



TOWN OF JEROME

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

Zoning Administrator Analysis Design Review Board Tuesday, July 28, 2026

Item :

Location: 38 Paradise Lane

Applicant/Owner: Wills Mary Ryan Revocable Living Trust & Dryer Sally Elizabeth Revocable Living Trust

Zone: R1-5

APN: 401-06-173

Prepared by: Will Blodgett, Zoning Administrator

Recommendation: Discussion/possible action

Background and Summary: The Applicant is proposing a series of repairs and alterations to the House at 38 Paradise Lane as well as a new replacement gate for one of the Boardwalk access stairs that has fallen into disrepair. Proposed alterations to 38 Paradise Lane include addition of x2 windows on the Gable ends and the addition of a Door and walkway from the top floor Dormer to street level above, providing egress from the top floor bedroom. This area currently is only accessible via the internal staircase.

Building Background: The Boardwalk is a privately held and maintained Pedestrian Easement that recently underwent significant repairs and it was determined at that time that the Boardwalk is a legally non-conforming linear-feature. 38 Paradise Lane is a Queen-Anne Style Victorian according to the JHS 2007 Historic Inventory, which is provided at the end of this review. No date of construction was provided, but Yavapai County records it as constructed in 1949. I believe this date is incorrect, and reflects a remodel or addition at that time. The Likely date of construction is Pre WW1.

Purpose: The purpose of the site plan review is to provide for the public health, safety and general welfare, and to protect the environment and the historical character of the Town of Jerome. The plan review will include an examination of all proposed site work, and excavation and grading regulations, with special regulation of work sites with extreme slope or unstable soils. Essential to this purpose is the review of possible impacts on surrounding properties.

Property Standards:

The Town of Jerome Zoning Ordinance in section 304 "Design Review", under "*B. Projects requiring review by the Design Review Board*" number 2 "*Additions and exterior modifications*". Section H "Review Criteria for new construction" subsection J, Accessory Features, states that; "*Fences, Walkways, decks, stairways, lighting, antennae and other manmade structures shall be visually compatible with buildings, structures, and places to which they are visually related.*"

Some exterior and interior alterations to a historic building are generally needed as part of a Rehabilitation project to ensure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include changes to the site or setting, such as the selective removal of

buildings or other features of the building site or setting that are intrusive, not character defining, or outside the building's period of significance.

When the physical condition of character-defining materials and features warrants additional work, repairing is recommended. Rehabilitation guidance for the repair of historic materials, such as masonry, again begins with the least degree of intervention possible. In rehabilitation, repairing also includes the limited replacement in kind or with a compatible substitute material of extensively deteriorated or missing components of features when there are surviving prototypes features that can be substantiated by documentary and physical evidence. Although using the same kind of material is always the preferred option, a substitute material may be an acceptable alternative if the form, design, and scale, as well as the substitute material itself, can effectively replicate the appearance of the remaining features.

Following repair in the hierarchy, Rehabilitation guidance is provided for replacing an entire character-defining feature with new material because the level of deterioration or damage of materials precludes repair. If the missing feature is character defining or if it is critical to the survival of the building (e.g., a roof), it should be replaced to match the historic feature based on physical or historic documentation of its form and detailing. As with repair, the preferred option is always replacement of the entire feature in kind (i.e., with the same material, such as wood for wood). However, when this is not feasible, a compatible substitute material that can reproduce the overall appearance of the historic material may be considered. It should be noted that, while the National Park Service guidelines recommend the replacement of an entire character-defining feature that is extensively deteriorated, the guidelines never recommend removal and replacement with new material of a feature that could reasonably be repaired and, thus, preserved.

