



TOWN OF JEROME

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

Zoning Administrator Analysis Design Review Board Tuesday, December 16th, 2025

Item :

Location: 410 Clark Street
Applicant/Owner: The Haunted Group, LLC.
Zone: C-1
APN: 401-06-037A
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Discussion/possible action

Background and Summary: The Applicant, Eric Jurisin (Jerome Investments I LLC) is requesting approval of exterior design changes that coincide with changes and redesigns to the Haunted Hamburger deck/patio expansion. Initially this expansion intended to move a nearby APS pole to accommodate part of the expansion. This plan has changed and the APS pole is no longer relocating. This necessitated shortening of the proposed expanded deck. The structural components and the mechanical connections to the ground surface remain unchanged, as essentially a section of the expansion is simply not going to be built. These changes did not necessitate PNZ review, but the changes to the exterior designs of the patio and the exterior of the structure on the patio are changing requiring Design Review.

Hello Will

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 its 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 its viability as a recreational and tourist center and which contributed to its 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.

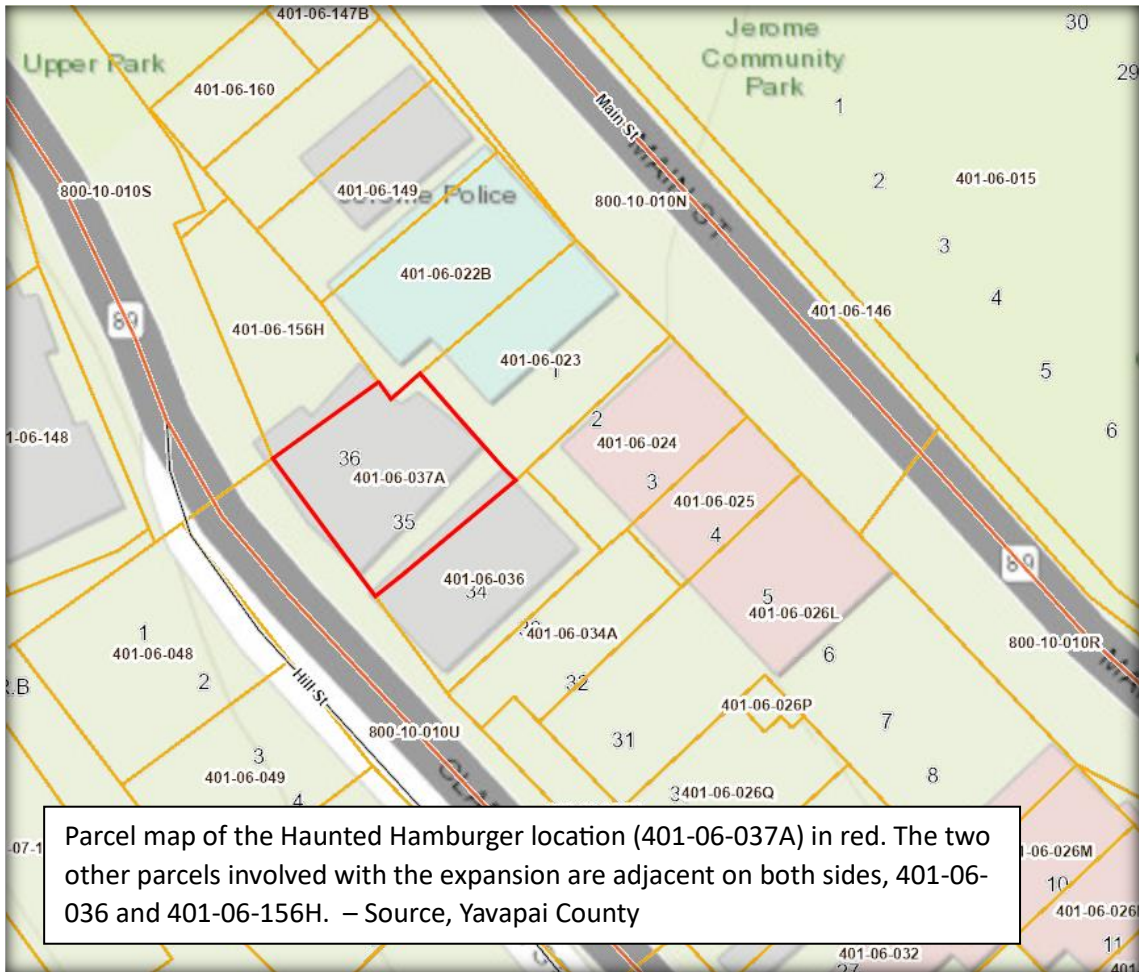
Zoning Ordinance Regulations: The Town of Jerome Zoning Ordinance Section 304.B.2 (Projects requiring review by the Design Review Board) requires “*additions and exterior modifications*” to undergo design review.

