



# TOWN OF JEROME

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

## Zoning Administrator Analysis Design Review Board Tuesday, February 25, 2025

**Item :**  
**Location:** 412 Main Street  
**Applicant/Owner:** Jason Domanico / The Haunted Group  
**Zone:** C-1  
**APN:** 401-06-018  
**Prepared by:** Will Blodgett, Zoning Administrator  
**Recommendation:** Recommend Approval

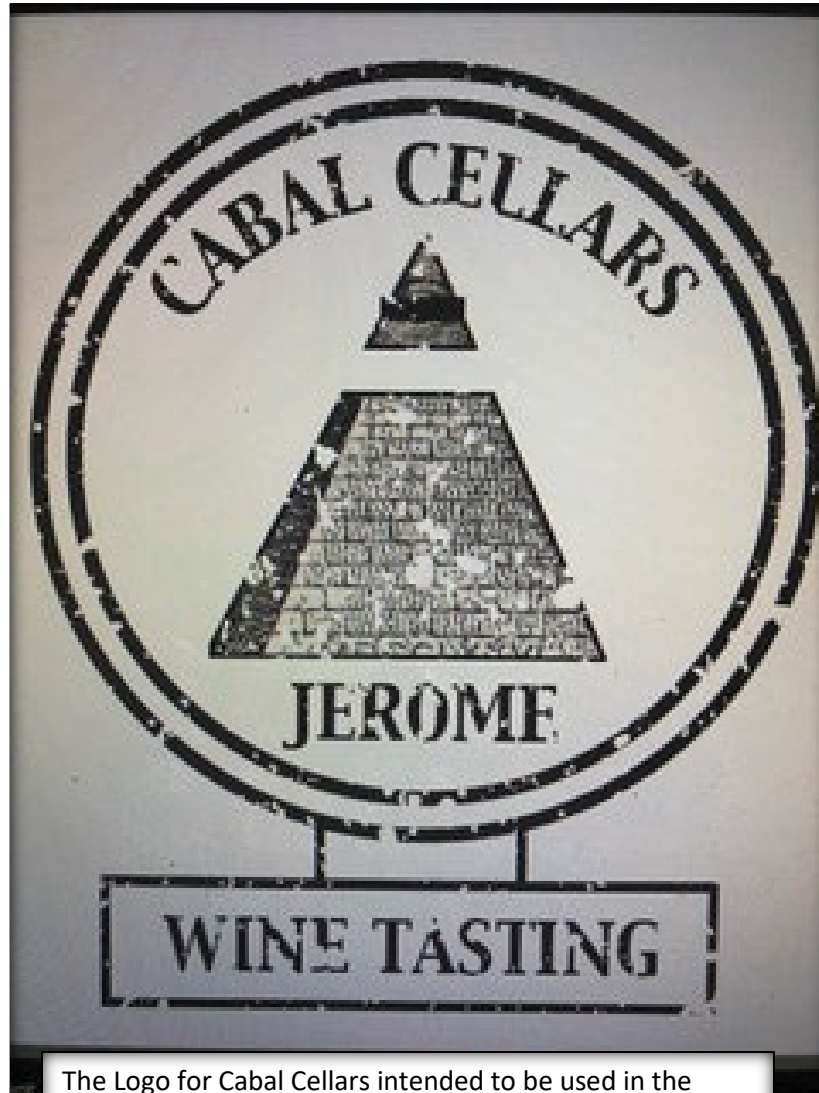
**Background and Summary:** The applicant is seeking approval to mount a new sign using an existing projecting mount. The current mount was utilized by the Bordello prior to closing. Cabal cellars intends to use the same signage as is on the other location in town currently. The new signage is 30" in diameter, double-sided on ½" thick wood. A rider hanging below this is 6" x 30", also double-sided on ½" thick wood. The entire signage will be 30" in width, 39" in height (2.5ft x 3.25ft) and a total of 8.125sq. ft.

**Building Background:** The 2007 historic property inventory records this building as constructed in 1910 and as contributing to the Town of Jerome's Historic Landmark Status. The record of this survey is provided at the end of this analysis.

**Purpose and Considerations:** The Design Review Board shall review a submitted application for Design Approval of Signs and shall have the power to approve, conditionally approve, or disapprove all such requests, basing it's decisions on the following criteria; Materials- signs made of durable, weather resistant materials such as acrylic, resin, steel, aluminum, or composite materials are preferred. Lettering- Lettering and symbols on signs should be routed, applied or painted on the surface of the sign material. Colors- Colors of a sign shall be visually compatible to the colors of buildings, structures, and signs to which the sign is visually related. Exceptions- The design review board may waive the requirements of this section and section 507 in order to allow the preservation or restoration of signs or commercial graphics which are determined to be of historical significance or of particular interest.

