

**AGENDA
DESIGN REVIEW BOARD
MARCH 6, 2024, AT 5:30PM
CITY OF BISBEE COUNCIL CHAMBERS
915 S. TOVREAVILLE ROAD, BISBEE, AZ 85603**

THE MEETING CALLED TO ORDER BY Lori Gunnell AT 5:30PM ROLL CALL

Board Members	Present	Absent	Excused
Bob de Kruffyff	X		
Peter Gaffer	X		
Lori Gunnell, Chair	X		
John Guy	X		
Ben Lepley	-----	-----	X
Doug Taylor, Vice Chair	X		
Theodore Schriever	X		
Frank Davis, Council Liaison	X		
J. Emanuel Stuart, Staff Liaison	X		
Xavier Rodriguez, Bldg. Inspector	X		

CALL TO THE PUBLIC: None

OLD BUSINESS:

Agenda Item 1.

Application Number: 23-113 (Amending Application)

Address: 745-C Tombstone Canyon

Contributing/Non-Contributing: (NC) #230

Residential/Commercial: Residential

Property Owner/Representative: Chuck Mills, Owner / Luke Oldfield, Representative

Description of Work to be done: Amending application by adding new buttress wall on front of house. Raise floor height of upstairs which will also raise roof height by 14".

APPLICATION: Mr. Oldfield Spoke regarding this application to the Board and answered questions.

PUBLIC COMMENTS.

STAFF COMMENTS: Mr. Rodriguez said it looked great and it works in the context.

BOARD DISCUSSION: Board discussed

MOTION: Mr. Taylor moved to approve application 23-113 as submitted.

SECOND: Ms. Gunnell

MOTION PASSED: UNANIMOUSLY

Agenda Item 2.

Application Number: 23-123

Address: 2 Main Street

Contributing/Non-Contributing: Contributing

Residential/Commercial: Bisbee Commercial Historic District

Property Owner/Representative: Border Cities Land Co. / Robert Page

Description of Work to be done: Remove the existing swamp cooler. Install 5 mini-split AC Systems (2) two systems are submitted for approval.

January 10, 2024: The Board tabled the application and requested the applicant come back with a design where the louvers below match the new louvers above and it was continuous.

February 7, 2024: The Board tabled the application applicant was not present at the meeting.

Per Mr. Page, he would like to table this application until the April 3, 2024 meeting.

MOTION: Ms. Gunnell moved to table Application Number: 23-123 until the April 3, 2024 meeting.

SECOND: Mr. De Kruff

MOTION PASSED: UNANIMOUSLY

NEW BUSINESS:

Agenda Item 3.

Application Number: 24-10

Address: 16-A Wood Canyon

Contributing/Non-Contributing: (C) #200

Residential/Commercial: Residential

Property Owner/Representative: Cynthia Mills, Owner / David Neufeld, Representative

Description of Work to be done: Alteration/Additions

- *Entry Corner Alterations*
- *Bathroom Addition*
- *Enclosure for water heater and water filtration system(putting in garage)*
- *Landscape plan which includes a sitting wall and a brick oven*

APPLICATION: Cynthia Mills, Owner / David Neufeld spoke regarding this application to the Board and answered questions.

PUBLIC COMMENTS

STAFF COMMENTS: Mr. Rodriguez reminded the board that this was a contributing structure.

BOARD DISCUSSION: Board discussed

MOTION: Mr. Taylor motioned for partial approval of application 24-10. The approval portion refers to the master bath addition which will mimic and extend the existing roof slope. The non-approval portion: The Board requested that the applicant come up with an alternative design that does not involve removing a corner of the building and bringing it to the next meeting.

SECOND: Ms. Gunnell

MOTION PASSED: UNANIMOUSLY

Agenda Item 4.

Application Number: 24-11

Address: 54 Angius Avenue

Contributing/Non-Contributing: (C) Bi-124

Residential/Commercial: Residential

Property Owner/Representative: Renee Riksheim, Owner

Description of Work to be done: Replace old heat / AC unit with Heat pumps (Heat Pump 1)

- *Heat pump (1) west side will need board approval due to the placement of the unit*
- *Heat pump (2) north side was given administrative approval on February 15, 2024 as submitted.*

APPLICATION: Renee Riksheim presented her application to the Board and answered questions .

