

PLEASE NOTE THAT THIS PRESENTATION AND THIS PACKET IS CURRENTLY PENDING FURTHER LEGAL REVIEW AND IS FOR INFORMATIONAL USE ONLY. IT REFERS ONLY TO 300 QUEEN STREET, JEROME, AZ

ANY POTENTIAL LIABILITIES ON NEIGHBORING PROPERTIES MUST BE HANDLED BY THOSE PROPERTY OWNERS AND THEIR LEGAL COUNCIL.

300 Queen Street Community Meeting - rezoning and project update



300 Queen Street

In early 2021 we purchased 300 Queen Street, in the heart of Jerome, AZ. The property is the last lot on Queen Street and borders Conglomerate and Diaz St. There is also a public right of way on the neighboring 'Guth' property. 65% of the lot is in C-1 and 35% is in AR. The historic pool bridges the two zones and, based on town ordinance, is C-1. This means less than 14% of buildable space (1500 sq ft) is in AR. Since 1928 this lot has been used for civic and institutional use, it makes no sense to continue have it disjointed.

**Hello,
We are Alvie, Bethany and Cameron. Thank you for coming to our
community meeting and special thanks to town staff for coodinating.**



Later this month we will be appearing before planning and zoning committee to request the unifying of our lot. However, our meeting is more than just about rezoning our property, so we will be presenting five things.

1. The history and future of 300 Queen Street
2. Request to rezone the 65/35 split lot to C-1
3. Solutions to limit legal and financial liabilities to Town of Jerome
4. The Diaz-Queen Connection - recognizing the public right of way
5. A Vision for a Safer and Resilient Jerome - aka an idea for the mexicantown district of Jerome to be more pedestrian and dog friendly!

Invited Guests!

We know when work gets done in Jerome is can garnered a lot of interest and become subject to numerous rumors. Since January we have taken an open approach to community driven development and invited the broader community to participate.

For our first community meeting (Oct 11th 2021) we invited everyone who lives in 300' diameter of our property, local residents and and town council members. Over the next few years this will increase and we're thankful for your participation.



In the run up to the meeting and our upcoming rezoning application, The Cuban Queen Bordello LLC (aka Windy and Josh) and Jerome Verde Development Co (UVX) sent letters of support to the town of Jerome for our project.

About us



Cameron Sinclair

For the past two decades Cameron has worked at the forefront of social innovation, community development and historic preservation. He began his career restoring Brancusi monuments and developing urban planning strategies for the World Monuments Fund. As a trained architect he has built cultural centers, educational facilities and implemented community centric urban planning projects. He has managed multi-multidisciplinary teams to support communities in 58 countries, developing and building housing, schools and health facilities to over two million people.

Cameron runs a design consultancy, focused on shelter solutions around the world His teams have developed workforce and affordable housing, economic revitalization of rural towns, addressing systems for nomadic populations, livelihoods for resettled refugees, marketplaces for traditional craftspeople and advising on historic preservation projects in Afghanistan, Japan, South Africa and the United States.

In 1999 Sinclair co-founded of Architecture for Humanity, which designed and built schools, health clinics, resilient housing and developed long term sustainable reconstruction programs. Through this organization he was recognized with TED prize, the National Design Award and a runner-up for UK Designer of the Year. He was recipient of the bicentennial medal from the Royal Society of the Arts for his community driven development work.

He is a strong advocate in the power of design as a catalyst for social and economic change. Sinclair compiled a number of best selling books, is a visiting professor to a number of universities and holds an honorary doctorate of Architecture. Sinclair was a Senior Fellow of the Design Futures Council, an advisor at USAID, UNESCO and a Young Global Leader of the World Economic Forum.



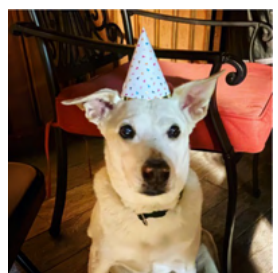
Bethany Halbreich

Bethany Halbreich is the founder of Paint the World, a non profit dedicated to inspiring and enabling creative expression through collaborative experiences. They have programs in eight countries, primarily activating communities by securing large blank canvas installations in areas that would otherwise have little or no access to these tools. In 2020, Paint the World worked with emergency wards and intensive care units across the United States, including Arizona, to utilize art therapy as a creative outlet for the stress in frontline workers responding to the Covid-19 crises.

She leads Incipe Insight, an innovation, design & strategy company with clients including IBM and PepsiCo. For the past three years she has also run Going Tiny, Living Large - a site to support those building and developing location specific tiny homes. This was borne out of her own experience designing and building a home in Topanga, California. Her tiny home video has has over 1.1M views.

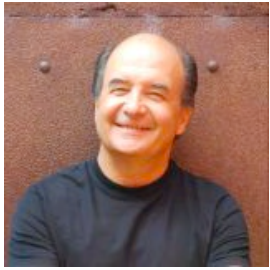
Previously Bethany was director of onsite operations of THINK Global School, the world's first traveling high school, to empower the next generation of leaders through travel and cultural immersion. In her first stint as an Arizona resident, she worked at in addiction rehabilitation, directing various projects that harnessed the Native American communities' entrepreneurial potential.

Bethany received her B.A. from New York University's Gallatin School of Individualized Study, concentrating in Sustainable Development, Entrepreneurship and Global Initiative and her M.S.Ed. in Education Entrepreneurship at the University of Pennsylvania. She was an inaugural Resident at TED and has spoken at TED conference across the US.



Alvie Woof.

Environmental, Regenerative and Restorative Design Team



Raúl de Villafranca

Architect, Master in Socio-environmental Business Administration (UMA), Courses at Schumacher College, Center Of Ecoliteracy, National Charrete Institute, Fellow at the Biomimicry Institute, Visiting Professor at Schumacher College and Professor at the Department of Architecture at Ibero. Co-designer of the master's program in architecture at UMA. Member of Regenesis Group and Regenesis Group México. Founder of the NGO Ecología y Habitat AC Co-Creator of the ANP Filobobos and co-discoverer of the Pre-Hispanic city of Cuajilote.

Regenerative architect, socio-environmental activist and nature lover, committed to a genuine comprehensive well-being, with various projects such as the Systemic Strategy of projects on the northern border of the country, landscape, basic architecture, specialized in architecture with Bamboo, Biomimseis, Regeneration, Ecotourism and river descent.



Juan Manuel Casillas Pintor

Juan Manuel Casillas Pintor is an architect who has been involved with rural and Native communities for the last 18 years. He is a professor at the IberoAmerican University of Mexico City. He has worked across North America on innovative collaborative projects in partnership with students and communities where he co-teaches ecological techniques, solar energy, bio climatic design and constructions of earth.



Elias Cattan

Elias is Founder and Director of Taller13 Arquitectura Regenerativa, dedicated to understanding living systems within nature and cities. He designs furniture, interiors, buildings and urban planning to scale, integrating the patterns of community life and the systems in which they operate.

Cattan has been recognized for his work in regenerative urban design and leader of the Regeneration of the Río de la Piedad project in Mexico City. He is a graduate of Architecture and holds a diploma in sustainable design and construction from Universidad Iberoamericana in Mexico. He has also completed courses in urbanism at The Architectural Association in England and in furniture design in Italy.



Estefania Henkel

Co-founder of PuntoArco Arquitectos, based in Pachuca and Mexico City. We provide design and extensive construction management experience at different scales: from housing to public space intervention. Holds a Master's in Architecture, Design and Sustainable Construction Candidate at the University of the Environment (UMA), in Mexico.

Previously co-founded Aparato and worked for a housing development company for over 6 years. Collaborated at Folio Volumen de Diseño Magazine. After the devastating earthquakes that shook Mexico in September 2017, Estefania formed a network of voluntary architects and designers to help vulnerable people reconstruct their homes called Casa Voluntaria.

Cultural Sustainability in Historic Preservation: Working class housing in Mining Towns of Arizona

Perched on the edge of Cleopatra Hill, more than 15,000 people lived and worked in an area that was the center of the US mining industry. During its' peak over 80% of the mine workers were from Mexico or from Mexican heritage. While the mining companies executives lived at the top of the hill, almost all the hispanic workers lived in a densely crowded section of town known as Mexicantown. (Also originally inhabited by Austrian and Italian immigrants)

This area was filled with single pitched roofed homes made from materials used in the mines and heated by simple wood stoves. While Jerome has never been a formally segregated town, in the 1920's the makeup of residents above Hull Street were almost all European or born in the United States of European heritage and those below were either Mexican or born in the United States from Mexican heritage.

