

**Agenda Design
Review Board December
6th, at 5:30 PM
Cochise County Board of Supervisors Hearing
Room
Building G, 1415 Melody Lane, Bisbee AZ
85603**

The Meeting Called to Order by Michael McPartlin at 5:35PM

Roll Call-Board Members

Design Review Board	Present	Absent	Excused
Peter Gaffer	X		
Stephan Green	X		
Todd Conklin	X		
Michael McPartlin	X		
Ken Budge	X		
Jeffrey Trujillo	X		
John Crow			X
Frank Davis, Liaison to the Board	X		

Staff: Britt Hanson, City Attorney, Joe Ward, Building Inspector- Excused
Nina Williams, Deputy City Clerk

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-**
NONE

1. DRB Application lost in the fire

Bisbee Residential Historic District Noncontributing Property

This is an application to install a LED sign at the Circle K located at Pursuant to Bisbee's Zoning Code Article 7.5 the property owner is required to obtain prior approval from the DRB for any signs erected, constructed or established within the Historic District.

The DRB is required to determine if the proposed construction is consistent with the applicable Historic District Guidelines.

No one from Circle K was present. Mr. McPartlin stated that they had very limited information due to the application being lost in the fire. It was an LED sign that was being proposed.

Mr. Gaffer stated that there was really nothing to discuss there was no information.

Mr. Budge stated that there was not enough information regarding the signage. He would like to put this on hold. Mr. Ward will need to contact the applicant to submit a better application and appear before us at next month's meeting.

MOTION: Mr. Budge moved to table this item and have the applicants submit a new application and appear before the Design Review Board at next month's meeting.

SECOND: Mr. Trujillo

MOTION PASSED: UNANIMOUSLY

2. DRB Application 17- 2 Post Fire

Bisbee Commercial Historic District Contributing Property.

This is an Application to make some major changers to a landmark building (The Old Phelps Dodge Mercantile) 2 Copper Queen Plaza

This is a DRB Application to remodel the building at 2 Copper Queen Plaza.

This meeting will be the second time that the Board has reviewed this application. A preliminary meeting for the Board to talk about the proposed design and changes was held last month.

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

Pursuant to Bisbee's Zoning Code Section 3.5.2G.1 property owners within 300 feet have been notified by mail and the property has been posted with a notification of the proposed work and the public hearing.

Mr. Scott Ries, Border Cities Land Corporation presented a new photo to the Board, he explained what changes would be made. He stated it was a reduction in the scope of work from the first application. He explained in detail the changes. The Board was to consider the outdoor sidewalk / railing and the signage. The Board asked several questions that were answered and had many comments.

MOTION: Mr. Budge moved to approve four (4) signs (vinyl) as conception shows fourteen (14) feet in height and that at next month's meeting Mr. Ries will bring back a true conceptual drawing of what the railing will look like and what distance it was.

SECOND: Mr. Trujillo

MOTION PASSED: UNANIMOUSLY

3. DRB Application 17-9 Post Fire

Bisbee Residential Historic District Contributing Property

This is a DRB Application to demolish the existing garage at 130 Quarry Canyon and replace it with another garage.

Pursuant to Bisbee's Zoning Code Section 3.5.5, the property owner is required to obtain approval from the DRB prior to the demolition of any significant part of any building in the Historic District.

Pursuant to Bisbee's Zoning Code Section 3.5.2.B, the property owner is required to obtain approval from the DRB prior to the any new construction or issuance of a building

permit for the same

The DRB is required to determine if the proposed construction is consistent with the applicable Historic District Guidelines.

Pursuant to Bisbee's Zoning Code Section 3.5.2G.1 property owners within 300 feet have been notified by mail and the property has been posted with a notification of the proposed work and the public hearing.

Item three (3) was moved to item four (4)

Mr. David Prendergast stated that he had no issue with having two (2) roof lines and to come into compliance to the 19ft. The Board asked several questions that were answered and had many comments.

MOTION: Mr. Budge moved to approve DRB 17-09 with the revision of the roof line that will not be taller than 19.3 feet and it will follow the grade of the street so that there will be a break in the roof line between this one and DRB 17-10.

SECOND: Mr. Green

MOTION PASSED: UNANIMOUSLY

4. DRB Application 17-10 Post Fire

Bisbee Residential Historic District, Non Contributing Property

This is a DRB Application to construct a garage at 134 Quarry Canyon.

Pursuant to Bisbee's Zoning Code Section 3.5.2.B, the property owner is required to obtain approval from the DRB prior to the any new construction or issuance of a building permit for the same

The DRB is required to determine if the proposed construction is consistent with the applicable Historic District Guidelines.

Pursuant to Bisbee's Zoning Code Section 3.5.2G.1 property owners within 300 feet have been notified by mail and the property has been posted with a notification of the proposed work and the public hearing.

Item four (4) was moved to item three (3)

Ms. Deborah Blackburn gave a brief overview of the application to the Board. The Board asked several questions that were answered and had many comments. It was discussed that the roof line should have a break and the height should not be more than nineteen (19) feet.

MOTION: Mr. Budge moved to table DRB 17-10 until after the Board heard from applicant 17-09 with the adjoining structure.

SECOND: Mr. Gaffer

MOTION PASSED: UNANIMOUSLY

The Board came back to this item once 17-09 was approved with revisions.

MOTION: Mr. Budge moved to bring 17-10 back up for consideration.

