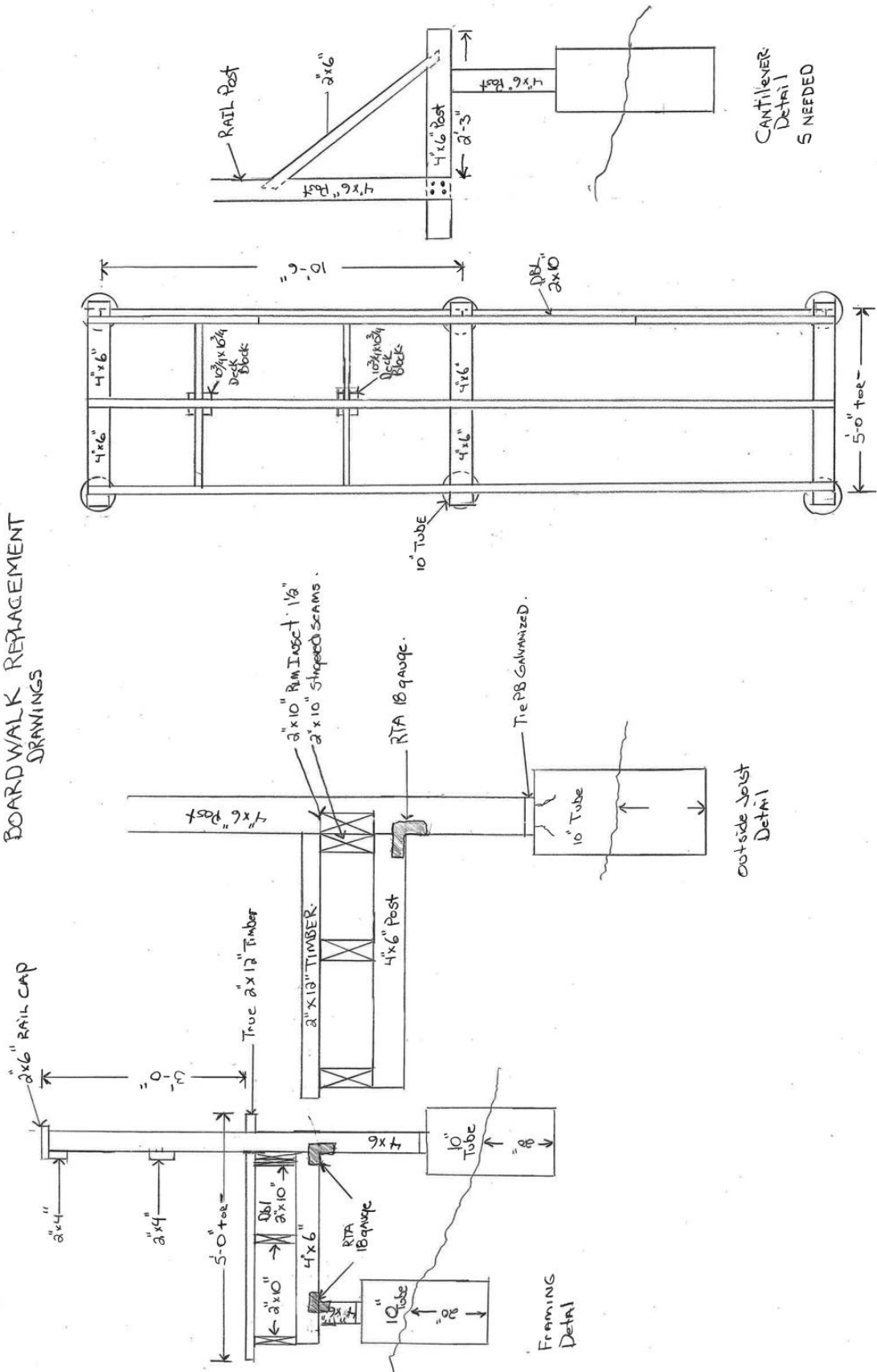




Top: View of the Boardwalk area, circa 1924, taken from the Sanborn Fire maps. This update shows the United Verde Apartments below the Boardwalk ROW.

