



**Design Review Board  
November 7, 2018 at 5:30 PM  
Cochise County Board of Supervisors Executive Conference Room,  
Building G, 1415 Melody Lane, Bisbee AZ 85603**

**AGENDA**

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			X
Todd Conklin			
Michael McPartlin			
Ken Budge-Chair			
Jon Sky			
John Crow-Vice Chair			
Frank Davis, Liaison to the Board			

Staff: Peter Gardner, Planner II

**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 policies, and 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 18-57**

Bisbee Commercial Historic District, Contributing Property

16 Clawson Ave, APN 103-62-121, Zoning R-1, Setbacks F=10 S=5 R=10 Accessory=3

This application is seeking approval to renovate the home to include (1) demolition of hazardous tower, (2) removal of non-code compliant elements with replacement in kind, (3) replacement of outdated windows and doors with energy efficient models. The applicant is Britt Hanson.

Pursuant to Bisbee Zoning Code Article 3.5.2, the property owner is required to obtain approval from the DRB prior to the change of any building's exterior features. Per Article 3.5.3, the DRB shall 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 18-63**

Bisbee Residential Historic District, Contributing Property #834  
826A Sims Road, APN 103-60-131A, Zoning R-1, Setbacks F=10 S=5 R=10

This application is seeking approval to rebuild and add to the original deck. The applicant is Doreen Edwards.

Pursuant to Bisbee Zoning Code Article 3.5.2, the property owner is required to obtain approval from the DRB prior to the change of any building's exterior features. Per Article 3.5.3, the DRB shall 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 18-64**

Bisbee Residential Historic District, Non-Contributing Property #674  
178 Quality Hill Road, APN 103-61-401A, Zoning R-1, Setbacks F=10 S=5 R=10

This application is seeking approval to remove and replace the dilapidated front porch on the home. The applicant is Janet Parkhurst.

Pursuant to Bisbee Zoning Code Article 3.5.2, the property owner is required to obtain approval from the DRB prior to the change of any building's exterior features. Per Article 3.5.3, the DRB shall 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.

### **4. DRB Application 18-65**

Bisbee Residential Historic District, Non-Contributing Property #935  
408 Roberts Ave, APN 103-61-091, Zoning R-1, Setbacks F=10 S=5 R=10

This application is seeking approval to build a 14' X 14' addition on existing carport slab per the submitted drawings. Matching the existing siding and windows as best possible. The applicant is Allen & Faye Hoese.

Pursuant to Bisbee Zoning Code Article 3.5.2, the property owner is required to obtain approval from the DRB prior to the change of any building's exterior features. Per Article 3.5.3, the DRB shall 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 18-66**

Bisbee Commercial Historic District, Contributing Property  
41 Brewery Ave, APN 103-62-288, Zoning CM-2, Setbacks F=0 S=0 R=0

The applicant is seeking approval to replace four single hung second floor windows on west facing front side of building with similar double pane modern equivalents. Modification to entry area to meet code requirements for change of use. Replace and recess existing door at northwest corner with metal clad out swing door with panic hardware. Add a new door of the same type to the south wall of entry area. The applicant is Mike Snyder represented by Sean Hicks. The applicant will discuss a small change to the submittal.

Pursuant to Bisbee Zoning Code Article 3.5.2, the property owner is required to obtain approval from the DRB prior to the change of any building's exterior features. Per Article 3.5.3, the DRB shall 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. DRB Application 18-68**

Bisbee Residential Historic District, Non-Contributing Property  
429D Laundry Hill, APN 103-61-175C/177A, Zoning R-1, Setbacks F=10 S=5 R=10

The applicant is seeking approval to replace a fixed glass window with a window that provides egress on northside upper floor. Replace fixed glass window with French doors on lower westside to provide egress per adopted fire codes. The applicant is Jon Sky.

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

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

## **STAFF COMMENTS/ ADMIN APPROVAL REPORT**

DRB Application 18-56

Object Limited, 29 Main Street, APN 103-62-179, Administrative approval to change sign letters for Object Limited from sharp edged to rounded edged letters.

DRB Application 18-59

David Tynes, 805 Tombstone Canyon, APN 103-60-352 Staff update on progress to secure the property. See staff memo and pictures.

DRB Application 18-61

Desert Diva, 41 Main Street, APN 103-62-183, Administrative approval for a 3 square foot window sign for Desert Diva.

DRB Application 18-62

Donna Burke, 511B Mayor Ave, APN 103-59-022, Administrative approval to remove and replace like single hung windows.

DRB Application 18-69

Joan Warner, 52 Main Street, APN 103-62-160A, Administrative approval to remove existing roof and re-sheath deck as needed. Fiberglass base sheet for dry in and torch down (white) roofing.

**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 1415 Melody Lane, Bldg. G, 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.