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:*”

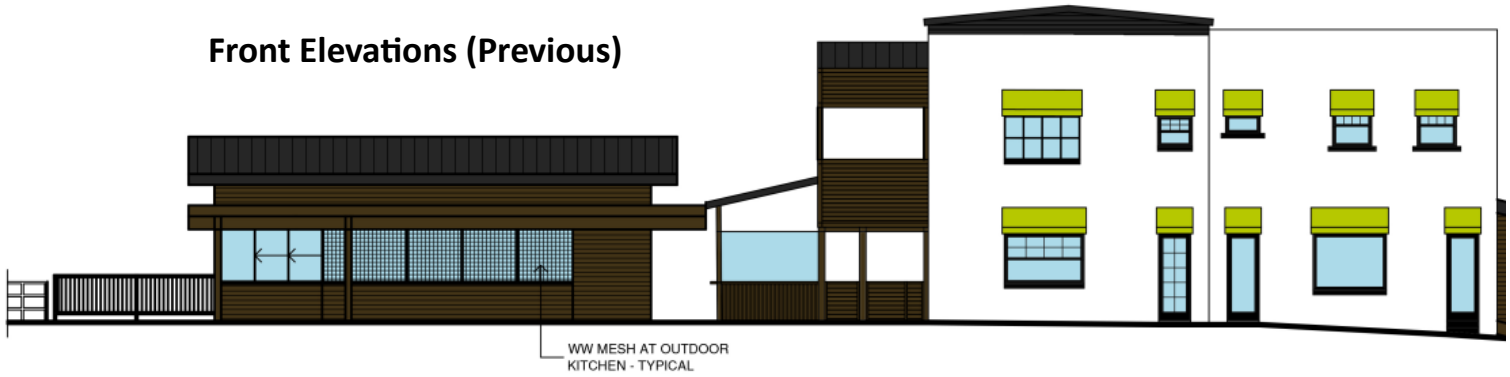
- a. **Architectural Features and details-** Original porches, decks, balconies, canopies, doors, windows, walls, fences, stairways, eaves, cornices and other architectural features and details shall be preserved and retained where feasible. Necessary replacement of these features should be as near as 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.*

Response: The proposed redesign takes space that had to be removed due to the inability of APS to remove a power pole from parcel 401-06-156H and relocates it on the top of the new covered deck structure. This incorporates the changes onto an already established footprint. Mr. Jurisin’s team is providing updated engineering calculations to confirm that the footings and structural elements already approved, will be more than adequate. The major change is to the height of the new structure on the deck. Initially planned to be larger and then reduced in size during a redesign, the applicant is proposing to place his off-street waiting area, or a portion of it, on the roof-top deck of the new structure. This space is not ADA compliant, however ADA compliant waiting area and access is still available as planned. The remainder of the non ADA compliant waiting is to be moved up to this location. This fulfill’s the Town’s requirement that Mr. Jurisin provide space for waiting patrons to ease congestion on the adjacent sidewalk.

The additional height of this building actually blends in with the neighboring roof heights and blends better into the surrounding built environment than the original design with the lower roof. However the maximum height of an accessory building is 14”. The New height will top out around 17’8”, and will require a Variance from the Board of Adjustment as it is a new construction.



