

**MINUTES
DESIGN REVIEW BOARD
JULY 9, 2025, AT 5:30PM
CITY OF BISBEE COUNCIL CHAMBERS
118 ARIZONA STREET, BISBEE, AZ 85603**

THE MEETING CALLED TO ORDER BY John Guy at 5:30 PM.

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: NONE

NEW BUSINESS:

Agenda Item 1.

Application Number: 25-72

Address: 132 A Opera Drive

Contributing/Non-Contributing: (NC) #1056

Residential/Commercial: Residential

Property Owner/Representative: Demolition of 762 Sq. Ft. Single Family Residence & New Construction of 762 Sq. Ft. Single Family Residence.

300ft. Notification was sent out June 23, 2025

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

PUBLIC HEARING:

APPLICATION: *Mr. Schmelder presented the application to the Board, but changed the scope of the project, instead wanting to preserve the original structure instead of demolition, removing the additions, then lifting the structure, and adding a foundation and new addition that are rendered in the application.*

DECLARE THE PUBLIC HEARING OPEN AND RECEIVE PUBLIC COMMENTS:

Mr. Guy Declared the Public Hearing open.

Mr. Brian Campbell, a neighbor, spoke in support of the project.

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

STAFF COMMENTS: Mr. Stuart read the Staff Report which reviewed the state of the property and encouraged the Board members to visit the property before making any decisions.

BOARD DISCUSSION: *The Board Discussed.*

BOARD WILL TAKE A MOTION AND VOTE

MOTION: Mr. De Kruffyff moved to approve the removal of the newer additions, and rehabilitation of the original structure and reconstruction of additions as necessary.

SECOND: Mr. Ward

MOTION PASSED: UNANIMOUSLY

Agenda Item 2.

Approval of June 4, 2025, Design Review Board Meeting Minutes.

MOTION: Mr. Guy moved to approve the Design Review Board Meeting Minutes.

SECOND: Mr. Guy

MOTION PASSED: UNANIMOUSLY

Agenda Item 3.

The Board and Staff spoke regarding Additions on the front of the buildings.

STAFF COMMENTS:

- Mr. Stuart said he will send a memo outlining SHPO standards on additions to buildings. He also explained that replicating historic buildings can suggest a false sense of history and it is better to respect the past without being architecturally dishonest.

FOLLOWING APPLICATIONS WERE ADMINISTRATIVELY APPROVED

- DRB Application 25-65: 100 Quality Hill – Re-Install original louvered screen (fell out), Re-point existing loose bricks
- DRB Application 25-66: 140 Opera Drive – Re-install Electric Panel, GFCI, Lights
- DRB Application 25-67: 79 A Main Street – Addition of Rain Gutter
- DRB Application 25-68: 17 Temby Avenue – Corrugated Fence
- DRB Application 25-69: 233A Young Blood Hill – Proch Awning with Corrugated Metal Roof
- DRB Application 25-70: 60 Opera Drive – Existing AC Repair/Replacement in-kind in-place
- DRB Application 25-71: 702 Tombstone Cyn – New Roof
- DRB Application 25-73: 622 Tombstone Cyn – HVAC Upgrade

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

The Board brought up discussing fire resistant materials and techniques for future discussion.

ADJOURNMENT: 6:24 PM.