



TOWN OF JEROME

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

Zoning Administrator Analysis Design Review Board Tuesday, May 27, 2025

Item :

Location: 879 Hampshire Blvd
Applicant/Owner: Verde Exploration Ltd
Zone: I-1
APN: 401-11-021A
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Recommend discussion / approval

Background and Summary: The applicant is seeking approval to add a pedestrian door, and move an existing garage door 5 feet to the right (as one looks on) to improve access to the art studio there. Details of the project in the applicants words are provided on the following pages.

Building Background: The 2007 Historic Property Inventory records this structure as having been built in 1924 and as in Fair condition. The Complex is a contributor to the national register of historic places and the Town of Jerome's Landmark status. The Historic survey entry from 2007 is included in this document.

Purpose and Considerations: Section 304.H.2 states that; *"The Design Review Board and Zoning Administrator shall review a submitted application for Design approval of alterations, additions, or renovations to existing buildings or structures, and shall have the power to approve, or disapprove all such requests, basing their decision on the following criteria..."*

Regulations: Section 304.H.2.a "Architectural features and details" states that; *"Original porches decks, balconies, canopies, doors, windows, walls, fences, stairways, eaves, cornices, and other architectural features and details shall be preserved and retained where feasible. Necessary replacement of those features should be as near as possible to the original in design and material."*

Response: The proposed part of the structure under review is a Garage-addition to Building B. Initially designed with two roll-up garage doors as the primary access, the applicant wishes to add a single, standard pedestrian entrance between the two existing roll-up doors, and move one of the roll-up doors to the east in order to accommodate. The way this addition was constructed does not make this wall, or this opening structurally integral, and thus only Design Review is being required.

Project Location 879 Hampshire Avenue Building B. Studio B-108

Project Description: Garage Door reconfiguration with new walk in entry

- The front exterior wall of studio B-108 will be re-configured to move the existing roll up double garage door approximately 5 feet to the right as shown on the “Proposed Configuration” exhibit.
- The existing exterior tin siding will be salvaged and reused along with matching vintage tin as needed to replace areas previously patched with tan fiberglass. The tin to be used was salvaged from other old Jerome structures and is in storage at the mine yard property on Douglas Road.
- A 36-inch steel slab entry door will be added to the left of the roll up garage door. The door will be either industrial gray as shown or painted red to match existing trim at the high school. There is no plan to change the color of the roll up garage door(s).

