

Action Agenda

Design Review Board

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

The Meeting Called to Order by Michael McPartlin at 5:30PM

Roll Call-Board Members

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

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

The DRB Chair informed all present,

- 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: One member of the public spoke, they mentioned proposed preservation efforts for city owned historic buildings and the inappropriate sign at the “Gateway” parking lot advertising the parking and Golf Cart Tours. They questioned if the sign was approved by the DRB

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 3.5.2G.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.

William Bohnacker presented his application to the Board.

The Board asked questions about the carport.

The Board indicated that kit carports are inappropriate and would set a bad precedent for the enforcement of historic standards in the Historic District.

John proposed denying the approval. Jeff seconded the motion.

Action: The motion passed, the application was denied, unanimously.

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 3.5.2G.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.

Richard Green presented his application to the Board. The board had a number of questions about the proposed house.

The Board expressed disappointment in the application since it did not have exterior elevation drawings, the building height as proposed was over the standard 19' height limit and the material list was incomplete.

Ken proposed that application 17-35 be tabled until the October 4th, 2017 DRB meeting to allow Mr. Green to complete his material list and elevations. Jeff seconded the motion.

Action: The motion passed unanimously, the application was tabled until 10/04/17.

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 at 518 Brophy Avenue.

Calvin Fulginiti represented the owners and presented this application to the Board.

There were several questions from the Board.

Ken proposed approving this application as submitted. John seconded the amendment.

Action: The motion passed, unanimously

4. DRB Application 17-40

Bisbee Residential Historic District, Noncontributing Structure #212

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

John proposed approving application 17-40 as presented. Todd seconded the motion.

Action: The motion passed unanimously

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 1 Moon Canyon. The home at this location is Contributing Structure #300.

Sloan Bouchever presented his application to the Board and answered questions. The Board noted that these improvements do not affect the status of the contributing structure. John proposed that the application be approved as submitted. Michael seconded the motion.

Action: The motion passed unanimously

6. DRB Application 17-44

Bisbee Residential Historic District, Contributing Structure #454

This is an application for retroactive approval of a retaining wall being constructed between 37E & 37D Temby Ave.

The home at this location is Contributing Structure #454.

Noah Suby presented the application for the applicants.

Todd proposed that the application be approved as submitted. Bill seconded the motion.

Action: The motion passed unanimously

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

The Staff Liaison presented this application to the board and answered several questions.

John proposed that the application be approved if amended to require 1&1/2" vertical members and a 2" top rail. Jeff seconded the motion.

Action: The motion passed unanimously

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 by changing two windows, switching two windows for doors and one door to a window.

Peter Gaffer presented his application to the Board.

Ken proposed accepting application 17-45 as submitted. Stephan seconded the motion.

Action: The motion passed unanimously

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 size awning window would be a superior solution to this continuing problem.

John proposed a policy that horizontally oriented single leaf awning windows are acceptable for bathroom locations. When replacing windows of the same dimensions, administrative approval is acceptable. Stephan seconded the motion

Action: The motion passed unanimously

10. For Discussion and Possible Action

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

One Member explained that the paper packets work best for them, this person will continue to receive a paper packet the rest of the board agreed to receiving electronic packets. When the paper packets are ready, an e-mail will be sent to all members so that they can pick them up at City Hall if they wish.

FUTURE AGENDA ITEM SUGGESTIONS :The Board would like the Structure # and the contributing status put onto the application when scanned to the board.

Adjournment: 6:53