

Agenda
Design Review Board
January 3rd, 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 _____ at _____ PM

Roll Call-Board Members

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

Staff: Britt Hanson, City Attorney, Joe Ward, Building Inspector

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. DRB Application 17-21PF

Bisbee Residential Historic District Noncontributing Property#81

This is an application to remodel the exterior of the home located at 151A OK Street by building a deck, replacing several windows and residing the west end of 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 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.

From the Zoning Code:

“5.3.3 Historic District Design Review Board

The intent of the Design Review process as applied within the Bisbee Historic District is to:

- A.** Improve and encourage uses leading to the conservation and/or rehabilitation of buildings, structures, sites, objects and spaces within the Historic District, while allowing for a vibrant, creative and livable community.
- B.** Encourage harmonious growth and orderly development.
- C.** Assure that future setting, design and construction will correspond to and enhance the visual characteristics of the district.
- D.** Prevent construction, alteration or remodeling from occurring in a manner that would be detrimental to the historical or visual characteristics of the district.

5.3.4 Criteria for Plan Evaluation

The historic and architectural characteristics of an alteration to an existing structure or of a proposed new structure shall:

- A.** Properly preserve and/or generally conform to the character of the structures located within the district as defined in the Design Guidelines for the Bisbee Historic Districts.
- B.** Adhere to the “Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings”.”

2. DRB Application 17- 22 PF

Bisbee Commercial Historic District Contributing Property.

This is an Application to make some major changes 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.

3. DRB Application 17-22 PF

Bisbee Residential Historic District, undetermined status

This is an application to remodel the exterior of the home located at 424D Tombstone Canyon. This property is up the stairway at the end of Evans Street.

The remodeling consists of expanding the outbuilding, installation of siding, windows and doors.

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.

4. For Discussion only,

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

Board members are reminded to go over the material that was recommended for their study, last month.

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

6. For Discussion and Possible Action,

Establishment of a DRB policy regarding advertising on vehicles, trailers and other means used to avoid sign regulations in the Bisbee Historic District.

7. For Discussion only,

Administrative approvals for the month of December.

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.