PUBLIC COMMENTS

STAFF COMMENTS: Mr. Rodriguez explained why it wasn't administratively approved.

BOARD DISCUSSION: Board discussed

MOTION: Mr. Taylor moved to approve application Number: 24-11 as submitted.

SECOND: Mr. De Kruffyff **MOTION PASSED:** UNANIMOUSLY

Agenda Item 5.

Application Number: 24-12

Address: 19 Wood Canyon

Contributing/Non-Contributing: (NC) #704

Residential/Commercial: Residential

Property Owner/Representative: Terry Sanford, Owner / Amarillas Bros Construction, Representative

Description of Work to be done: Windows

- Windows will need board approval
- [Roof & Electrical Upgrade was given administrative approval on February 29, 2024.](#)

APPLICATION: Ms. Sanford presented her application to the Board and answered questions.

PUBLIC COMMENTS

STAFF COMMENTS: Mr. Rodriguez said he will defer to the DRB's opinion.

BOARD DISCUSSION: Board discussed

MOTION: Mr. Taylor moved to approve application #24-12 for the code-compliant windows. For the remaining windows and doors, Mr. Rodriguez can administratively approve them as they are updated.

SECOND: Ms. Gunnell

MOTION PASSED: UNANIMOUSLY

Agenda Item 6.

Application Number: 24-14

Address: 61-B Shearer Avenue

Contributing/Non-Contributing: (NC) #142

Residential/Commercial: Residential

Property Owner/Representative: Bruno & Nicole Gordonne, Owner

Description of Work to be done:

- Replacement of all windows on premises with new energy efficient fiberglass windows. Identical geometry and operation in all except two awning windows on south side. Opening being enlarged to take advantage of mountain views.
- Replacement of existing aluminum patio door with fiberglass patio door. Identical geometry and operation.
- Screening of second floor balcony with charcoal no-see-um insect screen panels.
- Creation of 2-vehicle concrete parking pad on adjoining parcel 103-62-107A. (letting the Board know that this will be done)

APPLICATION: Mr. Jef Herndon, representative spoke regarding this application to the Board and answered questions.

PUBLIC COMMENTS

STAFF COMMENTS

BOARD DISCUSSION: Board discussed

MOTION: MR. Gaffer moved to approve application 24-14 as submitted.

SECOND: Mr. De Kruffyff

MOTION PASSED: UNANIMOUSLY

Agenda Item 7.

Review, Discussion and Possible Approval of the Design Review Board 2023 Annual Report to be presented before Mayor and Council.

MOTION: Ms. Gunnell moved to approve the Design Review Board 2023 Annual Report.

SECOND: Mr. De Kruffyff

MOTION PASSED: UNANIMOUSLY

Agenda Item 8.

Review, Discussion and Possible Approval of the Amendment to Zoning Code 6.15 Solar Energy Devices for Administrative Approvals in the Historic District.

MOTION: Ms. Gunnell moved to approve the Amendment to Zoning Code 6.15.

SECOND: Mr. Taylor

MOTION PASSED: UNANIMOUSLY

Agenda Item 9.

Approval of the January 24, 2024 Design Review Board Special Session Meeting Minutes.

MOTION: Mr. De Kruffyff moved to approve the January 24, 2024 Design Review Board Special Session Meeting Minutes.

SECOND: Ms. Gunnell

MOTION PASSED: UNANIMOUSLY

Agenda Item 10.

Approval of the February 7, 2024 Design Review Board Meeting Minutes.

MOTION: Ms. Gunnell moved to approve the February 7, 2024 Design Review Board Meeting Minutes.

SECOND: Mr. Taylor

MOTION PASSED: UNANIMOUSLY

STAFF COMMENTS (NO DISCUSSION) –

FOLLOWING APPLICATIONS WERE ADMINISTRATIVELY APPROVED

- DRB Application 24-08 – 124A Naco Road – Fence
- DRB Application 24-09 – 317 Oak Avenue – Stairway
- DRB Application 24-13 – 636 Tombstone Canyon – HVAC Replacement
- DRB Application 24-15 – 26 Moon Canyon – Retaining Wall (Gabion Baskets)
- DRB Application 24-16 – 2 Naco Road – Reroof

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: 7:09PM