SECOND: Mr. Trujillo

MOTION PASSED: UNANIMOUSLY

MOTION: Mr. Budge moved to approve DRB 17-10 with the conditions being no higher than the street level of 19.3ft., that the window on the side will be a double hung, will allow a door on that same side and the two buildings will be separated in the height based on the street.

SECOND: Mr. Trujillo

MOTION PASSED: UNANIMOUSLY

5. DRB Application 17-11 Post Fire

Bisbee Commercial Historic District Contributing Property

This is a DRB Application to demolish the home at 16 Clawson Ave.

Pursuant to Bisbee's Zoning Code Section 3.5.5, the property owner is required to obtain approval from the DRB prior to the demolition of any significant part of any building in the Historic District.

Pursuant to Bisbee's Zoning Code Section 3.5.2G.1 property owners within 300 feet have been notified by mail and the property has been posted with a notification of the proposed work and the public hearing

The DRB is required to determine if the proposed demolition is consistent with the applicable Historic District Guidelines.

Mr. Britt Hanson presented his application to the Board, explaining his proposed demolition at 16 Clawson Ave.

Seven (7) citizens spoke in support of this application and Four (4) citizens spoke in opposition of this application.

The Board asked several questions that were answered and had many comments regarding.

MOTION: Mr. McPartlin moved to approve application 17-11; specific to the bathroom structure being demolished.

THIS MOTION FAILED DUE TO A LACK OF A SECOND

MOTION: Mr. Budge moved to approve DRB 17-11 as proposed.

SECOND: Mr. Green

MOTION FAILED: 2 AYES/ 4 NAYS

6. DRB Application 17-06 Post Fire

Bisbee Residential Historic District, Contributing Property

This is a DRB Application to construct a studio adjacent to 232 Brewery Avenue.

Pursuant to Bisbee's Zoning Code Section 3.5.2.B, the property owner is required to obtain approval from the DRB prior to the any new construction or issuance of a building permit for the same.

Pursuant to Bisbee's Zoning Code Section 3.5.2G.1 property owners within 300 feet have been notified by mail and the property has been posted with a notification of the proposed work and the public hearing.

The DRB is required to determine if the proposed construction is consistent with the applicable Historic District Guidelines

Mr. Noah Suby spoke regarding this application. The changes were discussed in detail. The Board asked several questions that were answered and had comments regarding.

MOTION: Mr. Conklin moved to approve 17-06, 232 Brewery Avenue with changes. It was asked that the changes be stated in the motion. The Changes were stated, but Ms. Williams asked if the motion could be read again for clarification.

Mr. Conklin stated he removed his motion and let Mr. Budge state the motion over.

MOTION: Mr. Budge moved to approve DRB 17-06 with the following changes; the front of the building the three (3) windows will be above the door of the same size transom type, that the doors be real doors not faux doors, that the double hung windows at the front be set a little higher than even with the doors and that we have a finding of fact consistent with homes in that area for a zero set back from the street.

SECOND: Mr. Trujillo

MOTION PASSED: UNANIMOUSLY

7. DRB Application 17-12 Post Fire

Bisbee Residential Historic District Non Contributing Structure

This is a DRB Application to replace siding at the home at 61A High Road.

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

Mr. Allen Hoese spoke regarding this application. It was stated that this application was to be administratively approved, but due to time constraints for Mr. Ward it was coming to the Board for approval. The Board asked several questions that were answered and had comments regarding.

MOTION: Mr. Conklin moved to approve application 17-12 as submitted.

SECOND: Mr. Budge

MOTION PASSED: UNANIMOUSLY

8. DRB Application 17-13 Post Fire

Bisbee Residential Historic District Non Contributing Structure

This is a DRB Application to replace windows at the home at 226 Opera Drive. Pursuant to Bisbee's Zoning Code Section 3.5.2A, the property owner is required to obtain approval from the DRB prior to the change of any building's exterior features by remodeling or alteration. The DRB is required to determine if the proposed remodeling is consistent with the applicable Historic District Guidelines.

Mr. Willard Douglas spoke regarding his application. The Board asked several questions that were answered and had comments regarding.

MOTION: Mr. Trujillo moved to approve DRB 17-13 as submitted.

SECOND: Mr. Gaffer

MOTION PASSED: UNANIMOUSLY

9. DRB Application 17-14 Post Fire

Bisbee Residential Historic District Contributing Structure

This is a DRB Application to replace some siding and three small windows with a single unit at the home at 515 Tombstone Canyon.

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

Mr. John Conroy spoke regarding this application. The Board asked several questions that were answered and had comments regarding.

MOTION: Mr. McPartlin moved to approve application 17-14 with the current clarifications; that the front porch will be extended to meet the wall line of the middle section of the house in front, that there will be a new roof extending over that new porch that matches the existing roof style, that the back of the house where they have the windows will be replaced with a French door in the style that was presented to the Board tonight and that they will use wood siding that matches the existing wood siding on the building.

SECOND: Mr. Trujillo

MOTION PASSED: UNANIMOUSLY

10. For Discussion only

The Design Review Board will be reviewing the Secretary of the Interior's standards for rehabilitation again this month.

THIS ITEM WILL BE ROLLED OVER TO NEXT MONTH'S AGENDA.

11. Presentation to the Board by Eric Vondy from the State Historic Preservation Office.

THIS ITEM WILL BE ROLLED OVER TO NEXT MONTH'S AGENDA.

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.)

- Mr. Gaffer asked that the presentation for next month go before the discussion on the agenda for January.
- Mr. Trujillo asked if it could be discussed a mechanism to contact contractors before construction.

ADJOURNMENT: 8:39PM