

**AGENDA
SPECIAL SESSION
DESIGN REVIEW BOARD
FEBRUARY 28, 2024, AT 5:30PM
CITY OF BISBEE COUNCIL CHAMBERS
915 S. TOVREAVILLE ROAD, BISBEE, AZ 85603**

THE MEETING CALLED TO ORDER BY _____ AT _____ PM

ROLL CALL

Board Members	Present	Absent	Excused
Bob de Kruyff			
Peter Gaffer			
Lori Gunnell, Chair			
John Guy			
Ben Lepley			
Doug Taylor, Vice Chair			
Theodore Schriever			
Frank Davis, Council Liaison			
J. Emanuel Stuart, Staff Liaison			

Agenda Item 1.

Discussion regarding all exterior mechanical appliances, i.e., electrical service entrance section; to gain insight into the process to ensure it does not conflict with APS.

Agenda Item 2.

Discussion and Possible Approval of the Matrix for Window Types.

Agenda Item 3.

Discussion and Possible Approval of the Matrix for Siding Types.

Agenda Item 4.

Discussion and Possible Approval of the Matrix for Door Types.

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

ADJOURNMENT:

Pursuant to A.R.S. § 38-431.02(H), The public will have physical access to Council Chambers 15 minutes before the meeting is scheduled to begin.

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).

Anyone needing special accommodation to attend this meeting should contact the City Clerk office at (520) 520-432-6000 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 76 Erie Street, Bisbee.

DEVELOPMENT GUIDELINES FOR THE BISBEE HISTORIC DISTRICT

HISTORIC DISTRICT DESIGNATIONS

WINDOW TYPES

	SIGNIFICANT	CONTRIBUTING	NON-CONTRIBUTING	INACCESSIBLE/UNDETERMINED	NEW CONSTRUCTION
EXISTING WINDOW REPAIRED/RESTORED	ALLOWED	ALLOWED	ALLOWED	ALLOWED	N/A
NEW WOOD WINDOW WITH TRUE DIVIDED LIGHT	ALLOWED	ALLOWED	ALLOWED	ALLOWED	ALLOWED
REPLACEMENT WOOD WINDOW TO MATCH EXISTING WITH TRUE DIVIDED LIGHT	ALLOWED	ALLOWED	ALLOWED	ALLOWED	N/A
REPLACEMENT WOOD WINDOW WITH APPLIED MUNTINS	NOT ALLOWED	NOT ALLOWED	ALLOWED	MAY BE ALLOWED WITH DRB APPROVAL*	ALLOWED
NEW/ REPLACEMENT METAL CLAD WOOD WINDOW	NOT ALLOWED	NOT ALLOWED	ALLOWED	MAY BE ALLOWED WITH DRB APPROVAL*	ALLOWED
NEW/ REPLACEMENT FIBERGLASS CLAD WOOD WINDOW	NOT ALLOWED	NOT ALLOWED	ALLOWED	MAY BE ALLOWED WITH DRB APPROVAL*	ALLOWED
NEW/ REPLACEMENT VINYL CLAD WOOD WINDOW	NOT ALLOWED	NOT ALLOWED	ALLOWED	MAY BE ALLOWED WITH DRB APPROVAL*	ALLOWED
NEW/ REPLACEMENT METAL EXTRUSION WINDOW	NOT ALLOWED	NOT ALLOWED	ALLOWED	MAY BE ALLOWED WITH DRB APPROVAL*	ALLOWED

NEW/ REPLACEMENT FIBERGLASS EXTRUSION WINDOW	NOT ALLOWED	NOT ALLOWED	ALLOWED	MAY BE ALLOWED WITH DRB APPROVAL*	ALLOWED
NEW/ REPLACEMENT VINYL EXTRUSION WINDOW	NOT ALLOWED	NOT ALLOWED	ALLOWED	MAY BE ALLOWED WITH DRB APPROVAL*	ALLOWED

* INACCESSIBLE AND UNDETERMINABLE MAY BE ELIGIBLE FOR CONTRIBUTING STATUS IF STILL IN ORIGINAL CONDITION,
THEREFORE WILL BE SUBJECT TO DESIGN REVIEW BOARD FOR STATUS DETERMINATION AND POSSIBLE APPROVAL

DEVELOPMENT GUIDELINES FOR THE BISBEE HISTORIC DISTRICT

HISTORIC DISTRICT DESIGNATIONS

SIDING TYPES

	SIGNIFICANT	CONTRIBUTING	NON-CONTRIBUTING	INACCESSIBLE/ UNDETERMINED	NEW CONSTRUCTION
WOOD HORIZONTAL	ALLOWED	ALLOWED	ALLOWED	ALLOWED	ALLOWED
WOOD BOARD AND BATTEN	ALLOWED	ALLOWED	ALLOWED	ALLOWED	ALLOWED
WOOD SHINGLE	ALLOWED	ALLOWED	ALLOWED	ALLOWED	ALLOWED
STUCCO	ALLOWED	ALLOWED	ALLOWED	ALLOWED	ALLOWED
BRICK	ALLOWED	ALLOWED	ALLOWED	ALLOWED	ALLOWED
STONE	ALLOWED	ALLOWED	ALLOWED	ALLOWED	ALLOWED
T-I-II PLYWOOD	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED
VINYL SIDING	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED