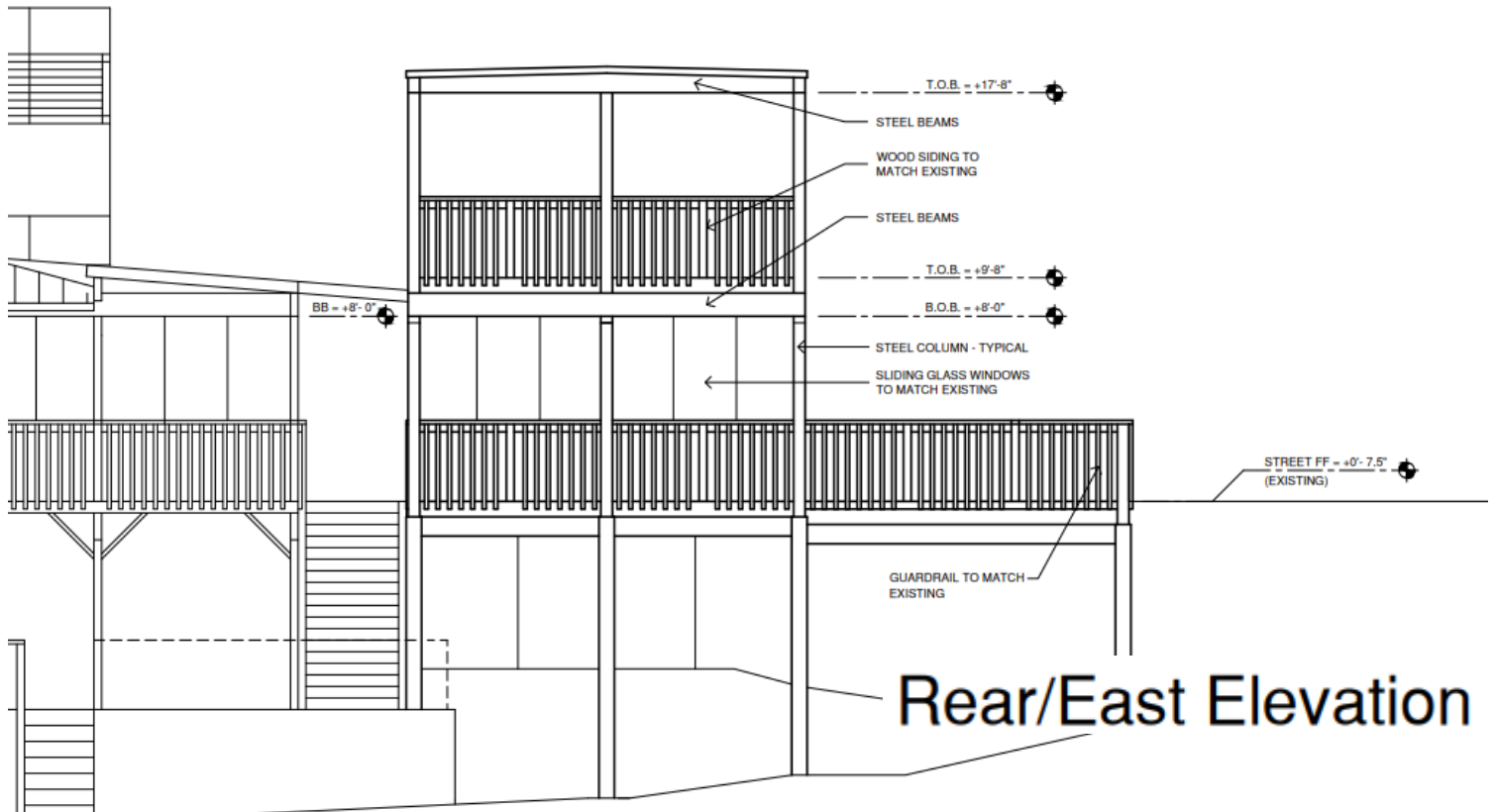
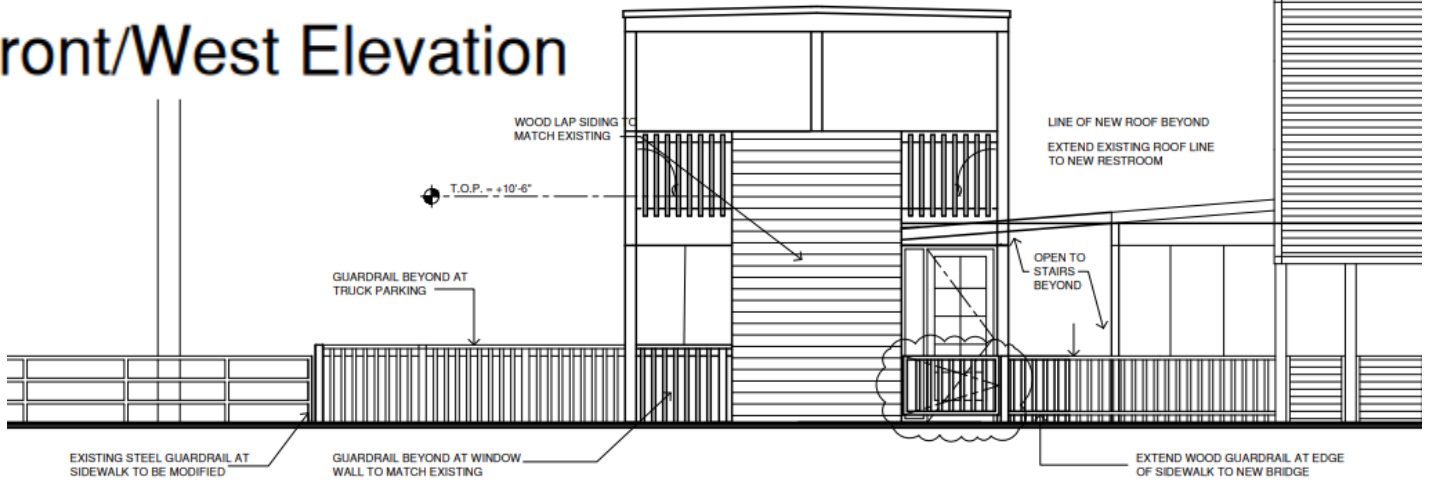
Front Elevations (Previous)



