

Agenda

Design Review Board

Wednesday, September 6th, at 5:30 PM
118 Arizona Street Bisbee AZ 85603

The Meeting Called to Order by _____ at _____ PM

Roll Call-Board Members

Design Review Board	Present	Absent	Excused
William Bohnacker			
Stephan Green			
Todd Conklin			
Michael McPartlin, Chair			
Ken Budge			
Jeffrey Trujillo			
John Crow, Vice Chair			X
Frank Davis, City Council Liaison			

Staff: Britt Hanson, City Attorney, Joe Ward, Staff Liaison

The staff would like to inform all applicants

- 1. That all items on this DRB agenda will require a building permit or a sign permit.**
- 2. That Design Review Board approval does not necessarily reflect the views and policies of the State Historic Preservation Office, which controls decisions impacting tax status of designated contributing historic properties. Please review SHPO’s polices. If necessary, contact them directly before making any exterior changes to your property.**

CALL TO THE PUBLIC: *Residents* of the City of Bisbee may speak at this time regarding Design Review Board topics that **ARE NOT ON THE AGENDA**

1. DRB Application 17-34

Bisbee Residential Historic District, Unnumbered Noncontributing Structure

This is an application to construct a carport at 802C Tombstone Canyon

Pursuant to Bisbee’s Zoning Code Section 3.5.1, the property owner is required to obtain prior approval from the DRB for any buildings, structures or appurtenances erected, constructed or established within the Historic District.

Pursuant to Bisbee’s Zoning Code Section 3.5.2G.1 property owners within 300 feet have been notified by mail and the property has been posted with a notification of the proposed work and the public hearing.

The DRB is required to determine if the proposed construction is consistent with the applicable Historic District Guidelines.

2. DRB Application 17-35

Bisbee Residential Historic District, Vacant Parcel

This is an application to construct a new home at 204C Opera Drive.

Pursuant to Bisbee's Zoning Code Section 3.5.1, the property owner is required to obtain prior approval from the DRB for any buildings, structures or appurtenances erected, constructed or established within the Historic District.

Pursuant to Bisbee's Zoning Code Section 3.5.2G.1 property owners within 300 feet have been notified by mail and the property has been posted with a notification of the proposed work and the public hearing.

The DRB is required to determine if the proposed construction is consistent with the applicable Historic District Guidelines.

3. DRB Application 17-39

Bisbee Residential Historic District, Contributing Structure #373

This is an application for permission to replace existing porch railings with wooden spindle railings.

Pursuant to Bisbee's Zoning Code Section 3.5.1, the property owner is required to obtain prior approval from the DRB for any buildings, structures or appurtenances erected, constructed or established within the Historic District.

The DRB is required to determine if the proposed construction is consistent with the applicable Historic District Guidelines.

4. DRB Application 17-40

Bisbee Residential Historic District, Noncontributing Structure #212

This is an application to erect a fence at 6 Locklin Avenue

Pursuant to Bisbee's Zoning Code Section 3.5.1, the property owner is required to obtain prior approval from the DRB for any buildings, structures or appurtenances erected, constructed or established within the Historic District.

The DRB is required to determine if the proposed fence is consistent with the applicable Historic District Guidelines.

5. DRB Application 17-41

Bisbee Residential Historic District, Contributing Structure #300

This is an application to construct a pergola and a platform deck at 3 Moon Canyon.

The home at this location is Contributing Structure #300.

Pursuant to Bisbee's Zoning Code Section 3.5.1, the property owner is required to obtain prior approval from the DRB for any buildings, structures or appurtenances erected, constructed or established within the Historic District.

The DRB is required to determine if the proposed construction is consistent with the applicable Historic District Guidelines.

6. DRB Application 17-44

Bisbee Residential Historic District, Contributing Structure #454

This is an application for retroactive approval of a retaining wall.

The home at this location is Contributing Structure #454.

Pursuant to Bisbee's Zoning Code Section 3.5.1, the property owner is required to obtain prior approval from the DRB for any buildings, structures or appurtenances erected, constructed or established within the Historic District.

The DRB is required to determine if the retaining wall design is consistent with the applicable Historic District Guidelines.

7. DRB Application 17-45

Bisbee Residential Historic District, Contributing Structure #191

This is an application to reconstruct a deck on the home at 907 Tombstone Canyon.

The home at this location is Contributing Structure #191

Pursuant to Bisbee's Zoning Code Section 3.5.1, the property owner is required to obtain prior approval from the DRB for any buildings, structures or appurtenances erected, constructed or established within the Historic District .

The DRB is required to determine if the proposed changes are consistent with the applicable Historic District Guidelines.

8. DRB Application 17-46

Bisbee Residential Historic District, Noncontributing Structure #480

This is an application to remodel the exterior of the home at 51A Spring Canyon. Pursuant to Bisbee's Zoning Code Section 3.5.1, the property owner is required to obtain prior approval from the DRB for any alterations to a structure within the Historic District. The DRB is required to determine if the retaining wall design is consistent with the applicable Historic District Guidelines.

9. For Discussion and Possible Action

Possibly amending the design standards of the Historic District for windows over bathtubs and showers

Windows near showers are notoriously problematic. They must be installed high to minimize water leaking around the window into the wall. The building code specifies a minimum window size of 3 square feet one half of which must be operable in bathrooms without mechanical ventilation. How can remodelers and builders meet the requirements of the code and our historic district? The Guidelines for the Bisbee Historic District wants vertically oriented rectangles used for windows. This is impractical for modernized bathrooms.

A transom type awning window would be a superior solution to this continuing problem.

10. For Discussion and Possible Action

Staff would like the Board to advise whether to continue delivering paper packets to Board Members.

The time available for staff to take care of DRB related issues is limited. Generating and delivering packets takes time and recurses. Will electronic delivery suffice for delivering the applications to the DRB?

FUTURE AGENDA ITEM SUGGESTIONS (Board members may suggest topics for future meeting agendas, but Board will not here discuss, deliberate or take any action on these topics.)

Adjournment:

Individuals with hearing disabilities can contact the City Clerk's Office (520) 432-6012 to request an Assisted Listening Device, at least 24 hours before the meeting.

Anyone needing special accommodation to attend this meeting should contact Ashlee Coronado at (520) 432-6012 at least twenty-four hours before the meeting.

Public documents referred to herein may be viewed during regular business hours at the City Clerk's Office at 118 Arizona St., Bisbee.

Pursuant to A.R.S. § 38-431.03(A)(3), the Board may vote to enter executive session at any point during this meeting for discussion or consultation for legal advice with its attorney(s), who may appear telephonically.