



# TOWN OF JEROME

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

## Zoning Administrator Analysis Design Review Board Tuesday, December 17, 2024

**Item :**  
**Location:** 880 Hampshire Blvd.  
**Applicant/Owner:** Arizona Copper Art Museum / Flagg Properties of Jerome  
**Zone:** I-1  
**APN:** 401-11-001  
**Prepared by:** Will Blodgett, Zoning Administrator  
**Recommendation:** Recommend Approval

**Background and Summary:** The applicant is seeking approval to install a projecting sign on the front of the building at 880 Hampshire Blvd. The projecting signage is double sided to be visible by both lanes of traffic on the highway. The sign and mounting location are new.

**Building Background:** Yavapai County records this building as having been constructed in 1934 as a retail store with two apartment units. The 2007 Jerome Historic Inventory records the building as having been called "Fred's Garage". The survey lists the building as in "Good" condition and is contributing to the National Historic Landmark Status. The pages from this survey are 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 its 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.

## Written Narrative

This application seeks approval for the installation of a wall-mounted sign at the Arizona Copper Art Museum Gift Store business located at 880D Hampshire Ave., Jerome, AZ 86331.

### Sign Description:

- Wordage:
  - The sign will have two sides, one facing North and one facing South.
  - Facing the North side the sign will read "Arizona Copper Art Museum Gift Store Jerome's First Stop" as you are entering Jerome.
  - Facing the South side the sign will read "Arizona Copper Art Museum Gift Store Jerome's Last Stop" as you are leaving Jerome.
- Dimensions:
  - Actual Sign (each side): 3'2" tall x 5' wide x ¼" (15.83sqft);
  - Sign including support posts: 3'2" tall x 6'10" wide x 2" deep
- Support Structure:
  - 3 x 1.5" mild steel square tubing for holding sign to pillar
  - Two 15"x6" 10 gauge steel plate with 8 x 3/8" Tapcon screws (4 for each plate)
- Placement:
  - The bottom of the sign will be positioned 8' from the ground for clearance
  - Sign will be attached to the concrete pillar at the front of the business

### Purpose:

The purpose of the sign is to identify and promote the business located at 880D Hampshire Ave. It will display the business' name "Arizona Copper Art Museum Gift Store".

### Compliance:

The design and placement of the sign will comply with all applicable zoning regulations and ordinances set forth by the Town of Jerome. We have ensured the sign dimensions and placement meet the following (if applicable):

- Maximum sign size restrictions
- Setbacks from the road and property lines

**Conclusion:**

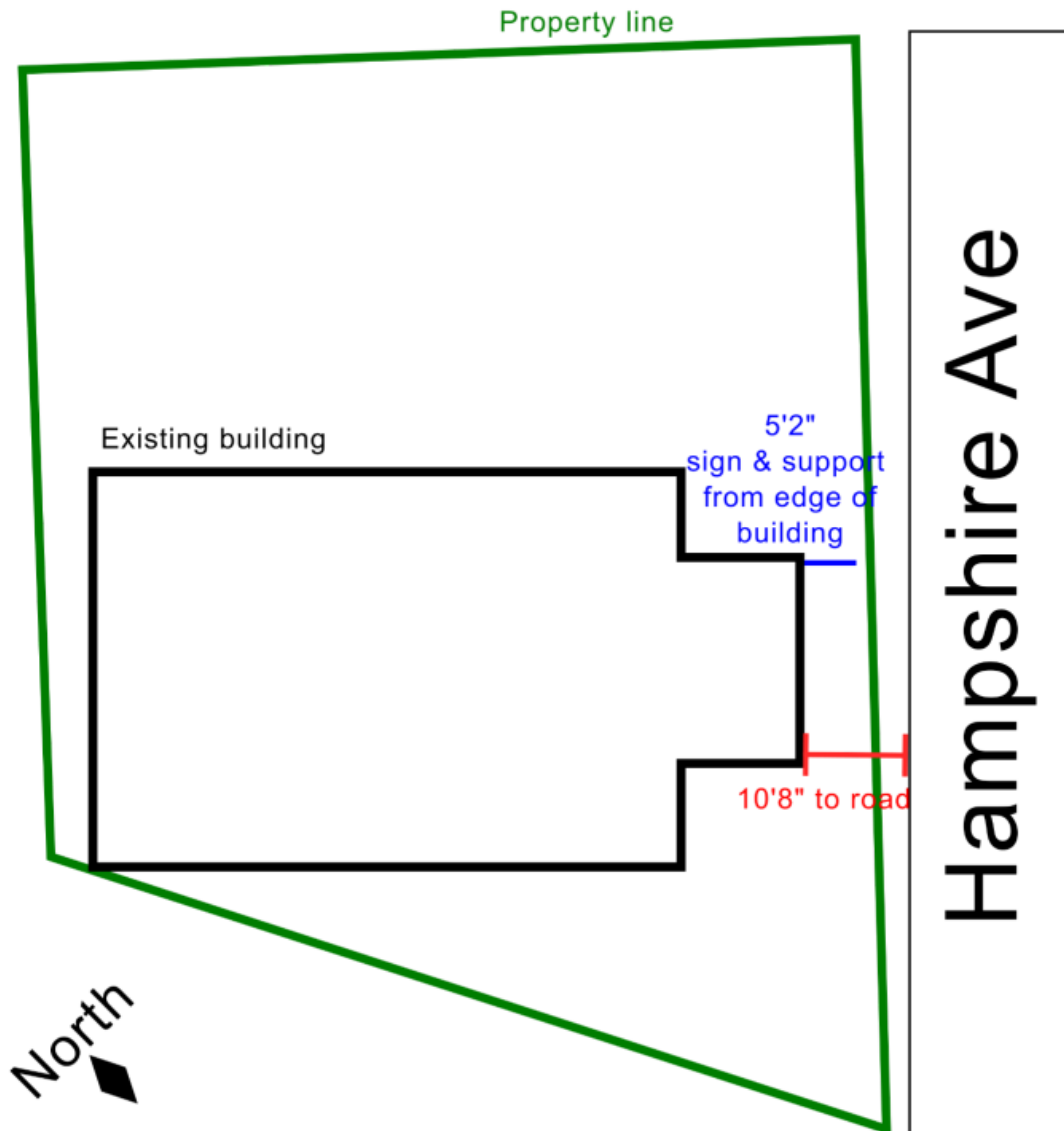
The proposed sign is a practical and aesthetically pleasing addition to the property. It will effectively identify the business while adhering to all town regulations. We kindly request approval for the installation of this sign.

