



# TOWN OF JEROME

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

## Zoning Administrator Analysis Design Review Board Tuesday, May 28, 2024

**Item :**

**Location:** 681 Main Street (The Gibson Market)

**Applicant/Owner:** Scott Staab

**Zone:** R1-5

**APN:** 401-07-054

**Prepared by:** Will Blodgett, Zoning Administrator

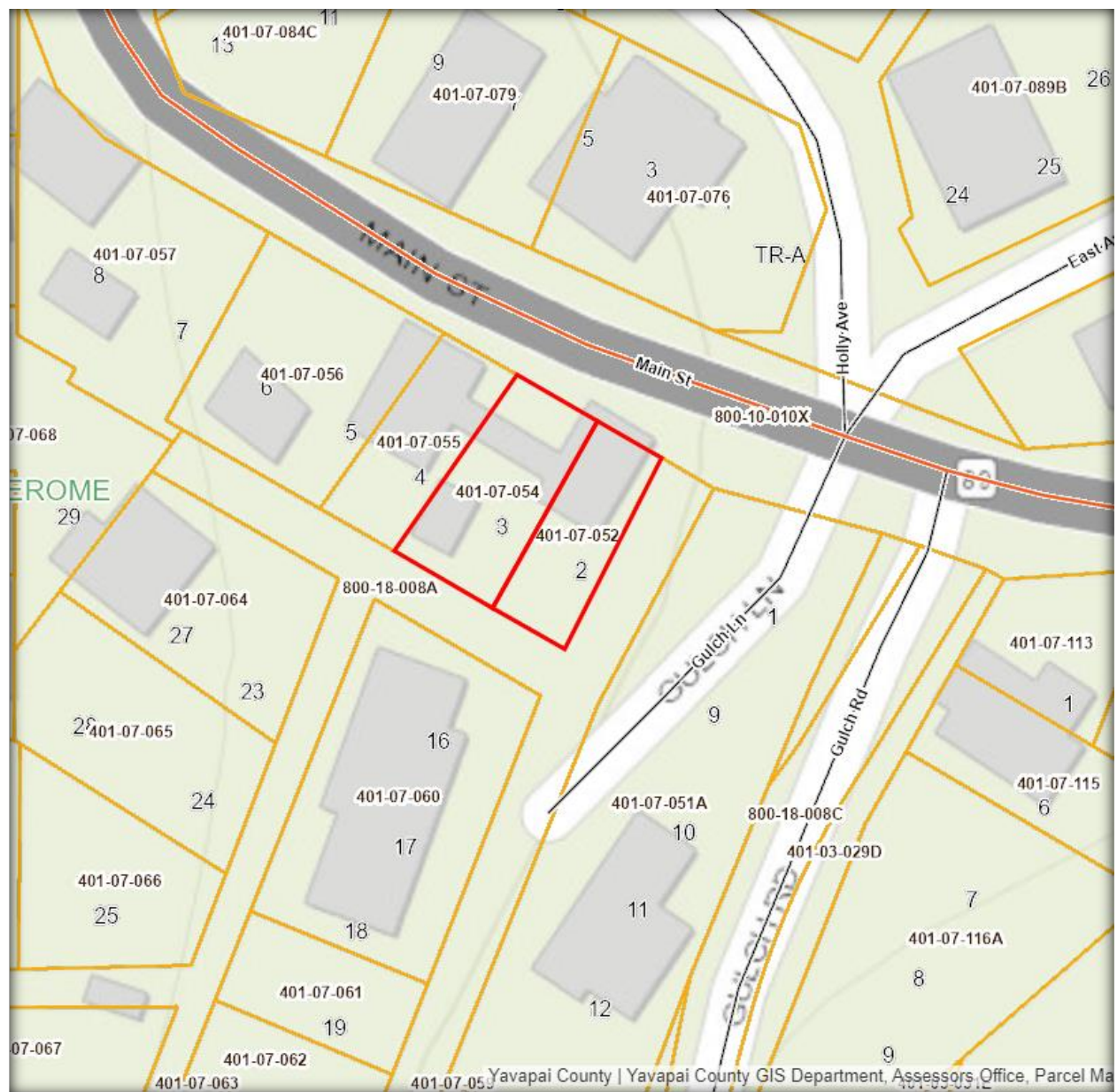
**Recommendation:** Recommend Approval

**Background and Summary:** The applicant is proposing to change the exterior color of 681 Main street, moving away from the blue and white color palette to a light “mint” and green color palette. (Examples provided for review) The applicant also wishes to conduct maintenance on areas of historic signage that remains on the structure from an earlier, commercial use.

**Building Background:** The 2007 Historic Property Inventory records this structure as having been built 1924 and lists the structure as being in good condition. The property is a contributor to the National Register of Historic Places and the Town of Jerome’s Landmark status. The entry from the 2007 Historic Survey is included in this document.

**Purpose:** 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, and 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 historical character of the Town of Jerome. 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 in furtherance of the general welfare. The provisions of this section (Section 304) shall apply to all new construction, exterior alterations, demolitions, and signs, in the Historic Overlay District.