Thanks to the Jerome Historical Society and many private individuals countless buildings have been saved. However the homes of the original workforce have often been overlooked with a few appointed and elected officials recently noting in public meetings that these homes are 'unworthy' and were a blight on the town (and rightfully destroyed).



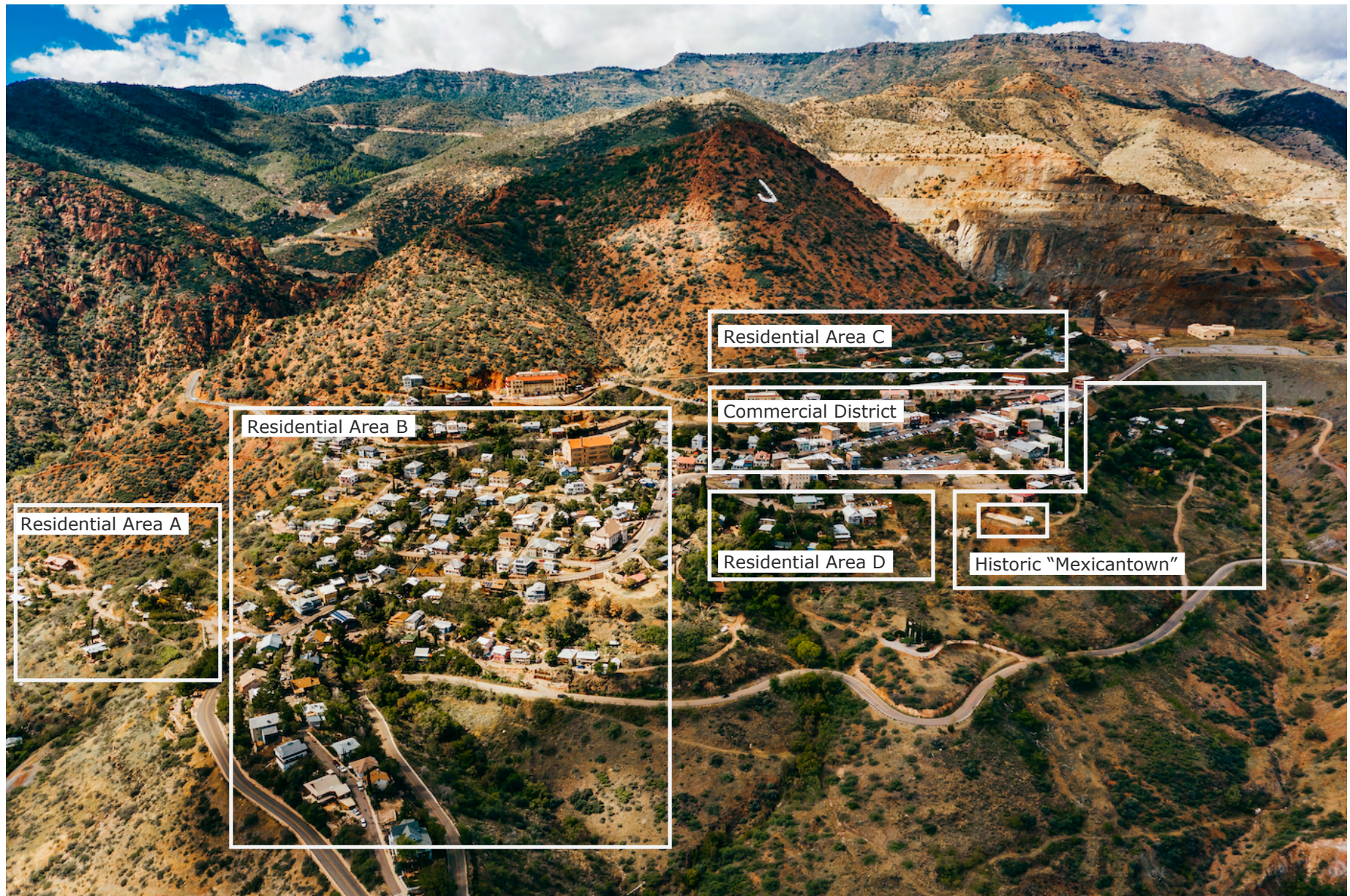
300 Queen Street

As we look to embrace broader perspectives and engaging diverse voices, historic preservation should encourage conversations around our complex and often challenging history. Our team, made up of cultural and land use specialists, are hoping we can create a building that reflects and tells the story of the neighborhoods past but also looks to the future.

It is vital that as we look to honor the legacy and architectural history of Jerome we must look to tell the honest story of the homes of the working class. Generations of mine workers built Jerome with blood and sweat so we should not neglect their contribution to the unique and distinct architectural legacy of Jerome.

One of the last remaining structures we believe best encapsulates this struggle is La Piscina Mexicana. Through this unique property, we will continue to investigate and understand social inequity in our architectural history.

Understanding the architectural language of Jerome: A place of many historic styles.



300 Queen Street

The town has been built with a variety of architectural styles, in part to the social and economic hierarchy of a place reliant on the mining industry. The most well documented style are the Victorian homes of the mining executives and the downtown brick commercial buildings. However, other areas haven't been formally recognized that are contributing factors to history. The least documented have been the structures built in the "Mexicantown" district.



La Piscina Mexicana

From 1928-36 La Piscina Mexicana served as the only community structure within this area of town. Built by UVCC, it was gifted to the mine workers and their families as a place to gather, swim and relax. It was open from 9-9 every day with a lifeguard on duty.



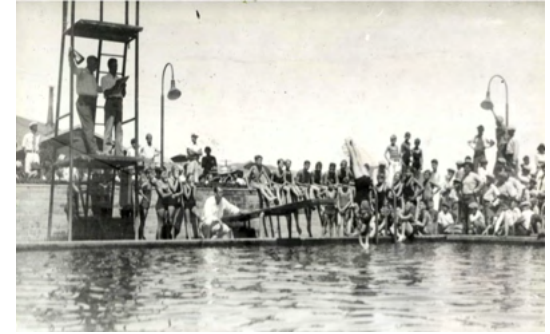
La Piscina Mexicana

300 Queen Street

Swimming and Segregation in Jerome

Jerome has been home to three pools; Walnut Springs (now in ruins), The American Pool (covered/built over) and La Piscina Mexicana (uncovered in 2017 and currently visible.) However the story of these pools reveal the checkered past of the evolution of the town.

Jerome is one of the few places in the United States where community structures began integrated, then segregated, then reintegrated again. Our cultural resource study noted that, based on timing, segregation happened when mixed gender swimming became the norm. **Records show strong pushback from town council members on mixed race interactions**, primarily hispanic male miners swimming with the towns' caucasian women.



For the first 3 months of existence the American pool used to segregate "American" and "Mexican" residents, draining the pool every few days when each group was designated to use it. In a last minute decision UVCC built La Piscina Mexicana (a few months after The American Pool). By the 1930's only the American pool remained and renamed as the 300 level pool. In the undated photo on the right, it appears this pool was finally integrated.

Walnut Springs Pool (2 miles from town)



Name
 Built
 Size (ft.)
 Area of water (sq. ft.)
 Maximum Depth
 Diving platform
 Railings around pool
 Area lights
 Underwater lights
 Benches next to pool
 Wading pool
 Change room
 Showers and lockers
 Pipe fencing
 Lifeguard
 Current Status

The American Pool.



The American Pool
 May 1928
 85x48
 4080
 9.5
 Yes
 No
 6
 Yes?
 Yes
 Yes
 Yes
 No
 Yes
 Yes
 Built over

La Piscina Mexicana



La Piscina Mexicana
 July 1928
 70x30*
 2100
 8.1
 No
 Yes (2 sides)
 4
 Yes?
 No
 No
 Yes
 No
 No
 Yes
 Visible. Uncovered 2017

The uncovering of La Piscina Mexicana

In late 2017 the former owner (also former Mayor of Jerome) Frank Vander horst dug out the pool after being covered in mud since the late 1930's. As a result the pool has been completely preserved and currently the only civic structure in Jerome built to serve the hispanic working class community of the town.

