



TOWN OF JEROME

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

Zoning Administrator Analysis Design Review Board Tuesday, January 28, 2025

Item :
Location: 103 Dundee Avenue
Applicant/Owner: Matt Lavoire / Merkin Harry Trust
Zone: R1-5 / AR
APN: 401-11-015M
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Recommend discussion / Approval

Background and Summary: The applicant is seeking approval to construct a new Barrel storage shed over an existing, semi-subterranean structure. The property at 103 Dundee is a total of 2.13 acres dual-zoned R1-5 and AR. The property has a primary structure that is recorded as 5992sq. ft.in size. The property also contains portions currently in agricultural use (Viticulture) and associated processes to support wine-making. The property does not currently have space to store barrels on site which requires transportation of these up and down Highway 89A as they are needed or put in storage. This proposed structure is to provide storage for wine barrels on site.

Building Background: Parcel number 401-11-015M is recorded as having the primary structure built in 1992 with the adjacent utility/accessory structure built in 2005. As such the properties are not listed within the National Register and are non-contributors to the Town's historic landmark status. This area of Jerome is commonly referred to as "the Experimental zone".

Purpose and Considerations: 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, 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 historic character of the Town of Jerome. Design review is intended to promote and preserve Jerome's economic and environmental well-being, which depends exclusively on it's unique character, natural attractiveness, and overall architectural quality which contribute substantially to it's viability as a recreational and tourist center and which contributed to its designation as a National Historic Landmark. Design Review is intended to enrich the lives of all the citizens of Jerome by promoting harmonious, attractive, and compatible development, and is therefore considered to be a furtherance of the general welfare. The provisions of this section shall apply to all new construction, exterior alterations, demolitions and signs in the historic overlay district.

Section 304.H of the Jerome Zoning Ordinance lists review criteria for new construction. It states:

PROPORTION – *The relationship of the width of building or structure to its height shall be visually compatible to buildings, structures and places to which it is visually related.* **OPENINGS** – *The relationship of the width of the windows and doors, to height of windows and doors in a building shall be visually compatible with buildings, structures, and places to which the building is visually related.*

PATTERN – *The relationship of solids to voids in the facade of a building or structure shall be visually compatible with buildings, structures and places to which it is visually related.* **SPACING** – *The*

*relationship of buildings or structure to the open space between it and adjoining buildings shall be visually compatible to the buildings, structures, and places to which it is visually related. **ENTRANCES, PORCHES, DECKS AND PROJECTIONS** – The height, projection, supports, and relationship to streets and sidewalks, of entrances, porches, decks, awnings, canopies, and balconies of a building shall be visually compatible to the buildings, structures, and places to which it is visually related **MATERIALS, TEXTURE AND COLOR** – The materials, texture and color of the facade of a building or structure, shall be visually compatible with the predominant materials, textures, and color used in the building and structures to which it is visually related. **ROOFS** – The roof shape of a building shall be visually compatible with the buildings to which it is visually related. **ARCHITECTURAL DETAILS** – Doors, windows, eaves, cornices, and other architectural details of a building or structure shall be visually compatible with buildings and structures to which it is visually related. **ACCESSORY BUILDINGS** - Garages, carports and sheds shall be visually compatible with buildings, structures and places to which they are visually related. **ACCESSORY FEATURES** – Fences, walkways, decks, stairways, lighting, antennae, and other manmade structures shall be visually compatible*

Response: Despite being considered an Accessory building, additional attention to design was paid by both the Town and the applicant. The proposed building was designed with these items in mind. A small portion of the proposed building will be visible from Dundee ave. to the west, and the portions visible are intended to match existing structures on site by continuing the use of corrugated metal, aged to match the fence-line adjacent as well as matching other architectural details common on site. A rendering of the proposed building, as would be visible from the street is provided.

103 Dundee Barrel Storage Accessory Structure

The proposed accessory structure for 103 Dundee would be build primarily for the purpose of empty barrel/container storage.

