



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: 645 Verde Avenue
Applicant/Owner: Tyler Christensen
Zone: R1-5
APN: 401-07-145
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Recommend discussion / Approval

Background and Summary: The applicant is seeking approval for partial demolition of failing portions of the property at 645 Verde. This demolition is intended to identify problems, remove bad material and make space to restore and rebuild these portions as required. This requested demolition is limited in scope, and does not encompass the entire structure. The demolition is focused around areas requiring structural repair, which will undergo a separate review.

Building Background: 645 Verde is listed as having been constructed in 1904. The 2007 Historic property inventory lists this property as a contributor to Jerome's Historic Landmark Status.

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 its unique character, natural attractiveness, and overall architectural quality which contribute substantially to its 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: Recommend approval.

Application & Related Information



2007 Town of Jerome Arizona
HISTORIC PROPERTIES SUMMARY SURVEY

PROPERTY IDENTIFICATION

For properties identified through survey: Site No. **104** Survey Area

Historic Name(s)
(Enter the name(s). If any, that best reflects the property's historic importance.)
 Address **645 Verde Ave.**

City or Town Jerome vicinity County Yavapai Tax Parcel No. **401-07-145**
 Township 16 Range 2E Section 23 Quarters Acreage 0.4
 Block B Lot(s) 4 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 1904, 1932 known estimated Source Co. Assessor, 81 Survey

STRUCTURAL CONDITION

- Good *(well maintained; no serious problems apparent)*
- Fair *(some problems apparent)* Describe:
- Poor *(major problems; imminent threat)* Describe:
- Ruin/Uninhabitable

USES/FUNCTIONS


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

Sources Y.C. Assessor
 81 Survey

PHOTO INFORMATION

Date of photo 2007
 View Direction *(looking towards)*
 North
 Negative No. 645 Verde Ave.





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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 Folk Victorian no style

Stories Two Basement Roof form Front Hip with extension o/ porch end cross Gable.

Describe other character-defining features of its massing, size, and scale This is a 2,674 s.f. irregular shaped structure with Shingles at attic gable ends, extended over hangs and Horizontal clad siding. Concrete steps and covered deck with turned columns. Square post support extended 2nd level past 1st floor.

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) Masonry, Wood Walls (sheathing)
 Windows Wood, Alum, Vinyl Clad Describe window structure Dbl Hung. Sliders
 Roof Asphalt Shingles Foundation Masonry, Concrete, Wood

SETTING. Describe the natural and/or built environment around the property. West side of structure is built into 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: DAPA Studio
 Mailing Address: P.O. Box 8 Cottonwood, AZ. 86326

Date: Nov./ Dec. 2007
 Phone #: 928-646-9205