Located on Rich Street (now Queen) in the heart of the "Mexicantown" neighborhood. During this period Jerome had an unwritten rule that hispanic workers could only live below Hull Street, in what current City Council member Jane Moore called the "Fighting line" between Causacian and Mexican residents⁽¹⁾.



2006



2009



2011



2012



2014



June 2015



Dec 2015

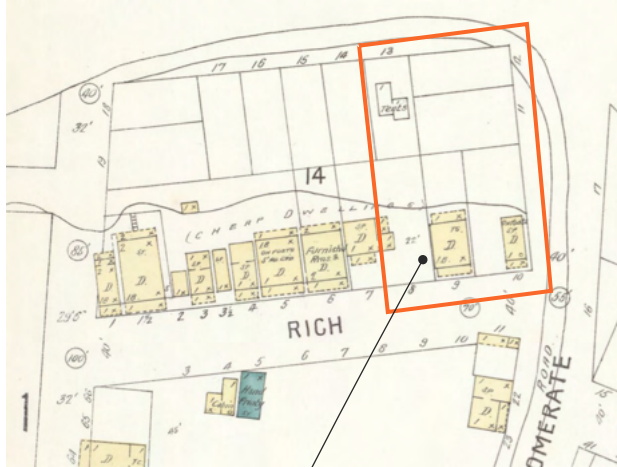


June 2017

300 Queen Street

(1) in Conversation with Andrew Christensen on 03/22/2021

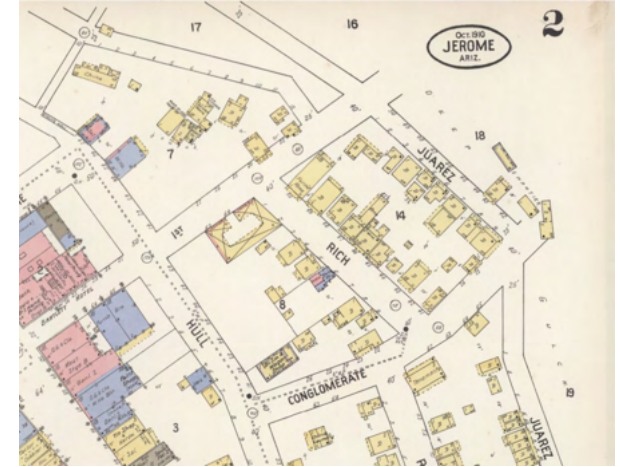
Before the Pool: Historic Maps of 300 Queen Street (1898-1917)



Sanborn Map May 1898 (pop. 2800)



Sanborn Map September 1901



Sanborn Map October 1910



9 Rich Street (renamed 307 Rich Street, now on the site of 300 Queen Street) was built prior to the 1890's with a similar footprint to its famous neighbor "The Cuban Queen". It was the only home on Rich St with a terra-cotta chimney and appears to be one of the first worker housing built in Jerome with access to utilities. 10 Rich Street was built on piers.



8 Rich Street (renumbered 306) was owned by Francisco Madrid. Foundations remain on site and have not shifted in 120+ years ago. Clear utilities are embedded within the foundations. This land was purchased by VX and buildings removed for the building of La Piscina Mexicana.

From 1898 to 1917 the site grew from two to nine homes.

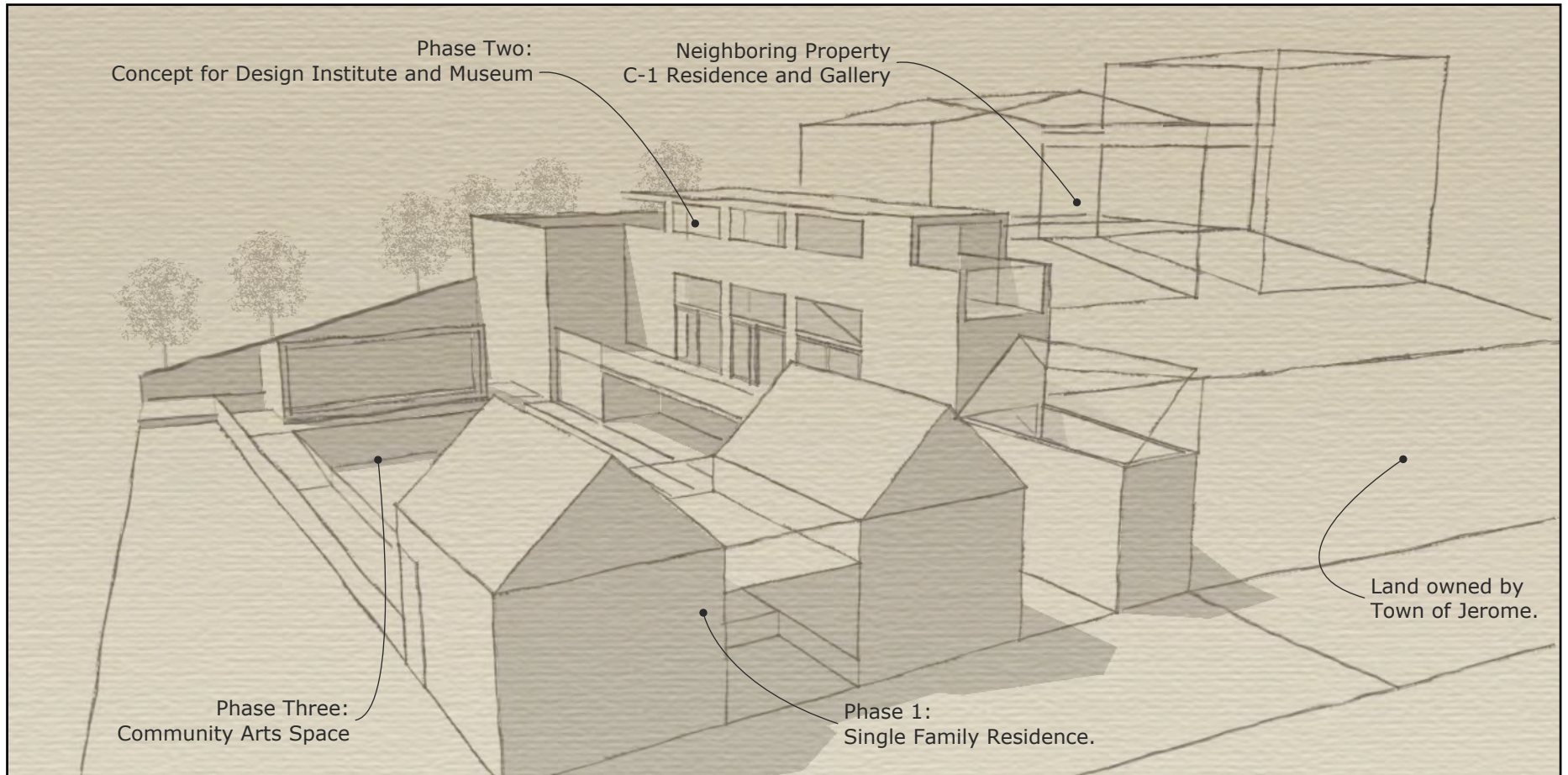
In 1917 a fire swept through this section of town possibly leaving only the slagcrete foundations of 306 Rich St (tbc).

The Library of Congress has Sanborn maps from 1925 and 1938. These have been requested for use for planning and zoning in addition to contextual data for the design review board and Town of Jerome city council members.



300 Queen Street, Jerome, AZ, 86331

Project Narrative



300 Queen Street

"Respect for the past, looking forward to the future"

Phase 1: Single Family Residence

Currently we are building a one bedroom residence that frames out the pool and will allow us to continue to live in Jerome. Additionally we will build 42" fencing that will protect the historic pool structure.

