

**AGENDA  
DESIGN REVIEW BOARD  
APRIL 2, 2025, 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**

<b>Board Members</b>	<b>Present</b>	<b>Absent</b>	<b>Excused</b>
Bob de Kruffyff			
Peter Gaffer			
Lorriane Rogge			
John Guy, Vice-Chair			
Frank Davis, Chair			
Kevin Cole Van Norman			
Joe Ward			
Mel Sowid, Council Liaison			
J. Emanuel Stuart, Staff Liaison			
Xavier Rodriguez, Bldg. Inspector			

**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**. Speaking time limits will be observed during the Call to the Public, the speaking time limit is three (3) minutes per person.

**OLD BUSINESS:**

**NEW BUSINESS:**

**Agenda Item 1.**

**Application Number:** 25-28

**Address:** 316 Oak Street

**Contributing/Non-Contributing:** (C) #569

**Residential/Commercial:** Residential

**Property Owner/Representative:** Milo Mietzner, Applicant / Mary McDaniel, Owner

**Description of Work to be done:** Outdoor lighting, Retaining Wall, and Fence-Full Landscaping.

**APPLICATION:** Applicant/Representative will present their application to the Board.

**PUBLIC COMMENTS:** Only on this item and there will be a time limit for speaking, three (3) minutes per person.

**STAFF COMMENTS:**

**BOARD DISCUSSION:** No public comments beyond this point.

**BOARD WILL TAKE A MOTION AND VOTE**

**Agenda Item 2.**

**Application Number:** 25-34

**Address:** 32 Main Street

**Contributing/Non-Contributing:** (C) Bi-27

**Residential/Commercial:** Commercial

**Property Owner/Representative:** Greg Nolan, Representative / Claire Harlin, Owner

**Description of Work to be done:**

- Relocate inset entrance 32" toward the street to provide for code compliant accessible door
- Replace broken storefront glazing and deformed mullions
- Repair damage to existing concrete tile with salvaged tile in kind

**APPLICATION:** *Applicant/Representative will present their application to the Board.*

**PUBLIC COMMENTS:** *Only on this item and there will be a time limit for speaking, three (3) minutes per person.*

**STAFF COMMENTS:**

**BOARD DISCUSSION:** *No public comments beyond this point.*

**BOARD WILL TAKE A MOTION AND VOTE**

**Agenda Item 3.**

**Application Number:** 25-36

**Address:** 531 Mayor Avenue

**Contributing/Non-Contributing:** (C)#278

**Residential/Commercial:** Residential

**Property Owner/Representative:** Curt & Sharon Stetter, Owner

**Description of Work to be done:**

- Addition of awning; first floor east elevation – Awning modeled after existing eaves, custom built-up rafter tails, 1x pine decking, 1x pine fascia Steel R-Panel to match existing /custom pine support brackets

**APPLICATION:** *Applicant/Representative will present their application to the Board.*

**PUBLIC COMMENTS:** *Only on this item and there will be a time limit for speaking, three (3) minutes per person.*

**STAFF COMMENTS:**

**BOARD DISCUSSION:** *No public comments beyond this point.*

**BOARD WILL TAKE A MOTION AND VOTE**

**Agenda Item 4.**

**Application Number:** 25-37

**Address:** 155 Brewery Avenue

**Contributing/Non-Contributing:** (C)#60

**Residential/Commercial:** Residential

**Property Owner/Representative:** Renewal by Anderson, Representative / Laura Caillet and Mark Wildermuth, Owner

**Description of Work to be done:** Replacing 16 Windows like for like -no structural changes

**APPLICATION:** *Applicant/Representative will present their application to the Board.*

**PUBLIC COMMENTS:** *Only on this item and there will be a time limit for speaking, three (3) minutes per person.*

**STAFF COMMENTS:**

**BOARD DISCUSSION:** *No public comments beyond this point.*

**BOARD WILL TAKE A MOTION AND VOTE**

**Agenda Item 5.**

Approval of March 5, 2025, Design Review Board Meeting Minutes.

**Agenda Item 6.**

Review, Discussion and Possible Approval of the Design Review Board 2024 Annual Report to be presented before Mayor and Council.

**Agenda Item 7.**

Discussion regarding Fire-Rated Materials for Exterior Use.

**Agenda Item 8.**

Follow-up Discussion on Matrices for Windows, Doors, and Siding.

**Agenda Item 9.**

Discussion regarding guidance on Zoning rules and regulations for the DRB in the Historic District.

**STAFF COMMENTS (NO DISCUSSION) –**

**FOLLOWING APPLICATIONS WERE ADMINISTRATIVELY APPROVED**

- DRB Application 25-20: 14 Locklin Avenue- Retaining Wall
- DRB Application 25-21: 134C Quality Hill – Mini Split
- DRB Application 25-22: 819A Tombstone Cyn- Utility Services
- DRB Application 25-23: 111 Locklin Avenue -Retaining Wall / Road
- DRB Application 25-24: 1642 West Blvd – Upgrade exterior Electrical Service Box
- DRB Application 25-25: 921 Tombstone Cyn -Upgrade Electrical Panel 400 AMP
- DRB Application 25-26: 506 Brophy Avenue -Mini Split, Subpanel Addition, Line set cover/disconnect
- DRB Application 25-27: 103 Clawson Avenue -Mini Split
- DRB Application 25-29: 2 Naco Road -Mini Split
- DRB Application 25-30: 324 Brewery Avenue -Roof
- DRB Application 25-31: 19 Sowles Avenue -Roof
- DRB Application 25-32: 113 Clawson Avenue -Front/Back Walls
- DRB Application 25-33: 234 Opera Drive -Mini Split
- DRB Application 25-35: 413 Garden Avenue – Deck / Railing

**FUTURE AGENDA ITEM SUGGETIONS** (Board members may suggest topics for future meeting agendas, but the 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.*