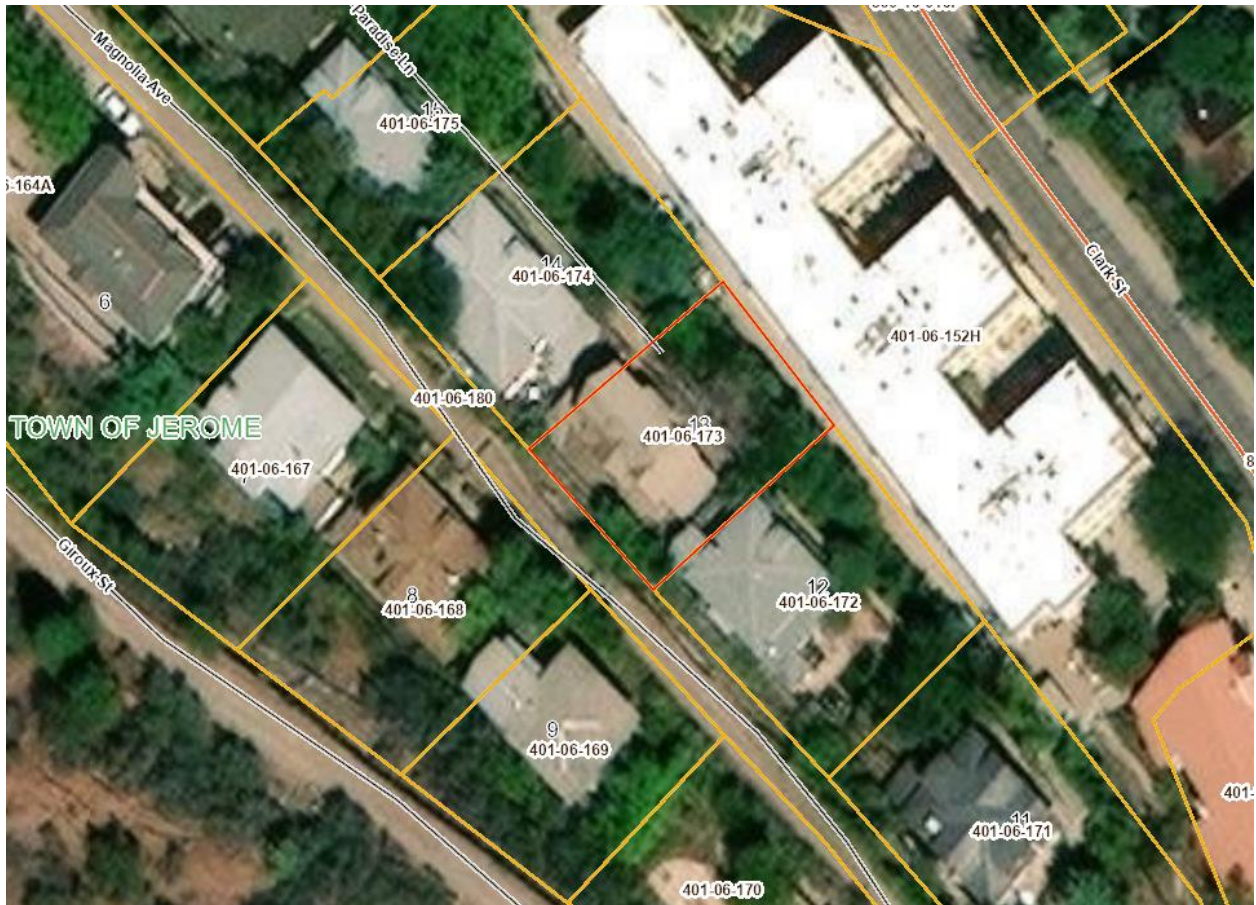
Accessibility and Life Safety Sensitive solutions to meeting code requirements in a Rehabilitation project are an important part of protecting the historic character of the building. Work that must be done to meet accessibility and life-safety requirements must also be assessed for its potential impact on the historic building, its site, and setting.

Response: The replacement of the Gate addressed above has no significant impact to the historic nature of the Boardwalk or surrounding properties. The existing wooden gate was built by Mr. Kinsella approximately 20 years ago and is not in itself a Historic resource. Even if this were a Historic Feature, replacement in kind or with a compatible substitute material is preferred. In this case replacement with a metal gate will increase the longevity of the use.

