



TOWN OF JEROME

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

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

Item :

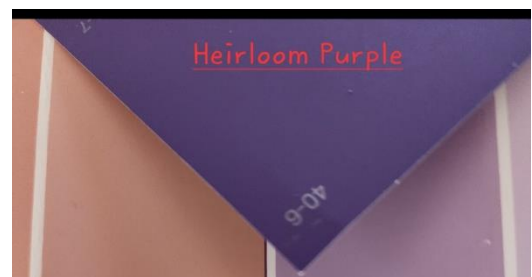
Location: 412 Main Street
Applicant/Owner: Jason Domanico / The Haunted Group
Zone: C-1
APN: 401-06-018
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Recommend Approval

Background and Summary: The applicant is seeking approval to repaint the front façade of the new Cabal Cellars storefront at 412 Main Street from the existing, rust-red to an “Heirloom Purple” previously approved and in use on the other Cabal Cellars location in Jerome.

Building Background: The 2007 historic property inventory records this building as constructed in 1910 and as contributing to the Town of Jerome’s Historic Landmark Status. The record of this survey is provided at the end of this analysis.

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, 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.

Property Standards: The Town of Jerome Zoning Ordinance, within section 304 “Design Review” Requires a change of exterior paint be reviewed by the Design Review Board (304.B.7 *“Paint, Stain, and similar coatings”*). Section 304.H.f, under *“Review Criteria for Design Review”* states that; *“MATERIALS, TEXTURE, AND COLOR: The Materials, texture and color of the façade of a building or structure , shall be visually compatible with the predominant materials, textures, and colors used in the building and structures to which it is visually related.”*





Top: View of the front façade of 412 Main Street that shows the areas around the doorway and windows that will be repainted from the red, to the “Heirloom Purple”.

Bottom: View of 412 Main from School street looking northward. The neighboring businesses are visible on both sides.



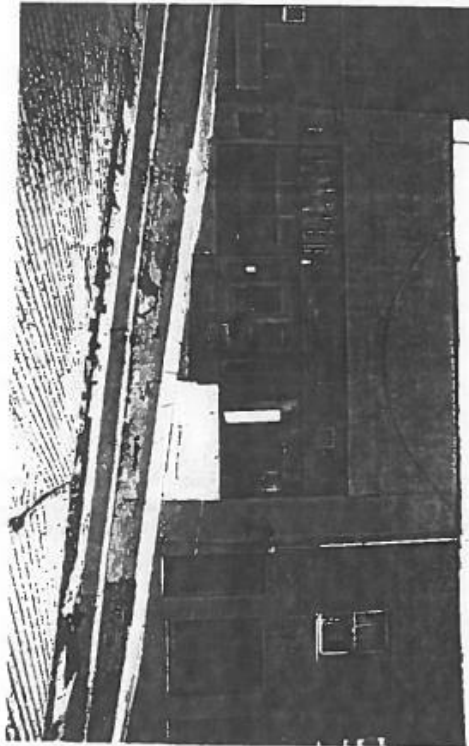


View looking East (Down) Main Street, with 412 Main visible on the left side of the frame. The Window trim and door trim are the areas intended for the repaint.

Application & Related Information

ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY Yavapai	INVENTORY NO. 67
COMMON PROPERTY NAME George Waddell Studio		QUAD/COUNTY MAP Sec 23 TWSP 16 Range 2E	
PROPERTY LOCATION-STREET & NO. Main St/ Hull Ave btwn.			
CITY, TOWN/VICINITY OF Jerome Az	ASSESSOR'S PARCEL NO. 401-06-018		
OWNER OF PROPERTY Paul Scott	PHONE		
STREET & NO./P.O. BOX Box 12			
CITY, TOWN Jerome	STATE Az	ZIP 86331	
FORM PREPARED BY TOWN OF JEROME		DATE 8-81	
STREET & NO./P.O. BOX Box 335		PHONE 634-7943	
CITY, TOWN Jerome	STATE Az	ZIP 86331	
PHOTO BY Noel Knapp		DATE 8-81	
VIEW facade Main St			
HISTORIC USE			
PRESENT USE art studio/ residence		ACREAGE	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES 1910			



PHYSICAL DESCRIPTION

This building has two stories with an upper level entrance on Main St and a lower level entrance on Hull Ave. The depth varies from 23' to 35', with a frontage (Main St) of 35', thus forming a trapezoidal plan. Exterior walls are masonry on the east and south sides, and masonry and wood frame on the west wall, with stucco above grade. Both street elevations have parapet walls, hiding the wood scissor trusses which form 2 hipped roofs.

Both floors are wood tongue and groove on floor joists, Double wood doors with glass lites in upper half are located in the center of both elevations. The Main St elevation has a translucent glass transom with leaded comes. This also continues over one display window, the other display window has wood board and batt in this transom area.