

MINUTES
Design Review Board
GOTO MEETING
August 5, 2020, at 5:30 PM
City of Bisbee, 915 S. Tovreaville Road,
Bisbee, Arizona 85603

The Meeting Called to Order by FRANK DAVIS at 5:30PM

Roll Call-Board Members

Design Review Board	Present	Absent	Excused
Peter Gaffer	X		
Stephan Green			X
Yvette Ponte	X		
Frank Davis, Chair	X		
VACANT			
Ben Lepley, Vice Chair	X		
Shawn DeCraemer	X		
Leslie Johns, City Council Liaison	X		

Staff: James Ledbetter, City Attorney, Theresa Coleman/DRB Staff Liaison

GO TO MEETING PLATFORM

The staff would like to inform all applicants

1. That all applications 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 policies. If necessary, contact them directly before making any exterior changes to your property.

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.

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**
 (Please note that the public may address the Board regarding individual items on this agenda following the applicant's initial presentation of their agenda item)

OLD BUSINESS

NEW BUSINESS

Agenda Item 1.

Application 20-55 Bisbee Residential Historic District, Contributing Property #136 (C) located at 19B Clawson Avenue, Applicant Richard Green

The application is seeking approval to remove an old addition (single pitch roof shed on the east side of the original home) and in its place build on a rear porch.

The 300ft. Notification went out on July 10, 2020.

Pursuant to Bisbee Zoning Code Article 3.5.2.A, the property owner is required to obtain approval from the DRB prior to the change of any building’s exterior features.

Mr. Green spoke regarding his application to the Board and answered questions regarding.

MOTION: Mr. Gaffer moved to approve DRB Application 20-55 as presented.

SECOND: Mr. Lepley

MOTION PASSED: UNANIMOUSLY

Agenda Item 2.

Application 20-58 Bisbee Residential Historic District, Property located at 101 B Ok St (The structure that was on the property originally was destroyed by fire), Applicant Robert Dayton/ Representative Ben Lepley, Architect.

This application is seeking approval for a new residence to be constructed of either structural insulated panels, or timber construction.

Pursuant to Bisbee Zoning Code Article 5.3.2 (B) (2) Set Backs: In those areas in which there are established front or rear set-backs for the existing developed properties within the same or adjacent blocks that are greater than or less than ten (10) feet, the Design Review Board may increase or decrease the front or rear set-back for new structures as necessary to maintain the uniform characteristics of that particular street frontage.

The 300ft. Notification went out on July 13, 2020.

At the time this Agenda was put together we had not received comments regarding the proposed.

Pursuant to Bisbee Zoning Code Article 3.5.2.A, the property owner is required to obtain approval from the DRB prior to the change of any building’s exterior features.

Board Member Lepley recused himself from this application, he is the Architect.

Mr. Lepley spoke regarding this application to the Board and answered questions regarding.

MOTION: Mr. DeCraemer moved to approve DRB Application 20-58 with variance for foot print.

SECOND: Mr. Gaffer

MOTION PASSED: UNANIMOUSLY

Agenda Item 3.

Application 20-60 Bisbee Residential Historic District, Non-Contributing Property #145 located at 43 Temby Avenue, Applicant Jeff Richardson/ Laura Scalpone-Richardson.

This application is seeking approval to replace an existing window with a new one, since the old one does not work. The new one would be single hung with no crossbars or grills.

Pursuant to Bisbee Zoning Code Article 3.5.2.A, the property owner is required to obtain approval from the DRB prior to the change of any building’s exterior features.

Mr. & Mrs. Richardson spoke regarding their application to the Board and answered questions regarding.

MOTION: Mr. Lepley moved to approve DRB Application 20-60 with the caveat that the window being replaced, be replaced by a single or double hung 4 light window to match existing windows.

SECOND: Ms. Ponte

MOTION PASSED: UNANIMOUSLY

Agenda Item 4.