**Additional Information:**

- There will be no lighting or light fixtures to illuminate the sign.
- There is currently not a sign, so nothing will need to be removed.



Site Plans  
880 D Hampshire Ave



1":15'



Front Side (facing North, entering Jerome) 3'2" tall x 5' wide x 1/4" deep  
(15.83sqft)



Back Side (facing South, leaving Jerome) 3'2" tall x 5' wide x 1/4" deep  
(15.83sqft)

Pictures of Building Currently  
Looking North





Looking South

# Application & Related Information





### TOWN OF JEROME, ARIZONA

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

#### General Land Use Application – Check all that apply

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

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

Applicant: Arizona Copper Art Museum Inc/Monica Barrett	Owner: Flagg Properties of Jerome LLC
Applicant mailing address: PO Box 474, Clarkdale, AZ 86324	Property owner mailing address: PO Box Q, Jerome, AZ 86331
Applicant role/title: <i>Director</i>	
Applicant phone: 9282885988	Owner phone: 9283010418 or 9282747554
Applicant email: copperartmuseum@gmail.com	Owner email: <i>hannaflagg@yahoo.com</i>
Project address: 880D Hampshire Ave, Jerome, AZ 86331	Parcel number: <i>401-11-001</i>
Describe project: To add a sign for the business name displayed so that the public can easily see our location.	

- 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: *Monica Barrett* Date: *10/17/24*

Property Owner Signature: *Hanna Flagg* Date: *10/24/24*



2007 Town of Jerome Arizona  
**HISTORIC PROPERTIES SUMMARY SURVEY**

**PROPERTY IDENTIFICATION**

For properties identified through survey: Site No. 196 Survey Area Dundee Place

Historic Name(s) Fred's Garage  
*(Enter the name(s). If any, that best reflects the property's historic importance.)*  
 Address 880 S.R. 89A (Hampshire)

City or  town Jerome  vicinity County Yavapai Tax Parcel No. 401-11-001  
 Township 16 Range 2E Section 23 Quarters Acreage 0.26  
 Block Lot(s) 1,2 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 1934, 1963, 1997  known  estimated Source 81 Survey, Co. Assessor

**STRUCTURAL CONDITION**

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

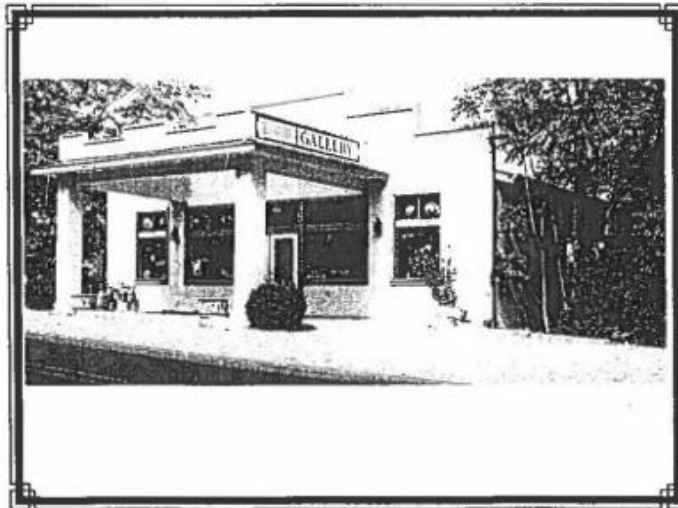
**USES/FUNCTIONS**


*Describe how the property has been used over time, beginning with the original use.*  
 Auto Garage and Station  
 Residential / Retail

Sources 81 Survey, Co. Assessor

**PHOTO INFORMATION**

Date of photo 2007  
 View Direction (looking towards)  
 West  
 Negative No. 880 S.R. 89A





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

no style

Stories 2  Basement Roof form Hip with boomtown front façade

Describe other character-defining features of its massing, size, and scale This is a 5880 S.F. Symmetrical Rectangle. The second floor is below first. The canopy has skylights.

**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) Stucco, Corrugated metal  
 Windows Wood, Metal Describe window structure Dbl Hung, Sliders, Casements  
 Roof Metal Foundation Masonry, Concrete, Wood

SETTING. Describe the natural and/or built environment around the property. Steep downward from street level to rear

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  
 Date Listed  Determined eligible by Keeper of National Register (date)

Historic District

**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