

**MINUTES
DESIGN REVIEW BOARD
JUNE 4, 2025, AT 5:30PM
CITY OF BISBEE COUNCIL CHAMBERS
118 ARIZONA STREET, 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		
J. Emanuel Stuart, Staff Liaison	X		
Xavier Rodriguez, Bldg. Inspector	X		

CALL TO THE PUBLIC: None

OLD BUSINESS:

NEW BUSINESS:

Agenda Item 1.

Application Number: 25-45

Address: 723 Tombstone Canyon

Contributing/Non-Contributing: (C)#415

Residential/Commercial: Residential

Property Owner/Representative: Kathleen Gayle Austin, Owner / Roof Solutions, Applicant

Description of Work to be done: Re-roof

- Build a connecting Wall to Garage-Build a slope to match main roof
- Demolish Existing Rear Roofs-Rear flat roofs, build a roof frame to fit existing main house roof
- Main Roof- Remove existing roof system
- Over Main Roof and New Frame

APPLICATION: Ms. Gayle presented their application to the Board.

PUBLIC COMMENTS: None

STAFF COMMENTS: None

BOARD DISCUSSION: The Board Discussed.

BOARD WILL TAKE A MOTION AND VOTE

MOTION: Mr. Gaffer moved to approve DRB application 25-45 as submitted.

SECOND: Mr. Guy

MOTION PASSED: UNANIMOUSLY

Agenda Item 2.

Application Number: 25-59

Address: 67 A & 67 AR Brewery Avenue

Contributing/Non-Contributing: (C) Bi-185

Residential/Commercial: Residential

Property Owner/Representative: Prochnau Family Trust, Owner / Sarah Prochnau, Applicant

Description of Work to be done:

- Addition of a deck to rear of 67AR building
- Addition of a balcony over deck in order to create covered back entry to building
- Replacing doors on north end of building
- Adding additional height to existing retaining walls in back yard in order to make back yard level
- Addition of a railing to covered front porch on southern end of building
- Addition of 2 resort style walls to east side of 67A building in order to separate courtyard area into 3 distinct spaces
- Addition of a mini split unit to the south unit of 67A
- Construction of a 13ft x 10ft addition to the east wall of the adobe in order to accommodate a bathroom and small kitchen

300ft. Notification was sent out May 22, 2025

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

PUBLIC HEARING:

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

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

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

STAFF COMMENTS: NONE

BOARD DISCUSSION: The Board discussed.

BOARD WILL TAKE A MOTION AND VOTE

MOTION: Mr. Guy moved to approve DRB application 25-59 as submitted.

SECOND: Mr. Davis

MOTION PASSED: 5:1 -Joe Ward

Agenda Item 3.

Application Number: 25-61

Address: 216A Brewery Avenue

Contributing/Non-Contributing: (C) #632

Residential/Commercial: Residential

Property Owner/Representative: Kyle Weigh & Robert Weigh, Owner

Description of Work to be done: Bedroom add-on to house, demolish the siding of the existing bedroom and part of the east facing roof line to tie the addition on. The existing window will be salvaged for the add on.

300ft. Notification was sent out May 20, 2025

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

PUBLIC HEARING:

APPLICATION: presented their application to the Board.

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

Staff read a letter of support for the record.

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

STAFF COMMENTS: The Building Inspector wanted clarification on the roof line.

BOARD DISCUSSION: *The Board discussed.*

BOARD WILL TAKE A MOTION AND VOTE

MOTION: Mr. Guy moved to approve DRB application 25-61 as submitted.

SECOND: Mr. Gaffer

MOTION PASSED: UNANIMOUSLY

Agenda Item 4.

Application Number: 25-64

Address: 54 Angius Avenue (55A Subway)

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

Residential/Commercial: Residential

Property Owner/Representative: Renee Ricksheim, Owner

Description of Work to be done: Conversion of 196 SF screened porch to enclosed sunroom ancillary to interior kitchen remodel.

APPLICATION: *Ms. Ricksheim presented their application to the Board.*

PUBLIC COMMENTS: NONE

STAFF COMMENTS: NONE

BOARD DISCUSSION: *The Board discussed.*

BOARD WILL TAKE A MOTION AND VOTE

MOTION: Mr. Ward moved to approve DRB application 25-64 as submitted.

SECOND: Mr. Guy

MOTION PASSED: UNANIMOUSLY

Agenda Item 5.

Approval of May 7, 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: 5:1 with Mr. DeKruyff abstaining.

Agenda Item 6.

Discussion Summary: Takeaways from the 2025 Historic Preservation Conference and CLG Training.

Mr. Stuart and Mr. Guy gave a recap of the Historic Preservation Conference and the exciting knowledge they gained from it.

STAFF COMMENTS (NO DISCUSSION) –

FOLLOWING APPLICATIONS WERE ADMINISTRATIVELY APPROVED

- DRB Application 25-56: 139 C Clawson Ave – Mini Split Installation
- DRB Application 25-57: 111 Locklin Ave – Utility Meter Install
- DRB Application 25-58: 317 Tombstone Canyon – Gate Replacement
- DRB Application 25-60: 800A Gentry Avenue – Stucco Wall Back and Front
- DRB Application 25-63: 124 Quarry Canyon – Multi Project Glass Removal, Asbestos Tile Replacement, Rotten Wood Replacement, Rise the awning on the North side of the building and Removal of small nonfunctioning window on the West side of the building.

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.)

- **Discussion regarding Additions on Front of Buildings**
- **Discussion regarding Fire Safe siding Options**

ADJOURNMENT: 6:35PM