

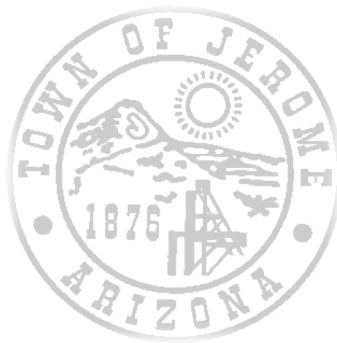


Town of Jerome

General Plan
2018

The Town of Jerome General Plan 2018

Adopted by the Town Council on June 12, 2018



“Respect for the past, looking toward the future ”

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TOWN OF JEROME

Proclamation

by Mayor Lew Currier and the Council of the Town of Jerome

**upon this, the 50th anniversary of Jerome's recognition
as a landmark of national historic significance.**

WHEREAS, fifty years ago, in 1966, the United States Department of the Interior designated the Jerome Historic District a National Historic Landmark. In so doing, it was proclaimed that "this site possesses national significance in commemorating the history of the United States of America"; and

WHEREAS, the dramatic location of Jerome's fabulous mineral wealth on a steep, isolated mountainside has presented unique challenges throughout its history. Both miners and town builders struggled with Jerome's topography; but precious ore was extracted and municipal services made Jerome a vital city when Arizona was still a territory. The tons of copper from Jerome served the nation, providing wire for the widespread transmission of electricity and critical materials with which to fight two World Wars. Jerome's challenges have continued in the years following the closure of the mines; but Jerome's place in history and its dramatic vistas have been recognized and celebrated as enduring assets; and

WHEREAS, on April 19th, 1967, the celebration culminated in a dedication of Jerome's Landmark status. The Secretary of the Interior, Stuart Udall, addressed the Town, encouraging the continuing restoration of Jerome, and the preservation of Jerome's proud history. The Governor of Arizona, Jack Williams, proclaimed April 17th through the 23rd, 1967, to be "Jerome Historic District Week." Mayor Tony Lozano served as Chairman of the Dedication Committee, and Councilman John Donald Walsh was Master of Ceremonies; and

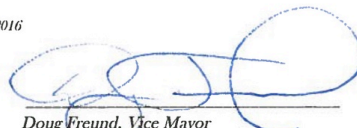
WHEREAS, to the accomplishments of Jerome's residents during its mining heyday we now add 50 years of diligent effort by dedicated men and women to preserve this unique National Landmark as a living community;

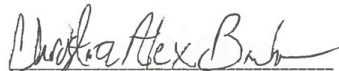
NOW, THEREFORE, WE DO PROCLAIM the beginning of a new period of celebration, of both revelry and reflection upon the unique circumstances which brought Jerome into being, and the half-century of joyful labor to preserve Jerome for our children and the nation.

This period will culminate in April of 2017 with an event of Jeromian proportions, and the second half-century of Jerome's preservation and commemoration will begin.

Dated this 12th day of April, 2016


Lew Currier, Mayor


Doug Freund, Vice Mayor


Alex Barber, Councilmember


Abe Stewart, Councilmember


Frank Vander Horst, Councilmember



A VISION FOR THE TOWN

The Town of Jerome maintains its historic character, livability and status as a National Historic Landmark. We welcome visitors and encourage a viable and diverse business and arts community, while preserving the balance that protects a high quality of life for our residents.

FOREWORD

2017 was an auspicious year for the Town of Jerome. Fifty years prior, Jerome was added to the National Register of Historic Places, and the Town continues to stand as a unique landmark of mining in the American West. However, the fact that Jerome's residents today have crafted a new General Plan - looking toward the Town's future - reveals that Jerome is more than a historic landmark. Jerome is also a living community. The fact that this new Plan comes 36 years after the previous Plan is also telling. With fewer than 500 residents, Jerome is a very small community indeed. Given the Town's unique circumstances, historic importance and many distinctive challenges, the scale of Jerome's General Plan necessarily exceeds what might have been expected for a town of Jerome's physical size and population. This was a significant undertaking.

The General Plan of 1981 remains an impressive document, and was consulted frequently as the new General Plan evolved. Descriptive portions of the 1981 Plan are included here as appendices. Though never completed, several previous attempts were made to update that plan. They furnished some useful material, particularly with respect to historic preservation. More recently, an excellent opinion survey provided early direction for the new General Plan.

The citizen committee which crafts a General Plan relies heavily upon the professional guidance of the Zoning Administrator. Ideally, one individual sees the project through from start to finish. During the past several years, however, Jerome has had four different Zoning Administrators in succession. Carmen Ogden, Rebecca Borowski, Albert Sengstock and Kyle Dabney each contributed their professional skills and enthusiasm to this General Plan. While this abundance of Zoning Administrators offered diverse perspectives, the transitions from one to the next tested the resolve of the volunteer committee members. Fortunately, as the General Plan of 2018 neared completion, Jennifer Julian provided essential staff support.

One consequence of the delays caused by these transitions was that enough time passed that changes occurred which required that parts of the Plan be revisited. Recent challenges wrought by nature and the State Legislature may affect the future of Jerome and had to be considered in its General Plan. The near certainty that other unanticipated developments await is a humbling thought for would-be visionary planners!

The Steering Committee responsible for crafting Jerome's General Plan of 2018, was made up of residents Natalie Barlow, Mimi Currier, Douglas Freund, Denise Guth, Margie Hardie, Jane Moore, and Suzy Mound. The Steering Committee would like to acknowledge Ann Gale, Lance Schall and Henry Melody for their participation in the early stages, as well as members of the public who attended meetings. Despite the relatively small size of this Steering Committee, a wide range of perspectives and opinions was represented. Participation in the many far-reaching discussions on the past, present and future of this remarkable town was both a privilege and a pleasure.

- Steering Committee for the Jerome General Plan of 2018

INTRODUCTION



Photo courtesy of Jerome Historical Society

THE PURPOSE OF THE PLAN

The purpose of the Town of Jerome General Plan is to provide residents, business owners, prospective businesses, elected officials, Town and County departments, the development community, interest groups, and resource agencies with a road map for the future development of Jerome. It describes the goals and policies to support the future vision of the Town's residents and identifies strategies to achieve those goals while balancing preservation, change and environmental well-being. It is a citizen-driven Plan, a document the community can be proud of, which heightens the awareness of development issues through community involvement in the project. The Plan was developed in conformance with A.R.S. 9-461.05, established by the State of Arizona to guide municipal planning and growth management.

The role of the General Plan is:

- An expression of citizen preferences
- A statement of Town policy
- A guide to public and private decision making
- A long-term perspective
- A blueprint to improve residents' quality of life
- A legal requirement under Arizona State Law

THE PLAN BACKGROUND

Because of its rich past, in 1967 Jerome was designated as a State Historic Site and a National Historic Landmark. In 1981, the Department of the Interior, National Park Service partially funded a long range plan and historic preservation study for the Town under provisions of the National Historic Preservations Act of 1966. The goal was to manage growth and sustain Jerome's historic character.

THE PLANNING PROCESS

The Town of Jerome developed the 2018 General Plan in support of the vision identified by the Town residents through community meetings, a town survey and General Plan Steering committee work sessions. Based on community input received as a part of past and present community planning efforts, many of the goals and ideals identified in the 1981 plan are still relevant. The basic 1981 plan has been updated to reflect changes that have occurred and plan for changes the Town will likely experience during the next twenty years.



Jerome residents Mary and Val Harris explore prehistoric cliff dwellings in the Verde Valley below Jerome, ca. 1910. Freund collection.

A BRIEF HISTORY OF THE TOWN OF JEROME

The Hohokam people were the first inhabitants in the vicinity of Jerome, who farmed the Verde Valley between 700 AD and 1125 AD. Later, other indigenous tribes inhabited the area and they worked the ore body on the hills around Jerome to collect pigments for coloring their bodies, blankets and clothes. In the late 16th century, Spanish explorers arrived in search of gold; however they did not stay to mine the area when gold-hungry administrators determined the "poor copper" mines did not warrant exploitation.

In 1875, the first mining claims and a mill site were located near the present location of the Town of Jerome at the base of two large cone shaped hills, later called Cleopatra Hill and Woodchute Mountain. These claims were purchased by the United Verde Copper Company, organized by Frederick Tritle. The camp was named Jerome for Eugene Jerome, a major financier of the United Verde Copper Company. A small blast furnace was hauled in by wagon and copper was produced in 1883 and 1884. By 1887, the operation closed, and in 1888 William Clark bought a majority of the stock and developed the operations into a profitable business. The small blast furnace produced nearly \$1 million in copper and is on display today in Jerome.

New ore bodies were found and mining operations grew. A new smelter and a narrow gauge railroad connecting to the main line were built. Eventually the smelter towns of Clarkdale and Clemenceau, complete with standard gauge railroad, were built to handle the ores being mined in and around Jerome. During the boom years which began in the early 1900's, Jerome was a diverse community, with over 30 different nationalities inhabiting the Town and immediate area of nearly 15,000 people.

During the latter part of the nineteenth century, at least five major fires ravaged the hastily-constructed frame buildings that made up most of the town. Despite resistance from George W. Hull, Jerome's largest landowner, the woeful lack of an adequate water supply and firefighting equipment drove the residents of Jerome to petition Yavapai County for incorporation. In 1899, the County Board of Supervisors granted incorporation for Jerome. The new Council promptly outlined a fire district and a building code was adopted, designed to lessen the occurrence of fire. Jerome prospered until the lack of high grade ores and the Depression signaled its decline.

Severe slides plagued Jerome and caused extensive damage. All of the vegetation for miles around Jerome was killed by smelter fumes, causing excessive runoff and soil erosion. The slide areas are unstable geologic formations and after the high-grade ores played out, open pit blasting started. Blasts of 5,000 pounds of explosives rocked the town. Tunnels were dug, then filled with larger amounts of explosives (ranging from 50,000 to over 200,000 pounds) and detonated. The major slides took place after these large blasting activities.

Major mining activities ceased in 1953 and the population dropped to approximately 200 by the late 1950's. The decline of the town was hastened by the demolition of sound buildings for their materials. In 1953, some of the few remaining residents formed the Jerome Historical Society to preserve what remained of the town. Lack of maintenance and a large snowfall in 1967 destroyed more of the remaining structures.



Photo courtesy of Jerome Historical Society

JEROME TODAY

Jerome is a town known for its tenacity to survive in the face of impending economic, environmental, health and topographic catastrophes. Crashing copper prices, sliding topography, mud, fires and disease are among the natural and manmade disasters which plagued the Town during the 20th century.

The mines, the workers, those who sought its wealth, and those who came later in the 1960's and 1970's shaped Jerome's history. Today's Jerome, while still retaining its mining camp heritage, has undergone a personality change. Jerome is now a bustling tourist magnet and artistic community with a population of approximately 444, according to the 2010 U.S. Census. It includes artists, craftspeople, musicians, writers, hermits, business owners, historians and families. Together, they form a colorful, thriving community built on a rich foundation of history, art and lore.

Jerome began its association with the arts when the Verde Valley Art Association was started in the early 1950's and the town today continues to be known for its vibrant and varied art scene. Presently, Jerome's community and cultural activities are sponsored by the Jerome Historical Society, the Jerome Volunteer Fire Department, the Jerome Chamber of Commerce, the Jerome Humane Society, Jerome Public Library and Jerome Arts Workshop. Three parks, two churches and a civic center round out the major public facilities and organizations in the town.

The Jerome State Historic Park adjoins the town. A major attraction for tourists and residents is the view from the 5000-foot elevation overlooking the Verde Valley and the spectacular red rock cliffs of the Mogollon Rim, capped by the 13,000 foot San Francisco Peaks 50 miles to the north.



Photo by Ron Chilston

Ron Chilston photo

Young, H. V. (1972). *They came to Jerome*. Jerome, AZ: Jerome Historical Society.
US Census 2010. (2013, June 10). Retrieved July 9, 2013, from US Census 2010: www.census.gov/2010census

HISTORIC PRESERVATION ELEMENT

BACKGROUND

The cultural contribution of Jerome to the nation as a virtually intact example of an early Western mining town, perched precariously on the side of a mountain, has been recognized by the overwhelming interest shown over the years by the tourist public and by the Historic District designation assigned to the town by the Department of the Interior, National Park Service. The traveling public contributes to the income of the Town, while the Federal and State governments make funds available for restoration projects. Critical to the maintenance of this symbiotic relationship, beneficial to all, is the preservation of Jerome's Historic District status. Because of this historic status, the inclusion of this Historic Preservation Element is an essential part of the 2018 General Plan.



Photo courtesy of Jerome Historical Society

PRESERVATION GOALS

A. PROTECT HISTORIC ASSETS

Jerome establishes as a goal the preservation of the existing inventory of approximately 260 contributing historic buildings and structures listed in the formal description of the Jerome National Historic District. These range from the well-preserved to some that are little more than a pile of debris. The Town's National Historic District status is predicated on the continued existence of these structures, many of which have fallen into disrepair in recent years or are threatened. In addition, the General Plan establishes as a goal the identification and protection of historic assets such as retaining walls, certain streets and other places and structures that do not classify as buildings but are of historic value.

Policies pre-existing this plan include ordinance protections limiting demolition and managing the process of restorations, alterations and additions. New policies address the categorization of historic buildings in terms of their structural integrity and establish minimum maintenance standards for those in good condition or that can be salvaged. The protection of non-building historic assets is also covered.



Photo courtesy of Jerome Historical Society

The 2018 Historic Preservation Element owes much to a draft created by Mr. Tony Longhurst for a proposed General Plan revision in 2006.

Policies:

1. In all cases, the intent of the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings should be applied with respect to maintenance and/or restoration of historic structures.

2. The distinguishing original quality or character of historic properties should be protected. The removal or alteration of any historically valuable material or distinctive architectural features should be avoided when possible. The design of additions should be compatible with the height, scale, materials, color, texture and character of historic property.



3. Demolition of buildings or structures that contribute to historic properties should be permitted only when denial of permission would result in the inability of the owner to use his property or when demolition is necessary to permit the construction of a project of special merit.

4. Historic properties should be protected from demolition by neglect, purpose, or design through the use of appropriate enforcement tools. To this end, a standard for minimum maintenance should be observed in our existing code. These standards should be limited to structural concerns that affect the integrity of the building in question such as roof and foundation failure. In cases of financial hardship, the Town should provide assistance in helping the owner of the affected property identify needs and apply for grant monies.

5. When interpreting building and other related codes and regulations, the bias should be toward those actions that permit maximum preservation and protection of historic resources while still ensuring the health and safety of the public.

6. Every effort should be made to minimize the adverse physical impact of motorized vehicles, especially construction equipment, on historic property from vibration or impact damage or, in the case of roadways and sidewalks, wear and tear through misuse.