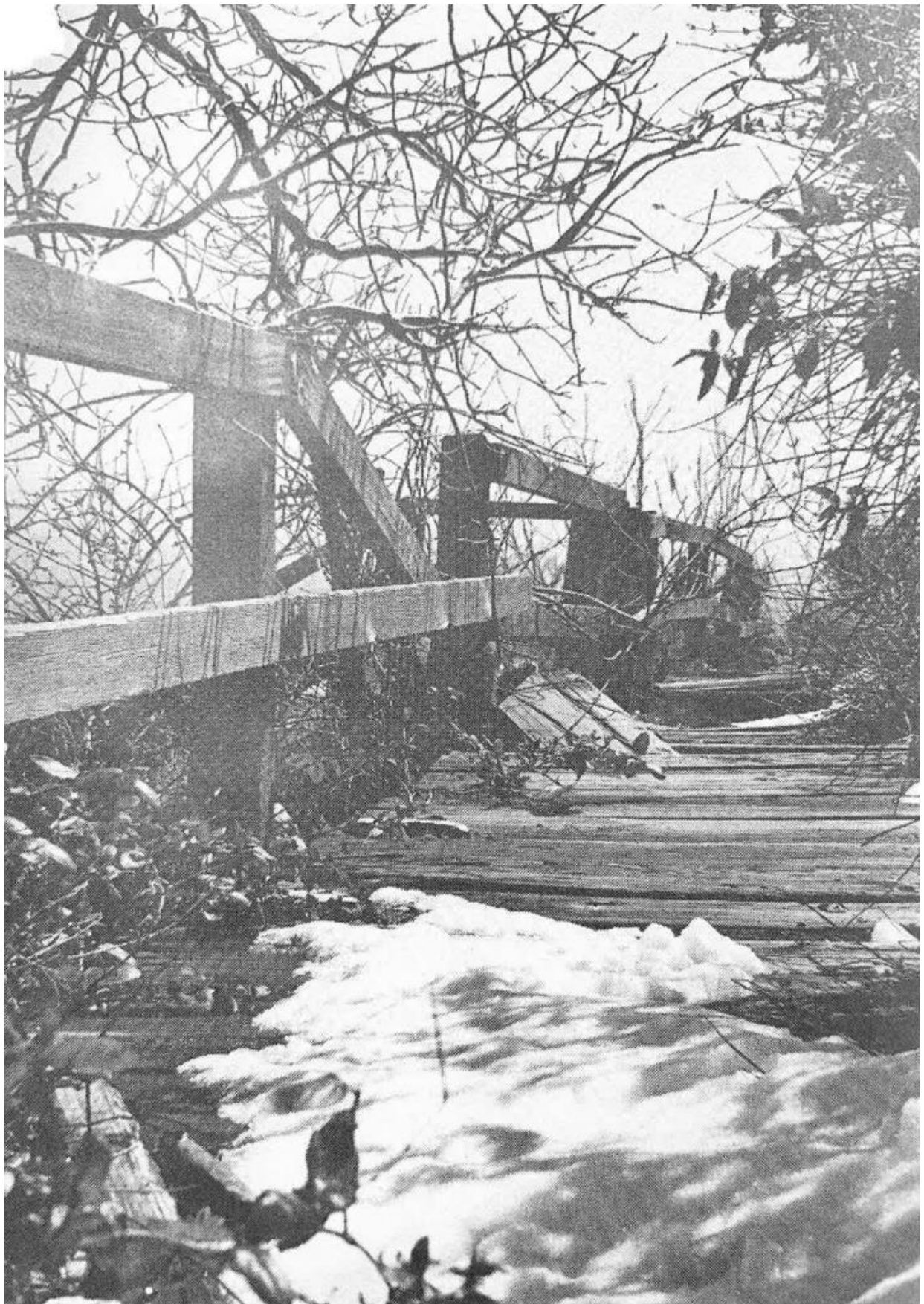
Bottom:

BOARDWALK REPLACEMENT DRAWINGS









Application & Related Information