The addition of Windows and a Doorway to the top level is a significant alteration to the structure. The Town supports this alteration for two reasons; The first is that without secondary egress from the top floor bedroom the property does not meet modern fire and safety codes. The property is Legally Non-conforming and could continue to function as it currently is. The Town of Jerome however encourages improvement of non-conforming situations to increase the fire and life safety in situations such as these, and the concept of a Dormer-Doorway with a walkway exists only a few doors down

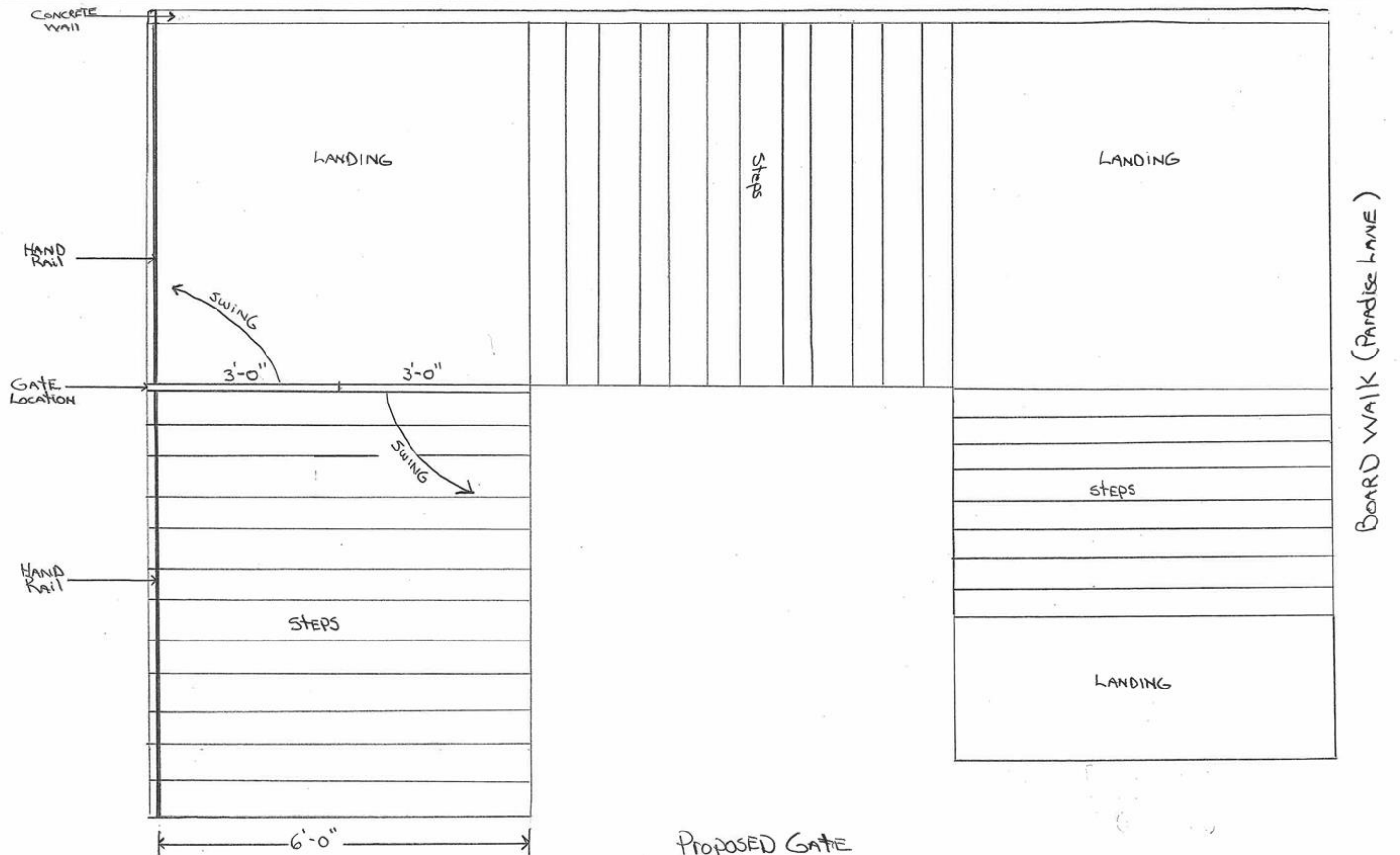
currently and has not been deemed to detract from the historic nature of that property. The second reason for supporting this alteration is within the concept that to save and preserve a building, we have to use the building and in cases like this, alterations can allow for another generation or more of adaptive-reuse and rehabilitation.