CEMENT BOARD - ENGINEERED HARDBOARD HORIZONTAL	NOT ALLOWED	NOT ALLOWED	MAY BE ALLOWED WITH DRB APPROVAL	MAY BE ALLOWED WITH DRB APPROVAL*	MAY BE ALLOWED WITH DRB APPROVAL
CEMENT BOARD - ENGINEERED HARDBOARD BOARD AND BATTEN	NOT ALLOWED	NOT ALLOWED	MAY BE ALLOWED WITH DRB APPROVAL	MAY BE ALLOWED WITH DRB APPROVAL*	MAY BE ALLOWED WITH DRB APPROVAL
CEMENT BOARD - ENGINEERED HARD BOARD SHINGLE	NOT ALLOWED	NOT ALLOWED	MAY BE ALLOWED WITH DRB APPROVAL	MAY BE ALLOWED WITH DRB APPROVAL*	MAY BE ALLOWED WITH DRB APPROVAL
FAUX STUCCO	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED
FAUX BRICK	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED
FAUX STONE	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED
BARE PLYWOOD	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED

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DEVELOPMENT GUIDELINES FOR THE BISBEE HISTORIC DISTRICT

HISTORIC DISTRICT DESIGNATIONS

DOOR TYPES

	SIGNIFICANT	CONTRIBUTING	NON-CONTRIBUTING	INACCESSIBLE/ UNDETERMINED	NEW CONSTRUCTION
EXISTING DOOR REPAIRED/ RESTORED	ALLOWED	ALLOWED	ALLOWED	ALLOWED	N/A
NEW WOOD DOOR	ALLOWED	ALLOWED	ALLOWED	ALLOWED	ALLOWED
REPLACEMENT WOOD DOOR TO MATCH EXISTING	ALLOWED	ALLOWED	ALLOWED	ALLOWED	N/A
NEW METAL CLAD DOOR	NOT ALLOWED	NOT ALLOWED	MAY BE ALLOWED WITH DRB APPROVAL	MAY BE ALLOWED WITH DRB APPROVAL*	MAY BE ALLOWED WITH DRB APPROVAL
NEW FIBERGLASS DOOR	NOT ALLOWED	NOT ALLOWED	MAY BE ALLOWED WITH DRB APPROVAL	MAY BE ALLOWED WITH DRB APPROVAL*	MAY BE ALLOWED WITH DRB APPROVAL
NEW MASONITE DOOR	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED
NEW VINYL DOOR	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED

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Nina Williams

From: Joe Ward
Sent: Thursday, February 8, 2024 2:48 PM
To: Nina Williams; J. Emanuel Stuart
Cc: Frank Davis; Xavier Rodriguez
Subject: RE: Requested Matrices for DRB

Follow Up Flag: Follow up
Flag Status: Flagged

Permitted if it matches the original or existing
Stucco over, or replacing wood siding should not be an option, in my opinion.

From: Nina Williams <NWilliams@bisbeeaz.gov>
Sent: Tuesday, February 6, 2024 9:08 AM
To: J. Emanuel Stuart <jstuart@bisbeeaz.gov>
Cc: Frank Davis <fdavis@bisbeeaz.gov>; Joe Ward <JWard@bisbeeaz.gov>; Xavier Rodriguez <xrodriguez@bisbeeaz.gov>
Subject: Requested Matrices for DRB

Good Morning,

Attached please find the preliminary matrices provided by Mr. Taylor as requested at your last DRB meeting.

Thank you,
Nina Williams, MMC
Deputy City Clerk
City of Bisbee
76 Erie Street
Bisbee, AZ 85603
(520) 432-6011

Nina Williams

From:
Sent: Thursday, February 15, 2024 12:47 PM
To: Nina Williams
Subject: Re: Special Session / Matrices for DRB

From Mr. de Kruyff

Follow Up Flag: Follow up
Flag Status: Flagged

Nina, below is my feedback regarding the Matrices. I hope you can forward this to the other members. My suggested changes are minor and include:

All of the matrices have a column which says "Significant". I'm not sure what that stands for. I would add to the siding matrix a line item for "galvanized steel"
Also, I don't know if we need a matrix for roofing materials?

In a message dated 2/8/2024 11:49:50 AM US Mountain Standard Time, NWilliams@bisbeeaz.gov writes:

Good Morning,

Per last night's meeting attached are the Matrices for Window, Siding, and Doors.

Please review the attached matrices and provide feedback by no later than Thursday, February 15, 2024 by the end of the day.

Need for Holding a Special Meeting please let me know by the end of the day Monday, February 12, 2024 if you would be available either

Thursday, February 22, 2024 or Wednesday, February 23, 2024.

If you have any questions regarding please let us know.

Thank you,

Nina Williams, MMC

Deputy City Clerk