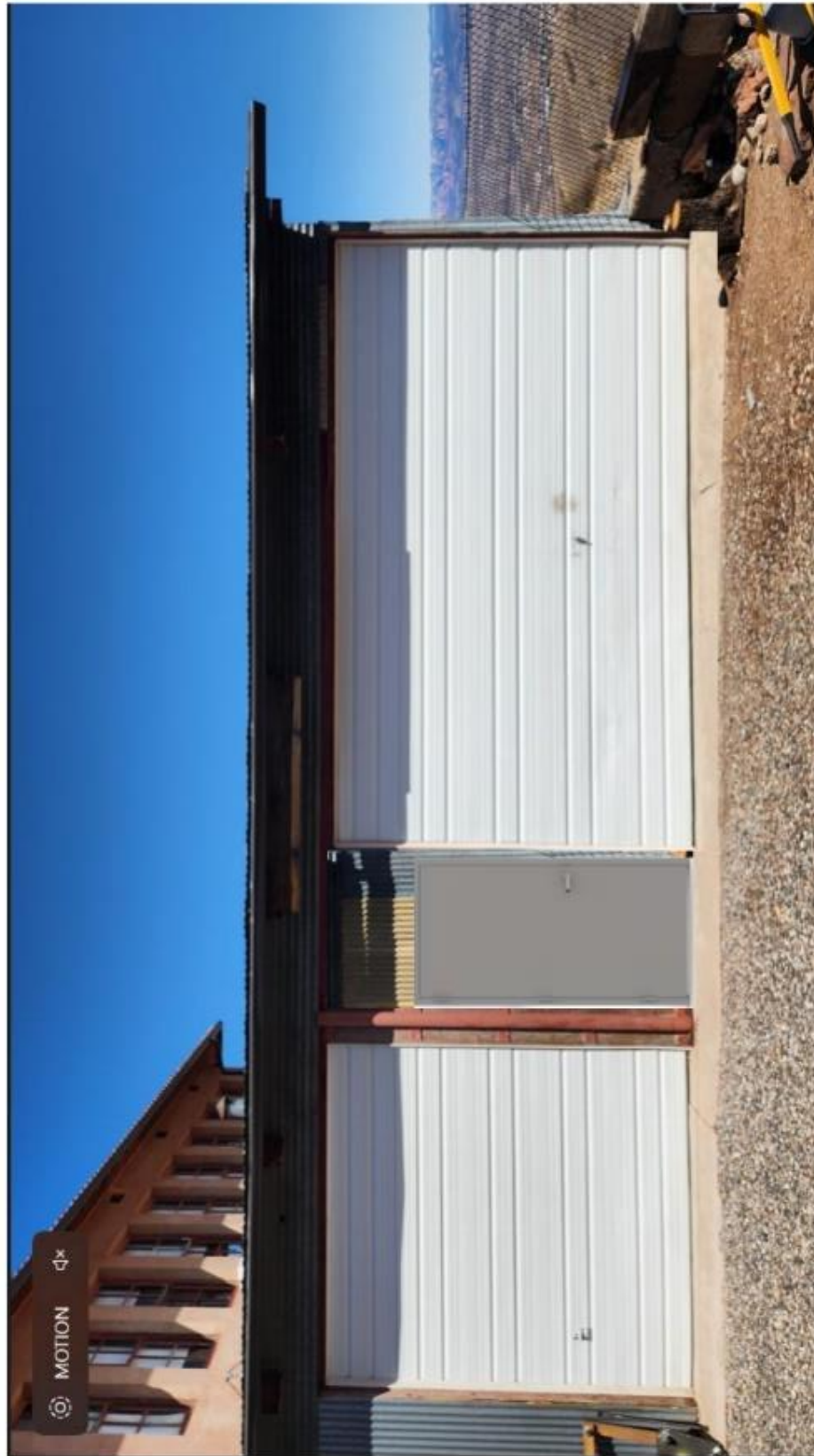
Current Configuration of West Wall of Tin Garage



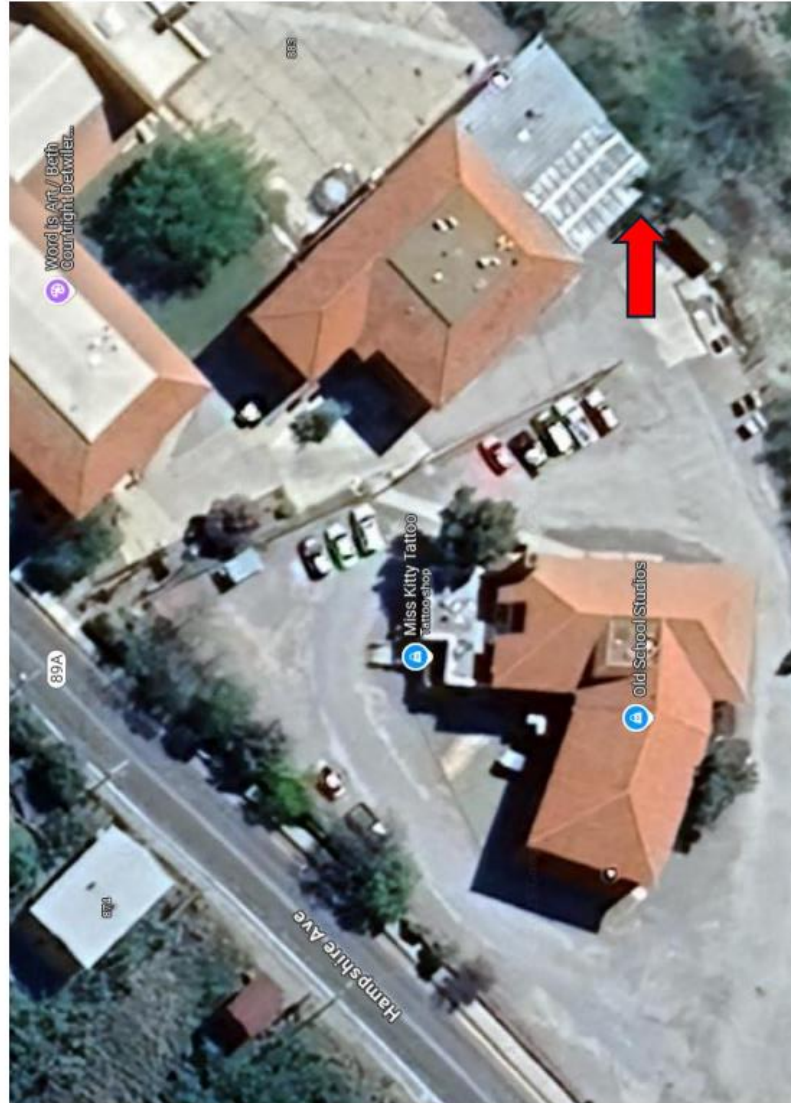
Proposed Configuration with added walk-in door