7. Historic buildings, whose significance is embodied in their sites and settings as well as the buildings themselves, should be moved only when there is no feasible alternative for preservation.

B. MAINTAIN HISTORIC CONTEXT

The General Plan establishes as a goal the preservation of the historic context within which the Town functioned during the “period of significance.” The term “context” refers to commercial and neighborhood settings as well as mining structures, equipment and sites within Town, and includes the placement of Jerome as an isolated community on the side of Mingus Mountain.

Policies are directed at preserving the ambience of the Town and its historic definition. The settings of historic buildings are protected by managing new construction so that it fits in with historic structures in terms of size, setbacks, door and window openings and other particulars.

The importance of structures, settings and equipment related to the mining industry during the “period of significance” is recognized and protection is provided accordingly. Furthermore, a policy of monitoring, and to the extent possible, coordination and management is adopted with respect to maintaining Jerome as a visually isolated mountainside community as seen from the valley below.

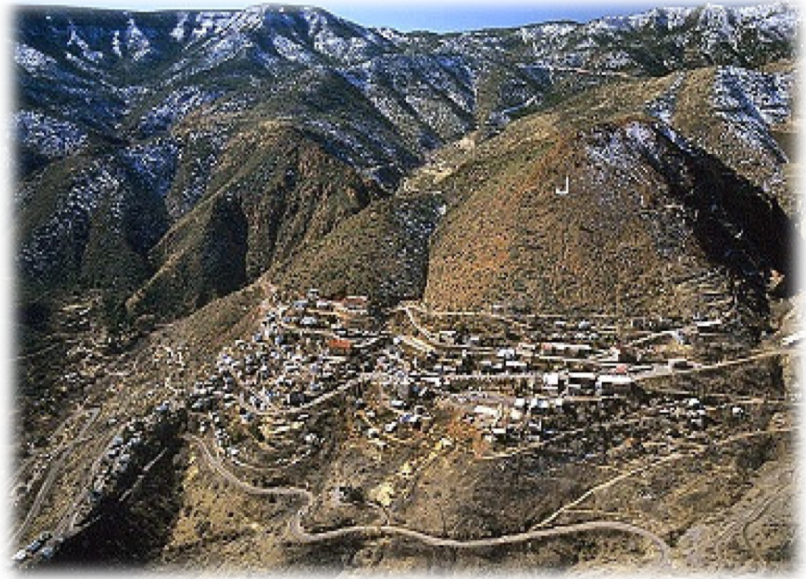


Policies:

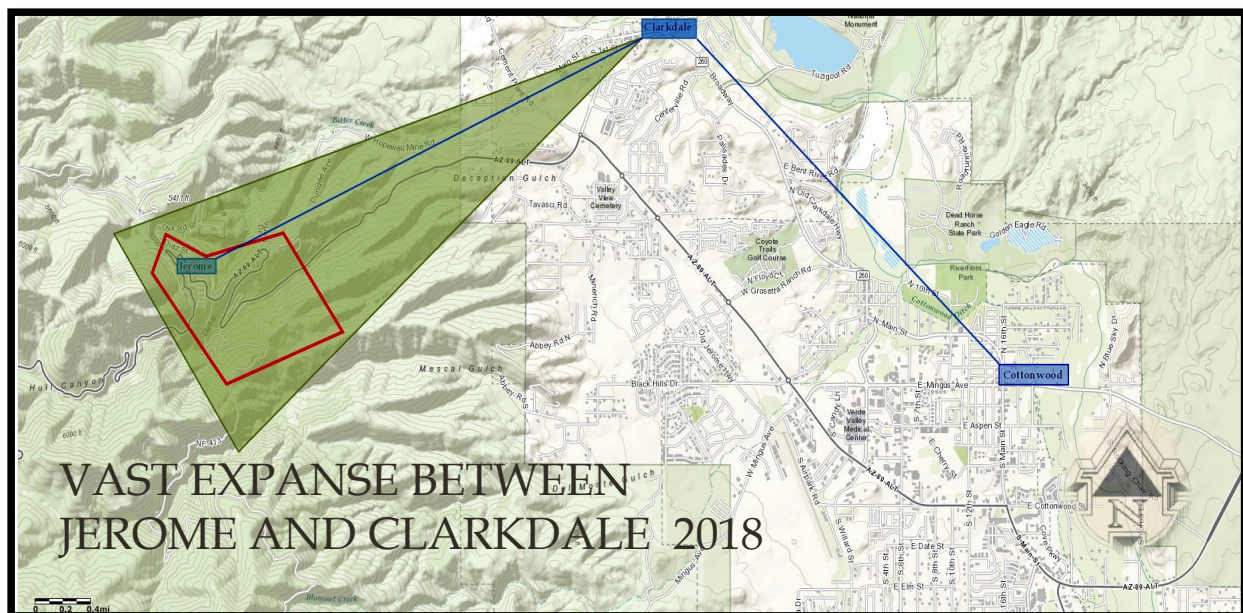
1. Protect the distinguishing qualities or character of historic assets, including the context in which they historically existed. New construction should be compatible with the architectural character and cultural heritage of the district in which it is located. In the design of new construction, height, proportion, mass, configuration, building materials, texture, color, and location should be compatible with these valuable features, particularly features in the immediate vicinity to which the new construction will be visually related.
2. Preserve original street patterns by maintaining public rights-of-way. Where alleys, boardwalks or paths continue to provide adequate off-street service and circulation functions, they should be retained.
3. Retain whenever possible open space visually associated with privately owned historic properties, such as yards and gardens. If additional development is desired, sufficient open space should be retained to protect the essential integrity of the particular historic property and its sense of setting.
4. Control the visual quality of historic streetscapes by carefully managing the selection and placement of signs, lighting, street furniture and other elements that may have an adverse effect.

5. Sidewalks, both publicly and privately owned, should be preserved and maintained. They provide an important visual link between roads and historic structures and serve to emphasize the fact that Jerome evolved as a primarily pedestrian community. These arteries continue to provide safe walkways for residents and tourists today.

6. The location of Jerome on the side of a mountain made its original construction extremely difficult and continues to provide many challenges in maintaining the old buildings that remain. The fact that the Town was constructed in such a difficult location speaks to the economic realities of the time. The availability of copper ore and its price in the marketplace overrode all other considerations.



The visual perspective of Jerome as an isolated community on the side of a precariously steep slope is considered to be an important historic feature and one that should be maintained. To this end, careful preservation of the open space around Jerome is of critical importance.



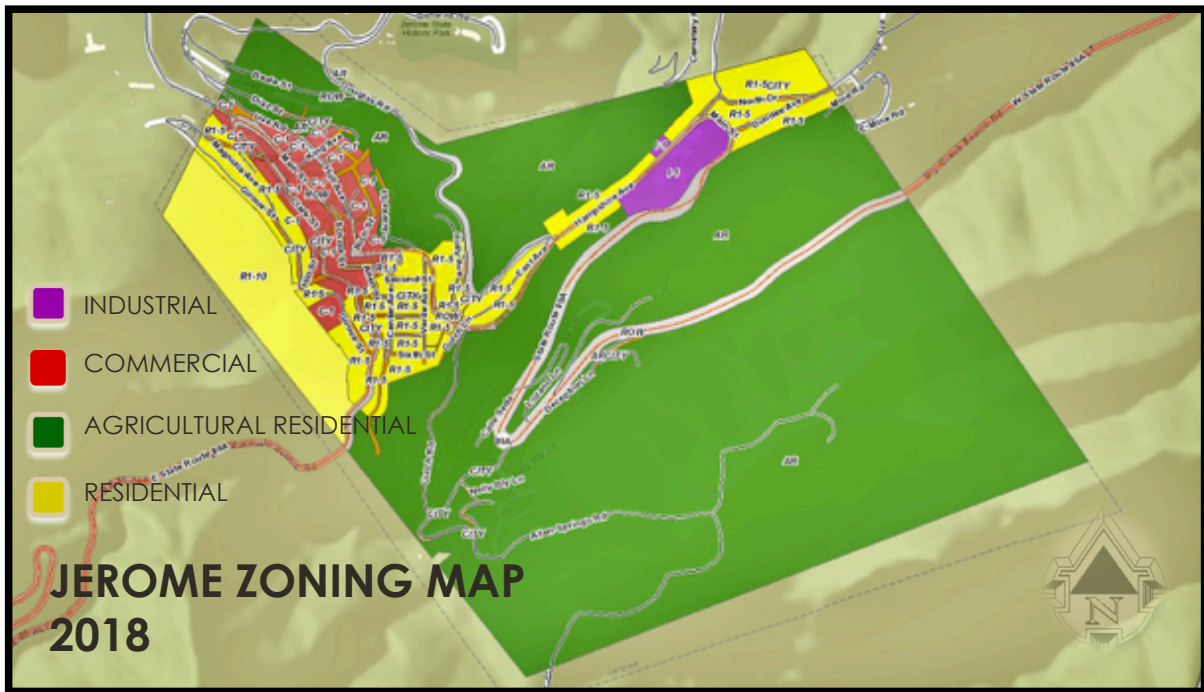
C. PROVIDE STRUCTURE TO PROTECT ADDITIONAL ASSETS

The General Plan establishes as a goal the creation of a process through which any historic assets that are newly recognized be identified and protected. Minimum standards are established for the identification of previously unrecognized historic assets, and a process is developed for their inclusion under existing protection mechanisms.

Policy:

Historic buildings, structures, monuments, works of art, areas, places, sites, neighborhoods, and historic landscapes or landscape features should be designated as historic assets if they meet the following criteria:

1. They possess sufficient structural integrity to convey, represent or contain the values and qualities for which they are judged significant.
2. They were constructed prior to 1953, and possess at least one of the following values or qualities:
 - a) They are sites of significant events or are associated with persons, groups, institutions, or movements that contribute significantly to the heritage, culture, or development of the Town of Jerome;
 - b) They exemplify the significant or unique social, political, educational, historical, technological, economic, archaeological, architectural, or artistic heritage of the Town of Jerome;
 - c) They embody the distinguishing characteristics of architectural styles, building types, types or methods of construction, landscape architecture, urban design or other architectural, aesthetic or engineering designs or expressions significant to the appearance and development of the Town of Jerome;
 - d) They have been identified as notable works of craftsmen, sculptors, architects, landscape architects, urban planners, engineers, builders or developers who have influenced the evolution of their fields of endeavor, or the development of Jerome.
 - e) They represent a significant and distinguishable entity, one whose components may lack individual distinction.



D. OPTIMIZE STEWARDSHIP OF TOWN OF JEROME PROPERTY

The General Plan establishes as a goal the continuation of the Town as a role model for historic preservation by providing exemplary standards of stewardship of all property under its ownership or control.

Guidelines are established with respect to the preservation of Town-owned or controlled historic property. These encourage Design Review Board review of modifications to Town property and include property use and disposition.

Policies:

1. Although the town is exempted by statute, it should continue its policy of gaining Design Review Board approval before embarking upon modifications or new construction of the type for which its citizens would be subject to review.
2. Ensure that master and project plans for public facilities and improvement plans are consistent with the goals and policies in the Historic Preservation Element of the General Plan.
3. Use, to the maximum extent possible, available historic properties for carrying out Jerome municipal responsibilities.
4. Undertake whatever measures are necessary, including deed restrictions, before disposing of public historic properties to private use so as to ensure their continued preservation.
5. Protect publically owned land adjacent to private property from being paved over or otherwise compromised for vehicular access and parking.

E. PROVIDE MUNICIPAL PROCESS IN SUPPORT OF HISTORIC PRESERVATION GOALS

The General Plan establishes as a goal the provision of a municipal process that provides for and fosters the preservation of historic assets and context within the Town. This process includes documentation, ordinances and policies consistent with optimizing the recognition and preservation of the Town's historic past.

Existing policies and processes for historic preservation are continued, and additional tools are recognized and adopted. These include active management of Jerome's Historic District, the augmentation of preservation features of the Town's Zoning Ordinance and the Secretary of Interior's Standards for the Treatment of Historic Properties, and the formal adoption of a survey and mapping process for historic assets. A periodic review of all preservation tools is established.

Policies:

1. Adopt/modify design review criteria as needed to address the preservation goals set forth in the General Plan, and develop/modify ordinances and guidelines for the treatment and alteration of historic properties, as well as for the design of new buildings in the vicinity of those properties.
2. Continue to maintain a Design Review Board as the Town's primary tool in administering that portion of the Jerome Zoning Ordinance related to preservation and the establishment of design review criteria. This Board should review all plans and programs that affect historic resources.
3. Formally review every ten (10) years, and update as necessary, the historic preservation and design review elements of the Jerome Zoning Ordinance to insure that the regulations within it are still viable and remain suited to the preservation goals outlined in the General Plan.
4. Maintain guidelines for design review for the purpose of enlisting the support of property owners and the general public for the Town's preservation goals. Explain in detail the administrative process for gaining a Certificate of Approval or appealing a denial, and provide sufficient explanation and specific examples to facilitate compliance with the preservation and design review elements of the Zoning Ordinance.
5. Ensure that all public records relating to the construction, alteration and demolition of historic properties or potential historic properties are retained, physically and electronically, for future use and reference.
6. Continue to update and maintain, in cooperation with the Jerome Historical Society, a historic resources inventory. Notations should be made within the inventory listing which identify individual assets that are failing and may be in need of community action to preserve them. This inventory should be formally reviewed every ten (10) years and updated as necessary. It shall be available for review in the Jerome Town Hall or the Jerome Public Library.

7. Create and maintain a map depicting historic assets and landmarks. Formally review such map every ten (10) years and update as necessary. This map shall be available for review in the Jerome Town Hall or the Jerome Public Library.

F. INVOLVE THE PUBLIC

The General Plan establishes as a goal the fostering of public involvement in the preservation process.

Policies address community education in general and partnering with individuals and organizations in reaching specific goals.

Policies:

1. Encourage community interest and participation in historic preservation by providing information about current preservation issues, perhaps in the Town newsletter, and by fostering the idea that preservation is important and relevant to the character and well-being of Jerome.
2. Actively solicit the involvement of Jerome organizations and individuals in the task of historic preservation, particularly for individual projects, including saving threatened structures.
3. Take every opportunity to interface with the Jerome Historical Society on preservation issues in recognition that the Historical Society and the Town share many common preservation goals. The Historical Society could assist with the tasks for which the Town provides oversight. The Historical Society may assist in saving particular assets and in other preservation projects, as well as fostering public education.

G. PARTNER WITH PROPERTY OWNERS

Jerome establishes as a goal the recognition that owners of historic property within the Town and the public at large share common preservation goals. Mutual recognition of the concept that historic property is owned by the individual in an economic sense and by the community in a cultural sense, and that both types of owner have a stake in protecting the interests of the other is to the advantage of everyone concerned.