In all the Town supports this project, and providing all best-practices for Rehabilitation are met a COA will be issued for this project, retaining the historic nature of the property.

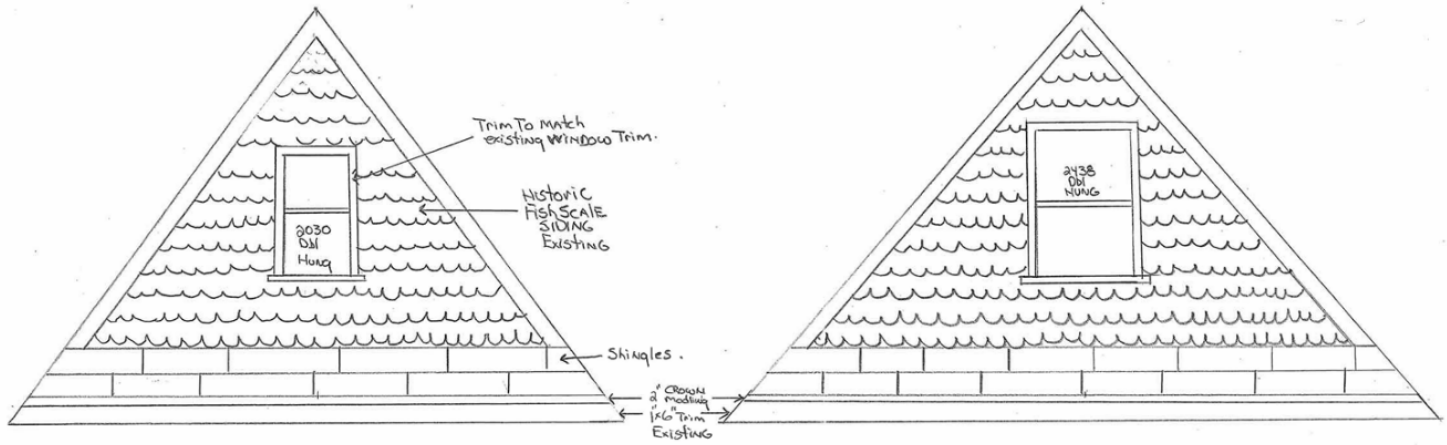






