



TOWN OF JEROME

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

Zoning Administrator Analysis Design Review Board Tuesday, May 23, 2023

Item :
Location: 537 School Street
Applicant/Owner: Scott McCoy
Zone: C-1
APN: 401-06-041 & 401-06-040
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Recommend Approval

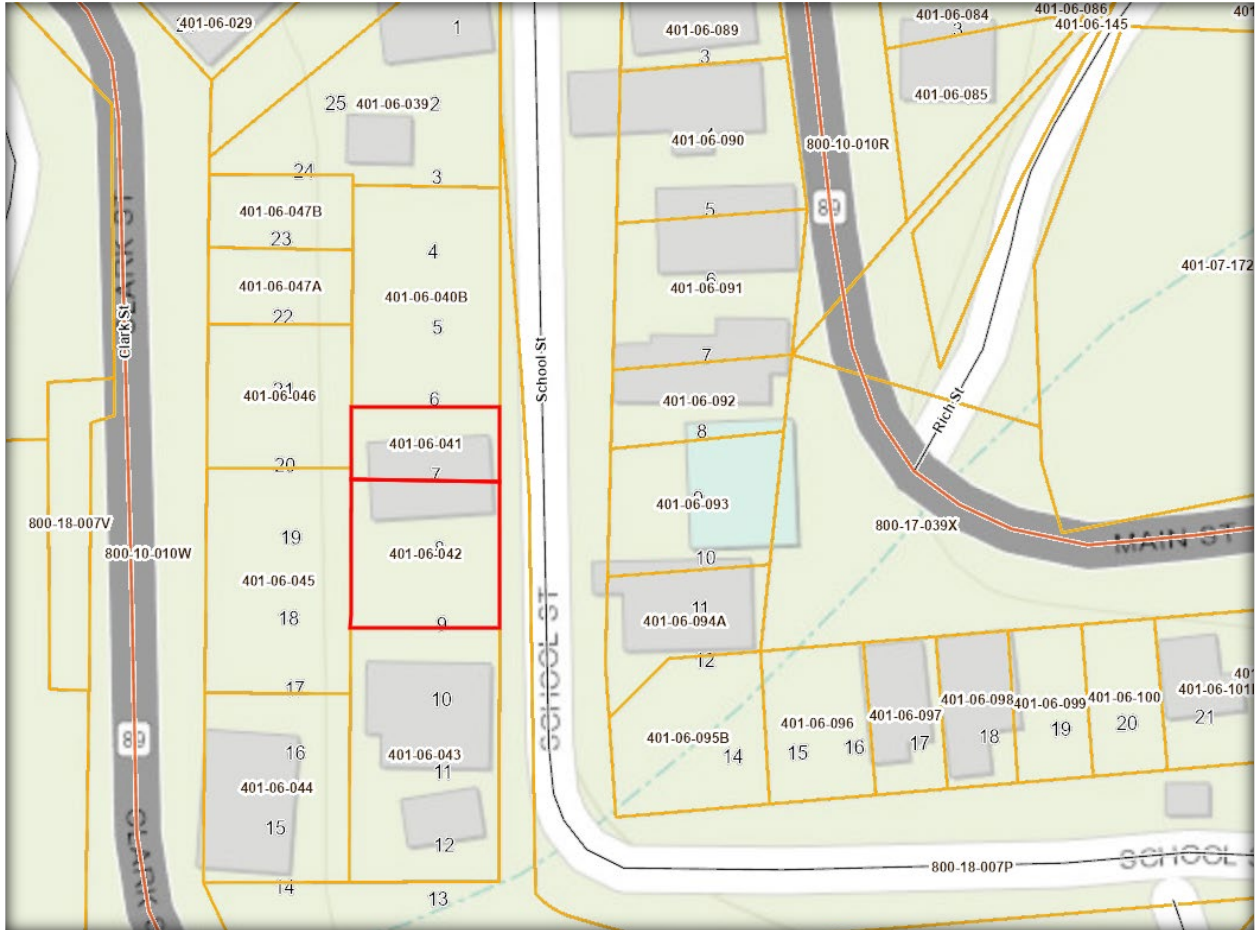
Background and Summary: The applicant is seeking approval to replace a fence that previously existed along the perimeter of the property, which was removed prior to the sale of the house. The applicant wishes to replace this fence with a similar style of fencing. Replacement of the exact fencing is proving to be difficult due to material availability, and so the change of style is requiring Design Review.