Proposed Configuration with added walk-in door



879 HAMPSHIRE STUDIO B108



The tin garage is an early 1960's addition to the automotive shop garage at the rear of Building B while in use by the Mingus Union High School District. The footprint of the tin addition is denoted by the roofing pattern with white/gray. The solid gray roof is the original automotive garage addition and is one of two additions to the Building B footprint that were made prior to 1940 while in use by the Jerome High School.

The scope of this project is limited to the west exterior wall of the tin garage (see red arrow).

Application & Related Information



2007 Town of Jerome Arizona HISTORIC PROPERTIES SUMMARY SURVEY

PROPERTY IDENTIFICATION

For properties identified through survey: Site No. 202 Survey Area Dundee Place

Historic Name(s) Mingus Union High School
(Enter the name(s). If any, that best reflects the property's historic importance.)

Address S.R. 89A

City or Town Jerome

☐ vicinity

County Yavapai

Tax Parcel No. 401-11-021

Township 16 Range 2E

Section 23

Quarters

Acreage 0.

Block Lot(s)

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 1920

☐ known ☐ estimated Source Co. Assessor

STRUCTURAL CONDITION

☐ Good (well maintained; no serious problems apparent)

☒ Fair (some problems apparent) Describe: Needs general repairs i.e. painting, trim repair at front entry (columns or showing some cracking. There is water damage.

☐ Poor (major problems; imminent threat) Describe:

☐ Ruin/Uninhabitable

USES/FUNCTIONS

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

High School—1920

Galleries, Studios, Manufacturing and equip't. storage—present

Sources 81 Historic Survey, Co. Assessor

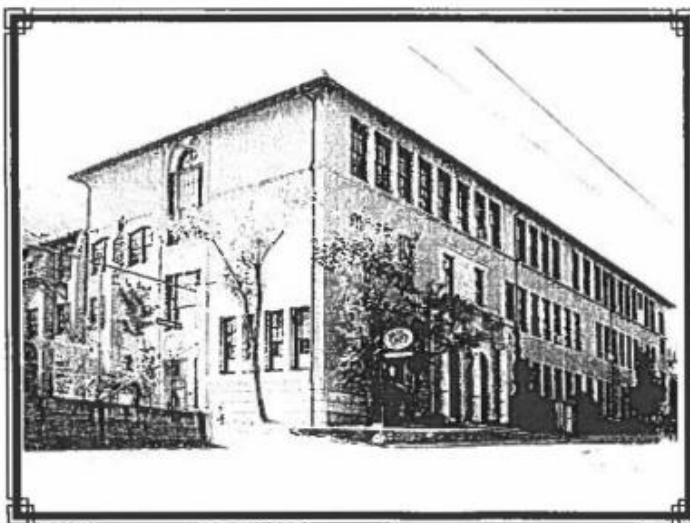
PHOTO INFORMATION


Date of photo 2007

View Direction (looking towards)

South

Negative No. 885 S.R. 89A





JEROME
ARIZONA

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 Eclectic—Mission/Italianate

☐ no style

Stories 3 ☒ Basement Roof form Hip with flat top

Describe other character-defining features of its massing, size, and scale This Asymmetrical 'L' Shaped structure is 26,718 S.F. The front pediment favors the neo-classical in style. The side upper level window assemble is Palladian (arch over main window and 2 side lites). The eaves are not boxed. Lower exterior section is exposed scored concrete.

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) Concrete
 Windows Wood, Metal Describe window structure Dbl Hung, Sliders, Casements, Palladian
 Roof S— Mission, Built-up Foundation Masonry, Concrete and Wood

SETTING. Describe the natural and/or built environment around the property.

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