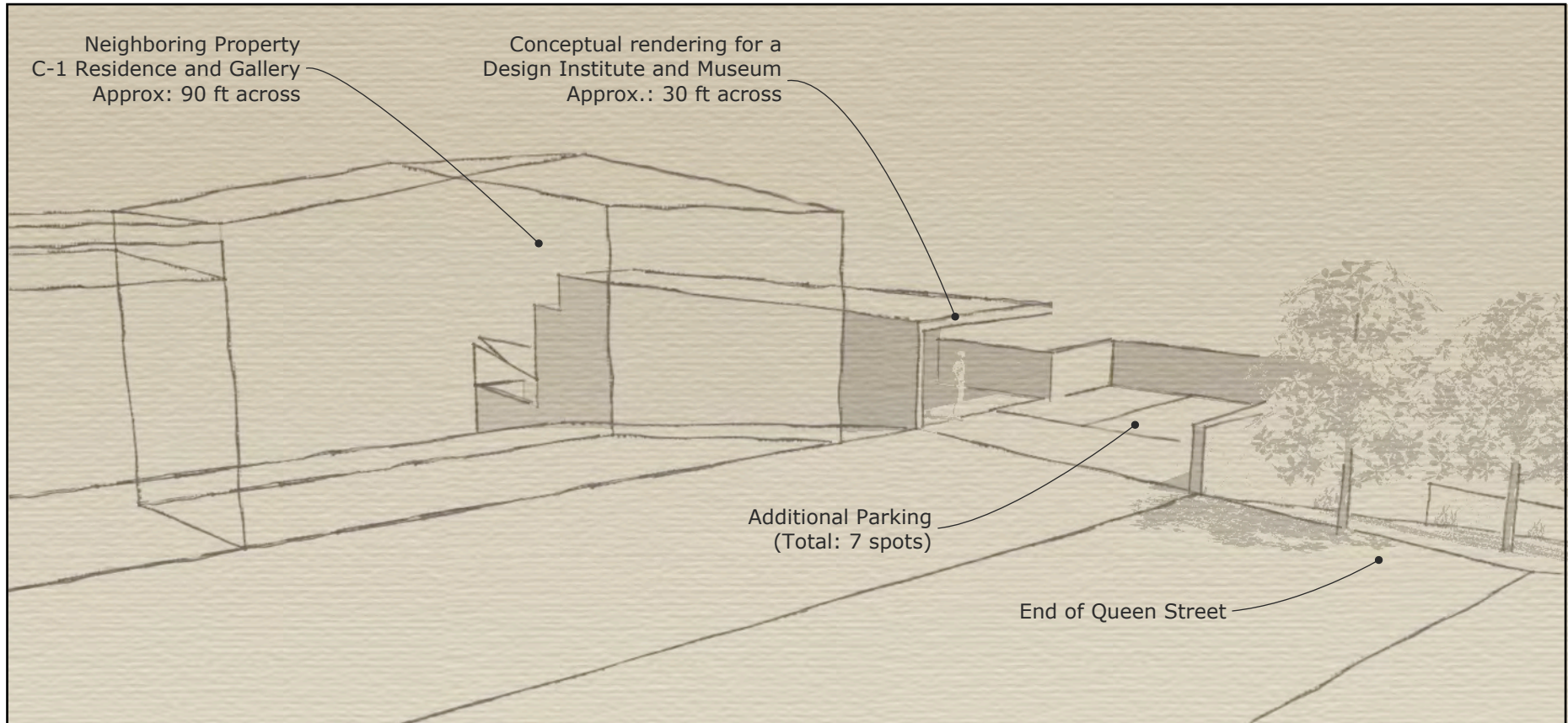
Phase 2: Design Institute and Museum

As we move into this phase we plan host a series of neighborhood meetings and community workshops. This will ensure we are creating a center that benefits the whole community. This process will take years but we have continued to create an honest and transparent process with the residents of Jerome and town officials. Once this phase is completed we will move our family into the lower level and repurpose phase one

300 Queen Street, Jerome, AZ, 86331

Project Narrative

"Respect for the past, looking forward to the future"



300 Queen Street

Project Support

We have garnered support of our project from all surrounding residents including neighbors Windy Jones (of the Cuban Queen) and UVX. Before her passing Denise Guth (of the Queen's Neighbor and Guth Art Gallery) enthusiastically lent her support for the project and rezoning.

Since January 2021 we have been in communication with State Historic Preservation Office (SHPO). They voiced strong support for our project, the layout, elevations and selection of materials.

Land Surveys and Geo-technical Studies

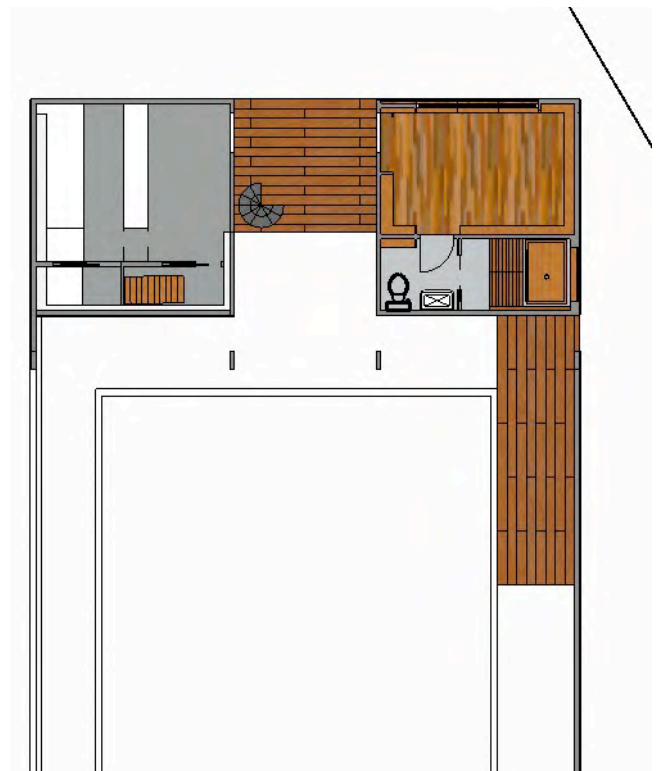
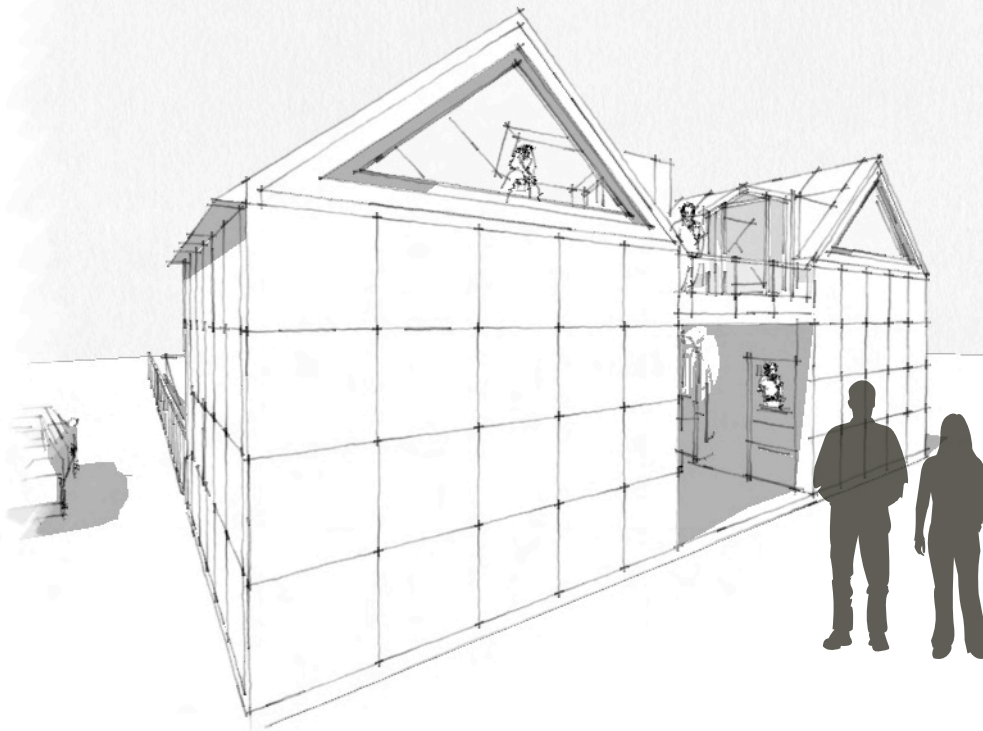
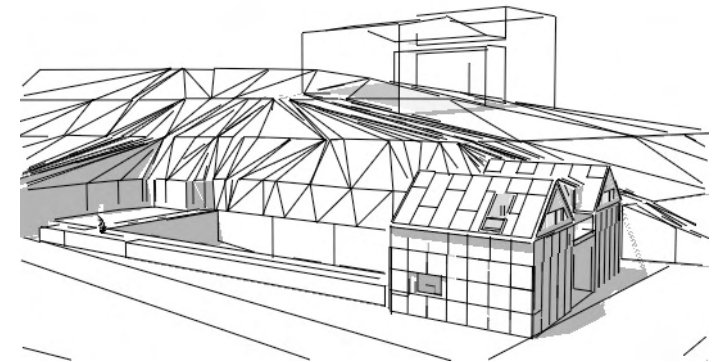
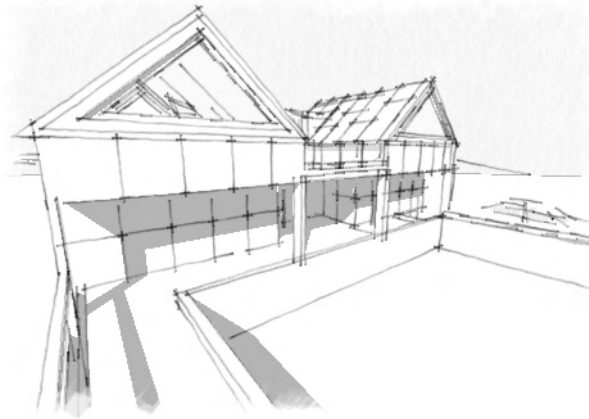
Four Land Surveys were completed between 2017 and 2021, a geo-technical report for the lot was completed on 3/2018 and cultural resource study on 3/2021.

