

**MINUTES
DESIGN REVIEW BOARD
MAY 7, 2025, AT 5:30PM
CITY OF BISBEE COUNCIL CHAMBERS
915 S. TOVREAVILLE ROAD, BISBEE, AZ 85603**

THE MEETING CALLED TO ORDER BY FRANK DAVIS AT 5:30PM.

ROLL CALL

Board Members	Present	Absent	Excused
Bob de Kruffyff	---	---	X
Peter Gaffer	X		
Lorriane Rogge	X		
John Guy, Vice-Chair	X		
Frank Davis, Chair	X		
Kevin Cole Van Norman	X		
Joe Ward	X		
Mel Sowid, Council Liaison	X		
Nina Williams, Staff Liaison	X		
Xavier Rodriguez, Bldg. Inspector	X		

CALL TO THE PUBLIC: NONE

OLD BUSINESS:

NEW BUSINESS:

Agenda Item 2.

Application Number: 25-44

Address: 743B Tombstone Canyon (formerly 741B Tombstone Canyon)

Contributing/Non-Contributing: New Construction

Residential/Commercial: Residential

Property Owner/Representative: David & Lisa Neufeld

Description of Work to be done: Guest Room w/o a Kitchen detached from the primary residence approximately 1,600 sq. ft.

300ft. Notification was sent out April 22, 2025

No Public Comment was received at the time of this agenda.

PUBLIC HEARING:

APPLICATION: *Mr. David Neufeld presented his application to the Board and answered questions.*

DECLARE THE PUBLIC HEARING OPEN AND RECEIVE PUBLIC COMMENTS: *Mr. Davis declared the public hearing open.*

No one spoke in favor or opposition.

DECLARE THE PUBLIC HEARING CLOSED: *Mr. Davis closed the public hearing.*

STAFF COMMENTS:

BOARD DISCUSSION: *The Board Discussed.*

MOTION: Mr. Gaffer moved to approve DRB application 25-44 as submitted.
SECOND: Ms. Rogge **MOTION PASSED:** UNANIMOUSLY

Agenda Item 3.

Application Number: 25-47
Address: 1011 West Boulevard
Contributing/Non-Contributing: (NC) #726
Residential/Commercial: Residential
Property Owner/Representative: Lucia Bogatay, Owner
Description of Work to be done: New Construction 84 sq. ft. bath addition

APPLICATION: Ms. Lucia Bogatay presented her application to the Board.

PUBLIC COMMENTS: None

STAFF COMMENTS:

BOARD DISCUSSION: The Board Discussed.

MOTION: Mr. Davis moved to approve DRB application 25-47 as presented.

SECOND: Mr. Ward **MOTION PASSED:** UNANIMOUSLY

Agenda Item 4.

Application Number: 25-48
Address: 500 Tombstone Canyon
Contributing/Non-Contributing: (C) \$387
Residential/Commercial: Residential
Property Owner/Representative: Paul Critchett, Owner / Allen Hoese, Representative
Description of Work to be done:

- Remove 39' plywood fence & replace with 6x8x16 cmu block wall with possible new gate
- Demo existing restroom to allow for new construction of ADA compliant Rest Room

APPLICATION: Mr. Allen Hoese presented this application to the Board and answered questions.

PUBLIC COMMENTS: None

STAFF COMMENTS:

BOARD DISCUSSION: The Board Discussed.

MOTION: Mr. Guy moved to approve DRB application 25-48 as submitted.

SECOND: Mr. Davis **MOTION PASSED:** UNANIMOUSLY

Agenda Item 5.

Approval of April 2, 2025, Design Review Board Meeting Minutes.

MOTION: Mr. Davis moved to approve April 2, 2025 Design Review Board Meeting Minutes.

SECOND: Mr. Gaffer **MOTION PASSED:** UNANIMOUSLY

Agenda Item 6.

Review, Discussion and Possible Approval of the Matrices for Windows, Doors, and Siding.

No Motion Needed- still working on the matrices.

Agenda Item 1.

Application Number: 25-41

Address: 729A Tombstone Canyon

Contributing/Non-Contributing: (NC)#418

Residential/Commercial: Residential

Property Owner/Representative: Martha Salas & Morgan Shipley, Owner / Sky High Applicant

Description of Work to be done: Porch Extension -Addition of the awning to be 25' long and 10' wide.

APPLICATION: *Mr. Jon Sky presented his application to the Board and answered questions.*

PUBLIC COMMENTS: None

STAFF COMMENTS:

BOARD DISCUSSION: *The Board discussed.*

MOTION: Mr. Gaffer moved to approve DRB application 25-4 as submitted.

SECOND: Ms. Rogge

MOTION PASSED: UNANIMOUSLY

STAFF COMMENTS (NO DISCUSSION) –

FOLLOWING APPLICATIONS WERE ADMINISTRATIVELY APPROVED

- DRB Application 25-38: 32 Main Street – Mini Split Installation
- DRB Application 25-39: 60 Opera Drive – Roof
- DRB Application 25-40: 63 Brewery Avenue – Stairs / Handrail
- DRB Application 25-42: 15 Temby Avenue - Shed/Garage Replacing Severely damaged
- DRB Application 25-43: 226 Opera Drive – Mini Split Heat Pump System Installation
- DRB Application 25-46: 48 Main Street - Faux Neon Business Sign
- DRB Application 25-49: 16 Wood Canyon – Roof
- DRB Application 25-50: 410 Garden Avenue - Mini Split Installation
- DRB Application 25-51: 412 A Garden Ave - Mini Split Installation
- DRB Application 25-52: 729 A Tombstone Canyon – Water filtration system with visual covering
- DRB Application 25-53: 43 Temby Avenue – French Doors replacement w/ exterior mounting
- DRB Application 25-54: 132 A Opera Drive – Demo/Construct/Addition/Exterior remodel
- DRB Application 25-55: 4 Ledge Avenue – Remove and replace existing concrete in adjacent parking lot.

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.)

- Mr. Ward would like to get an opinion from Mr. Estes regarding Does DRB have authority to grant informal variances or spot invalidate the zoning regulations for the historic district.
- Board Member's to discuss Mr. Guy's attendance at the 2025 Historic Preservation Conference and CLG Training to be held on May 14, 2025.

ADJOURNMENT: 5:55 PM