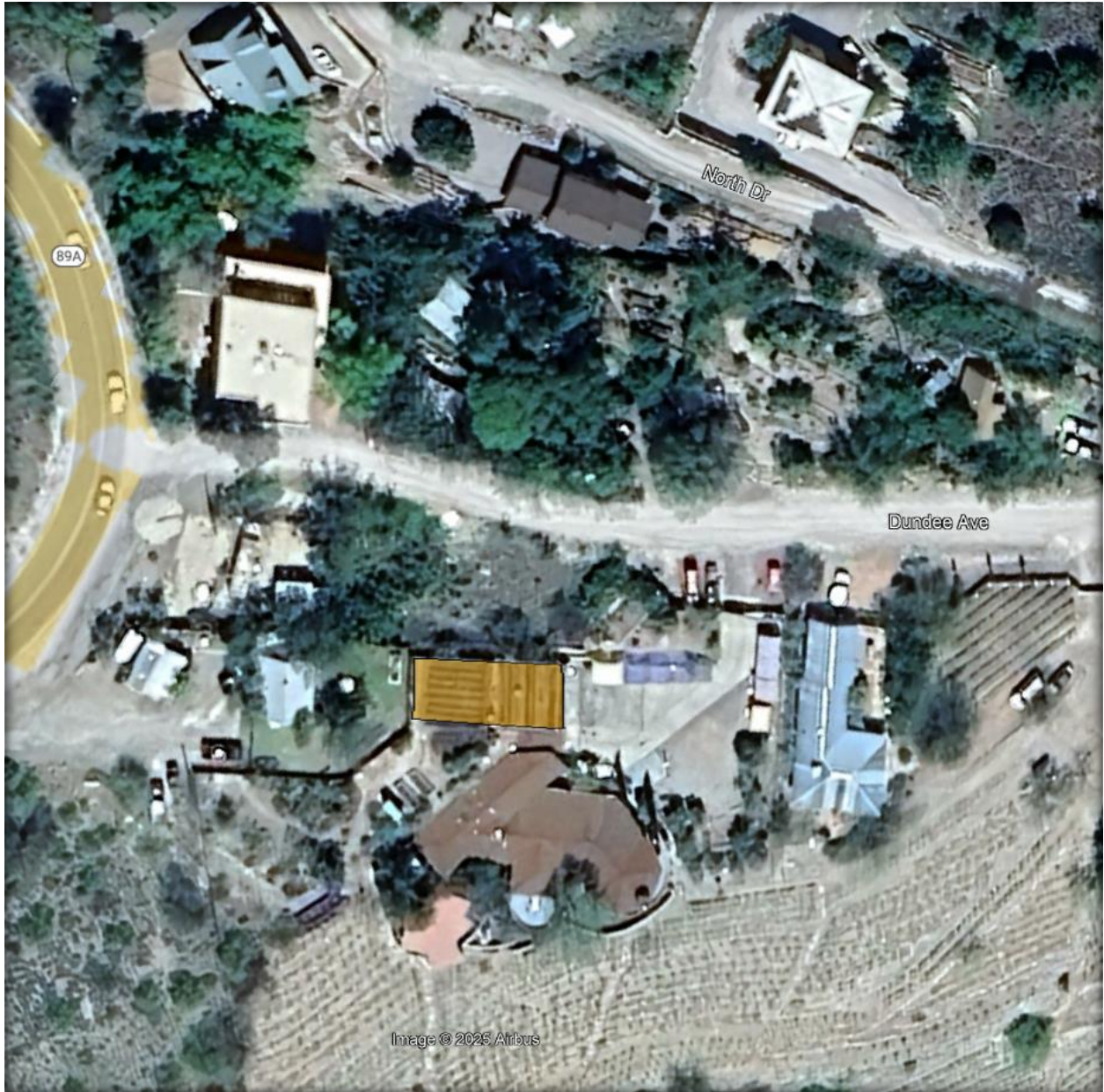
Over the course of the year, containers are filled and emptied with wine, either for aging purposes, or simply for transport down to Cottonwood for bottling.

Currently, empty barrels and containers are store off-site, due to lack of space at 103 Dundee. This means that several times a year, we are transporting barrels and containers up and down Highway 89. Having this accessory building will reduce barrel transport time and labor, as well as reduce traffic on Dundee.

The space will be temperature controlled and humidified, due to the delicate nature of oak barrels. Once they dry and shrink, they are very difficult to restore to usefulness.