300 Queen Street, Jerome, AZ, 86331

Phase One - Single Family Home

We are building an 1100 sq ft. single family home with one bedroom, one bathroom, an office, kitchen and living room. The home has P&Z and DRB approval and permits for demolition (of the pump house) and foundations.

We expect to be completed by the spring of 2022. The design is supported by all neighboring properties and SHPO.

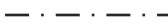




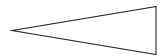


Site Plan : Parking, Access and Utilities

Primary access point used since 1928 and firebreak road maintained by Town of Jerome

Drainage follows existing approved direction. Added natural french drain along rear face of building and gutters along roofline

Key

-  Power
-  Gas
-  Water
-  Sewer
-  Drainage
-  Parking Spot

Utilities

Since P&Z April 2021 Meeting Fire Chief and Public Works Manager visited site and gave verbal approval for access and utilities.

Parking Requirements:

2 Parking Spots in AR/ Residential

Proposed Parking:

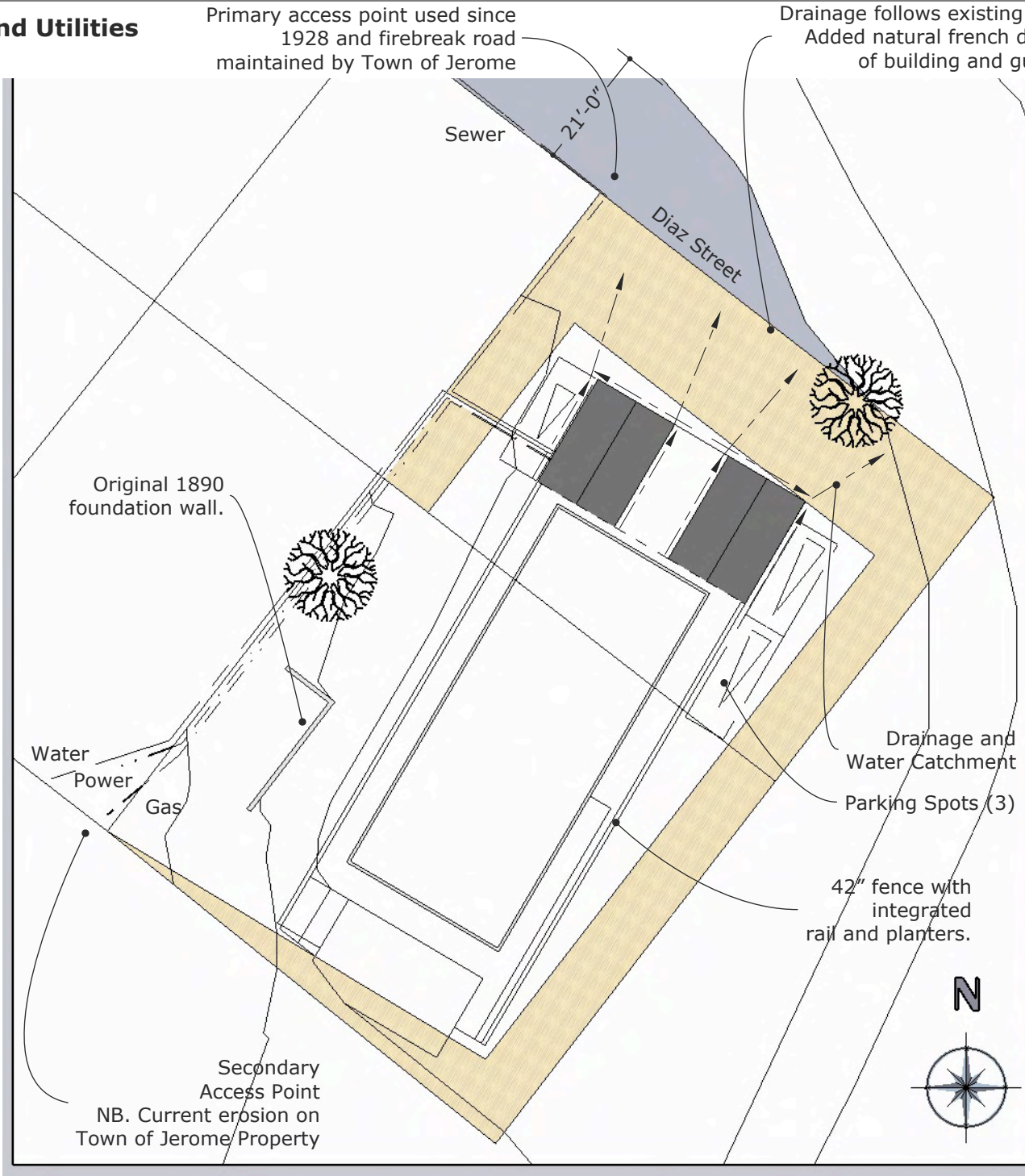
3 Parking Spots

Cultural Resource Study:

We have looked to adapt the pump house with materials that reflect the mining community and cultural community of the 1920's in this area of Jerome. Additionally a Cultural Resource Survey was completed March 2021.

Additional Notes:

New ordinance changes setback on 1927 pool house footprint. Original 1890's foundation wall noted in study.



300 Queen Street

Since April we've leased the following land with UVX: Contractually we included the ability to allow Denise Guth to continue to garden on the lot. This is where Diaz right of way sits outside Town of Jerome property. We've negotiated easement with UVX.