Policies are directed toward establishing the Town as an information resource in terms of goals, methods, guidelines, ordinances and tax and grant options pertaining to historic assets. It is further recognized that the partnering of the Town and individual property owners in terms of grant applications may provide mutual benefit.

Policies:

1. The Town of Jerome Planning Department should provide informational assistance to owners of historic assets to facilitate their ability to take advantage of the tax incentives provided by the federal government. Property owners should be encouraged to apply for available incentives when applicable to their situation.

2. The Town of Jerome Planning Department should provide informational and limited practical assistance to owners of historic assets to facilitate their ability to take advantage of grant monies available for the preservation, restoration and development of historic properties. This is particularly important in the case of economically challenged owners that are in non-compliance with minimum maintenance standards. The submission of grant applications for publically owned and private properties should be coordinated to the extent possible to manage priorities and maximize potential funding. Town sponsorship of a grant application related to private property would be an incentive to the owner for such coordination.

3. The Town of Jerome should cultivate the best possible relationship with the mining companies, so that lines of communication will be open when needed.

H. COORDINATE WITH THE FEDERAL GOVERNMENT, THE STATE, THE COUNTY, AND BORDERING MUNICIPALITIES

The General Plan establishes as a goal the fostering of maximum coordination with other government entities in the furtherance of the Town's preservation goals. This goal is of particular importance in terms of educating and gaining the cooperation of the County, Forest Service, ADOT and neighboring municipalities in preserving an open space buffer around Jerome and in maximizing the interface with the State Historic Preservation Office (SHPO) for protecting Jerome's National Historic District status and staying up to date on laws and incentives pertaining to preservation.

Policies include the maintenance of good communications with relevant government entities on preservation goals in general and a willingness to be proactive in addressing specific issues. The public recognition that maintaining Jerome's geographical context is a Town goal may create opportunities for dialogue. Relations with SHPO are especially important in terms of both educational and practical benefits.

Policies:

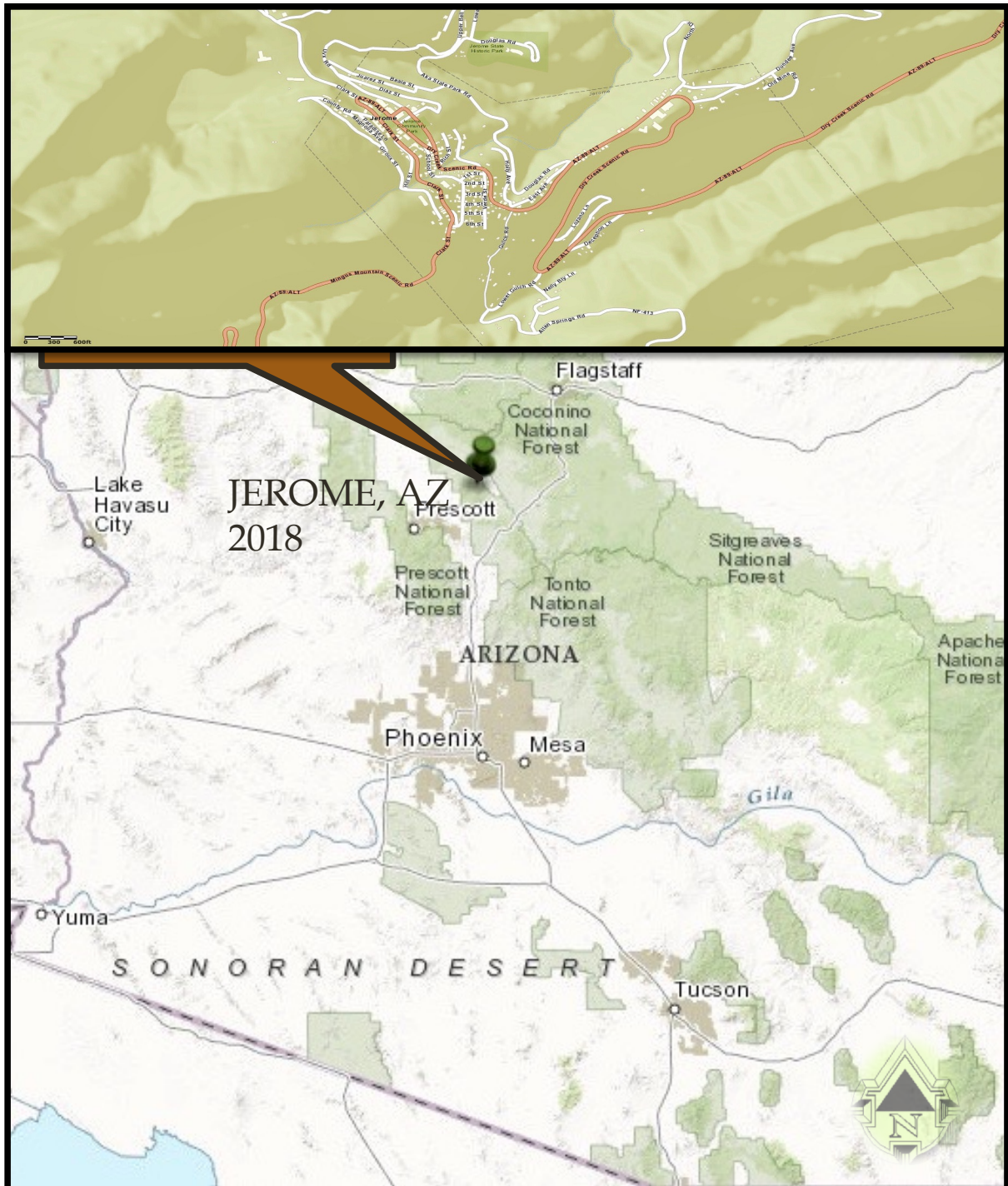
1. Clarkdale has many of the same preservation issues as Jerome and should be recruited as a partner and mutual resource.

2. Involve SHPO and the Heritage Partnership Program of the National Park Service Intermountain Region in major preservation issues so as to enlist their support and ensure compatibility with their overall goals. SHPO is a major resource for preservation tools.

LAND USE ELEMENT

INTRODUCTION

The Town of Jerome General Plan applies to the 448 acres within the Town boundaries. Jerome is located in central Arizona in northeast Yavapai County. The Town takes in parts of Mingus Mountain, Cleopatra Hill and Woodchute Mountain, which are part of the Black Hills mountain range that define the southwestern edge of the Verde Valley. It is on State Highway 89A between Prescott and Flagstaff and is about 25 miles from Interstate 17, the state's major north - south artery.



The Land Use Element of Jerome's General Plan incorporates three major factors: 1) physical conditions, 2) community-identified concerns, and 3) socioeconomic forces driving current and future land use. The goal of this plan is to balance these factors, finding feasible solutions to resolve conflicting and difficult problems.

Inhospitable topography has always shaped Jerome's built environment. Due to the severe sloping topography and unstable hillsides, new development has been mainly limited to restoration and rehabilitation of the remaining damaged and run-down structures for residential and commercial use, with a limited amount of new construction. Presently, only a few original structures remain to be restored. The town now faces challenges associated with new development in a historical district.



Photo courtesy of Jerome Historical Society



The closing of the mines meant the loss of money and manpower needed to operate and maintain Town infrastructure, which continues to be a challenge today. In addition, the water system, wastewater system, streets and sidewalks are in need of constant renovation or repair because of age, high use and severe topography. Peripheral development of Jerome is largely unfeasible. Projected growth must be primarily absorbed through infill and redevelopment of the urbanized area.



Photo from Area Drainage Master Plan prepared by Shephard Wesnitzer, Inc., 2014

Jerome's water system dates back to the late 1800s, and remains a functional point of historical interest today. It is entirely a gravity-fed system with its source being a series of springs miles outside the town. The mining companies who owned the property have been largely responsible throughout the town's mining history for the construction and maintenance of this intricate water system. In 1964, the water service was acquired by the town, thus beginning Jerome's ongoing challenge to repair and maintain an antiquated system. The steep topography, rocky conditions, high water pressures, and acidic soils resulting from mining activity contribute to difficult and expensive infrastructure maintenance.



Photos from Area Drainage Master Plan prepared by Shephard Wesnitzer, Inc., 2014

The town currently has five water storage tanks which provide 750,000 gallons in storage, mainly for fire suppression. During mining days, before the advent of modern plumbing, there were many more water storage tanks scattered above the town that were fed with more springs than the town currently has in order to provide for the town's population and mining activity. There are presently about 350 connections which serve the population of Jerome. In a 2006 report submitted to Arizona Department of Water Resources (as part of the Central Yavapai Highlands Water Resource Management Study/water needs to accommodate projected growth), it was estimated that Jerome may be able to supply approximately 800 residents with its then available water supply (spring flow). However, since that report was submitted, there have been wide fluctuations in the spring flows. Whether this is due to recent years of drought, or will be the new "normal," has yet to be determined. The springs are largely recharged by snowmelt, and if there is less snowfall above the springs, it may be a challenge to meet existing and future needs. There are no obvious and affordable alternative sources.



Jerome is serviced by a wetlands-type sewer treatment plant which is also gravity fed. It was designed with a 70,000 gallon per day maximum capacity, and treats on average 36,000 gallons per day. At times of high tourist visitation or heavy rains, the maximum capacity is sometimes approached. The Town's treatment facility was upgraded at its original site in the early 2000s to meet then-ADEQ and EPA standards.

At present, in 2018, maximum capacity of the facility is sometimes approached and taxed to the point that further upgrades must be considered. However, the steep topography and limited area of the facility site does not allow much room for expansion. Upgrading the sewer treatment facility (or choosing to remain within the capacity of the current plant) will present one of Jerome's primary challenges in the next decade.

KEY ASSUMPTIONS:

- Most growth must be absorbed through infill and redevelopment of the urbanized area.
- Jerome's future development will be determined by the availability of natural resources, existing roadways, terrain and historic land use patterns.
- The existing water and sewer infrastructure is in need of improvement.
- Availability of public infrastructure will determine the feasibility of new development.

<http://www.yavapai.us/bc-wac/cyhwrms>

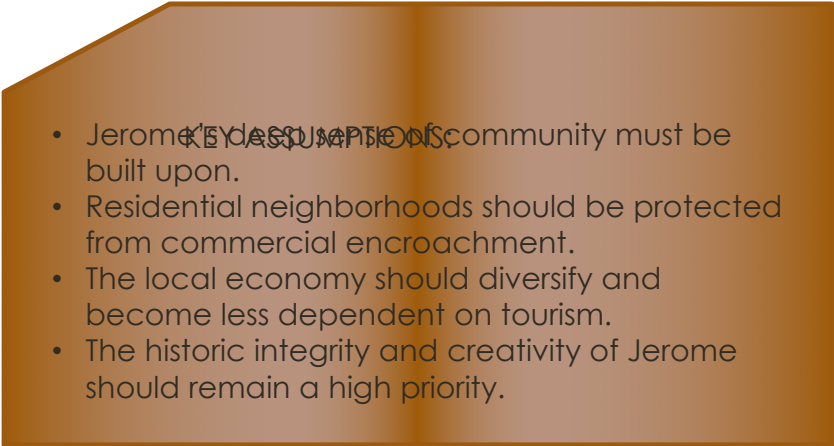
COMMUNITY IDENTIFIED ISSUES

The results of a survey prepared by the Town and comments received from the public at a meeting held on March 27, 2013, guided the direction of the Land Use Element. Residents stressed the need to build on Jerome's sense of community, recommending that a vibrant full-time residency be actively protected and pursued through land use policy. Further commentary stressed the need to maintain and increase Jerome's socioeconomic diversity, encourage economic and environmental sustainability, and maintain Jerome's historic landmark status.

Concerns were raised by some residents of being financially over-dependent on tourism and tourist related revenue. They identified the increased demand for short-term rentals (vacation rentals) as detrimental to the community as a whole. Turning residential homes into lodging businesses results in a loss of housing inventory for residents necessary in a volunteer-driven community and loss of a sense of community in residential neighborhoods.

Preservation of Jerome's historic integrity remains a community goal. The town is dependent upon the maintenance of Jerome's character, historic buildings, streetscapes, views and appearance to sustain economic viability. Each incompatible new structure, building, or sign, each incompatible renovation or rehabilitation, and each removal of an old or historic building or wall, will adversely affect the Town's character to some degree.

In addition to desiring an economy with the capacity to remain diverse and productive over time, residents also stressed the desire to promote resilience and respect for the natural environment and natural resources. Land use and new development must be tied to the availability of water and the ability of the Town's infrastructure (water, waste water systems) to accommodate the projected tourist and resident population.

- 
- KEY ASSUMPTIONS**
- Jerome's sense of community must be built upon.
 - Residential neighborhoods should be protected from commercial encroachment.
 - The local economy should diversify and become less dependent on tourism.
 - The historic integrity and creativity of Jerome should remain a high priority.

US Census 2010. (2013, June 10). Retrieved September 18, 2013, from US Census 2010: www.census.gov/2010census

Parker, K. (2010). *Population, Immigration, and the Drying of the American Southwest*. Washington, D.C.: Center for Immigration Studies.

SOCIOECONOMIC FORCES DRIVING LAND USE

Significant population and economic growth pressures have driven the land market in the State of Arizona. The South and West are the fastest-growing regions of the nation, accounting for 84 percent of the U.S. population increase from 2000 to 2010, part of a demographic trend of Southwest migration and immigration. The continuation of the U.S. population shift from the Northeast and Midwest to the South and West may mean a steady population increase for the State over the next 20 years. Local population growth will require an accommodative supply of residential and commercial land.

Generally, land consumption grows proportional to residential consumption. That is, population increases require a proportional amount of businesses to support the growing population of residents. However, tourist destinations like Jerome typically experience greater demands for commercial/retail space to accommodate the tourist industry. This results in economically less productive land uses like residential becoming threatened by commercially driven economic growth pressures.

KEY ASSUMPTIONS:

- Population growth will result in an increased demand for residential and commercial land.
- Jerome's tourist related economy will likely continue to grow proportionately along with population growth trends and vacation/travel trends.
- Disproportionate demand for commercial property is likely.
- An increased demand for commercial properties will exacerbate problems of a shrinking housing stock.

SYNTHESIS OF LAND USE FACTORS

Convergence of the above factors and assumptions required the Plan development to focus on the retention and expansion of mixed residential opportunities as well as the establishment of a diversified business sector. Policies and strategies which encourage industry and service-oriented businesses in the Town would add jobs and decrease reliance on travel to other communities for basic services. Growth of a diversified full-time residency, supported by local jobs and services that supply day-to-day goods and services to the local community, would lessen Jerome's over-dependence on tourism-related revenue. However, taking into account Jerome's appeal as a tourist destination, it is likely Jerome's economic growth will be rooted in tourism related revenue in the future. Therefore, planning land use strategies that blend economic and community development is desirable.

