



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: 860 Hampshire Avenue
Applicant/Owner: Mary Chinander / Boomtown Bungalow LLC
Zone: R1-5
APN: 401-07-133
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Discussion/possible action

Project Background and Summary: The applicant is seeking approval for a change of exterior Paint colors to the property at 860 Hampshire Avenue. The property is undergoing some maintenance which is approved administratively, such as stucco repairs and minor wood repairs as necessary. The applicant desires to repaint the property in a more period correct fashion. The email from the applicant states that;

Hi Will,

Per our conversation, I've attached the info requested to submit for our exterior paint color change.

Please let me know what else you might need.

Here is a narrative we put together:

Our home is suffering from some recurring window leaks due to exterior stucco & trim damage. We are looking to make the following repairs with change in exterior color.

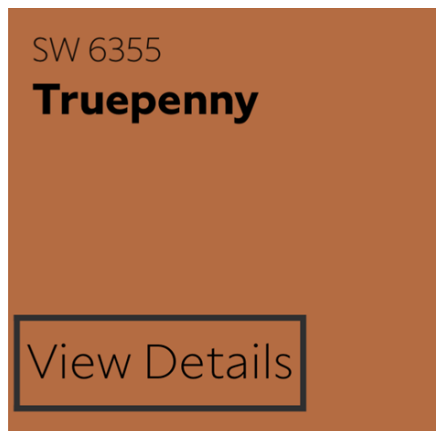
- 1. Replace all damaged/rotten fascia boards and all cupped/leaking window trim.*
- 2. Repair stucco/shotcrete cracks causing interior water leaks.*
- 3. Caulk & repaint entire home exterior with period correct color scheme. ARC to approve color change.*

In addition, the applicant is asking approval to repaint the door a copper color called "True Penny" on both the outside, and inside of the door.

Building Background and History: The 2007 Jerome Historic Building inventory lists this property as having been built in 1937. Yavapai County records this structure as built in 1914. This earlier date is likely the real construction date with 1937 marking significant remodels or changes. The Historic documentation (provided at the end of this analysis) lists this property as in Fair condition and as contributing to the Town of Jerome's Landmark status.

Property Standards: The Town of Jerome Zoning Ordinance requires consideration of the exterior treatment of the building, in this case the Color for the purposes of historic preservation and visual compatibility within the C-1 zone, and with neighboring buildings. Section 304.F.f of the Jerome Zoning Ordinance states; *“The materials, texture and color of the façade of a building or structure, shall be visually compatible with the predominant materials, textures, and color used in the buildings and structures to which it is visually related.”* Subsection 304.F.2.c “Color” expands that; *“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.”*

Review Criteria: When returning a Historic property to a “period” correct color, it is worth noting that the “Period” we refer to is the “Period of Historical Significance” as described in our Historic Landmark Designation, i.e. during active mining operations. This technically allows for a wide range of options. The primary concern is a continuation of visual aesthetics for the neighborhood, and community as a whole.



The main body of the house is intended to be the Sage color (above) with the Antique White trim (Top left) with the door to be painted Truepenny (left).



Above: View of 860 Hampshire Avenue with the current, existing paint.

Below: Digital rendering of the proposed paint colors.



Application & Related Information



2007 Town of Jerome Arizona
HISTORIC PROPERTIES SUMMARY SURVEY

PROPERTY IDENTIFICATION

For properties identified through survey: Site No. 194 Survey Area

Historic Name(s)

(Enter the name(s). If any, that best reflects the property's historic importance.)