**Response:** Design review guidelines suggest that; *“Exterior colors should be as near as possible to the original colors appropriate to the years during which the particular building or structure was built.”* The applicant’s proposed color palette does not in my opinion pose a negative impact or detract from the historic nature of the building. In addition section 509.E.7 (Regulations applicable to signs in all zones) states that; “Any existing nonconforming sign may be continued in use, if such a sign is damaged, it may be restored or repaired. If a new sign is constructed it must conform to the provisions of this chapter.”







Top: Front Façade view of the Gibson Market Building.

Below: Detail view of the signage on the front façade for “Gibson’s Grocery”.







The Gibson Market

THE

Signs: Black Letters  
with  
Copper Pinstripe

Sign location and size and verbage  
will match existing.

# The Gibson Market

Body



UpStairs  
Trim



Downstairs  
Trim





## 2007 Town of Jerome Arizona HISTORIC PROPERTIES SUMMARY SURVEY

### PROPERTY IDENTIFICATION

For properties identified through survey: Site No. 169 Survey Area Mountain View Subdivision MS 2251

Historic Name(s) Gibson Market

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

Address 681 S.R. 89A

City or Town ☒ Town Jerome

☐ vicinity

County Yavapai

Tax Parcel No. 401-07-052

Township 16 Range 2E

Section 23

Quarters

Acreage 0.03

Block Lot(s) 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 1924

☒ known ☐ estimated Source Co. Assessor, Sanborn Map

### 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.

1924 Grocery Store

2007 Retail/ Residential

Sources Sanborn Map 24

Co. Assessor, 81 Survey

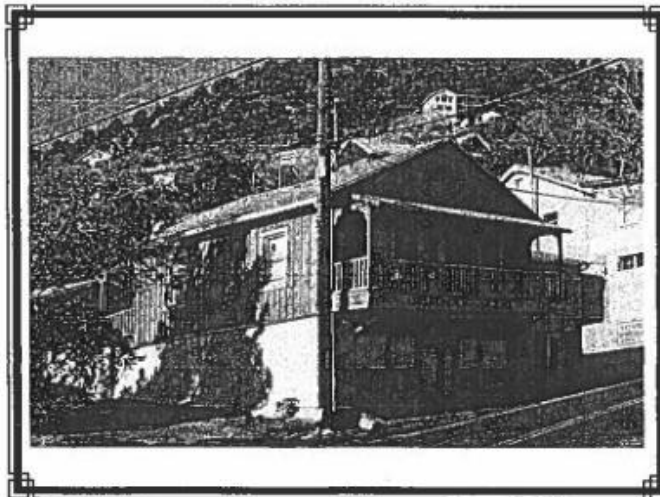
### PHOTO INFORMATION

Date of photo 2007

View Direction (looking towards)

South West

Negative No. 681 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 Folk Victorian

☐ no style

Stories 2 ☐ Basement Roof form End Gable

*Describe other character-defining features of its massing, size, and scale* Covered Veranda. Sq. post support shed roof. Post have minimalist ornate 45d brackets at corners. Veranda is supported by 45d wood brackets.

### 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, Concrete

Walls (sheathing) Vertical Batten Board, Stucco

Windows Wood

Describe window structure 1 o/, 1 Dbl Hung, Fixed

Roof Asphalt Shingles

Foundation Conc., Masonry, Wood

SETTING. *Describe the natural and/or built environment around the property.* South West end of structure cut 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.* Full façade balcony at 2nd level w/, wooden angle supports.

### 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

Name and Affiliation:

Mailing Address:

Gregory C. Hunt

D.A.P.A. Studio

P.O. Box 8 Cottonwood, AZ. 86326

Date: Nov.07

Phone #: 928-646-9205



# Application & Related Information



**TOWN OF JEROME, ARIZONA**  
600 Clark Street, P.O. Box 335, Jerome, AZ 86331  
(928) 634-7943

File #:

Town Use

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

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

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

Applicant: <u>Scott Staab</u>	Owner: <u>Scott Staab</u>
Applicant mailing address: <u>P.O. Box 32 Jerome AZ 86331</u>	Property owner mailing address: <u>P.O. Box 32</u>
Applicant role/title: <u>Owner</u>	
Applicant phone: <u>520-245-9909</u>	Owner phone: <u>520-245-9909</u>
Applicant email: <u>thegrimmspeaker@</u>	Owner email: <u>outlook.com</u>
Project address: <u>601 Main</u>	Parcel number: <u>401-07-052</u>
Describe project: <u>Paint Exterior</u>	<u>401-07-052</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: \_\_\_\_\_ Date: 5-20-24  
Property Owner Signature: \_\_\_\_\_ Date: 5-20-24

**For Town Use Only**

Received from: \_\_\_\_\_ Date: \_\_\_\_\_  
Received the sum of \$ \_\_\_\_\_ as: ☐ Check No. \_\_\_\_\_ ☐ Cash ☐ Credit Card  
By: \_\_\_\_\_ For: \_\_\_\_\_  
Tentative Meeting Date/s - DRB: \_\_\_\_\_ P&Z: \_\_\_\_\_

