

AGENDA
DESIGN REVIEW BOARD
May 6, 2026, AT 5:30PM
CITY OF BISBEE COUNCIL CHAMBERS
118 ARIZONA STREET, BISBEE, AZ 85603

THE MEETING CALLED TO ORDER BY _____ AT _____ PM.

ROLL CALL

Board Members	Present	Absent	Excused
Cooper Raphael			
Bill Bailey			
Lorriane Rogge			
John Guy, Vice-Chair			
Frank Davis, Chair	---	---	X
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: 26-44

Address: 109 Higgins Hill Road

Contributing/Non-Contributing: (C) #583

Residential/Commercial: Residential

Property Owner/Representative: Victor Winkvist, Owner / Michael Ablin, Representative

Description of Work to be done: Renovation of existing structure due to fire damage

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: 26-46

Address: 108 Taylor Avenue

Contributing/Non-Contributing: (NC) #118

Residential/Commercial: Residential

Property Owner/Representative: Carl & Nancy Hubert, Owners

Description of Work to be done: Demolition of a 9'x12' addition constructed in 2016 and new construction of a 380 square-foot master bedroom and bathroom

300ft. Notification was sent out April 21, 2026

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: Opposed / In Favor, speaking time limit is three (3) minutes per person.

DECLARE THE PUBLIC HEARING CLOSED: No additional comments will be made once the public hearing is closed.

STAFF COMMENTS:

BOARD DISCUSSION: No public comments beyond this point.

BOARD WILL TAKE A MOTION AND VOTE

Agenda Item 3.

Application Number: 26-47

Address: 164 Quality Hill

Contributing/Non-Contributing: (NC) #799

Residential/Commercial: Residential

Property Owner/Representative: John & Barbara Guy, Owners

Description of Work to be done: Stairs, Retaining Wall and Remove and Reinstall ornate cedar shake siding on the front gable

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: 26-51

Address: 33 Spring Canyon

Contributing/Non-Contributing: (NC) #488

Residential/Commercial: Residential

Property Owner/Representative: Jessica Moates, Owner / Michael Anaya, Applicant

Description of Work to be done: Re-model of property

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.

Approval of April 1, 2026, Design Review Board Meeting Minutes.

Agenda Item 4.

Discussion: Explore placing historic markers in Old Bisbee at points of historic significance

STAFF COMMENTS (NO DISCUSSION) –

FOLLOWING APPLICATIONS WERE ADMINISTRATIVELY APPROVED

- DRB Application 26-32 – 825 Tombstone Cyn - Roof
- DRB Application 26-33 – 316 Oak Avenue – Replace Existing HVAC in Same Spot
- DRB Application 26-34 – 433 Gardner Avenue – Stairs & Railing
- DRB Application 26-35 - 202 Tombstone Cyn - Upgrade current SES to a 3-Phase 250V NEMA 3R 200-AMP Main Breaker Panel
- DRB Application 26-36 – 150 Quality Hill – Installation (8) package systems – (1) Mini Split – (1) Split System
- DRB Application 26-37 – 50 Main Street – Signage
- DRB Application 26-38 - 737 B Tombstone Cyn – Re-roof
- DRB Application 26-39 - 201 B Quality Hill – Repair and Replacement of Improperly Installed Roof Shingles
- DRB Application 26-40 – 808 A Tombstone Cyn – Gutter Install
- DRB Application 26-41 - 77 Ok Street – Upgrade Breaker Panel from 100A to 200A Service
- DRB Application 26-42 – 103 Clawson Avenue – Upgrade Breaker Panel from 100A to 200A Service
- DRB Application 26-43 – 106 Opera Drive – Roof Shingle to Metal
- DRB Application 26-45 – 77 Shearer Avenue -Roof
- DRB Application 26-48 - 124 B Naco Road – 200AMP Service Upgrade
- DRB Application 26-49 – 63 B Ok Street – Replace AC Unit
- DRB Application 26-50 – 51 A Spring Canyon- Roof Repair

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 of Bisbee 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 118 Arizona Street, Bisbee.