

Action Agenda

Design Review Board

Thursday, July 6th, at 5:30 PM
118 Arizona Street Bisbee AZ 85603

The Meeting Called to Order by Michael McPartlin at 5:30PM

Roll Call-Board Members

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

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

CALL TO THE PUBLIC No member of the public spoke at this opportunity

1. DRB Application 17-27

Bisbee Residential Historic District, Unnumbered Structure

This is an application to rebuild an outbuilding that was destroyed by fire, on the property at 53 Wood Canyon with an addition to the building. The home at this location is Contributing Structure 271.

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

This application was heard out of sequence, after agenda item 2

The applicant, Mark Lokey presented this application to the Board, explaining what he proposed to build and answering questions from the Board. One member of the public had questions regarding the right to build near the property line and whether the water from the proposed roof would drain onto the applicant's property.

John proposed that the application be approved as submitted. Jeff seconded the motion.

Action: the motion passed 7-0 in favor

2. DRB Application 17-29

Bisbee Residential Historic District, Unnumbered Structure

This is an application to demolish an existing garage. The home at this address is Contributing Structure # 412

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

The Staff Liaison presented this application to the Board for the Owners. One neighbor had contacted the City to express their recommendation that the old metal siding be recycled on another project in the Bisbee Historic District.

Jeff expressed his hesitancy to approve this application since there were no plans presented for a replacement structure.

Bill proposed that the application be approved with the amendment that the siding be offered for reuse in this Historic District. Ken seconded the motion.

Action: Motion Passed 6 to 1 in Favor

3. DRB Application 17-30

Bisbee Residential Historic District, Non Contributing Structure # 848

Staff notified the owner that the newly installed fencing is out of compliance with the “Design Guidelines for the Bisbee Historic District”. The applicant wants a chance to explain potential mitigating factors, therefore this application is being presented to the DRB.

Ms. Renneker presented her application to the board. She explained that she was beginning to grow rose vines on the fencing and that she was unaware that chain link fencing was inappropriate within the Bisbee Historic District. The Board brought out that not requiring a permit for fences causes these problems since there is no communication between the City and the owners. The board stated that every property stands on its own merits. Jeff proposed that the application be approved, amended to note its remote location, that no top rails will be used rose bush vine will eventually cover the fencing and that the gates will be “aged” to remove the shiny look. Stephan seconded the motion.

Action: The motion passed 7-0 in favor

4.For Discussion and Possible Action **Mentoring Of New Board Members**

The Board discussed options and decided that new members and more experienced members can reach out to each other to mentor but there should be no formal requirement or recommendation.

No Action Taken

5. 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.

After much discussion and thought the Board amended Kens suggested change to the Zoning code and voted on each individual element of the final document.

Action: The amended, attached document was approved unanimously 7-0 in favor

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, he **may order the immediate demolition of the building in accord with his charge to protect the public health and safety. The Inspector will notify the DRB members of his decision.**
 2. It is demonstrated that the structure is a deterrent to a major improvement program which will be of substantial community benefit.
 3. **A determination is made that a building or structure no longer presents an opportunity for feasible rehabilitation, which is arrived at after an on-site visit by a licensed contractor, structural engineer or architect experienced in historic preservation work. Any costs shall be borne by owner.**
 4. The investment required to preserve or rehabilitate the structure could not be offset by the return on the property.
 5. 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.

C. Demolition by Neglect: If a structure in the District is judged by the Building Inspector to be in danger of falling into irreparable condition because of neglect, a Notice of Neglect will be sent to the Legal Owner(s) stating the conditions that must be remedied. Within 60 days of such notice, the Owner(s) may request a public hearing before the DRB Board. The DRB Board may rescind or confirm all or part of the Notice of Neglect based on information provided by the Owner(s). If the

DRB confirms the Notice of Neglect or the Owner(s) fails to correct the conditions listed, the City of Bisbee will begin issuing violation notices and seek all remedies and penalties in accordance with Bisbee City Code.

FUTURE AGENDA ITEM SUGGESTIONS : None

Adjournment: 7:23 PM