Building Background: The 2007 Historic Property Inventory records this structure as having been built in 1896. It is listed as #61 on the 2007 Historic Properties Inventory and is a contributor to the Town of Jerome's NHL (National Historic Landmark) status.

Purpose: The purpose of Design Review is to enable the Design Review Board to review the exterior design of proposed new buildings and structures, proposed alterations of buildings and structures, proposed signs, and proposed demolition of structures, within the Historic Overlay District, in order to ensure that new development is compatible with the surrounding environment, and to preserve and protect the historical character of the Town of Jerome. Design review is intended to enrich the lives of all the citizens of Jerome by promoting harmonious, attractive, and compatible development, and is therefore considered to be in furtherance of the general welfare. The provisions of this section (Section 304) shall apply to all new construction, exterior alterations, demolitions, and signs, in the Historic Overlay District.

Regulatory requirement: Section 502.J, "Walls and Fences" requires that no fence or wall over 3' tall shall be installed closer to the road that provides frontage than the structure itself. From the side yard, and including the back yard, the fence or wall cannot exceed 6'. No barbed wire, or electrification is allowed. The proposed fencing is no greater than 4', well within the Ordinance requirements. An example of the style of wrought-iron fencing is included with this analysis.

Response: The proposed fence will extend about 3ft above the ground surface. The location of the fence is to match with the fence removed by the previous owner which will keep the neighborhood aesthetic intact. The style of fence appears to be similar to styles already in use throughout the town, one example being at and around the sliding jail site.



View of 537 School street (401-06-041 & 401-06-042) from Yavapai County GIS.