Application 20-61 Bisbee Residential Historic District, Non-Contributing Property #644 located at 250 C Brewery Avenue, Applicant Patti Hill/ Representative Ben Lepley, Architect.

This application is seeking approval for a minor re-design of a faulty and leaky roof. Replacing two doors with windows on the lower portion of the roof job. The roof in this area is being extended and raised slightly.

Pursuant to Bisbee Zoning Code Article 3.5.2.A, the property owner is required to obtain approval from the DRB prior to the change of any building's exterior features.

Board Member Lepley recused himself from this application, he is the Architect.

Mr. Lepley spoke regarding this application to the Board and answered questions regarding.

MOTION: Mr. DeCraemer moved to approve DRB Application 20-61 as is.

SECOND: Mr. Davis

MOTION PASSED: UNANIMOUSLY

Agenda Item 5.

Application 20-63 Bisbee Residential Historic District, Contributing Property #917 located at 514 ½ Tombstone Canyon, Applicant Leticia Garcia.

This application is seeking approval to recover existing metal roofing with new panels to include ridge cap and valleys.

Pursuant to Bisbee Zoning Code Article 3.5.2.A, the property owner is required to obtain approval from the DRB prior to the change of any building's exterior features.

Ms. Garcia spoke regarding her application to the Board and answered questions regarding.

MOTION: Mr. DeCraemer moved to deny DRB Application 20-63.

SECOND: Mr. Lepley

MOTION PASSED: UNANIMOUSLY

Agenda Item 6.

Application 20-64 Bisbee Residential Historic District, Non-Contributing Property #10344 located at 24 Temby Avenue, Applicant Garrett and Stacey Whitney/ Representative Tom Slusser.

This application is seeking approval to finish parking area at front of house build retaining wall with concrete masonry unit blocks and pave with concrete and remove plastic panels from existing porch and replace with wood spindles and railing.

Pursuant to Bisbee Zoning Code Article 3.5.2.A, the property owner is required to obtain approval from the DRB prior to the change of any building's exterior features.

Mr. Slusser spoke regarding his application to the Board and answered questions regarding.

MOTION: Mr. DeCraemer moved to approve DRB Application 20-64 as is.

SECOND: Mr. Lepley

MOTION PASSED: UNANIMOUSLY

Agenda Item 7.

Discussion regarding the Green Wind Screens at St. Patrick's Church.

- **July 8, 2020: Discussed by Board and will have the Attorney Review the meeting video.**
- **June 3, 2020: The Board asked that this be brought back to the Board for discussion.**
- **February 5, 2020: The Board discussed this item and requested the removal of the Green Wind Screens at St. Patrick's Church.**

Board Member DeCraemer read into the record an email sent to the Board from Sandra Michel regarding the Windscreen at St. Patrick's.

The Board discussed the Wind Screens.

- **Mr. Lepley suggested a compromise, if not part of the fence it could be removable when not in use.**
- **Mr. DeCraemer suggested to remove or compromise, a compromise would be feasible, but who would enforce.**

Mr. DeCraemer requested that we request to have them removed and if a compromise was to be sought go through the Design Review Board.

Ms. Coleman said that she could send out a letter.

Agenda Item 8.

Approval of the Minutes of the July 8, 2020 Meeting.

MOTION: Mr. Davis moved to approve the minutes of the July 8, 2020 meeting.

SECOND: Ms. Ponte

MOTION PASSED: UNANIMOUSLY

Staff Comments

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.)

- **Discussion regarding fence on Tombstone Canyon**
- **Guidelines**
- **Update / Discussion on 805 Tombstone Canyon**
- **Update/ Discussion on Public Buildings plan in place for vacant decaying properties – Old High School – Hillcrest**

Adjournment: 7:09PM

MOTION: Mr. Lepley moved to adjourn

SECOND: Mr. Gaffer

MOTION PASSED: UNANIMOUSLY