

Minutes
Design Review Board
GOTO MEETING
January 6, 2021, at 5:30 PM
City of Bisbee, 76 Erie Street,
Bisbee, Arizona 85603

The Meeting Called to Order by BEN LEPLEY at 5:30PM

Roll Call-Board Members

Design Review Board	Present	Absent	Excused
Peter Gaffer	X		
Stephan Green			X
Yvette Ponte	X		
Scot Perfect	X		
Linda Santellanes	X		
Ben Lepley, Chair	X		
Shawn DeCraemer, Vice Chair	X		
Frank Davis , City Council Liaison	X		

Staff: Theresa Coleman/DRB Staff Liaison

GOTO 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 polices. 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)

- **Andrew Laws asked about discussion regarding signs and hopes its not been discarded.**

OLD BUSINESS

MOTION: Mr. Lepley moved to move item 8.

SECOND: Mr. DeCraemer

MOTION PASSED: UNANIMOUSLY

NEW BUSINESS

Agenda Item 8.

Application 20-99 Bisbee Residential Historic District, Non-Contributing Property #98 located at 101 A Ok Street, Applicant Richard & Barbra Cayer.

This application is seeking approval for an addition 8'x9' to existing accessory structure. Lap siding and Steel Roof, Matching the Residence, will be used on the addition as well as the existing accessory structure.

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 feature.

Addition for workshop: use siding, roof material and roof slope.

MOTION: Ms. Ponte moved to approve application 20-99.

SECOND: Mr. Gaffer

MOTION PASSED: UNANIMOUSLY

Agenda Item 1.

Application 20-91 Bisbee Residential Historic District, Contributing Property #87 located at 136 Ok Street, Applicant Corvino/ Representative Todd Kamrowski of TRK Development LLC.

The application is seeking approval to replace 5 windows with milgard white vinyl double hung windows. Remove wood tongue and groove siding as needed to replace windows and install new wood tongue and groove siding to match as close as possible.

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 feature

Replace 5 windows with vinyl and replace siding to match.

Mr. Lepley asked that windows only be replaced as necessary.

Mr. DeCraemer stated that all but two of the windows are not historic and will not be replaced.

MOTION: Mr. DeCraemer moved to approve application 20-91 as is.

SECOND: Ms. Santellanes

MOTION PASSED: 5/1 (Lepley)

Agenda Item 2.

Application 20-93 Bisbee Residential Historic District, Contributing Property #708 located at 41 Wood Canyon, Applicant Suzanne Daly.

The application is seeking approval for a lean to carport to match existing garage – wood and tin to protect vehicles from sap and debris from cottonwood tree.

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

We have received 2 public comments in favor of this application.

Pursuant to Bisbee Zoning Code Article 3.5.2.A, the property owner is required to obtain approval from the DRB prior to any new construction within the District.

Lean to carport added to garage, wood and red metal roof.

Ms. Santellanes spoke in support of this application.

MOTION: Ms. Ponte moved to approve application 20-93 as is.

SECOND: Ms. Santellanes MOTION PASSED: UNANIMOUSLY

Agenda Item 3.

Application 20-94. Bisbee Residential Historic District, Vacant Lot located at 140 Ok Street, Applicants Rob & Darci Starkenburg.

This application is seeking approval for New Construction of Two (2) Story, approximately 1200 Square Foot Single Family Residence, Wood Framed, and Minimalist Traditional Style.

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

We have received 1 public comment in favor of this application and 1 public comment with questions and concerns.

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 feature.

Represented by Brian Hope. Mr. Starkenburg referred to simple proposal.

Mr. Lepley noted there was previously a home and setbacks predate 1970's.

Mr. Hope requested the height variance due to building code; roof squashed as much as possible. Retaining wall constraints and hill slopes off.

Mr. DeCraemer referred to grandfathering in setbacks.

Mr. Corvino spoke regarding his letter.

Mrs. Corvino indicated that they are interested in compromise.

Mr. Hope noted that code does not protect private view.

Mr. Lepley asked about distance to Corvino's house: 14' overall.

Mike Foster commented it's a tough area to live in; including 4 vacant houses.

Mr. DeCraemer thanked them for vision to build in the area; he noted that neighbors need to keep the peace. Encourage neighbors to work together.

Ms. Ponte asked to look at the fact that the Starkenburg's purchased a lot that was available to anyone.

Ms. Santellanes agrees with Ms. Ponte.

Mr. Gaffer applauds the design supports Ms. Ponte's and Ms. Santellanes.

MOTION: Ms. Ponte moved to approve 20-94.