CURRENT LAND USE

Land use in Jerome is influenced by three key factors, zoning, topography and historic turn of the 19th century development patterns. Euclidean Zoning Codes (use district based), like Jerome's, outline where certain types of use may be developed and restrict heights, setbacks, yard widths, parking spaces, decks and other development criteria. The goal of a zoning code is to protect disparate uses from one another for public health and safety, keeping incompatible uses apart. Euclidean zoning presumptions are directly at odds with a town like Jerome, where limited off-street parking, topography and infrastructure conditions have severely curtailed new development. However, because of Jerome's compact size and density, this type of zoning does not significantly contribute to sprawl and the imbalance of a work-live relationship like that which may occur with the segregation of land uses.

CURRENT LAND USE DESIGNATION

ZONES / DISTRICTS	CHARACTERISTICS AND DENSITIES
AR ZONE AGRICULTURAL RESIDENTIAL (MIN LOT AREA 10K SQ FT)	INTENDED TO PROMOTE AND PRESERVE <u>LOW DENSITY</u> RESIDENTIAL DEVELOPMENT AND NON-COMMERCIAL FARMING AND AGRICULTURE. LAND USE IS COMPOSED CHIEFLY OF INDIVIDUAL HOMES, TOGETHER WITH REQUIRED RECREATIONAL, RELIGIOUS AND EDUCATIONAL FACILITIES.
R1-10 ZONE SINGLE FAMILY RESIDENTIAL (MIN LOT AREA 10K SQ FT)	INTENDED TO PROMOTE AND PRESERVE <u>LOW DENSITY</u> RESIDENTIAL DEVELOPMENT. DEVELOPMENT STANDARDS ARE DESIGNED TO PROTECT THE SINGLE FAMILY RESIDENTIAL CHARACTER OF THE DISTRICT. LAND USE IS COMPOSED CHIEFLY OF INDIVIDUAL HOMES, TOGETHER WITH REQUIRED RECREATIONAL, RELIGIOUS AND EDUCATIONAL FACILITIES.
R1-5 ZONE SINGLE FAMILY RESIDENTIAL (MIN LOT AREA 5K SQ FT)	INTENDED TO FULFILL THE NEED FOR <u>MEDIUM DENSITY</u> SINGLE FAMILY RESIDENTIAL DEVELOPMENT. DEVELOPMENT STANDARDS ARE DESIGNED TO PROTECT THE SINGLE FAMILY RESIDENTIAL CHARACTER OF THE DISTRICT. LAND USE IS COMPOSED CHIEFLY OF INDIVIDUAL HOMES, TOGETHER WITH REQUIRED RECREATIONAL, RELIGIOUS AND EDUCATIONAL FACILITIES.
R-2 ZONE MULTIPLE FAMILY RESIDENTIAL (MIN LOT AREA 5K SQ FT)	INTENDED TO FULFILL THE NEED FOR <u>MEDIUM DENSITY</u> SINGLE FAMILY RESIDENTIAL DEVELOPMENT. DEVELOPMENT STANDARDS ARE DESIGNED TO ALLOW MAXIMUM FLEXIBILITY AND VARIETY IN RESIDENTIAL DEVELOPMENT. LAND USE IS COMPOSED CHIEFLY OF INDIVIDUAL AND MULTI-FAMILY HOMES, TOGETHER WITH REQUIRED RECREATIONAL, RELIGIOUS AND EDUCATIONAL FACILITIES.
C-1 ZONE GENERAL COMMERCIAL	INTENDED TO PROVIDE FOR AND ENCOURAGE ORDERLY DEVELOPMENT IN EXISTING AND FUTURE COMMERCIAL AREAS WITHIN THE TOWN. ALLOWS <u>HIGH DENSITY</u> RESIDENTIAL BUILDINGS.
I-1 ZONE LIGHT INDUSTRIAL	INTENDED TO PROVIDE FOR COMMERCIAL, INDUSTRIAL AND MANUFACTURING ACTIVITIES WHILE INSURING THAT THESE ACTIVITIES WILL IN NO MANNER DETRIMENTALLY AFFECT SURROUNDING DISTRICTS. ALLOWS <u>HIGH DENSITY</u> RESIDENTIAL BUILDINGS.

TOTAL ACREAGE BY ZONES (NOT INCLUDING RIGHT OF WAY)

ZONING	TOTAL ACREAGE	% OF TOWN
AR ZONE	372.04	80%
R1-10 ZONE	26.77	6%
R1-5 ZONE	40.8	9%
R-2 ZONE	0	0
C-1 ZONE	17.46	4%
I-1 ZONE	6.76	1%

SOURCE: YAVAPAI COUNTY GIS

DENSITY BASED ON HOUSING UNITS PER ACRE

DENSITY	HOUSING UNITS PER ACRE
LOW DENSITY RESIDENTIAL	1-4 UNITS / ACRE
MEDIUM DENSITY RESIDENTIAL	5-8 UNITS / ACRE
HIGH DENSITY RESIDENTIAL	9 OR MORE UNITS / ACRE

TOTAL IMPROVED AND UNIMPROVED PARCEL ACREAGE BY ZONES AND DENSITY

ZONING	IMPROVED ACREAGE	UNIMPROVED ACREAGE	DENSITY
AR ZONE	25.03	347.01	LOW DENSITY
R1-10 ZONE	0	26.77	LOW DENSITY
R1-5 ZONE	23.59	17.21	MED DENSITY
R-2 ZONE	0	0	MED DENSITY
C-1 ZONE	9.07	8.39	HIGH DENSITY
I-1 ZONE	4.88	1.88	HIGH DENSITY
TOTAL	62.57	374.49	

SOURCE: YAVAPAI COUNTY GIS

Yavapai County GIS indicates that slightly less than half of the commercially-zoned (C-1) property in Jerome (8.39 acres out of 17.46 acres) is unimproved. This appears to indicate that infill remains a viable path for future commercial development. However, commercially-zoned property is frequently used residentially in tiny Jerome. Therefore, the Steering Committee for this Plan performed a careful survey of all unimproved C-1 properties to determine the extent to which infill is likely to occur in commercial development.

The Committee identified 50 parcels, covering 4.0 acres, as Jerome's actual undeveloped commercial land. Of these parcels, 10 are dedicated to parking and are otherwise not to be developed (1.5 acres). Of the remaining 2.5 acres, 17 parcels (covering 1.1 acres) were deemed unlikely to be developed due to terrain, parcel size and shape, access or ownership. This left 23 parcels covering 1.4 acres. Of these, 9 parcels (covering .6 acres) were deemed most likely to be developed residentially. The remaining 14 parcels (covering .8 acres) constitute the pool of commercially-zoned properties which are most likely to be available for commercial infill development. This assessment shows that Jerome still has infill capacity in the commercial zone.

LAND USE GOALS, POLICIES AND STRATEGIES:

GOAL 1: Provide all citizens of Jerome with a safe and pleasant environment in which to live, work and play.

A. Develop land use patterns which minimize the objectionable impact of noise, vibration, odors, glare, fire or explosion hazards, radioactivity, electrical disturbance, smoke, air pollution, liquid or solid waste pollution, visual pollution.

Strategy:

- Evaluate proposed land uses for their potential negative impact to maintain areas of quiet and reduce noise pollution.
- Encourage the use of dark sky-compliant lighting whenever possible, with consideration to existing historic lighting equipment.
- Work with neighboring communities to improve seasonal air quality by implementing more stringent burn regulations and policies.

B. Develop land-use patterns which aid in protecting life and property against the threatened effects of natural disasters.

Strategy:

- Encourage brush removal around structures to aid in fire protection.
- Develop policies which mitigate soil erosion.
- Identify downstream impacts of storm water runoff as a result of development, and provide for mitigation measures to address impacts.
- Identify areas that are prone to landslides and seismic activity.

C. Provide and maintain high-quality effectiveness and efficiency in law enforcement, health, fire and emergency services to the extent that is consistent with governmental operations, plans, public policies, resident and tourist populations served and available funding.

- Realizing the vision of healthy people in a healthy Jerome is possible only if the community, in its full cultural, social and economic diversity, is an authentic partner in changing the conditions for health.

D. Develop and enforce safety and fire protection regulations for all commercial, residential, industrial and public development.

Strategy:

- Enforce regulations pertaining to rubbish and trash storage on properties.
- Encourage fire sprinkler systems in new residential constructions (already mandatory in commercial constructions) and retrofitting building rehabilitation projects.

E. Develop a proactive approach to prepare the community for and to minimize the impacts of extreme weather conditions.

Strategy:

- Provide workshops to educate and encourage the community about climate change, how it affects Jerome and strategies to mitigate the impacts.
- Increase the town's preparedness for drought cycles and extreme climate events.
- Develop policies and incentives for water conservation, such as reclaimed water and rainwater harvesting systems.

F. Develop a plan reflecting the Town commitment to open space and parks and recreation opportunities for all ages.

- Encourage Town Council to appoint a volunteer Parks and Recreation Committee to work with the Town of Jerome and outside sources to obtain funding
- Educate residents, Town Council and Boards to recognize the value of small parks and open spaces

G. Open Spaces should

- Integrate and preserve natural features to the maximum extent feasible
- Orient toward views of activities, architectural landmarks or natural features to provide the public with visual interest
- Enhance existing vegetation and landscaping
- Preserve or enhance major drainage ways
- Create a sense of place by having a consistent collection of streetscape furnishings such as benches and trash receptacles
- Incorporate low impact development standards by minimizing grading and land disturbances



Staff photo.

H. Identify and ameliorate ground which has been improperly filled and/or retained.

GOAL 2: Provide orderly and compatible land use development patterns throughout the Town of Jerome.

A. Create and maintain the proper balance of separate areas primarily devoted to residential, commercial, industrial, agricultural and public land uses.

Strategy:

- Actively solicit citizen input and participation in the land use planning and decision making process.
- Keep the Zoning Map and Zoning Code updated to reflect current conditions and guide future land use patterns.

B. Promote a policy which coordinates private and public development with the expansion of public services and facilities.

Strategy:

- Prioritize infrastructure upgrades and maintenance to encourage redevelopment and infill and meet land use goals.

C. Promote intergovernmental cooperation with neighboring cities, towns, county and state in both long-range planning and current zoning issues to reduce the detrimental effects of political boundaries on land use planning and control.

D. Promote public/private cooperation with the mining companies to protect open space and buffer zones.

Strategy:

- Negotiate conservation easements and or leases to conserve land for its natural, recreational, scenic, and historical value.

E. Locate public facilities to maximize accessibility for all citizens.

GOAL 3: Maintain a distinctive physical image for the Town of Jerome which reflects the historical and architectural character, culture, lifestyle, and natural environment of the area.



- A. Discourage the erection of free-standing advertising signs.
- B. Preserve open spaces and buffer non-compatible land uses.
- C. Promote the downtown sector as a mixed-use area. Strive for the widest variety of activities downtown to create a healthy mix of housing, services, working, shopping, cultural and civic uses.
- D. Encourage historic preservation in all future developments.

Strategy:

- Continue to develop and apply design standards which emphasize historic preservation.
- Conduct workshops and provide training for members of the Design Review Board and Planning and Zoning Commission.

E. Encourage visual compatibility in all new development by supporting development which is complimentary to Jerome's community character, environmental setting and urban form.

Strategy:

- Develop design standards for new construction and building modification.

F. Encourage in-fill within existing commercial districts, rather than creating new commercial districts.

G. Preserve the rural character, open spaces, wildlife corridors, and neighborhoods at the periphery of town.

H. Allow and encourage urban agriculture as water resources permit including home gardens, community gardens, chickens, greenhouses, sales of produce, and farmer's markets.

I. Respect traditions, identifiable styles, proportions, relationships between buildings, yards and roadways; and use historically appropriate and compatible building and structural materials when making changes to existing neighborhoods.

GOAL 4: Protect the value of property for both the individual land owner and the Town of Jerome.

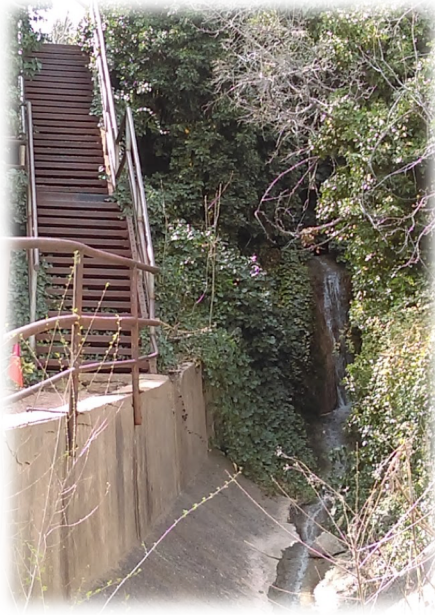
A. Buffer non-compatible land uses so as to reduce the negative impact of more intense land uses upon less intense land uses. This includes such items as noise, odor, vibration, and visual incompatibility.

B. Encourage the rehabilitation or redevelopment of substandard buildings and structures in order to prevent such conditions in the future.

C. Creatively integrate new development to protect valuable views.

GOAL 5: Manage all development to conserve land, water, air, wildlife, and energy resources.

A. Encourage land use which complements the natural and man-made environment and causes the least possible disturbance to soil, vegetation, terrain, other natural resources, and structures of historical significance.



Staff photo.

Strategy:

- Update policies so construction projects employ strategies to minimize disturbed area, soil compaction, soil erosion, and destruction of vegetation.
- Create guidelines to minimize the use of herbicides, insecticides, and similar materials.

B. Emphasize water conservation, realizing that a fluctuating water supply will influence the future growth of the town.

Strategy:

- Maintain population densities, building intensities, and the physical size of the town at a level consistent with the current and projected needs of the citizens.

- Improve infrastructure to provide reliable, safe, and cost-effective water and wastewater services.
- Identify funding sources to pay for infrastructure improvements.
- Develop policies and incentives for water conservation, such as reclaimed water and rainwater harvesting systems.
- Impacts on the town's water infrastructure should be a consideration for all development proposals.

C. Encourage businesses that conserve resources.

Strategy:

- Develop policies which require that new construction install low-flow water fixtures.
- Incorporate energy conservation and renewable energy systems in zoning and building codes.

D. Protect environmentally sensitive areas.

E. Develop and implement a water conservation education and outreach program to reduce residential and commercial water demand.

