

TOWN OF JEROME

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DRB RESOLUTION NO. 2021-25 APPROVING DESIGN REVIEW FOR VARIOUS IMPROVEMENTS AT 804 HAMPSHIRE AVENUE

WHEREAS, the Town of Jerome has received an application from Thomas Lopez for Design Review and approval to make various improvements at 804 Hampshire Avenue (APN 401-07-128A and 401-07-127A) to include trim and front door color changes; deleting existing windows and adding new windows; granite cobblestone pavers; natural rock walls; iron gate; corrugated siding; a two-story deck, CMU block foundation, and rebuilding three walls on the first story; and

WHEREAS, the property is in the R1-5 zoning district; and

WHEREAS, the Design Review process is intended to promote and preserve Jerome's economic and environmental well-being and preserve its distinctive character, natural attractiveness, and overall architectural quality, all of which contribute substantially to its viability as a recreational and tourist center and its designation as a National Historic Landmark, and

WHEREAS, the Design Review Board has carefully reviewed the applicant's proposal in light of the criteria established in Section 304.H.1. and 2. of the Jerome Zoning Ordinance:

- **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.
- **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.
- **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 FEATURES** – Fences, walkways, decks, stairways, lighting, antennae, and other manmade structures shall be visually compatible with buildings, structures, and places to which they are visually related.
- **LANDSCAPING** – Landscaping shall be visually compatible with the landscaping around the buildings, structures, and places to which it is visually related.
- **ARCHITECTURAL FEATURES AND DETAILS** – 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 these features should be as near as possible to the original feature in design and material.
- **COLOR** – 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.

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- **MATERIALS AND TEXTURE** – The original exterior materials and texture shall be preserved and retained where feasible. Where contemporary materials are used, they should be as, near as possible to the original material and texture.

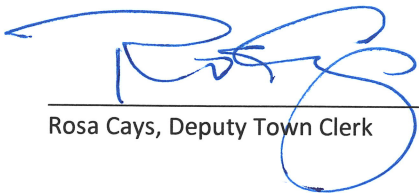
NOW, THEREFORE, BE IT RESOLVED by the Design Review Board of the Town of Jerome, Arizona, that the design for various improvements at 804 Hampshire Avenue, to include to include trim and front door color changes, deleting existing windows and adding new windows, granite cobblestone pavers, natural rock walls, iron gate, corrugated siding, a two-story deck, CMU block foundation, and rebuilding three walls on the first story is hereby approved, subject to the following conditions:

1. **Expiration of Approval** – This approval shall become null and void if a building permit is not issued within six (6) months of final Design Review Board approval of this application. If necessary, the applicant may request an extension by the approval body, if the extension is submitted prior to approval expiration.
2. **Appeal** – Any applicant who is aggrieved by the Design Review Board decision may petition the Mayor or Council for a review within thirty (30) days of the decision. Questions of aesthetics or design standards are not appealable to the Mayor and Council but may be presented to a Court of Record within thirty (30) days of the decision. Additionally, if in the opinion of the Zoning Administrator a decision is not in conformance with the Zoning Code or Comprehensive plan, the Zoning Administrator may request a review by the Mayor and Council within thirty (30) days. By specific motion during an official meeting, the Mayor and Council may refuse to consider a request for review brought by the Zoning Administrator. Finally, the Mayor and Council shall maintain the right to review any and all decisions of the Design Review Board.


ADOPTED AND APPROVED by a majority vote of the Design Review Board on the 6th day of December 2021.

ATTEST:

APPROVED:



Rosa Cays, Deputy Town Clerk



Tyler Christensen, Chair