Address 860 S.R. 89A (Hampshire Ave)

City or ☒ Town Jerome ☐ vicinity County Yavapai Tax Parcel No. 401-07-133

Township 16 Range 2E Section 23 Quarters Acreage 0.09

Block Lot(s) 1031 Plat (Addition) Year of plat (addition)

UTM reference: Zone Easting Northing

USGS 7.5' quadrangle map:

ARCHITECT ☐ not determined ☐ known Source

BUILDER ☐ not determined ☐ known Source

CONSTRUCTION DATE Circa 1937 ☐ known ☐ estimated Source Co. Assessor, 81 Survey

STRUCTURAL CONDITION

☐ Good (well maintained; no serious problems apparent)

☒ Fair (some problems apparent) Describe: Asphalt Shingle roof needs repair

☐ Poor (major problems; imminent threat) Describe:

☐ Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

Residential Dwelling

Sources Co. Assessor, 81 survey

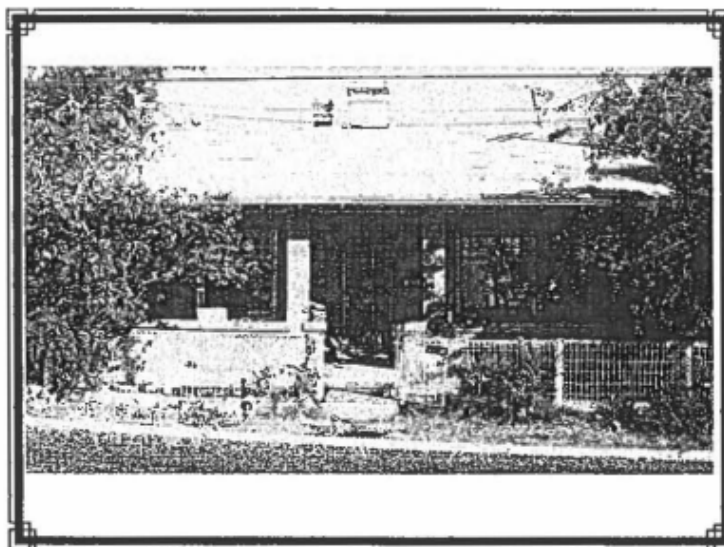
PHOTO INFORMATION

Date of photo 2007

View Direction (looking towards)

West

Negative No. 860 S.R. 89A





2007 Town of Jerome Arizona

HISTORIC PROPERTIES SUMMARY SURVEY

A. HISTORIC EVENTS/TRENDS. Describe any historic events/trends associated with the property.

B. PERSONS. List and describe persons with an important association with the building.

C. ARCHITECTURE. Style Bungalow

☐ no style

Stories 2-1/2 ☐ Basement Roof form Front Gable

Describe other character-defining features of its massing, size, and scale This 1800 S.F. Symmetrical, Residential dwelling has full front façade covered porch. Covered porch is supported by two over sized sq. base units, supporting slanted side columns.

INTEGRITY

To be eligible for the National Register, a property must have integrity, i.e., it must be able to visually convey its importance. The outline below lists some important aspects of integrity. Fill in the blanks with as detailed a description of the property as possible.

LOCATION. ☒ Original Site ☐ Moved: date original site

DESIGN. Describe alterations from the original design, including dates.

MATERIALS. Describe the materials used in the following elements of the property.

Walls (structure) Wood

Walls (sheathing) Stucco

Windows Wood

Describe window structure Dbl Hung, Fixed

Roof Asphalt Shingles o/, wood framing

Foundation Conc., Masonry, Wood

SETTING. Describe the natural and/or built environment around the property. Property slopes steeply downward. In addition there is a guest house

How has the environment changed since the property was constructed?

WORKMANSHIP. Describe the distinctive elements, if any, of craftsmanship or method of construction.

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

☐ Individually Listed; ☒ Contributor ☐ Noncontributor to
Date Listed ☐ Determined eligible by Keeper of National Register (date

Historic District

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property ☐ is ☐ is not eligible individually.

Property ☐ is ☐ is not eligible as a contributor to a listed or potential historic district.

☐ More information is needed to evaluate.

If not considered eligible, state reason:

FORM COMPLETED BY

Name and Affiliation:

Mailing Address:

Gregory C. Hunt

D.A.P.A. Studio

P.O. Box 8 Cottonwood, AZ. 86326

Date: Nov., Dec., 2007

Phone #: 928-646-9205