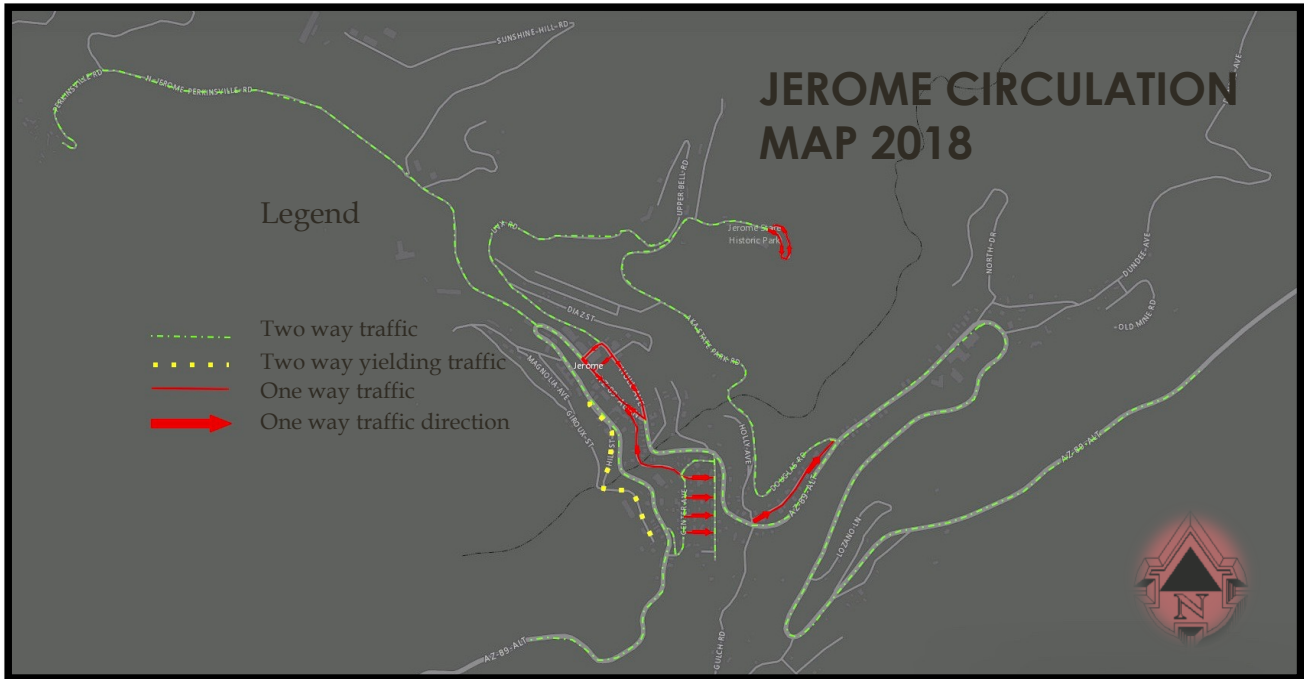
Strategy:

- Provide workshops to educate and encourage property owners to implement water conservation strategies on their properties.
- Provide workshops to educate and encourage property owners to implement xeriscaping strategies on their properties.
- Include educational information on water conservation strategies with monthly water bills.

GOAL 6: Manage growth; discourage use which reduces the number of residents.

A. Discourage the extension of commercial activity into residential neighborhoods.

CIRCULATION ELEMENT



The purpose of the Circulation Element is to provide guidelines which may be used to plan the safe, pleasant and efficient movement of people and materials within and through the Town. Although the primary mode of transportation to and from Jerome today is by motor vehicles, pedestrian paths and corridors are the primary mode of circulation within the Town.

Roadways within Jerome can be best described by the following three categories:

- **ARTERIALS** - Although such streets normally move high volumes of traffic, with limited direct access from private properties, 89A is Jerome's only "arterial" which carries high traffic volumes through Town. However, due to the historic location of homes and businesses, there is a high volume of access onto this street from individual properties.
- **COLLECTOR STREETS** - Collect traffic from local streets and conduct it to arterials.
- **LOCAL STREETS** - Primarily provide access to residential private property. Such streets generally carry low traffic volume, and are designed for low speeds.



CIRCULATION GOALS

1. Provide a transportation system which provides all citizens of Jerome with convenient access to residential areas, employment centers, shopping areas, public facilities, recreational facilities and external transportation systems.
2. Develop transportation alternatives which are safe, convenient and enjoyable, and which enhance the quality of life within Jerome.
3. Improve and create circulation methods which minimize any negative impacts on Jerome, such as noise, odor and vibration.
4. Consider all circulation methods and improvements in context with the Town's long-range land use planning goals and objectives.
5. Insure that fire and emergency vehicles have access to all areas of the Town.
6. Maximize the use of existing parking.
7. Insure the safety of pedestrian walkways by maintaining concrete sidewalks.
8. Regularly review best practices in order to maintain Jerome's streets and sidewalks.
9. Maintain a current circulation map which prioritizes needed street improvements, classifying the Town's streets according to their roles as arterial, collector and local streets.

CIRCULATION POLICIES

1. Enforce fire lane, parking, double parking and roadway obstruction codes and ordinances.
2. Implement a long-range street and walkway improvement plan providing appropriate maintenance of streets, sidewalks, curbs and gutters.
3. Insure that all transportation systems are clearly marked with appropriate indicators (i.e. speed limit, stop signs and pedestrian crossing lanes).
4. Develop and improve directional/safety signs and street striping, which assure that signage and striping is clear to all pedestrians and drivers.
5. Encourage pedestrian activity by linking parking opportunities to a shuttle system, thereby reducing vehicular activity in and through the Town.
6. Review and arrange for the protection of streets, sidewalks and other infrastructure, prior to issuing all building permits.
7. Require off-street parking for all new and expanded uses, both residential and commercial.

BACKGROUND & REGIONAL CONTEXT

Travel to and from Jerome was more complicated during the Town's mining heyday. The mines and the residents of Jerome relied upon railroads which no longer exist today. However, a vestige of the railroad era continues to operate in the Verde Canyon. The primacy of the automobile continued to evolve after the closure of Jerome's mine, leading to an improved highway system through the State. Access to Jerome via this system, and particularly 89A, has allowed for an increasing number of visitors and a relatively stable economy. Through shuttle services, the highway system connects the Verde Valley and Jerome to the wider world via air transport.

RAILROADS

Completed in 1895, the United Verde & Pacific Railroad connected Jerome to the outside world via Jerome Junction in Chino Valley. When open-pit mining began and the smelting operation was moved to Clarkdale, new rail lines brought the ore down the mountain to the smelter. The only remaining evidence of the railroad in Jerome today is the visible cut on the flank of Sunshine Hill.

The Verde Valley Railroad was built in 1911, connecting Clarkdale to Drake via the Verde Canyon. This rail line has remained in use long after the mines and the smelter closed. In 1990, the Verde Canyon Railroad began operation as a scenic excursion line. The Verde Canyon Railroad has become a popular tourist destination, with an average of 90,000 people per year taking the trip through the Verde Canyon. Like Jerome, the Verde Canyon Railroad attracts history-minded visitors. In addition to shared roles in the district's mining history, the Verde Canyon Railroad passes below nests of eagles which can often be seen soaring high above Jerome.



Photo courtesy of Jerome Historical Society

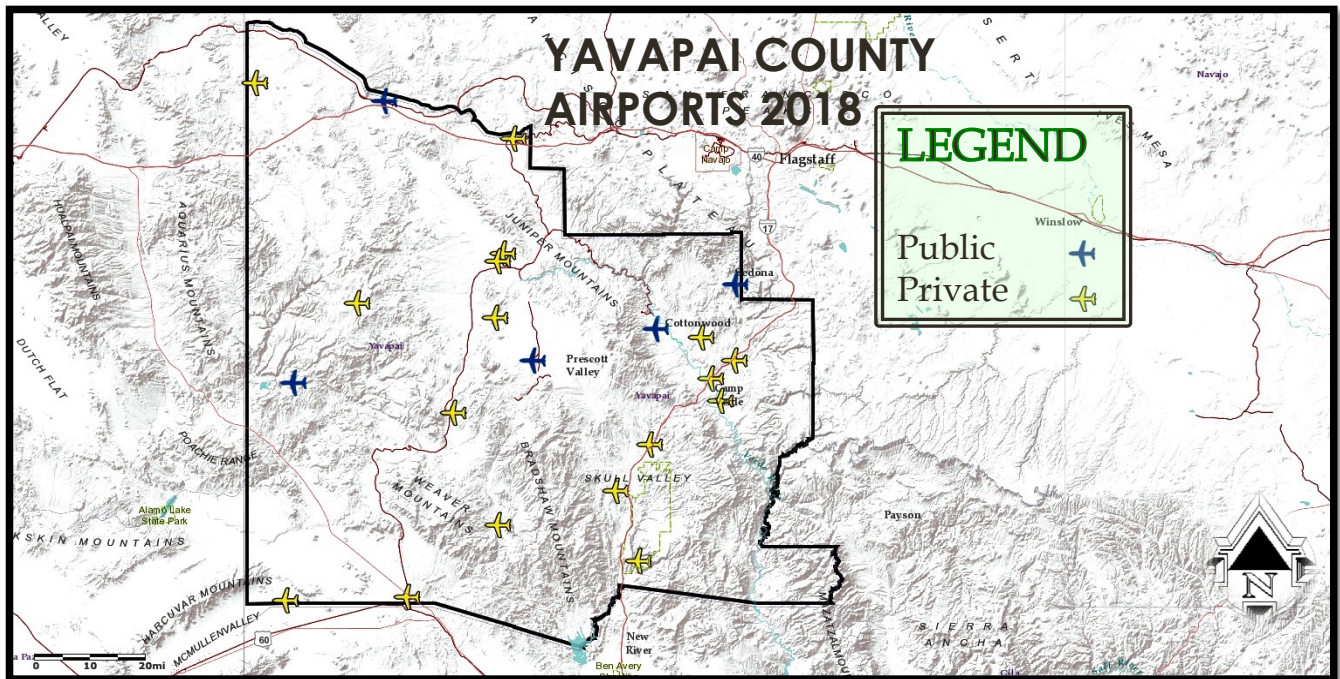
United Verde Railroad



Verde Canyon Railroad

AIRPORT

It is unlikely that the Cottonwood Airport will ever be able to support significant visitor or commuter traffic. However, the Verde Valley and Sky Harbor Airport in Phoenix are now linked by airport shuttle services.



SURROUNDING HIGHWAY SYSTEM

During Jerome's early years, the Town relied upon rugged freight and stage roads for vehicles pulled by horses and mules. The mineral wealth of central Arizona both justified and encouraged the establishment of railroads, but roadways too were improved as the automobile replaced the buggy and wagon. The process of developing Arizona's highways continued long after mining in Jerome had ceased. The final link of Interstate 17 was completed between Phoenix and Flagstaff in 1978.

Interstate 17 is today the primary highway running north/south through the central corridor of Arizona. Many of the visitors to Jerome and the Verde Valley travel on I-17, north from Phoenix or south from Flagstaff, where the highway connects with I-40 and points east and west. Route 260, which connects I-17 to Cottonwood and intersects State Route 89A, is today undergoing improvement and expansion.

State Route 89A winds through the heart of Jerome as it traverses from Prescott over Mingus Mountain, and across the Verde Valley to Sedona. It continues up through Oak Creek Canyon to Flagstaff. The section of roadway between Prescott and Jerome was vitally important during the mining years, but what was once a long, bone-jarring journey by wagon and team has become a scenic drive for a Sunday afternoon. State Route 89A over Mingus Mountain remains single-lane in each direction. With its spectacular curves and switchbacks, the route complements the Town of Jerome. The drive is a memorable prelude to a visit to Jerome, to marvel at the accomplishment of constructing and preserving this town on the side of a mountain.



CHALLENGES

Topography is the primary reason why road configuration options are limited in Jerome. Many of the Town's existing streets are buttressed by retaining walls created by using the "cut and fill" method (see Appendix D). Such streets and walls are often in need of repair.

GOALS

1. Preserve Jerome's historic streetscapes while keeping them safe.
2. Protect and rehabilitate Jerome's historic cobblestone streets.
3. Prevent flooding hazards which can cause damage to public and private property.
4. Protect existing streams and drainage channels.



RECOMMENDATIONS AND OBJECTIVES

1. Create an inventory of the location of all traffic signs, guardrails, sidewalks and railings, indicating those which require replacement, repair or removal. The long-term objective is to reduce sign clutter in an effort to provide safe and clear direction to the driving public.
2. Work with ADOT to create a better directional and safety sign program, as well as a more effective street striping program.
3. Work in partnership with the Yavapai County Flood Control District and ADOT to determine the responsibility for projects identified in the 2015 drainage study prepared by Jerome's contracted engineering firm. The objective is to reduce the impact of major rain events on those areas most affected by heavy run-off.
4. Develop a specific and prioritized maintenance program, which assures that Town roads, road support structures and sidewalks do not deteriorate further, and where possible are improved. Identify specific locations which require major work.
5. Investigate and determine possible improvements to the turning radius of Jerome's most problematic intersections.
6. Consider drainage requirements in the planning stage for any construction project.

PARKING CHALLENGES

Some of Jerome's streets predate the widespread use of the automobile. Consequently, these roads are narrow, and in many cases there is barely room for on-street parking without intruding into the roadway. As a result, especially during peak tourist seasons, parking opportunities are limited. This can mean that Jerome's residents have to park a significant distance from their homes. Also, past surveys have indicated that Jerome's residential parking problems are exacerbated by the fact that some citizens park on the street, even when on-site parking is available. Additionally, permanently parked and disabled vehicles take up many parking spaces.



Photo credit: Chuck Runyon



Photo: Google Earth

RECOMMENDATIONS

1. Existing on and off-street parking lots and spaces should be improved and clearly delineated. Improvement of the middle parking lot including striping and signage, would provide more parking spaces, clear guidance for visitors and more efficient use of the parking lot.
2. Improve the parking area on the north side of Main Street, above the middle parking lot, by restriping for one-way, angled parking. This will eliminate confusion for visitors and will result in more spaces.
3. Maintain and improve a shuttle service to better utilize the parking on the 300 Level.
4. Encourage, through a public relations campaign, business owners and their employees not to park in the business district.
5. Initiate a public relations effort to bring attention to the Town's parking challenges. Encourage Jerome's citizens to keep all on-site parking spaces available and open, and to use them rather than on-street parking.
6. Identify possible additional property which could be leased or purchased for additional parking.
7. Enforce Town parking ordinances, particularly as they relate to disabled or permanently parked vehicles.
8. Maintain and improve handicapped parking access.

PEDESTRIAN WALKWAYS, TRAILS, AND PATHS

Jerome's pedestrian walkway system is an essential part of the Town's character and circulation system. This system includes historic sidewalks along most of the paved streets, stairways from street level to street level, as well as historic boardwalks and foot paths. The Town must assure the maintenance of safe and convenient pedestrian sidewalks and pathways while protecting its historic character.