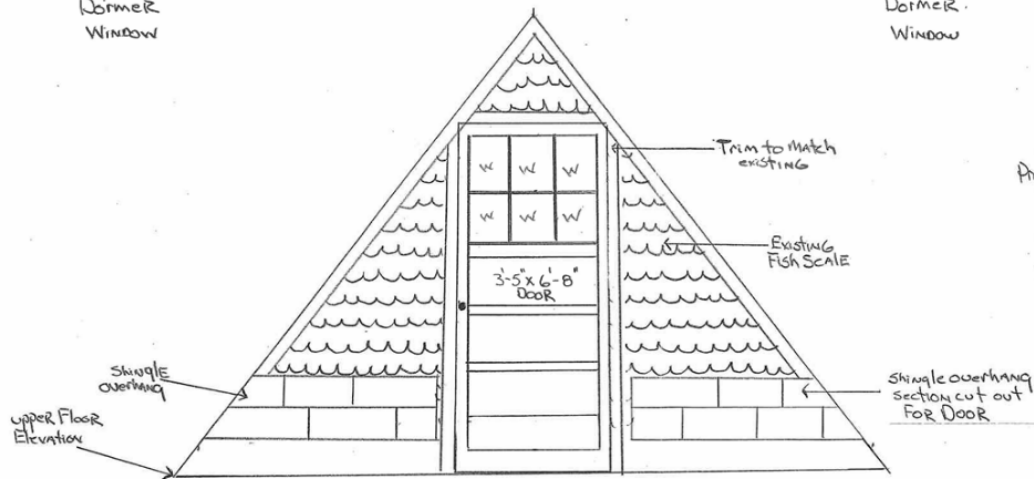


Proposed Gate
to
PARADISE LANE
(BOARDWALK)
see photos.
Not to Scale

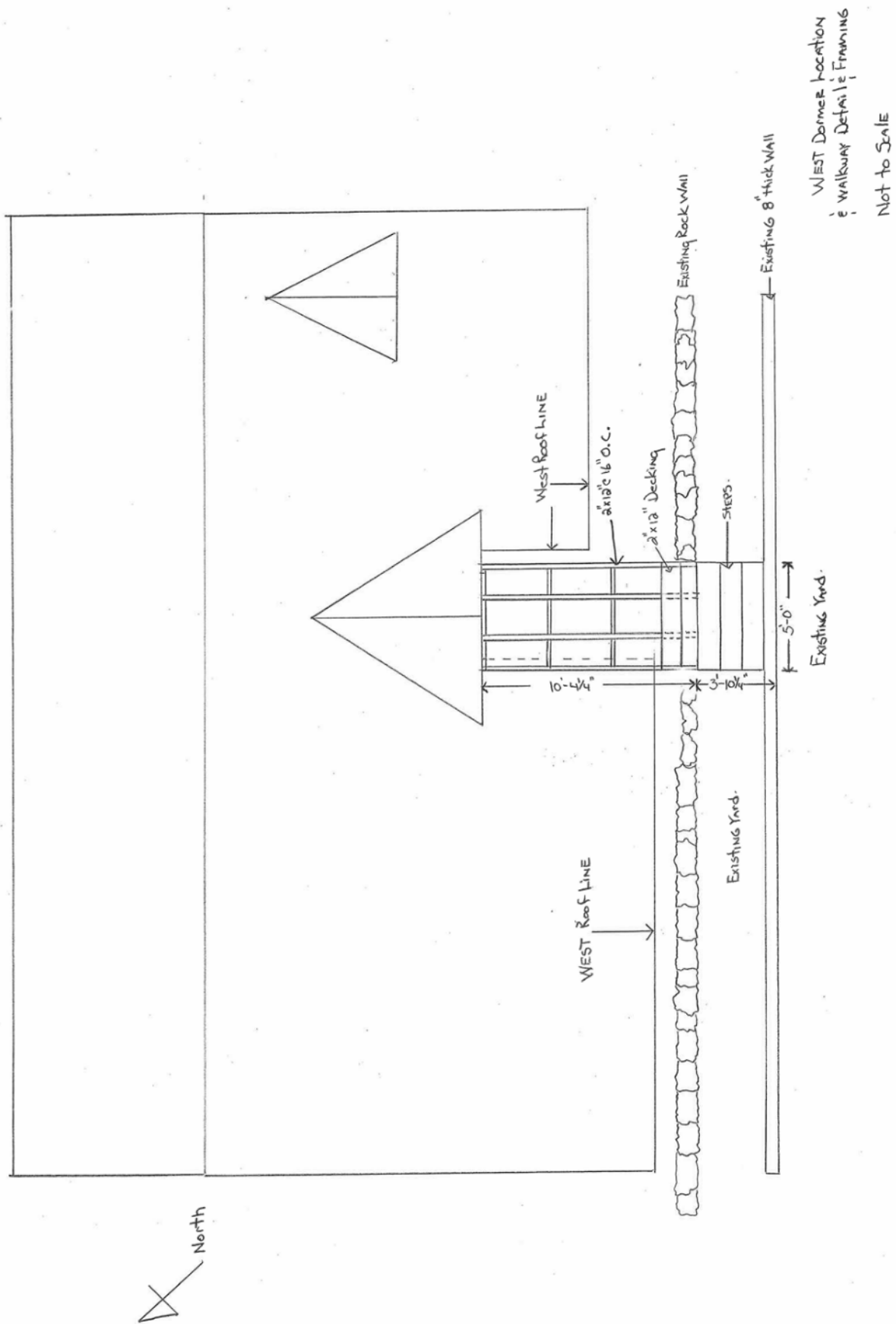


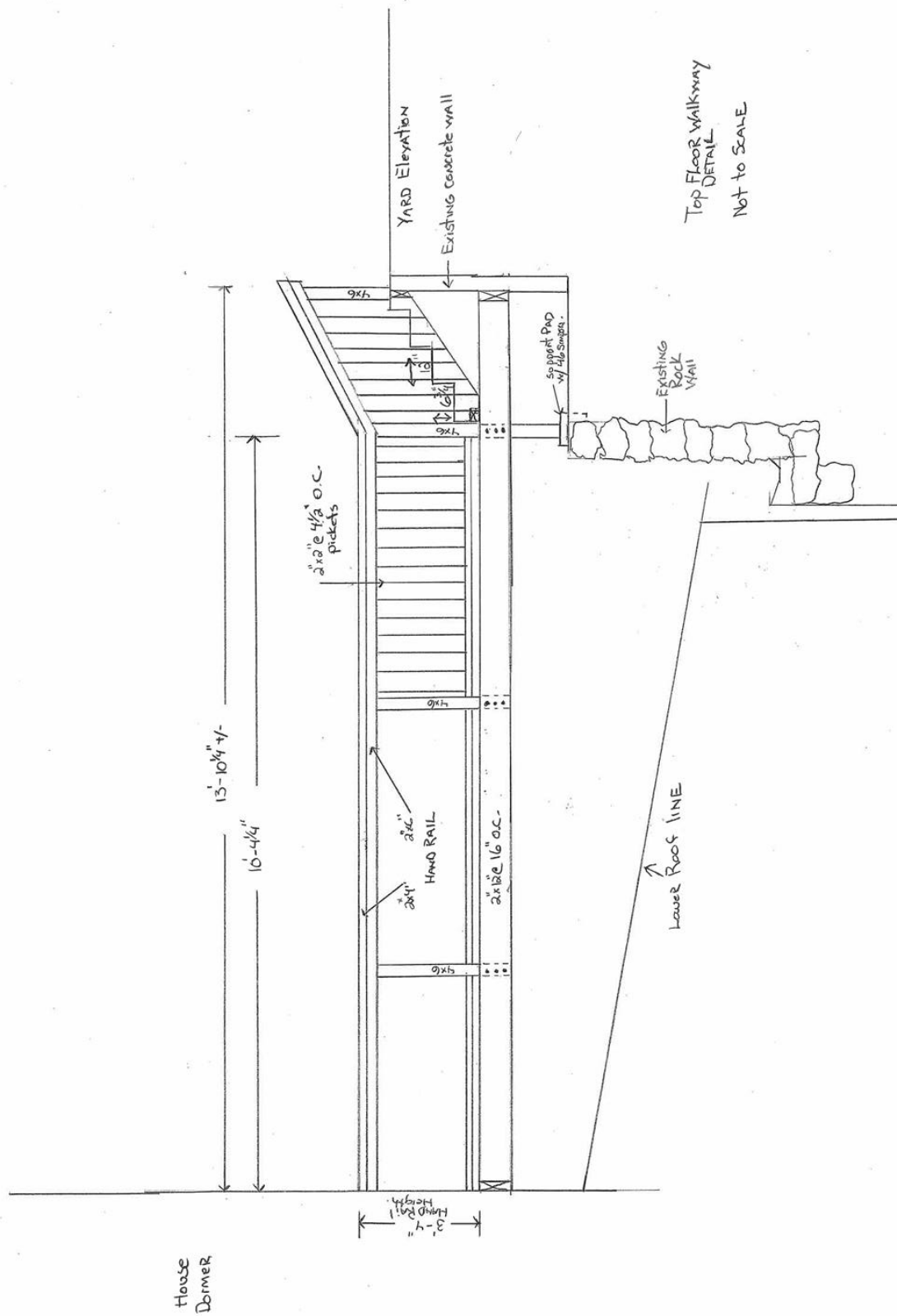
