

Agenda
Design Review Board
Thursday, June 7th, at 5:30 PM
118 Arizona Street Bisbee AZ 85603

The Meeting Called to Order by _____ at _____ PM

Roll Call-Board Members

Design Review Board	Present	Absent	Excused
William Bohnacker			
Stephan Green			
Sam Woolcott,			
Michael McPartlin, Chair			X
Ken Budge			
Jeffrey Trujillo			
John Crow, Vice Chair			X
Frank Davis, City Council Liaison			

Staff: Britt Hanson, City Attorney, Joe Ward, Staff Liaison

The staff would like to inform all applicants

- 1. That all items on this DRB agenda will require a building permit or a sign permit.**
- 2. That Design Review Board approval does not necessarily reflect the views and policies of the State Historic Preservation Office, which controls decisions impacting tax status of designated contributing historic properties. Please review SHPO’s polices. If necessary, contact them directly before making any exterior changes to your property.**

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**

1. Choosing An Acting Chair For this Meeting

Both the Chair and Vice Chair will be absent from this meeting, therefore a Board member will need to be elected, to chair this meeting.

2. DRB Application 17-25

Bisbee Residential Historic District, Contributing Structure # 642

This is an application to add a bedroom to the structure at 233A Youngblood Hill. Last month the Board reviewed the design and approved a deck on the home with the

knowledge that notification was required prior to possibly approving an addition to the home.

Pursuant to Bisbee's Zoning Code Section 3.5.2A, the property owner is required to obtain approval from the DRB prior to any new construction. The DRB is required to determine if the proposed remodeling is consistent with the applicable Historic District Guidelines.

This property has been posted and neighbors in a 300 foot radius have been notified by mail

3. DRB Application 17-24

Bisbee Residential Historic District, Non Contributing Structure # 480

This is an application to construct a 350 square foot shop on the property at 51A Spring Canyon . The home at this location is Non Contributing Structure #480

Pursuant to Bisbee's Zoning Code Section 3.5.2A, the property owner is required to obtain approval from the DRB prior to any new construction. The DRB is required to determine if the proposed construction is consistent with the applicable Historic District Guidelines.

This property has been posted and neighbors in a 300 foot radius have been notified by mail

4. DRB Application 17-26

Bisbee Commercial Historic District, Gateway parking lot

This is a retro application to install a used shed that was delivered to the Old Bisbee Gateway parking lot without prior DRB approval.

Pursuant to Bisbee's Zoning Code Section 5.3.5.D, modular buildings are not permitted within the Historic District without prior DRB Approval.. The DRB is required to determine if the modular building is consistent with the applicable Historic District Guidelines.

5. DRB Application 17-21
Bisbee Commercial Historic District, Contributing Structure

Last month the Board declined to approve the submitted design and requested a design compliant with the “Design Guidelines for the Bisbee Historic District”. an application to rebuild the railings/fall guard on the staircase on the property at 126 Tombstone Canyon. Demolition was already completed when this project was discovered by staff. The new railings and fall guards are completely different from the former railings and need DRB approval.

Pursuant to Bisbee’s Zoning Code Section 3.5.2A, the property owner is required to obtain approval from the DRB prior to any change of any exterior features by remodeling or alteration. The DRB is required to determine if the proposed construction is consistent with the applicable Historic District Guidelines.

9. For Discussion and Possible Action

The Board has been progressively working towards establishing criteria to use in establishing when it is appropriate to approve DRB applications for demolition. The Board may vote to recommend revising Zoning Code article 3.5.5 regarding demolitions, when they are satisfied with the revised criteria.

Zoning Code article 3.5.5

“3.5.5 Demolition and Movement of Historic Buildings

The Design Review Board must approve all demolition permits and relocation permits for any significant part of any building in the Historic Preservation (HP) Overlay District. No permit shall be issued by the Building Inspector until DRB approval. In making its’ decision, the Design Review Board should determine whether and to what extent demolition or movement affects the structure in question or any contributing structure within the district as demolition and/or movement can have significant impact on the City in general. For permit approval the applicant must show that preserving the building is not physically and/or economically feasible.

A. Approval: The Design Review Board may recommend approval of the demolition or relocation permit if any of the following conditions exist:

1. The structure is judged by the Building Inspector to be a hazard to public safety.
2. It is demonstrated that the structure is a deterrent to a major improvement program which will be of substantial community benefit
3. Retention of the structure would cause undue financial hardship on the owner, which would be defined as a situation where the investment required to preserve or rehabilitate the structure could not be offset by the return on the property.

4. The Design Review Board shall notify the Building Official that the demolition permit is approved. The Building Official may do the following:
 - a. Issue the permit, or,
 - b. Deny the permit based on other duly adopted and applicable ordinances or regulations.

B. Denial: If preservation or rehabilitation is determined to be feasible, and if the structure has been designated as one having special significance or as a contributing property within the District, the Design Review Board shall deny the permit for demolition or movement of a structure.”

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

Adjournment:

Individuals with hearing disabilities can contact the City Clerk’s Office (520) 432-6012 to request an Assisted Listening Device, at least 24 hours before the meeting.

Anyone needing special accommodation to attend this meeting should contact Ashlee Coronado at (520) 432-6012 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 St., Bisbee.

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), who may appear telephonically.