VICINITY SKETCH



Jerome

LEGEND

- County Boundary
- State Hwy
- Road Centerlines
- Section/Township/Range
- Hydrology
- Parcels



1 in = 208 ft

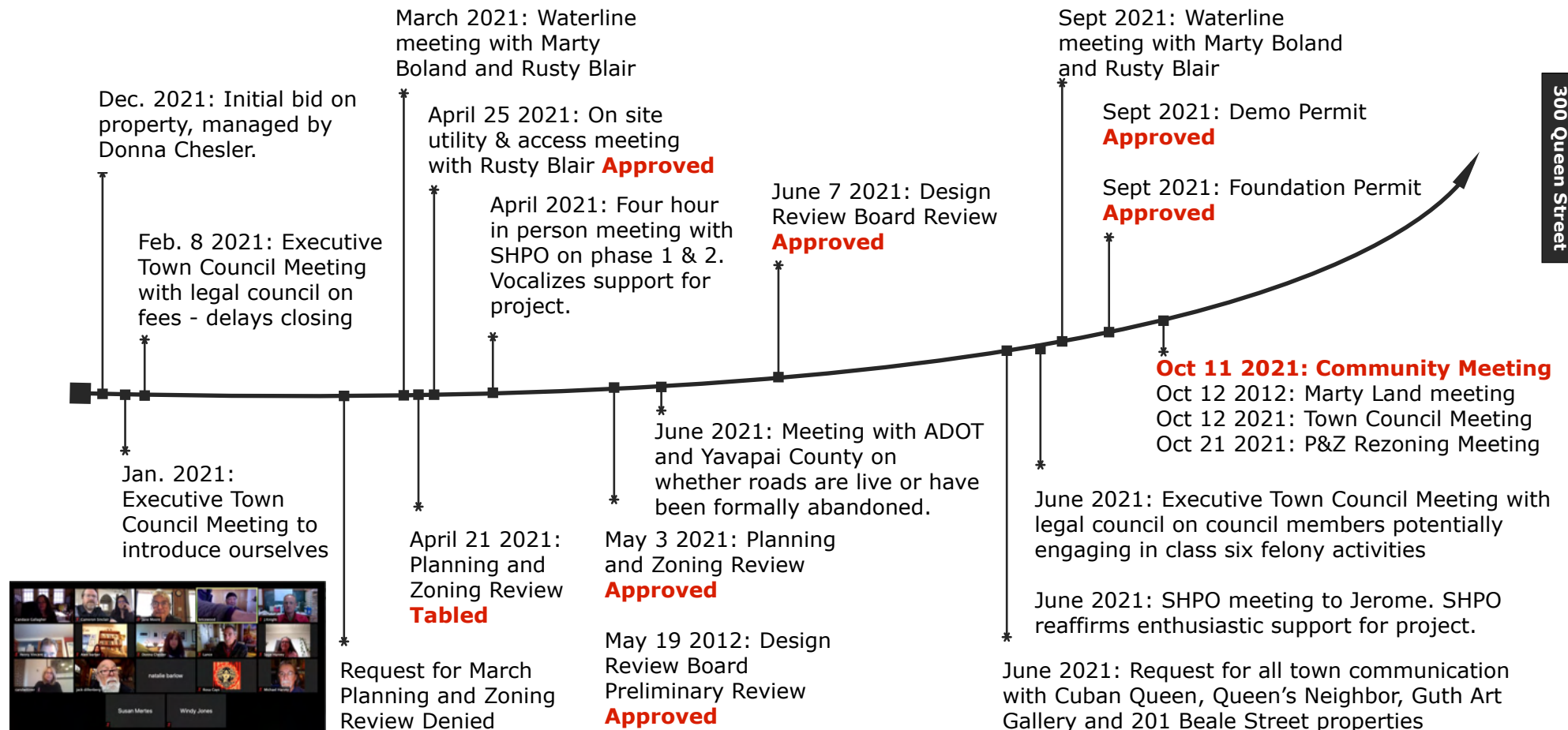
300 Queen Street

Phase One Timeline - Year One

To date we have met with town staff **hundreds of times** over the course of phase one of our project. This includes over 150 email threads, dozens of calls and twice weekly meetings with John Knight alone. We have been transparent in our communication with elected and appointed officials, ensuring that quorum is not met during non official meetings. Due to requirements by town staff our DRB and P&Z set is over 100 pages including geo-technical study and cultural resource study. The town required us to pay for 3 surveys in 6 months.

To date the town of Jerome has received over \$700 in various fees in 2021. We've had two legal issues that have arisen so far, including hookup fees and elected council members potentially breaking constitutional rights of citizens (class six felony). Both issues have been resolved. Currently we are looking to rezone our lot and begin the community design process of introducing our second phase. This rezone was first mentioned in January of 2021 and town staff recommended we start the process in August 2021.

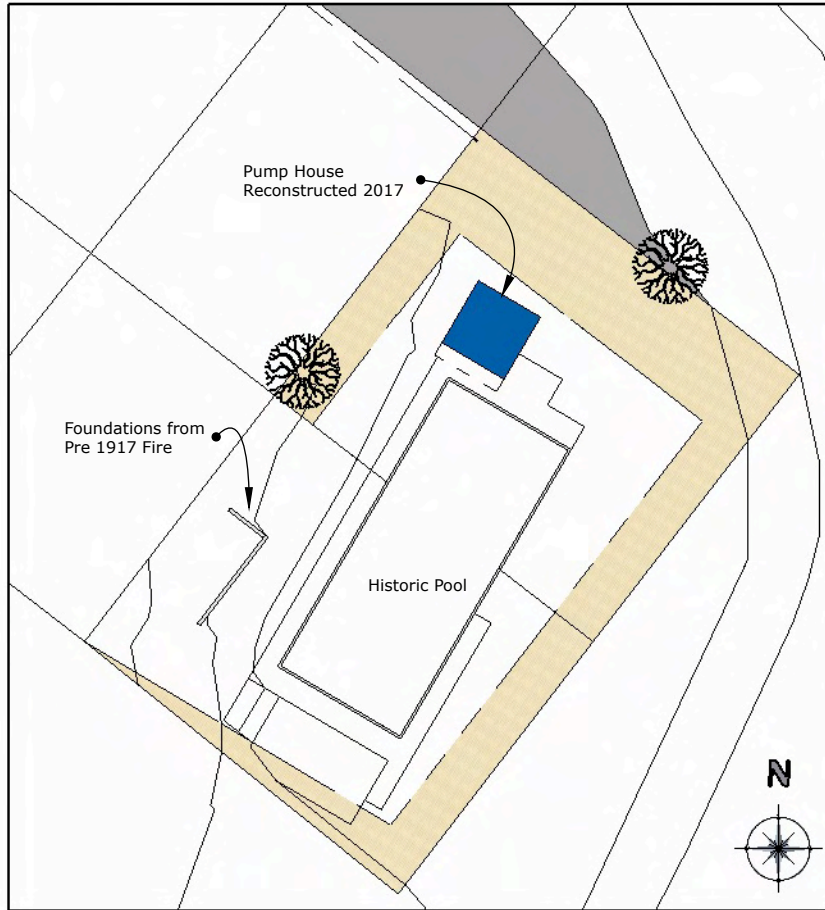
We have also worked with our immediate neighbors and UVX to ensure we are building structures that support a more resilient and stable area of Jerome. Given our experience to date, we are prepared to meet, petition and work with the town for years.