East & West Side
Dormer
Window

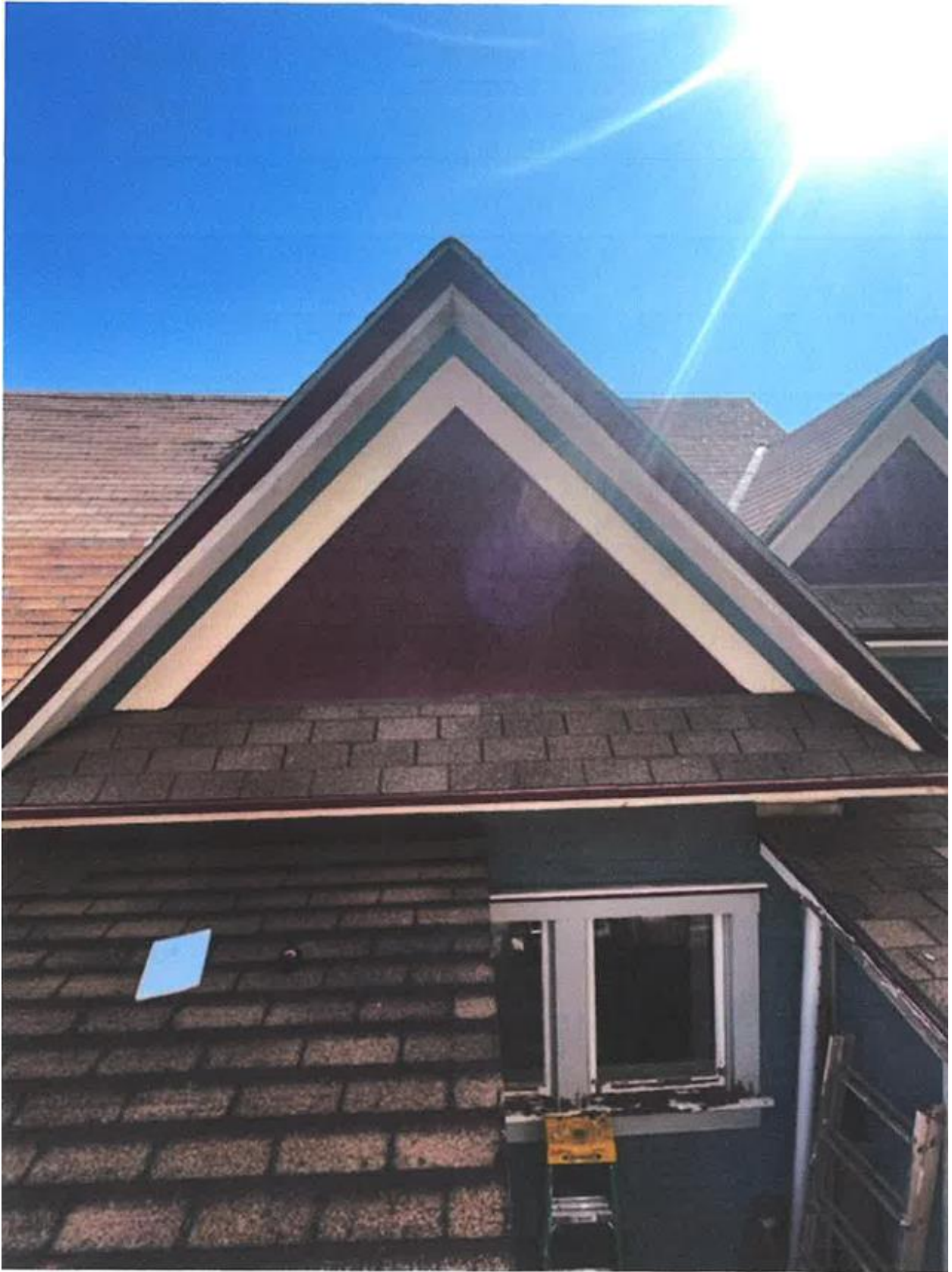
North Side
Dormer
Window



PROPOSED DORMER
Windows (3)
Door (1)
Not to Scale









3'-5" x 6'-8"
DOOR
REAR DORMER



Application & Related Information



2007 Town of Jerome Arizona HISTORIC PROPERTIES SUMMARY SURVEY

PROPERTY IDENTIFICATION

For properties identified through survey: Site No. 014 Survey Area Society Hill

Historic Name(s)