Front Elevations (New, proposed)



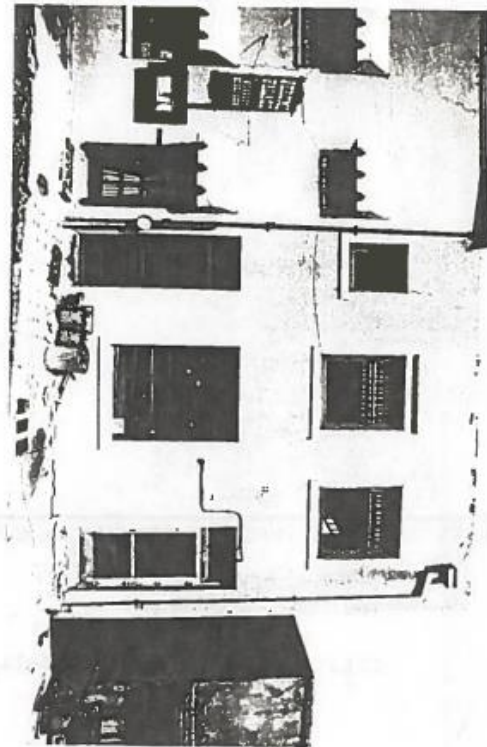
Front/West Elevation



Application and Related Information

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			



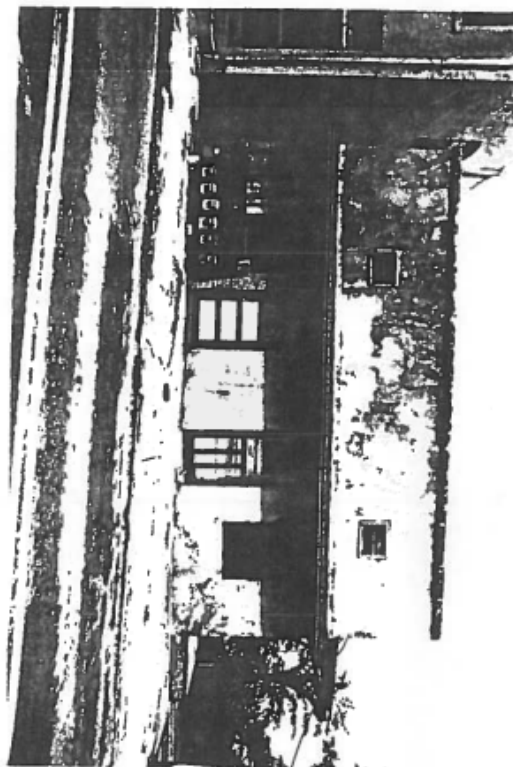
PHYSICAL DESCRIPTION

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 Haskins Apts.		COUNTY Yavapai	INVENTORY NO. 51
COMMON PROPERTY NAME Haskins Apts.		QUAD/COUNTY MAP Sec. 23 TWP 15 RANG 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 apartments			
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