Thank you,

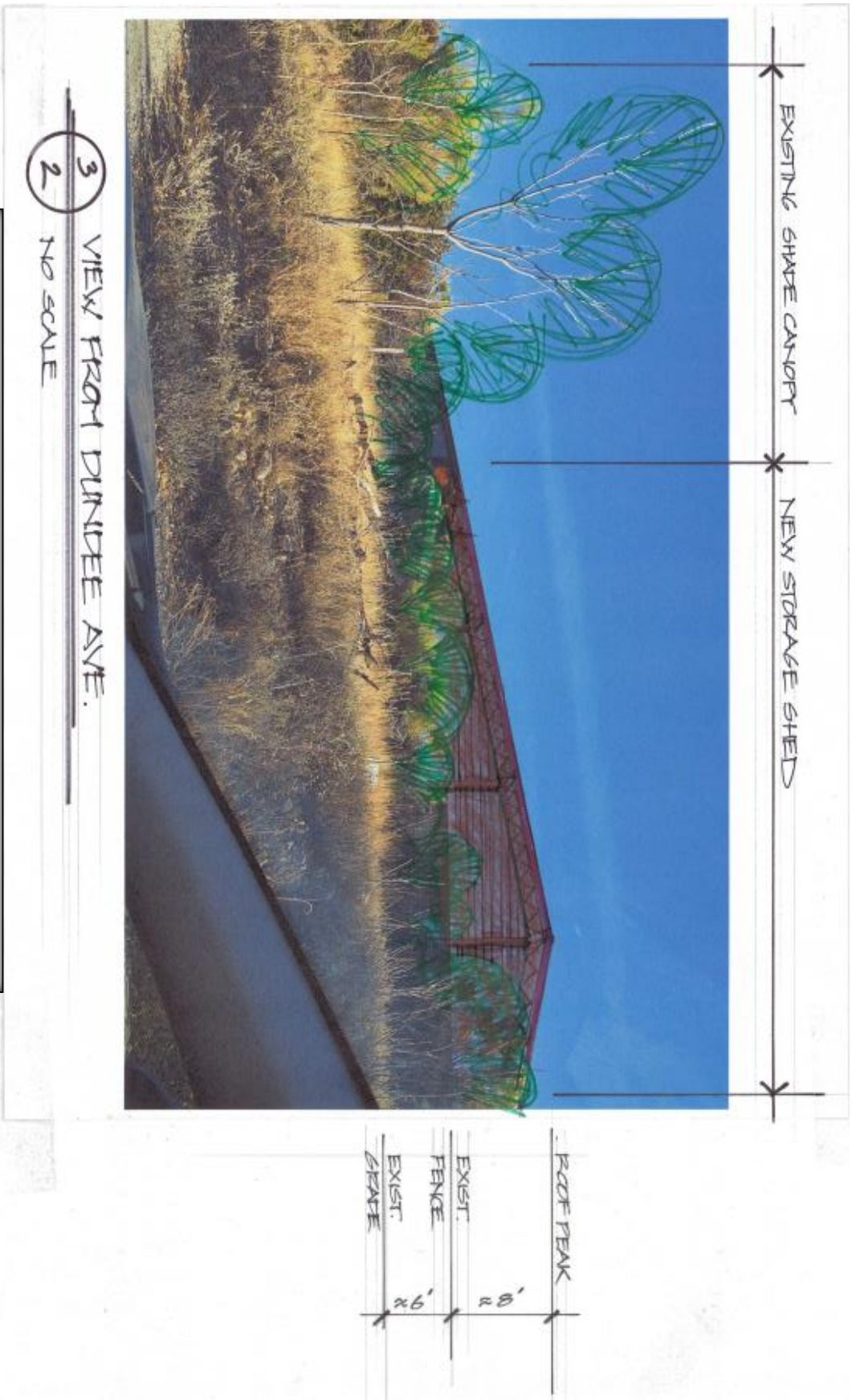
Matt LaVoire, Project Manager
Caduceus Cellars