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

Address 38 Paradise Lane

City or Town Jerome

☐ vicinity

County Yavapai

Tax Parcel No. 401-06-173

Township 16

Range 2E

Section 23

Quarters

Acreage

Block

Lot(s) 13

Plat (Addition)

Year of plat (addition)

UTM reference: Zone

Easting

Northing

USGS 7.5' quadrangle map:

ARCHITECT

☐ not determined ☐ known Source

BUILDER

☐ not determined ☐ known Source

CONSTRUCTION DATE

☐ known ☐ estimated Source

STRUCTURAL CONDITION

☐ Good (well maintained; no serious problems apparent)

☒ Fair (some problems apparent) Describe: Peeling paint exposing wood to elements. Some light wood rotting.

☐ Poor (major problems; imminent threat) Describe:

☐ Ruin/Uninhabitable

USES/FUNCTIONS

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

Residential

Sources

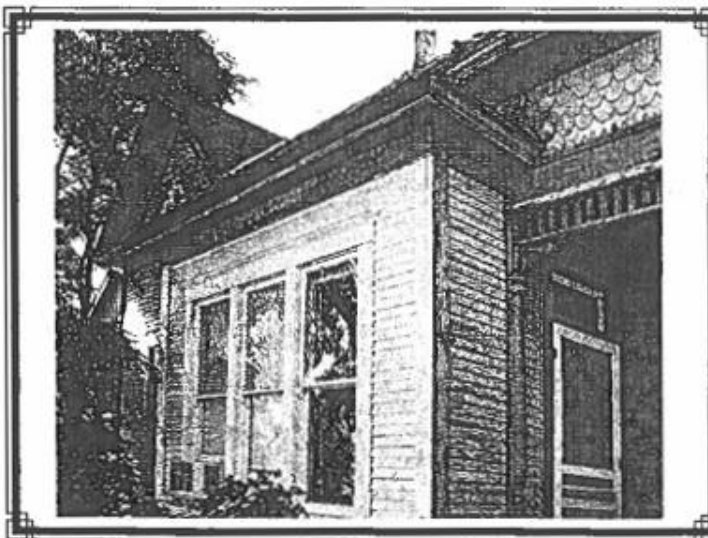
PHOTO INFORMATION

Date of photo 2007

View Direction (looking towards)

South East

Negative No. 38 paradise lane





2007 Town of Jerome Arizona

HISTORIC PROPERTIES SUMMARY SURVEY

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

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

C. ARCHITECTURE. Style Queen Anne Victorian

☐ no style

Stories 2



Basement

Roof form

Hipped, With Lower Cross Gables

Describe other character-defining features of its massing, size, and scale Patterned wood Shingles, False Gable, Spindle Work at porch

INTEGRITY

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

LOCATION. ☒ Original Site ☐ Moved: date original site

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

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

Walls (structure) Wood

Walls (sheathing)

Wood Shingles, 1x lap siding

Windows Wood

Describe window structure

Double Hung Some w/, diving panels

Roof Comp. Shingles

Foundation Masonry and Wood

SETTING. *Describe the natural and/or built environment around the property.* Cut into steep hillside

How has the environment changed since the property was constructed?

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

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

☐ Individually Listed; ☒ Contributor ☐ Noncontributor to

Historic District

Date Listed

☐ Determined eligible by Keeper of National Register (date

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

Property ☐ is ☐ is not eligible individually.

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

☐ More information is needed to evaluate.

If not considered eligible, state reason:

FORM COMPLETED BY

Gregory C. Hunt

Name and Affiliation:

D.A.P.A Studio

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Date: Nov. 07

Phone #: 928-646-9205