Staff photo.



*Charlie Sheffield on the boardwalk in Jerome, ca. 1908.
Freund collection.*

RECOMMENDATIONS

1. Develop a long-range plan for the improvement and maintenance of existing commercial and residential sidewalks and pathways. To the degree possible, ADA standards will be applied.
2. Develop a Pedestrian Plan which will include the investigation and acquisition of new and historic pedestrian routes within the Town, but which could also connect to regional trail plans.



Staff photo.

ECONOMIC DEVELOPMENT ELEMENT

INTRODUCTION

In 1981, the citizens of Jerome looked toward the future and created a vision of a vibrant self-sustaining community and made a commitment to being stewards of history. That vision consisted of rehabilitated historic buildings occupied by a variety of businesses, artists and creative people. Much of that has occurred, and during the past three decades Jerome has demonstrated its stability and staying power by weathering many economic downturns, including the “Great Recession” which began in 2008. The result of accomplishing these goals is something to celebrate. However, there are concerns. The migration of people to Jerome who wish to share in the special world of panoramic views, clean air and water, mining history and small town comfort, could strain town resources and threaten the very reason why they find Jerome so appealing. This Economic Development Element is intended to describe long-range economic principles and cautions. They are intended to keep Jerome economically vital, while not undermining the historic character and sense of community which keeps Jerome . . . “Jerome.”



Photo courtesy of Jerome Historical Society

Jerome's economy may continue to be based on tourist-serving businesses, but the Town will encourage a wide range of enterprises, such as arts, crafts, products and services unique to Jerome. Specific proposals which benefit the citizens of Jerome, while not forfeiting its small town and historic charm, should be considered.



Ron Chilston photo

GOAL 1: Defend Jerome's integrity as a National Historic Landmark, recognizing that such status is a vital engine of Jerome's economic prosperity.

- A. Continue education of residents, boards, and visitors on the importance of honoring Jerome's history. Preserving the character of the Town visually/physically will support visitors' and residents' interest in being here.
- B. Acknowledge that Jerome's limitations lend to its charm and attractiveness. Steep topography, historic character, finite water resource and geology are the motivation to always consider the most creative and innovative solutions possible.

GOAL 2: Encourage economic activity which complements Jerome's unique history as an Arizona copper mining town which arose in the 1880s and declined in the early 1950s.

- A. Encourage educational and expressive activities which celebrate copper, mining, and Jerome's place in the economic history of Arizona and the nation.
- B. Take advantage of any and all propitious anniversaries to celebrate Jerome and its past.
- C. Encourage increased communication and cooperation between the Town government, the Jerome Historical Society and the Jerome Chamber of Commerce.
- D. Increase communication and cooperation between the Town and the mining companies.
- E. Encourage tour companies operating within the Town of Jerome to present accurate information to their customers.

GOAL 3: Encourage a diversity of economic activity to enhance local employment opportunities and reduce the Town's reliance on tourism.

- A. Encourage businesses which will appeal to and hire local residents.
- B. Encourage small-scale manufacturing in the light industrial zone.
- C. Recognize the importance of home occupations to Jerome's economy.
- D. Encourage locally-grown produce, farmer's markets, and businesses which provide services and goods for residents as well as visitors.
- E. Find ways to enhance the multiplier effect in the Town's commerce.

GOAL 4: Maintain the balance between the needs and values of Jerome's residential community and those of its commercial interests.

- A. Manage growth so that Jerome remains within the constraints posed by size, topography, a limited water supply, and fragile infrastructure.
- B. Encourage commercial activities in the existing commercial zones, while protecting the Town's character and quality of life in the residential zones.
- C. Encourage development of affordable housing.
- D. Encourage the best possible experience for Jerome's visitors, respecting the special needs of both young and old.
- E. Encourage the highest standards in restaurants, bars, and lodging.
- F. Encourage a diversity of visitors, including clubs and groups, as well as tours and locals from the Verde Valley.
- G. Discourage activities which would detract from a visitor's appreciation of Jerome's scenic beauty and historical context.
- H. Defend the natural resources (such as air and water quality) upon which the Town's health and prosperity depends.
- I. Acknowledge that Jerome can only accommodate a limited number of visitors and that exclusivity has potential virtues. For example, Jerome's famous *House of Joy* restaurant was very successful while having limited seating and "reservations only."

GOAL 5: Preserve Jerome's identity as an artists' community.

- A. Encourage the creation and sale of artistic products which are made in Jerome and are unique to the Town.
- B. Preserve an environment which fosters artistic and creative activity in a diversity of media, including music and the performing arts.
- C. Support an environment which encourages artists to live and work here.

GOAL 6: Support creative solutions to energy and resource use.

- A. Encourage businesses which practice low water use, recycling, repurposing, and new compatible, complementary energy uses/savings.
- B. Support solar use when feasible while maintaining historical integrity.
- C. Support creative shuttle uses wherever possible.

GOAL 7: Foster cultural, historical and educational activities.

A. Encourage public/private cooperation in providing facilities for the arts and education.

B. Seek methods of funding and partnerships to expand cultural activities and education.

IN CONCLUSION – JEROME'S UNIQUE CHALLENGES

The various elements of Jerome's General Plan of 2018 have discussed many challenges. Some of these issues are shared by other communities, but tiny Jerome has a complex, interconnected array of circumstances which make its challenges utterly unique. Some of Jerome's challenges are posed by nature. Jerome's water comes exclusively from a network of springs on Mingus Mountain, which are entirely dependent on snowmelt. This situation has far-reaching implications regarding future growth, and a better understanding of the situation is urgently needed. The steep topography upon which Jerome was built has presented challenges since the 19th century. Destructive landslides have happened throughout the town's history and continue to present day. Other challenges are self-imposed: Jerome takes very seriously its half-century on the National Historic Register. The preservation of the town as a landmark of mining in the American West limits the possibilities for how Jerome's other challenges can be addressed .



The size of the town and the space available for future housing, businesses and particularly parking are constrained. Jerome has fortunately moved beyond the fundamental challenges of neglect, scavenging and ruin that it faced in the 1950s; but increasing economic prosperity through tourism has brought a new array of issues. Jerome's tiny population of residents is confronted by heightened pressures for commercial development, and new legislation by the State (2016) has diminished the Town's authority to regulate use through established zoning laws. By requiring that communities must allow "short-term renting" (lodging) in all zones, actual residential use may be diminished. Any reduction in the number of houses available for residential use will diminish the number of available homes for affordable workforce housing as well as volunteers upon which the Town has depended. At stake is a cherished high quality of life and a vibrant community .

Yet another possible challenge for Jerome is the fact that part of the Town and much of the surrounding district are still owned by mining companies. A confluence of high mineral prices with new exploration and extraction technologies could result in a resumption of mining in the vicinity of the Town. All of these challenges could dramatically influence the future of Jerome in both the near and long terms.

APPENDIX A – HISTORIC PROPERTIES SURVEY

An important component of the previous 1981 General Plan was a detailed inventory of 265 buildings, structures and properties within and adjacent to the Town of Jerome. The inventory included descriptions, photographs and histories. Like many accomplishments in Jerome's recent history, this initial Inventory was created with a monumental and legendary volunteer effort. "It seemed impossible, but the determination, skill and ability of the residents of Jerome was once again proven that the impossible can become possible, and the possible can become history." [1981 General Plan].

The Cultural Resources Inventory has been updated several times, most recently in 2007. This updated Inventory is hereby included (by reference) as a part of the 2018 General Plan. A copy of the Inventory itself can be found at Jerome Town Hall.

APPENDIX B: JEROME HISTORIC SURVEY OF STRUCTURES

The Historic Preservation Element in the previous 1981 General Plan included a descriptive section (pages 109-127) which surveyed Jerome's building types and offered guidelines for their rehabilitation. This detailed Survey remains largely relevant today and is included here, unedited.

1981 Plan, pp. 109-127
JEROME HISTORIC SURVEY

IDENTIFICATION OF BUILDING TYPES

Because of Jerome's boom-town mining camp nature, the majority of its buildings have no particular architectural style. The discussion which follows is therefore based upon categories of structural material, with various eastern finishes, roof forms, trim details and building techniques included.

Wood Frame Structures

The most common framing technique in the buildings more than 30 years old is the plank system. This is comprised of vertical 1 x 12" members nailed face-to-face, with toe-nailing top and bottom to flush plates or blocking in the plane of the floor or roof. The planks are then covered with beaver board and wood strips to cover the joints. These walls may have been built because of the greater flexibilities than braced stud construction provided, or the builders may have had a greater supply of 1 x 12" than 2 x 4s, or may have felt that this technique was simpler; it was certainly less expensive. In many cases these partitions bear a floor or roof load, which is not desirable because of the deflection felt in the system under various loads. They have survived the years of blasting felt during the time of mining operation, but stud framed structures would have survived also.

Many of these older plank framed buildings have been remodeled or have had additions made to them. This work was generally accomplished using the "balloon" framing technique or variation of that type called "platform" framing. This system is light and efficient, and provides good load bearing capacity as well.

Within this structural type, the range goes from board and batten miner's shack to skillfully executed Victorian Style residences with profuse ornamentation. The most frequently used siding is clapboard or lap siding horizontally placed. Stucco on wire lathe is another very popular exterior finish since it does not require the maintenance wood requires. Then there are a few examples of masonry veneer, either brick or stone applied to a frame structure.

The greatest status belongs to the mine manager's, or other professional's house and "Company Hill." These can best be identified as "Victorian" though there are some suggestions of "Queen Anne" elements in a few of the buildings. The major features of these styles are: asymmetrical crossing, variety of textures, materials and colors and lavish ornamentation, including decorative bracing for roof overhang and cornices, built-up insulating trim at doors and windows, elaborate porches with lathe-turned columns, balusters and spindle friezes, and heavily molded banding at wall tips and inside gable ends. A variety of window types is usually found on a single house, and this variety extends to the roof forms as well.

The next step down, the commonplace vernacular housing, comprises the greatest number of buildings in town. These are mostly frame and clapboard structures with a gable or hip roof. In many instances, decorative touches copying the “Cleopatra Hill” houses have been added to upgrade the exterior appearance. If no decorations are present, greater distinction was often gained by the addition of one or more porches. As the original houses were sometimes very small, these porches have been enclosed to gain more interior space. Then, in an effort to be outside again, another porch would be added on the same side as the original making this into the pattern of “porch on porch” addition. Many examples of stucco or frame can be found, with simple plan and roof shapes, usually including at least one covered porch with wood posts and railings to permit outdoor viewing of the magnificent scenery. Within the range of houses represented by this group, some are very simple box-like structures with no ornamentation. Others are multi-family units that may be very simple in plan and roof shape, but have quality siding and windows, or extensive porch areas to give them more appeal. Because of the winter snow problem, very few residential structures have flat roofs.

The lowest quality housing belonged to the working class of the miner, and was frequently built by an untrained group or the owner himself. This resulted in a very rustic, board and batten box-like structure with low-slope gable-end roof. The roofed porch with handrails of the more elaborate structures in Jerome has shrunk to a small shed roof over the front door in the miners’ housing. This roof oftentimes awkwardly intersects the barge boards. These rough shelters were frequently constructed using materials scavenged from abandoned property, thus recycling Jerome.

Masonry Structures¹

Because of the greater cost involved in building stone or brick structures, masonry construction was primarily used for commercial buildings. Masonry bearing walls supported a wood frame floor and roof system, with arched openings used in the older stone structures, and stud lintels in the brick storefronts. These structures have flat roofs with parapet walls. The main decoration stems from the way the material is used, such as corbelled wall cans in brick, or rusticated stone laid with high relief. The facade of stuccoed brick parapets frequently allows a “territorial” expression either in stepped or rounded shapes. The strongest positive statement of character for the main street in Jerome is provided by the decorative brickwork of the various buildings which line it.

Concrete Structures

The largest and finest buildings in town were constructed of poured-in-place concrete foundations, walls, floors, post and beams. The various types include schools, hospitals, a hotel, and an automobile agency (now the post office) which has paired brackets across the facade supporting a tile roof. The schools have neoclassical details on columns, in pediments and around door openings, as well as clay tile roofs above the stucco wall surfaces. The two hospital structures evoke Spanish Colonial-Revival style architecture in the use of semicircular arches, corbelled balcony supports, decorative pre-cast medallions, cartouches, consoles, decorative wrought iron, and clay mission tile roofs. They also have many plain window and door openings, flush stucco wall surfaces and areas of flat roof which do not belong to any previous period or style. The hotel has fewer decorations, with unornamented flush window and door openings and a flat roof with parapet and multi-pane glass transom with leaded comes above the storefront glass which provides the only detail on the facade.

¹ COUNCIL NOTE 2018: When the Town Council was first established, regulations were established that required buildings in the commercial zone to be fire-resistant.

In addition to these major buildings, concrete was also used in many retaining wall structures and stairs, both for public and private use. These walls and staircases add greatly to the character of Jerome as well as being a necessity for circulation and providing building sites or road retention. The mixture of concrete frequently employed slag as the aggregate with smooth reinforcing bars that are square or round in shape.

Steel Structures

Buildings with this type of framing were generally built as garages or warehouses, or for other functions requiring an incombustible structure. In many cases the walls and roofs were also corrugated sheet metal. Or, an adjacent building would be built of poured concrete, thus guaranteeing confinement of a fire. Since they have the characteristics of modularity, standardization of parts, and factory production, these buildings are devoid of architectural ornamentation. They are purely functional buildings.

GUIDELINES FOR REHABILITATION

In contemplating restoration or renovation work, all architectural elements of any given building, from its foundation to its roof, must be evaluated and analyzed thoroughly in order to preserve the original character and integrity of the structure. A basic principle of good rehabilitation is to respect the original design and materials. The design procedures, whether applied to art, architecture or restoration requires a good deal of careful planning and thought; materials, shapes, sizes, colors and details all contribute to the overall visual statement of a building and keep it attractive, harmonious and pleasing. The following definition of rehabilitation from The Secretary of the Interior's Standards for Historic Preservation Projects provides further clarity:

"Rehabilitation means the process of returning a property to a state of utility, through repair or alterations, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values."

The Secretary of the Interior's Standards for Historic Preservation Projects are incorporated herein and attached hereto as part of the rehabilitation guidelines for the Town of Jerome. The following guidelines, from the same source, shall be used, for they establish the foundation from which further and more specific recommendations are made.

Foundations

Many problems found in a structure can be traced back to a common source: the foundation. Without a properly sized and placed foundation, the stability and structural integrity of the building are greatly sacrificed, as evidenced in many of the buildings in Jerome. A common "foundation" found in houses is simply wood support posts bearing on rocks or concrete blocks. The frequent problems of constantly shifting buildings and leveling have their origins in such footings. Poorly constructed footings, roots from trees and other nearby vegetation, and erosion are common cases of foundation failure. Thus, the first priority in the rehabilitation of a building is to repair existing damaged footings, or the installation of new footings which adequately meet the loads of the building.