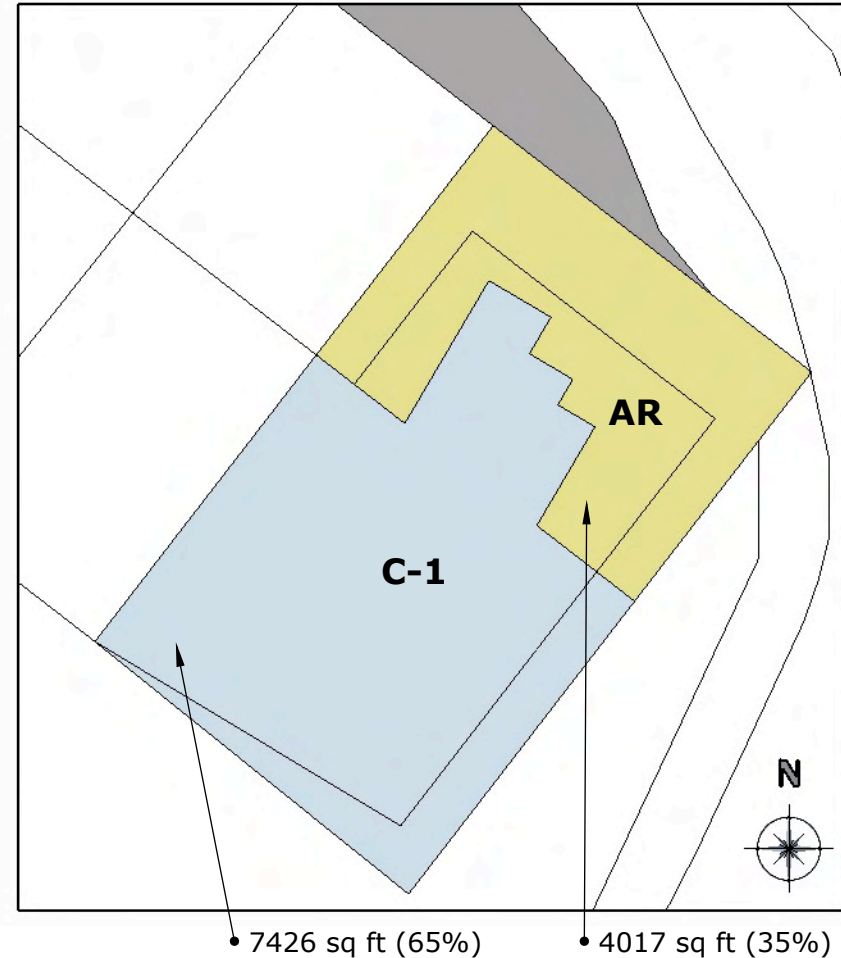
300 Queen Street

2. Re-zoning 300 Queen Street

Existing Plans



Existing Zoning



3113 Sq Ft - Pool

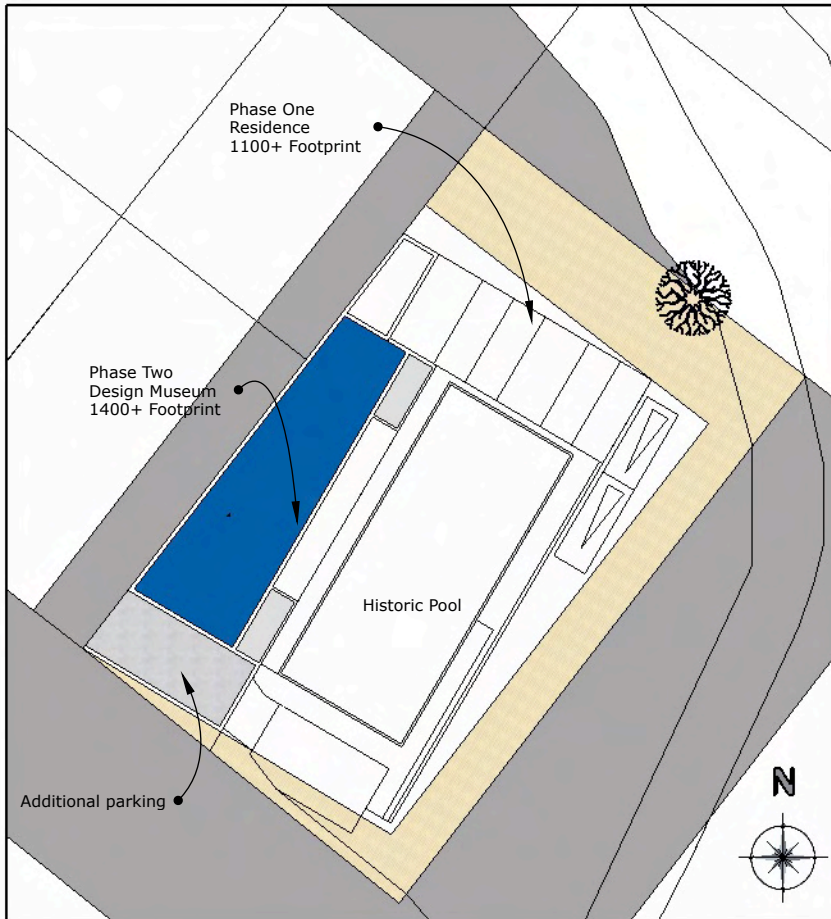
7426 Sq Ft - Total C-1
 6287 Sq Ft - C-1 with setbacks
3174 Sq Ft - C-1 Buildable Space

4017 Sq Ft - Total AR
 1534 Sq Ft - AR with setbacks
1534 Sq Ft - AR Buildable Space

65% of the lot is C-1 and 35% is AR. In terms of buildable space only 27.8% in C-1 and 13.4% is in AR
 NB. Legal council and land use experts have confirmed that this is the current split on our property.

300 Queen Street || Existing Land Use

Proposed Phase Two



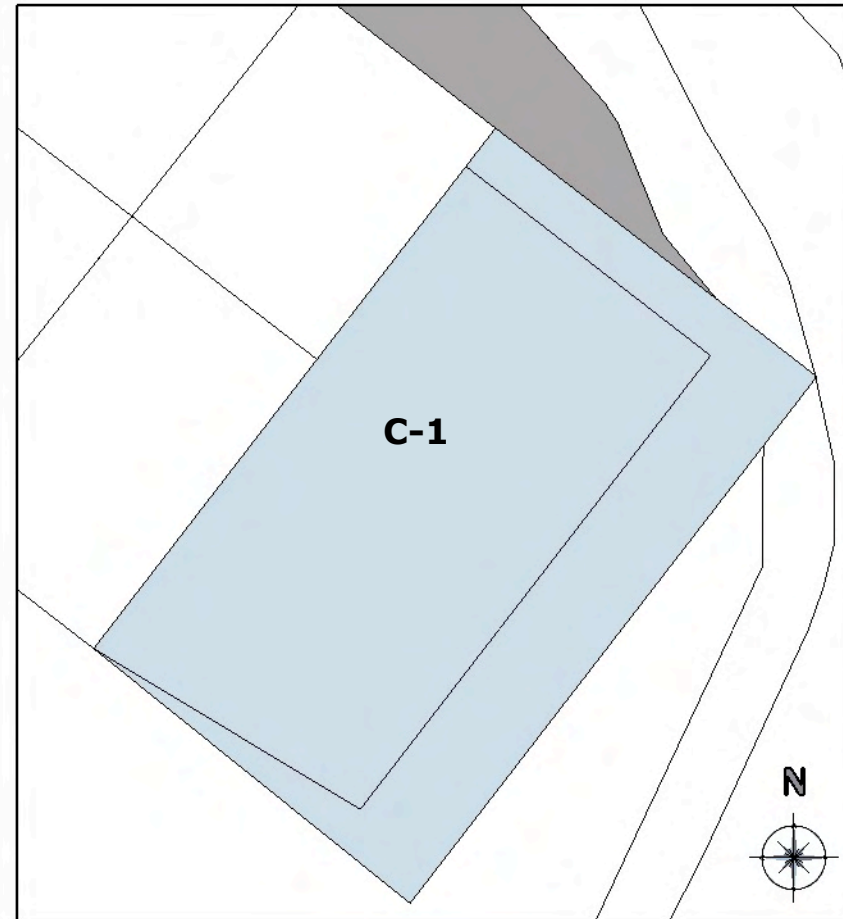
11443 Sq Ft - Total C-1
 8962 Sq Ft - C-1 with setbacks

1537 Sq Ft - Proposed Phase Two Footprint
 453 Sq Ft - Proposed Additional Parking
1990 Sq Ft - Total Proposed Footprint

Building Space = 17.3%

Land Use

Proposed Zoning (without town additions*)

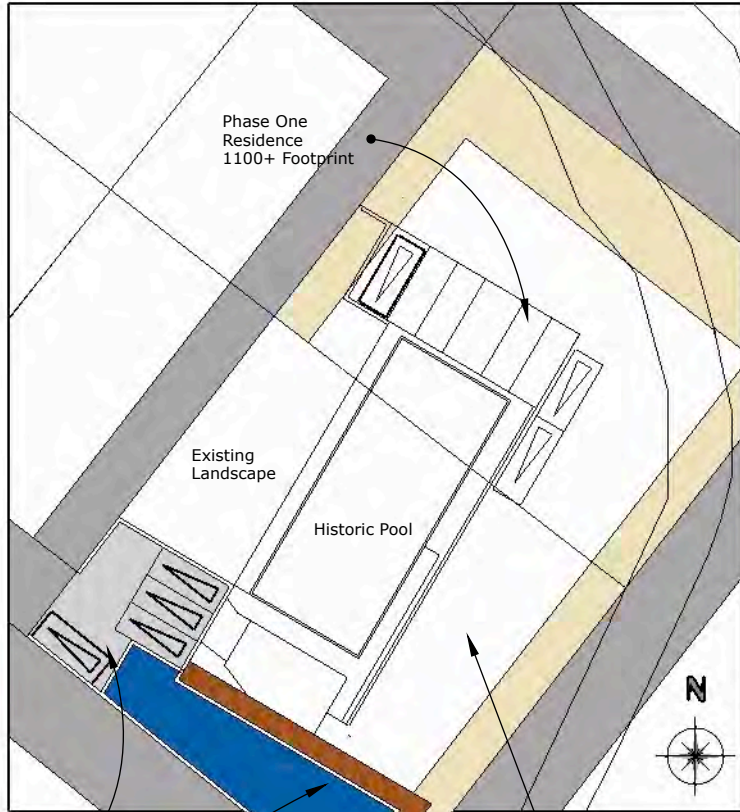


*With phase two we would be looking to finance a 142' long retaining wall that is to stop the Town of Jerome property from eroding into our property and causing instability in neighboring properties.