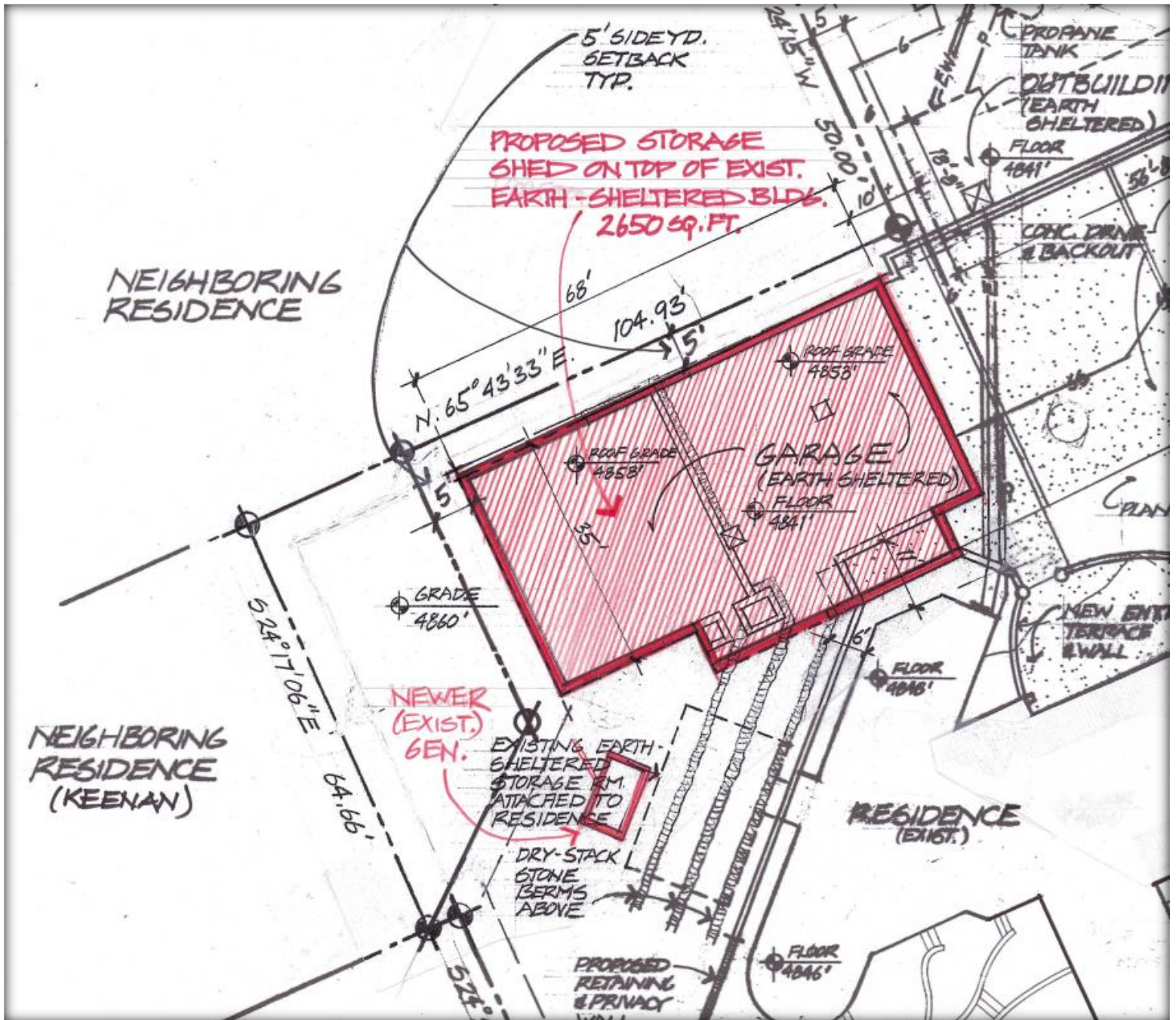
Aerial photograph with the proposed building footprint highlighted in orange.



Parcel map from Yavapai County GIS, with the property at 103 Dundee (APN- 401-11-015M) in the center.



Street-view photograph with a rough overlay that highlights the portion of the structure that would be visible from Dundee Ave. Note the slope of the roofline is designed to match the natural grade of the topography.



Detail view of the previous site plan with the new proposed building highlighted in red.

Application & Related Information



TOWN OF JEROME, ARIZONA

600 Clark Street, P.O. Box 335, Jerome, AZ 86331
(928) 634-7943

Town Use

General Land Use Application – Check all that apply

- Site Plan Review \$300
- Design Review \$25 to \$500 ^{\$50}
- Conditional Use Permit (CUP) \$500
- Demolition \$50/\$200
- Signage/Awning \$50
- Paint/Roofing \$25
- Time Extension \$200
- Other: _____
- Other: _____

$\$300 + \$50 = \$350$

Note: Refer to the corresponding Project Application Checklist/s for additional submittal requirements.

Applicant: <u>Matt LaVoire</u>	Owner: <u>Maynard Keenan</u>
Applicant mailing address: <u>1853 Rockly Rd Prescott, AZ 86305</u>	Property owner mailing address: <u>PO Box 905 Jerome, AZ 86331</u>
Applicant role/title: <u>Project Manager</u>	
Applicant phone: <u>928-830-4161</u>	Owner phone: <u>928-649-9293</u>
Applicant email: <u>m.lavoire@gmail.com</u>	Owner email: <u>m.lavoire@gmail.com</u>
Project address: <u>103 Dundee</u>	Parcel number: <u>401-11-015M</u>
Describe project: <u>Accessory structure</u>	

- I understand that review by the Jerome Design Review Board, Planning and Zoning Commission, and Town Council is discretionary.
- I understand that the application fee is due at submission and review will not be scheduled until fee is paid to the Town.
- I understand review criteria are used in evaluation by the Jerome Design Review Board and/or Planning and Zoning Commission. These criteria are included in the Jerome Zoning Ordinance.
- I understand that this application will not be scheduled for consideration until all required materials have been submitted and the application is determined to be complete.

Applicant Signature: Matt LaVoire Date: 1/9/25

Property Owner Signature: Matt LaVoire, Designated Agent Date: 1/9/25