SECOND: Ms. Santellanes MOTION PASSED: UNANIMOUSLY

Agenda Item 4.

Application 20-95. Bisbee Residential Historic District, Contributing Property #351 located at 416 C Perley Street, Applicant Rae Jones.

This application is seeking approval to replace existing wood fence with corrugated metal fence at existing height (70”H).

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 feature.

Requesting approval for fence.

MOTION: Mr. Gaffer moved in favor of 20-95.

SECOND: Ms. Ponte MOTION PASSED: UNANIMOUSLY

Agenda Item 5.

Application 20-96 Bisbee Residential Historic District, Contributing Property #539 located at 201 Tombstone Canyon, Applicant Bisbee Vogue Inc. / Representative Cynthia Conroy.

This application is seeking retroactive approval for the continuation of a 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 feature

MOTION: Mr. Lepley moved to table until Cynthia Conroy is present.

SECOND: Mr. DeCraemer MOTION PASSED: 5/1 (Ponte)

Agenda Item 6.

Application 20-97 Bisbee Residential Historic District, Significant Property Bi-3 located at 100 Quality Hill, Applicant Bisbee Vogue Inc. / Representative Cynthia Conroy.

Wind Screens: The screens are the property of the St. Patrick’s Church, Bisbee Vogue Inc. donated them including installation. Ms. Conroy of Bisbee Vogue Inc., that the only view that is obstructed was the fence and that the Design Review Board has no authority to review this project.

The approval by Joe Ward referred to on the application was only given to the blackening of the logo because with the logo it was consider a sign. It was not for the screens to be placed.

Ms. Conroy stated on the application that the Design Review Board has no authority to review this project.

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 feature

MOTION: Mr. Lepley moved to table until Cynthia Conroy is present.

SECOND: Mr. DeCraemer MOTION PASSED: UNANIMOUSLY

Agenda Item 7.

Application 20-98. Bisbee Residential Historic District, Contributing Property #Bi-60 located at 57 A Subway Street, Applicant Mike Albin – Von Starke LLC / Representative Ben Lepley.

This application is seeking approval for New front façade, New entrance on West, Roof Access Hut, and Fire Escape Repair.

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

At the time this agenda was put together there were no public comments received for this application. .

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 feature.

Mr. Lepley recused himself. Mr. DeCaemer stepped in.

Façade, new entrance, roof access, fire escape repair.

Dennis Cordeman spoke in favor of the project.

Mr. Lepley noted that they couldn't find photos but believe it was a loading dock and warehouse. Replacing non-historic façade.

Mike Ablin introduced himself and he values the input and the buildings historic context.

Mary Catherine Wenner, owner at Subway and Main, is thrilled to see new investments there.

Mr. Gaffer asked about handrail on loading dock.

Mr. Lepley will leave the classic hand rail.

Ms. Santellanes asked about changing back railing to pipe.

Mr. Lepley tried to differentiate from old and respect Warner Hotel.

Ms. Ponte was excited about historic restoration.

Mr. Perfect was excited to see projects underway.

MOTION: Mr. Gaffer moved in favor of 20-98 as presented.

SECOND: Ms. Ponte MOTION PASSED: 5/1 (Ponte)

Agenda Item 9.

Approval of the Minutes of the November 4, 2020 Meeting.

MOTION: Mr. Lepley moved to approve minutes of the November 4, 2020 meeting.

SECOND: Mr. DeCraemer MOTION PASSED: UNANIMOUSLY

Agenda Item 10.

Approval of the Minutes of the November 18, 2020 Special Meeting.

MOTION: Mr. DeCraemer moved to approve minutes of the November 18, 2020 Special meeting.

Ms. Ponte stated that she had sent edits.

SECOND: Motion dies for a lack of a second.

MOTION: Ms. Ponte moved to approve with edits.

MOTION: Ms. Ponte moved to table November 18, 2020 minutes for review by Ms. Williams.

SECOND: Mr. Lepley MOTION PASSED: UNANIMOUSLY

Staff Comments

- DRB Application 20-85 424 D Tombstone Canyon: November 4, 2020 DRB Meeting –Requested
Sending this application to the Planning and Zoning Commission.

Ms. Coleman reported on the past application.

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.)

- **Review of Zoning Code 6.3.1 to include fencing for sporting and non-inclusive windscreens.**
- **DRB Guidelines on corridors**

Adjournment: 7:19PM

MOTION: Mr. Lepley moved to adjourn

SECOND: Mr. DeCraemer

MOTION PASSED: UNANIMOUSLY