Without abandoning 'ghost' roads the town is liable for all financial and legal costs

Alternative 1 Phase Two

If re-zone is denied



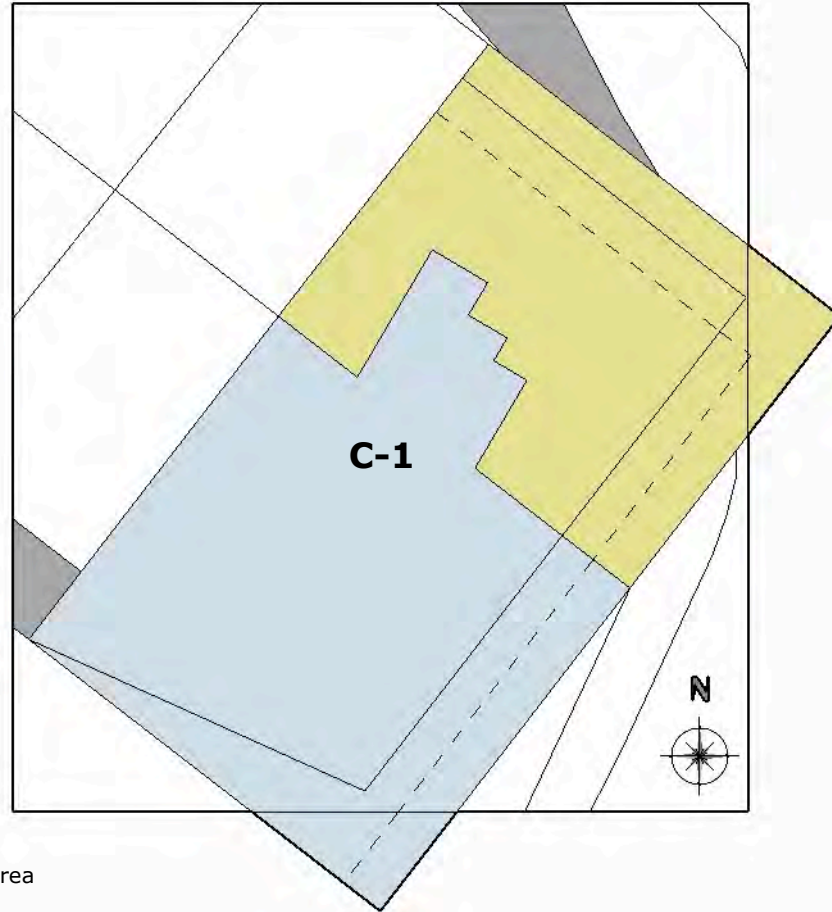
Additional parking

Phase Two Design Museum
1500+ Footprint

Open recreation area

Alternative Zoning

If re-zone is denied



C-1

Continuing the split lot will mean relocating of phase two. This would be visually disjointed and create a large unprotected hole between the residential and institutional elements of the project. A retaining wall would form a 15'-20' drop from the deeded right of way on the land owned by the Town of Jerome and also lead to continual drainage and erosion issues caused by the elevation rise and redirection of Queen Street in the early 2000's.

Unless the Town of Jerome abandons *ghost streets* it is financially responsible for building and maintaining a 20' high 10" retaining wall on the southern border of the property as well as the south western edge. The TOJ will also be financially responsible for protecting UVX land to the North and East of the property. The Jerome Historical Society only has liabilities for the Sliding Jail.

300 Queen Street || Alternate Land Use

Diaz Ends
(reclassified as an alleyway)

Part of Diaz Abandoned
Reverts to AR owned by UVX

Alternative (ideal scenario)
Minimizing all town liability and future financial responsibilities.

Original right of way restored by town

Phase Two Design Museum
1200+ Footprint

New Alleyway With ROW

Please note that information regarding maintenance, repair and upkeep of roads is in the subdivision code. Signed into law on May 10th, 1988.

This code may be used on town property as it sets down the legal benchmark that the town must adhere to.

Queen Street Ends
Turns into the Parking area with legal turn around for fire trucks.

Part of Queen Abandoned
Reverts to C-1 owned by Town of Jerome
Can create right of way or pedestrian path

C-1

• New Setbacks based on C-1

• Open recreation area

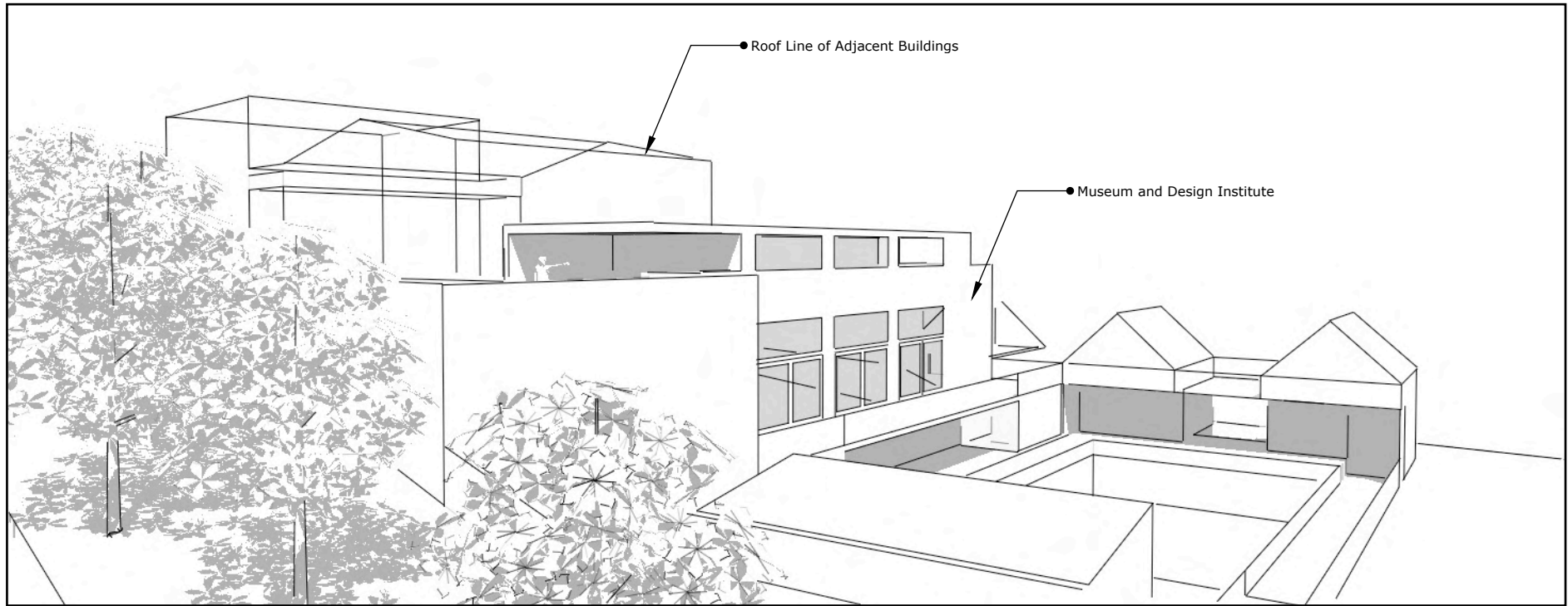
• Additional retaining wall built by applicants

• Potential Pedestrianized Alleyway

Conglomerate Abandoned
Reverts to C-1 owned by Town of Jerome
Also clears up right of way through sliding jail

300 Queen Street

Conceptual rendering for a design museum



Why C-1?

C-1 is for designated for institutional use not just commercial. Our project falls under the following categories:

15. Establishments whose principal function is **basic research, design, and pilot or experimental product development.**

16. Business and **trade schools**, dancing, art and music schools and studios.

17. **Headquarters buildings of charitable, philanthropic, and welfare organizations.**