**Signage Regulations:** Section 509.G establishes the requirements for signage in the C-1 Commercial district and the I-1 Industrial zones. Subsection 2 states; *"The area of any single wall, projecting, free-standing or canopy sign shall not exceed sixteen (16) square feet.* Subsection 4 also states: *"The bottom part of any projecting sign shall be no lower than eight (8) feet above the ground directly below it."*

**Response:** The new signage was designed with the Town of Jerome Zoning regulations in mind, and the packet provided by the applicant (provided over the following pages) show that the proposed sign, mounting location in addition to other regulations, such as set-back requirements, are all met with the proposed sign.



The Logo for Cabal Cellars intended to be used in the same Black & White as before.



**Top:** View of the front façade of 412 Main Street, with sign-mounting post visible above the entrance. Note that this mounting location, and the overall height of the sign will be above the required 8ft height from the sidewalk below.

**Bottom:** View of 412 Main from School street looking northward. The neighboring businesses are visible, and display similar signage on their street-front.







View from the intersection of Hull/Main Street, looking west, (up) main street. 412 Main is visible just beyond the Flatiron in the foreground.

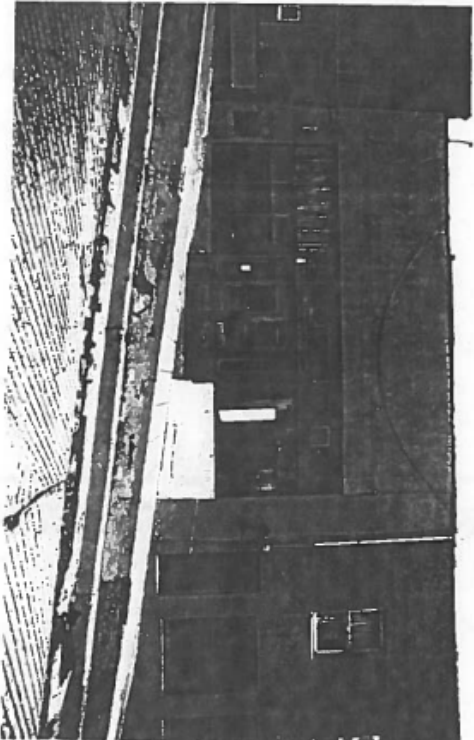




View looking East (Down) Main Street, with 412 Main visible on the left side of the frame. Note the Sign mounting bracket above the entrance.

# Application & Related Information

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY	INVENTORY NO.	
COMMON PROPERTY NAME George Waddell Studio		Yavapai	67	
PROPERTY LOCATION-STREET & NO. Main St/ Hull Ave btwn.		QUAD/COUNTY MAP Sec 23 TWSP 16 Range 2E		
CITY, TOWN/VICINITY OF Jerome Az	ASSESSOR'S PARCEL NO. 401-06-018			
OWNER OF PROPERTY Paul Scott	PHONE			
STREET & NO./P.O. BOX Box 12				
CITY, TOWN Jerome	STATE Az			ZIP 86331
FORM PREPARED BY TOWN OF JEROME	DATE 8-81			
STREET & NO./P.O. BOX Box 335	PHONE 634-7943			
CITY, TOWN Jerome	STATE Az			ZIP 86331
PHOTO BY Noel Knapp	DATE 8-81			
VIEW facade Main St				
HISTORIC USE				
PRESENT USE art studio/ residence	ACREAGE			
ARCHITECT/BUILDER				
CONSTRUCTION/MODIFICATION DATES 1910				

## PHYSICAL DESCRIPTION

This building has two stories with an upper level entrance on Main St and a lower level entrance on Hull Ave. The depth varies from 23' to 35', with a frontage (Main St) of 35', thus forming a trapezoidal plan. Exterior walls are masonry on the east and south sides, and masonry and wood frame on the west wall, with stucco above grade. Both street elevations have parapet walls, hiding the wood scissor trusses which form 2 hipped roofs.

Both floors are wood tongue and groove on floor joists, Double wood doors with glass lites in upper half are located in the center of both elevations. The Main St elevation has a translucent glass transom with leaded comes. This also continues over one display window, the other display window has wood board and batt in this transom area.

**From the applicant:**

Sign Application Checklist Items - 412 Main St., Jerome AZ 86331 - Cabal Cellars  
Jason Domanico - 602-750-7771

- 1.) Application Attached
- 2.) Sign to be the same as the Cabal Cellars Wine Tasting sign at 417 Hull Ave.
- 3.) Site Plan Attached
- 4.) Attached.  
Large Sign - 30" diameter by 1/2" thick wood. Double Sided  
Rider hanging below is 6" x 30" Double sided
- 5.) Whole sign is odd shaped but will be 30" wide x 39" Tall or 2.5'x 3.25' or 8.125 square feet.
- 6.) Attached
- 7.) The old Bordello window sign to be removed. Hanging sign was removed by old landlord.
- 8.) Photos of building attached
- 9.) Photos of neighbor buildings attached
- 10.) Wood Black and White
- 11.) Metal Bracket
- 12.) No lights unless power is out there