

**Agenda**  
**Design Review Board**  
**February 7th, at 5:30 PM**  
**Cochise County Board of Supervisors Hearing Room,**  
**Building G, 1415 Melody Lane, Bisbee AZ 85603**

The Meeting Called to Order by \_\_\_\_\_ at \_\_\_\_\_ PM

**Roll Call-Board Members**

<b>Design Review Board</b>	<b>Present</b>	<b>Absent</b>	<b>Excused</b>
Peter Gaffer			
Stephan Green			
Todd Conklin			
Michael McPartlin-Chair			
Ken Budge			
Jeffrey Trujillo			
John Crow- Vice Chair			
Frank Davis, Liaison to the Board			

Staff: Britt Hanson, City Attorney, Joe Ward, Building Inspector

**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 18-01**

Bisbee Residential Historic District Contributing Property #300

This is an application to construct a Studio/Office in the rear yard of the home at 1 Moon Canyon.

Pursuant to Bisbee's Zoning Code Article 3.5.2B, the property owner is required to obtain approval from the DRB prior to the preparation of final architectural plans for new buildings. All notification required by 3.5.2.G have been completed.

Per 3.5.3 the DRB is required to determine if the proposed construction is consistent with,

- A. Bisbee Historic District Guidelines.
- B. The Secretary of the Interior's Standards for the Treatment of Historic Properties.
- C. The Secretary of the Interior's Standards for Rehabilitation.

## **2. DRB Application 18-02**

Bisbee Commercial Historic District, Contributing Property #25.

This is an Application to make amend the approved application 17-06PF, changing the length of the proposed structure @ 232 Brewery Ave.

Pursuant to Bisbee's Zoning Code Article 3.5.2B, the property owner is required to obtain approval from the DRB prior to the preparation of final architectural plans for new buildings.

Per 3.5.3 the DRB is required to determine if the proposed construction is consistent with,

- A. Bisbee Historic District Guidelines.
- B. The Secretary of the Interior's Standards for the Treatment of Historic Properties.
- C. The Secretary of the Interior's Standards for Rehabilitation.

## **3. DRB Application 18-03**

Bisbee Commercial Historic District, Noncontributing

This is an application to place a sign at the "Gateway" parking lot, located east of the ATM machine at 10 Copper Queen Plaza. (No Address)

Pursuant to Bisbee's Zoning Code Section 7.5, the property owner is required to obtain approval from the DRB prior to installation of a sign in the Bisbee Historic District.

Per 7.5 the DRB is required to determine if the proposed signage is consistent with,

- A. Bisbee Historic District Guidelines.
- B. Bisbee's Zoning Code Article 7.

### **7.5 Historical Preservation Overlay District Sign Regulations**

Applications for non-exempt signs to be installed and maintained within the Historic District must first be submitted to the Design Review Board for a determination by that Board that the proposed sign or signs are consistent with the regulations of this Code and the Design Guidelines, as applicable to the Historic District. The Design Review Board has the authority to provide design approval for sign applications which are consistent with the requirements of this Article, subject to the general limitations associated with each respective zoning district. The Design Review Board shall also make a recommendation to the Planning and Zoning Commission for the approval, disapproval or modification of any special use application for a sign within the Historic District. The Design Review Board has the authority to impose additional limitations or requirements upon the signs to be installed or maintained within the Historic District as necessary to insure that such signs are consistent with the Design Guidelines and the regulations adopted to protect this area and are compatible with the existing development within this district. Signs that are out of proportion or scale to the existing development within the district, that are to be illuminated in a manner that would not be consistent with the color, lettering or techniques of lighting that were prevalent in the historic period of the district, or that employ technology that would be out of place in the district will not be permitted.

#### **4. DRB Application 18-05**

Bisbee Residential Historic District, Noncontributing Property #229

This is an application seeking approval of a fence in the front and side yards of the home at 747B Tombstone Canyon.

Pursuant to Bisbee's Zoning Code Article 3.5.2A, the property owner is required to obtain approval from the DRB prior to changing any building's exterior features

Per 3.5.3 the DRB is required to determine if the proposed construction is consistent with,

- A. Bisbee Historic District Guidelines.
- B. The Secretary of the Interior's Standards for the Treatment of Historic Properties.
- C. The Secretary of the Interior's Standards for Rehabilitation.

#### **5. DRB Application 18-06**

Bisbee Residential Historic District, Noncontributing Property #394

This is an application seeking approval of construction of a patio cover, replacing a window and installation of new siding on the east side of the home at 534B Warren Hill.

Pursuant to Bisbee's Zoning Code Article 3.5.2A, the property owner is required to obtain approval from the DRB prior to changing any building's exterior features

Per 3.5.3 the DRB is required to determine if the proposed construction is consistent with,

- A. Bisbee Historic District Guidelines.
- B. The Secretary of the Interior's Standards for the Treatment of Historic Properties.
- C. The Secretary of the Interior's Standards for Rehabilitation.

## **5. DRB Application 18-07**

Bisbee Residential Historic District, Contributing Property #535

This is an application seeking approval of Remodeling the exterior of the home at 203A Tombstone Canyon by constructing a gabled roof over an existing addition, construction of a wraparound porch, replacing and moving windows, installation of a rear door and siding installation.

Pursuant to Bisbee's Zoning Code Article 3.5.2A, the property owner is required to obtain approval from the DRB prior to changing any building's exterior features Per 3.5.3 the DRB is required to determine if the proposed construction is consistent with,

- A. Bisbee Historic District Guidelines.
- B. The Secretary of the Interior's Standards for the Treatment of Historic Properties.
- C. The Secretary of the Interior's Standards for Rehabilitation.

## **6. Staff Comments and Administrative Approval Report**

**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.