Standard construction practice today makes use of continuous 16" wide footing under all bearing partitions and around all extensive walls for the typical one or two story building. If there is a concentrated load point, such as would be found in a post or column, a square concrete pad provides the support; the size of the pad being determined by the load applied to it. Since the strength of concrete is in its ability to take compressive loads, but is relatively weak in resisting tensile forces, steel reinforcing bar is added to the footings. This completes the integrity of the footing by carrying these tensile loads the concrete cannot carry. Standard practice also places the bottom of the footing below the depth of the frost line. The moisture in soil expands under freezing conditions, and if the bottom of the foundation is not below the lowest point where this freezing occurs, it can be moved by the resulting pressure. Unstable foundations create many telltale signs in the house, and thus it is not necessary to actually see the foundation to make a judgment as to its virtue. A better judgment can be made by examining the inside of the structure, where such signs as cracked plaster walls and ceilings, cracked masonry walls, uneven floors, tilted or jammed doors and windows, and uneven ridge or eave lines give indication of uneven settling.

The first step to remedy this major problem is to recognize the source and degree of the problem. Once this has been established, it is then possible to evaluate the best approach to the solution, and take the necessary steps to make the correction. A qualified architect or engineer should be consulted to make a proper assessment, since a good foundation is the key to the building's structural integrity, and failure to design and install footings properly can create more problems than it solves. A supplementary concrete foundation may be poured around the exterior walls only when there is no feasible alternative. Interior weak spots can be shored up with concrete piers or with pads and pressure treated posts. Trees or other vegetation with large root systems may need to be removed to prevent possible damage. Proper water drainage away from the building through grading prevent deterioration of foundations.

The hilly topography of Jerome has made partially exposed foundations an almost universal feature among its houses. A paint or stucco finish on these foundations is rare. Consequently, above ground foundations require proper maintenance and repair. Concrete foundations should be patched and repaired with material that is compatible in texture, color and content. Rock, stone or brick foundations should be repaired with mortar that is compatible in color, texture, content, joint size and profile. Many buildings in Jerome have several stories, commonly two or three, stepping down the steep hills, and therefore need retaining walls to keep the hill in its place. A failure in one of these walls can have devastating effects on a structure. These walls should be inspected for any indications of movement, such as cracking, tilting or bulging. If there is evidence of movement, or if there is any reason to doubt the integrity of a retaining wall, a professional architect or engineer should be consulted.

Since the foundation is so important to a building, cosmetic approaches to restoration, such as patching cracks, will have temporal and minimal benefit to a building unless foundation problems are corrected first.

Floors

Most buildings in Jerome have wood floors due to the nature of the steep terrain. Although concrete floors are found they are less common. Concrete slabs generally exhibit fewer problems, although they do have a tendency to produce hairline cracks.

These, however, do not adversely affect a slab. Serious problems might require a jackhammer to tear out a section of a slab that has either bulged or cracked and broken off because of shrinking soil. New slabs should be poured on firm aggregate base course ABC. If poured on grade, the dirt should be compacted and the slabs should have a wire mesh as reinforcement. Vapor barriers are advisable under slabs which will receive an applied vinyl floor, for this prevents moisture migration through the slab which could loosen the flooring. This barrier should not be placed directly in contact with the slab, but should have a layer of sand or ABC between it and the slab.

Common construction practice today for wood floors takes into account several factors concerning the physical properties of wood which enable a wood floor to have a good, solid feeling. Bounce or deflection in a floor, while generally not dangerous, can cause a disturbing feeling or annoyance for an occupant. It may even be a subconscious awareness of something being wrong. Consequently, there is a standard maximum amount of deflection for any given length of span as recommended by the Uniform Building Code. Given the physical loading of a wood floor, all sizes of joists have maximum distances they can span. Since most structures are wider than what commonly available joists can span, intermediate supports called stringers, or floor beams, are necessary. These stringers are supported on wood posts bearing on the foundation. The floor sheathing also has a large impact on the rigidity and bounce in a floor, for a thicker sheathing material can considerably tighten up a floor. Plywood of varying thicknesses is used almost exclusively today because of wide availability and relative low cost.

This general information is useful to have when examining an existing floor structure. Assuming any problems in the foundation have been corrected, the process of improving the quality of floor can begin. Damaged structural members which would include major cracks or severely warped boards, need to be repaired or replaced with similar material. The dry desert climate with its high winds, strong sun and low humidity tends to dry out wood quickly, and this rapid drying process can produce shrinkage, splitting and cracking in all wood members. It is most commonly found at the end of lumber where it is called "checking." Most checks are minor and are simply a sign of lumber drying from its green state. Any replacement members should be sized to match the original, or increased if additional strength is needed. New wood should be similar in kind to the original.

One important aspect of framing that needs careful attention is the anchorage of the house to the foundation. Failure to properly connect the two can have a number of repercussions, ranging from not correcting the root causes of minor problems, to in the worst circumstances, structural failure in any or all portions of a building. There are many good anchoring devices available on the market, in many sizes, shapes and load carrying capacities. It is relatively easy to obtain the proper anchors for connecting wood posts to concrete pads, for tying down sill plates to foundation walls, or any other common anchorage situations. The use of these simple structural additions will add greatly to the life expectancy of a building, and preserve it in cases of heavy wind or seismic loads.

Walls

Since the treatment of exterior and finish surface materials will follow shortly, this section will limit itself to discussion of the structural function of walls. Because of the structural instability of the old 1" x 12" plank walls, additional support should be added which can carry any imposed floor or roof loads and decrease the deflection of the walls. One approach to this problem is the use of current standard framing practices which firm up

the walls, and provide space for insulation, a much-needed feature in today's energy-conscious atmosphere. Typically, 2" x 4" boards are spaced 16" on centers, nailed or bolted to the floor, with a double top plate tying different walls together at the top, and some form of sheathing. Walls framed with this method will have little or no need for repair. Walls should be inspected periodically to guard against the ever-present termite infestation and wood rot, caused by a constant source of moisture. Leaking evaporative coolers, ground water seepage or leaking pipes can cause moisture problems in walls. If leaking pipes are causing water problems, the leak should be repaired, and wood members should be repaired or replaced.

An important need of a frame building is that it requires lateral bracing, which handles lateral forces such as wind or seismic loads. Before the advent of plywood, diagonal let-in bracing was the common practice designed to handle these loads. The introduction of plywood has led to infrequent usage of let-in bracing, for plywood has at least an equal capacity to resist lateral loads when nailed properly. Restoration and rehabilitation work on a frame building may require use of one of these techniques to provide this additional rigidity. In so doing, the original exposed architectural features should be preserved.

In masonry walls of brick, stone or concrete block, the wall should be in good bearing condition, unless it has suffered an impact load or differential settlement. In doing patch work on masonry walls, the composition, texture and color of the existing mortar should be matched. Failure to achieve a similar mortar can actually do more damage than good, due to the different coefficients of expansion of different materials. Therefore, it is necessary to establish the composition of the existing mortar, and use a similar mixture of that mortar to repoint a wall. Joint size and profile should match the original.

Exteriors

The key to restoration of exteriors and exterior materials is to retain and preserve, whenever possible, the significant architectural features and original exterior materials. Elimination of these features through removal or covering them with incompatible materials, such as stucco or siding, destroys the architectural and historic integrity of a structure. The following are some basic guidelines to observe in the restoration or rehabilitation of different surfaces.

In dealing with exterior wood finishes, the problems most frequently encountered are boards that are cracked or split, and paint that is peeling. Surface cracks can easily be restored with sanding, and wood filler can handle deeper cracks. In some cases, a cracked or warped board may need to be replaced. New wood should be the same species and size to match the original. Surface preparation is important for new wood. Sanding existing paint will prepare it to receive a new coat of paint that is compatible in content. Wood that is exposed to more moisture than normal should receive a preliminary coat of wood preservative before painting.

The use of more modern materials, i.e., vinyl siding, Masonite or aluminum, is discouraged, for it is rarely possible to match the original surface texture and design, and such materials can speed the deterioration of historic materials.

Repainting masonry walls has already been discussed in relation to how it can affect existing mortar. In brick surfaces, matching the mortar also has an aesthetic value. Unmatched mortar can create an undesirable patchwork quality on a wall. New mortar should be nearly indistinguishable from the original. Some brick surfaces were originally painted, and painting can be a way of continuing to protect a masonry surface. Indiscriminate removal of paint is not recommended. It can cause change to the masonry surface, can change a building's appearance, and would not be historically accurate. If some bricks need replacement, the replacement bricks should be compatible in color, texture, content and size. In some cases salvaged brick from other sources can provide a near copy; new brick seldom will fit in, because of color and size.

Stucco is a common surface material on buildings in Jerome and is often chosen today for its low maintenance. Stucco should be used on buildings that are presently stuccoed. When upkeep is needed, it should be done with a mixture that is similar to the existing stucco. The texture, content, appearance and color should match the original, or an undesirable patchwork quality will ensue. It is possible to paint over stucco, and this often has been done, but a paint job should not be an excuse for failing to take the time and energy to match the existing stucco. Once stucco has been painted it is necessary to maintain and periodically repaint the stucco.

Concrete walls that need restoration should be patched with a similar color and texture of concrete. If the wall needs to be cleaned, use the gentlest method possible. Sand blasting, wet and dry grit, and other abrasives can erode the surfaces of concrete and masonry and shall not be used.

Entrances, steps and exterior stairs should follow the same general treatment guidelines as the materials used in their construction. Wood stairs should receive the same care as wood clapboard siding, for example. Porches often require more renovation work because they tend to receive less maintenance. Detail work, such as balustrades, decorative brackets or moldings, may be missing or in poor shape. Whenever possible original pieces should be utilized, and missing or damaged (beyond repair) parts should be duplicated. If cost is prohibitive, try to keep the same "spirit" of the building by using similar materials and proportions. Porches need foundations also, and an off-level or sagging porch may have settlement problems. Roofs that have been neglected should be repaired.

Architectural trim and detail work should be restored as accurately as possible. It is this detail work that causes a Victorian or Queen Anne house to stand out, for such detail work is literally a thing of the past. Replacing lost dentil work or brackets in a Victorian gable can be done with moderate cost and will greatly enhance the quality of the building. Catalogues from wood molding companies are places to obtain trim and details to match those already on a building. Gutters and downspouts, often a functional and decorative part of a detailing, may have rusted out and be in need of patching or replacement. Similar shapes, sizes and materials should be used to match the originals. Structures without gutters should have them installed in order to prevent runoff water from eroding and deteriorating the exterior foundation walls.

Doors and windows play an enormous role in determining the overall proportions and appearance of a building. For example, the replacement of the tall double hung wood sash window with a more modern aluminum sliding window can drastically alter the proportions and massing of a structure, and should not be done. Most operable windows, in Jerome's boomtown historic period, were double hung wood windows. The solution

to new openings is to use this type window, as it is a natural element of that period and style. Old windows should be retained and repaired including glass lights, sashes and all hardware. Existing openings in structures should be retained. If new windows are installed, the original material, design and hardware should be duplicated in order to maintain a unity within the structure. These same principles apply to doors. The use of original doors and hardware when they can be repaired and rehung is recommended.

Roofs

A very critical part of any structure's integrity is the roof and the ability of the roof to maintain water-tightness. It is also important as a major element in a building's overall effect of massing, proportion and appearance.

The supporting structure of a roof depends on the style, whether it be a gable, hip, flat or any of the intermediate or combined forms. This structure needs to be anchored to the footings for the principle reason of preventing it from being blown off in a high wind. Anchorage in a frame building is best accomplished by the use of tie straps nailed to the rafters and carried down past the top plate to the studs.

Sagging ceilings, or puddling on a flat roof, may be indications that the members are overspanned. This requires adding new structural members to strengthen the existing structure.

The roofing materials should be repaired as needed. Mission clay tile is one of the most durable of the roofing materials. Structures with this kind of roof should not need any upkeep, other than replacing tiles that are cracked or blown off. These tiles are easily broken, so it is advisable to stay off them.

Wood shingle roofs are found on many of the houses. The strong Arizona sun will dry out shingles, thus creating a need for the roof to receive an oil-based shingle preservative once every few years. Without such treatment they become brittle, cracked and curled, and at that time they might lose the ability to shed rain effectively. Some buildings had old tin roofing, and a modern day replacement for this is galvanized steel, which when used in 26 gauge thickness or heavier, can provide a very durable roof that requires little maintenance. Mineral surface roofing is the most common roofing material, due to its relatively inexpensive cost. It is also the shortest lived of the roofing materials for a pitched roof.

Because of the rising cost of building materials, a limited budget could cause financial difficulties in replacing a leaking roof with the same type of roofing. However, it should still be kept in mind to select new roofing that is as close as possible to the original in terms of shape, texture, color and size. There are many different styles and colors of asphalt shingles on the market that resemble wood shingle roofs. However, the replacement of a wood shingle roof with an asphalt roof should be done only when economic hardship precludes the use of wood shingles.

It is very important to provide yearly maintenance and upkeep. This effort will repay itself many times over in keeping the building dry and the roof materials in good shape.

Energy Efficiency

Energy efficiency has recently become quite important and, for economic reasons, steps should be taken to bring greater utilization of the energy a building uses. One of the first steps in this direction is the use of weather stripping and caulking of all doors and windows. This will slow down the infiltration losses.

High ceilings in some buildings have been lowered to reduce the volume of space to be heated. This rarely is cost effective, it considerably reduces the quality of the interior space, and should not be done.

The use of insulation will drastically cut down winter heat loss or summer heat gain. The attic should be insulated, being careful not to cover any attic vents which allow moisture to leave. If, in the course of renovation, the interior wall surface must be removed, insulation can be inserted between the studs before replacing the surface. Formaldehyde foam shall not be used on older buildings for it may cause structural deterioration. Insulation placed in the floor and/or around foundation walls is another item that reduces heat and energy loss. Vapor barriers in these three main locations -- attic, walls, floors -- shall be placed between the insulation and the space being heated. This will prevent moisture condensation inside the walls which can eventually produce concealed rot and moisture damage. Insulating ducts and hot water pipes in the attic or crawl space, along with insulation kits for water heaters, also can produce marked reductions in the amount of energy used. These steps, along with some familiar common-sense means of conserving energy, such as closing off rooms not in use, lowering the thermostat setting in winter and raising it in summer, and opening windows for cross ventilation can greatly reduce the consumption of energy in a building. These techniques have been tested and can pay for themselves in a fairly short period of time, even without escalating today's cost to projected levels.