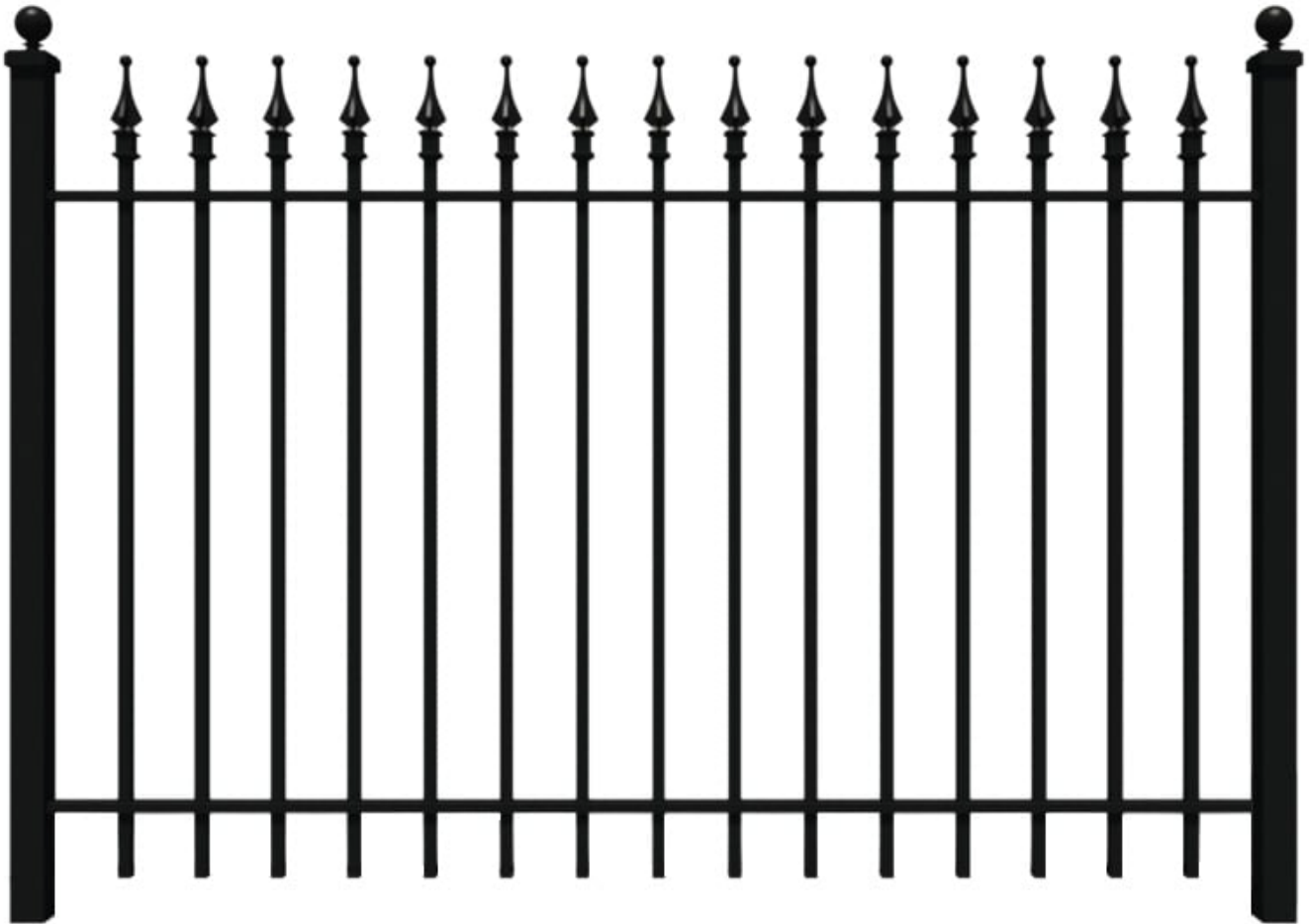


View of 537 School street (401-06-041 & 401-06-042) from Google Earth imagery.



Top & Bottom: Two different photo's exhibiting the fence in different applications. Similar styles of fence exist in places throughout Jerome.





The manufacturer's website describes this: *Our Classic iron fence is our best seller due to it's timeless look that goes with many different architectural designs. The Quad Flair Finial is sand cast rather than die cast resulting in a slightly rougher, more organic look and feel. As a proper fence should, each finial is welded to each picket NOT glued or screwed like the competition. Our most versatile fence; it will age like a fine wine and never go out of style.*

Source: Ironfenceshop website



Two views (from Google Earth Street View, 2012 dated imagery) of the front of 537 School street that show the yard areas which the fence will surround.

Source: www.Ironfenceshop.com



Application & Related Information



STRONGHOLD IRON QUICK-REFERENCE SPECIFICATIONS

ITEM	TRADITIONAL GRADE	SIGNATURE GRADE
FENCE PANELS		
WIDTH	8' (96")	8' (96")
PICKETS	1/2" 18ga	3/4" 16ga
PICKET SPACING	3.875" Air Gap on Standard Panels. 1.69" Air Gap on Puppy Picket Panels	3.875" Air Gap on Standard Panels. 1.69" Air Gap on Puppy Picket Panels
RAILS	1" x 1/2" Rolled and Punched Rail, 1/8" thickness	1.5" x 1/2" Rolled and Punched Rail, 1/8" Thickness
FINIALS	4" Tall x 1" Wide	6" Tall x 2" Wide
WALK GATES		
GATE FRAME	1.5" x 1.5" 14ga boxed and welded u-frame	2" x 2" 14ga boxed and welded u-frame
PICKETS	1/2" 18ga	3/4" 16ga
RAILS	1" x 1/2" Rolled and Punched Rail, 1/8" thick	1.5" x 1/2" Rolled and Punched Rail, 1/8" Thickness
FINIALS	4" Tall x 1" Wide	6" Tall x 2" Wide
DRIVEWAY ESTATE GATES		
FRAME	2" x 2" 11ga boxed and welded u-frame	2" x 2" 11ga boxed and welded u-frame
PICKETS	1/2" 18ga	3/4" 16ga
RAILS	1" x 1/2" Rolled and Punched Rail, 1/8" thick	1.5" x 1/2" Rolled and Punched Rail, 1/8" Thickness
FINIALS	4" Tall x 1" Wide	6" Tall x 2" Wide

FENCE AND GATE POSTS

SIZE	STANDARD APPLICATION	THICKNESS
2"	Traditional Panel or Walk Gate Only	14ga
2.5"	Traditional or Signature Panel/ Walk Gate	14ga
3"	Traditional or Signature Panel/ Walk Gate	14ga
4" LT	Small Estate Gates or Special Applications	14ga
4" HD	Double Estate Driveway Gates	7ga
6" HD	Single and Double Estate Driveway Gates	7ga

- All Fence Panels and Gates Finished with a TGIC Powdercoat in Satin Black