APPENDIX C: HISTORICAL DEVELOPMENT OF JEROME

The previous 1981 General Plan concluded with a colorful and rousing account of the development of Jerome and its buildings. That account is again included here, with modest editorial touches.

HISTORICAL DEVELOPMENT OF JEROME

Jerome's story has been one of steady change, of destruction and rebuilding, of planning and revision, of abandonment and rebirth. Early in the Town's history, great fires swept away magnificent structures and subsistence shacks alike, the most disastrous visitation by fire occurring in September of 1898, when the entire business district and a large part of the residential district were consumed. The Prescott Weekly Courier headlines read, "Jerome Burns Again!" The entire business district with 24 saloons and 14 Chinese restaurants was destroyed, along with several gambling houses and the red light district.

In about 1583, 24 years before the Pilgrims landed on Plymouth Rock and 193 years before the Declaration of Independence, Antonio de Espejo arrived at the site of what would one day become Jerome. Holding a commission from the Viceroy of Spain, Espejo sought the legendary "Seven Cities of Cibola." He recorded finding traces of mining activity by the indigenous peoples, and then resumed his quest. The site was rediscovered in 1873, by prospectors Capt. John Boyde, Ed Daugherty and John Daugherty. But it was not until 1876 that the first claim was filed by Al Sieber, a scout with General Crook's army. He found implements and wooden crosses from the Espejo expedition, and evidence of rich copper ore. Soon thereafter, M. A. Ruffner and Angus McKinnon filed claims in the same vicinity, and called their mine sites the "Eureka" and the "Wade Hampton." These efforts attracted the first major interest in what came to be known as the "Billion Dollar Copper Camp."

An exhibit at the New Orleans Exhibition of 1885 attracted the attention of William A. Clark, Senator from Montana, who purchased the United Verde in 1888. Working rapidly, he constructed a hotel that would house 1,000 miners, called the Montana Hotel. It was the largest stone structure in the Territory; but, nonetheless, it burned to the ground on February 28, 1915. In 1894, Senator Clark had built the "United Verde and Pacific Railroad," which finally linked the burgeoning mining camp to the industrial routes of the manufacturing Northeast United States. Jerome, and later, Clarkdale, were Senator Clark's domain, owned and controlled by the Senator and his company managers. Too many tents and wood shacks huddled together, too many hastily built structures, brought the Jerome fires of 1897 and 1899. This prompted the townspeople to incorporate in March of 1899 as the fifth-largest town in Arizona. Controls were then placed on construction and the fire hazards were diminished.

During the same period, the Walnut Creek, just southeast of town, was growing as a settler's community. This area has now become known simply as "the Gulch," though it carries a number of names to this day. Both log and adobe structures were built near the only natural water source. Most of these structures were dissembled in the mid-thirties through the 1950's, though a few examples remain. In 1967, the incorporated town annexed this area. The larger residential and commercial area of town was supplied by water haulers, one of whom later became known as Pancho Villa.

The later part of the 19th century brought a wave of professionals intimately tied to the mine but not of it. These were merchants, doctors, lawyers, teachers and "painted ladies." They built away from and within the company town structures. Ethnically, the town was composed of Serbs, Slavs, Mexicans, Germans, Greeks, Portuguese, Dutch, Irish, English, Austrians, Bulgarians, Canadians, Russians, Scottish, Swedish, Italians, and Chinese.

The first structures in Jerome were mostly floored tents with wood interior framing. They were built around the original mining operation of William and John McKinnon, and M.A. Ruffner. After digging a shaft 45' deep, they felt the vein had pinched out and interested Governor Trittle of Arizona Territory in the stope. He interested two eastern financiers in the property -- James A. Douglas, Sr. and Eugene Murray Jerome, for whom the town was named -- who then formed the United Verde Copper Company in 1882. Mining shacks of wood balloon framing appeared all over the hillside, and the true structural history of Jerome was begun.

Society Row, or Company Hill as it came to be known, was built in the early turn of the century. These were fine Victorian frame structures and reflected the status of the occupant in the company. Mexicans lived down the hill, north of the central commercial district, and the district became known as "Mexican Town." Chinese generally lived in the central district now at the junction of Hull Ave and Jerome. They lived in attics and basements of their shops. The Eastern Europeans generally moved east of town into a generally residential area and onto the area known as the "Hogback," named so for its geological formation. Many of the structures built in this area came in the 1920's.

Commercial structures reflected the growth of the town. Elegant hotels and sturdy dwellings appeared. The abundant money and constant activity inspired the confidence of the builders to outlay huge sums for the construction of larger structures, often with elaborate detail. Additional buildings rose around commercial activity. Saloons, cribs, brothels, laundries, schools, hospitals, restaurants, gaming houses, hotels, boarding houses, stables (and later, garages), offices, mercantile and retail stores all inspired their own dimensions and characteristics. This commercial construction continued through the turn of the century into the late 1920's when the stock market crash brought a sudden halt to growth.

The first automobile was brought to the Town of Jerome by Dr. L. A. Hawkins, the first dentist, in 1900 (though one account says 1905). This began an era of the automobile and the garages and service facilities that by nature followed. Several such structures remain.

The Little Daisy mine, begun by J. J. Fisher in 1900 was bought by James Douglas in 1910, and began to rival the United Verde Copper Company. The United Verde Extension, as it was called, boomed from 1910 to 1938. James Douglas built a huge mansion downhill from the town and surrounded it with elegant houses intended for his executives and family.

About 1910, when the UVX was beginning to boom, the UVCC began to realize that the mining of the main ore body would require moving the smelter which was then located in upper Jerome. Ground was broken for the new smelter site in Clarkdale, at the bottom of the hill, in 1912. It opened May 26, 1915, and open pit mining began almost immediately. A full-scale operation gouged out a major portion of the beginning site of the town, demolishing all but a few buildings of the huge complex and adjacent miner's housing. The pit was dug until the grade became so steep that it was no longer possible to safely occupy the space. In 1935, Phelps Dodge bought the UVCC and reopened the smelter and the mine. A fortune was spent on electronic geophysical explorations and a reasonable profit was returned to the company before they last closed the operation in 1953. United Verde Exploration closed down their main operations in 1938.

The population peak of 15,000, in 1929, dropped to 4,748 by late 1932. The activity slowly waned until the closing of UVCC. The town then fell prey to vandalism, scavenging, decay due to water system failures, decaying foundations and retaining walls, and tumbling boulders, wrecking a large portion of the town. The Census for 1960 recorded a population of only 243. Those who stayed during that period found little work, and the entire company-town system dissembled. Few people and less money remained to hold the town together. Buildings once central to the life of the town were torn down for their raw materials. The huge four-story company store, the T. F. Miller building on Main Street, was one such structure. It had once housed not only the company store, but the bank, a brokerage, several shops, the Opera House (where boxing, wrestling, New York light opera, and other events were scheduled), as well as the Masonic, Elks and Moose lodges where many a dance and meeting were held. The Little Daisy Hotel was sold for salvage for a few hundred dollars.

In the early 1950's, a man named James Brewer, Jr., who then worked for the Park Service at Tuzigoot, urged the remaining townspeople to form some sort of organization to preserve Jerome before it would become completely demolished. The Jerome Historical Society was formed in 1953 to curb the tide of destruction. Many buildings were acquired and a few were renovated as funds became available. Those who worked to preserve the town could only limit, and not prevent, the destruction completely. Many unsafe structures were torn down as potential fire hazards.

In the winter of 1967, a record snowfall of 6' struck, collapsing roofs and many structures, but this time was also the beginning of a new era. Artists, craftsmen and back-to-the-land advocates, generally known as hippies, began to repopulate, renovate and repair portions of the town. The decade of the seventies brought a return to self-contained government and general repair of vital services. It also brought a number of part-time residents who chose Jerome as vacation and retirement homes. Several structures were built which did not conform to the general historic nature of the town. This uncontrolled building and demolition accented the need for some control if Jerome was to remain one of the largest truly historic districts in the West.

The district was designated a registered “National Historic Landmark” under the provision of the Historic Sites Act of August 21, 1935. Jerome was proclaimed a site possessing “exceptional value in commemorating and illustrating the history of the U.S.” (U. S. Dept. of the Interior, 1967).

By 1977, the town boasted a Zoning Ordinance and a Design Review mechanism to prevent structural abuses of the past. Though small and chronically short of funds, the town government was well on its way to providing the range of services necessary for survival in the modern world. The architectural and structural analysis which accompanied the 1981 General Plan provided guidelines for reconstruction and renovation of the sites listed in an historic property inventory. This Inventory has been periodically updated, and the 2007 version is to be considered a part of the present Plan.

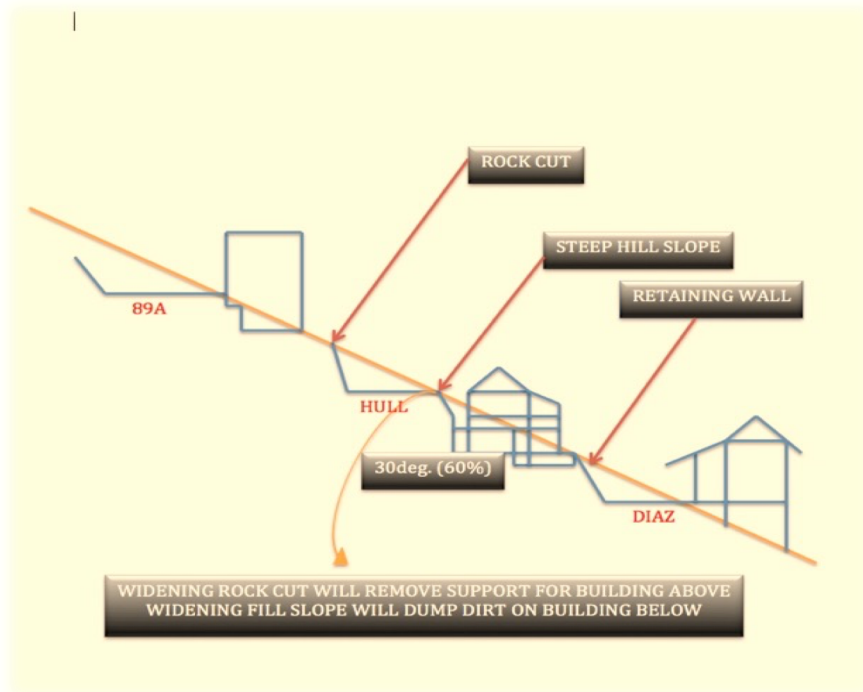
In 1981, the citizens of the Town of Jerome published their first General Plan. They used the word “ominous” to describe the challenges posed by the years of neglect, vandalism, scavenging and decay that had endangered the very survival of the Town following the closure of the mine in 1953. In 2016, as in 1981, the Town of Jerome is still wrestling with the conundrum of a small town with an even smaller economic base, facing the responsibility of preserving a city whose population was once 25 times its current size. However, remarkably, what was once branded “The Most Unique City in America” (until some vandal with no respect for property, tradition and history, stole the sign from Jerome's western approach) has bloomed again. Many of the goals and aspirations of 1981 have been realized, and the Town is now celebrating its first half-century on the National Register of Historic Places. The General Plan of 1981 was an articulate and visionary document. Those who today craft the second General Plan, hope that their words will help to continue the process of securing Jerome's future as both a historic site and a living community.

The population of Jerome and its immediate vicinity, once risen to a booming high of 15,000 in 1929, was reduced to approximately 200 in the mid-1950's, when Jerome was declared a “Ghost City.” Just as its demise appeared imminent from natural decay and vandalism, Jerome once again was reborn. Its attractions of history, beauty and climate have brought a new wave of renovation, repair, reconstruction and revision. The town population has hovered between 400 and 500 since 1981, while the number of tourist visitors has soared. Having re-established a working police department, volunteer fire department and government functions, as well as installing and maintaining a dependable domestic water system, the town is once again in a position to determine and plan its own future.

History has given today's Jerome a rich heritage and an awesome responsibility. With the broad Verde River Valley below, the rich red tones of the Mogollon Rim across the valley, and vistas of the often-snowcapped San Francisco Peaks, Jerome's perch on the side of Cleopatra Hill continues to attract a multitude of tourists and new residents. With growth comes change, and Jerome's next decades appear to hold a challenge no less imposing than that faced by the 500 people who lived here more than a century ago.

APPENDIX D – GRADES AND SLOPES

The previous 1981 General Plan included several tables regarding grades and slopes (pages 28-30), and an exhibit showing a partial cross-section of the Town from 89A to Diaz. This information and perspective was deemed so important to an understanding of Jerome's present and future circumstances, that it has been included again here in the 2018 Plan.



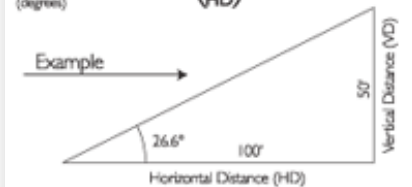
Slope Determination Formulas

Slope Ratio: HD:VD

Slope Percent: $\left(\frac{VD}{HD}\right) \times 100$

Slope Angle: (degrees) $\text{Arctan}\left(\frac{VD}{HD}\right)$

Example



Examples

Slope Ratio: 100:50 = 2:1

Slope Percent: $\left(\frac{50}{100}\right) \times 100 = 50\%$

Slope Angle: (degrees) $\text{Arctan}\left(\frac{50}{100}\right) = 26.6^\circ$

RELATIONSHIP OF SLOPE TO HORIZONTAL AND VERTICAL DISTANCES							
GRADE	HORIZONTAL DISTANCES						
	100'	75'	50'	25'	10'	1'	0.1'
1%	1	0.75	0.5	0.25	0.1	0.01	0.001
2%	2	1.5	1	0.5	0.2	0.02	0.002
3%	3	2.25	1.5	0.75	0.3	0.03	0.003
4%	4	3	2	1	0.4	0.04	0.004
5%	5	3.75	2.5	1.25	0.5	0.05	0.005
6%	6	4.5	3	1.5	0.6	0.06	0.006
7%	7	5.25	3.5	1.75	0.7	0.07	0.007
8%	8	6	4	2	0.8	0.08	0.008
9%	9	6.75	4.5	2.25	0.9	0.09	0.009
10%	10	7.5	5	2.5	1	0.1	0.01
11%	11	8.25	5.5	2.75	1.1	0.11	0.011
12%	12	9	6	3	1.2	0.12	0.012
13%	13	9.75	6.5	3.25	1.3	0.13	0.013
14%	14	10.5	7	3.5	1.4	0.14	0.014
15%	15	11.25	7.5	3.75	1.5	0.15	0.015
16%	16	12	8	4	1.6	0.16	0.016

*Photos contained herein without credit have an unknown source.
As sources for these photos are determined, the document will be updated to reflect such.*



Town of Jerome

GENERAL PLAN
2018