

AGENDA
Design Review Board
ZOOM MEETING
April 7, 2021, at 5:30 PM
City of Bisbee, 76 Erie Street,
Bisbee, Arizona 85603

The Meeting Called to Order by _____ at _____ PM

Roll Call-Board Members

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

JOIN ZOOM MEETING

<https://us02web.zoom.us/j/89292230258?pwd=czlXMTQwZS92R1ZndksyOGwxTGRGQT09>

MEETING ID: 892 9223 0258

PASSCODE: 143809

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+13462487799,,89292230258#,,,,*143809# US (Houston)

+16699006833,,89292230258#,,,,*143809# US (San Jose)

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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)
Speaking time limits will be observed during the Call to the Public, the speaking time limit is three (3) minutes per person.

OLD BUSINESS

NEW BUSINESS

Agenda Item 1.

Application 21-23 Bisbee Commercial Historic District, Contributing located at 126 Tombstone Canyon, Applicants Thomas & Joyce Kempster.

This application is seeking approval to build steel walkway between buildings.

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.

APPLICATION: Applicant / Representative will present their application to the Board

PUBLIC COMMENT: Only on this item and there will be a time limit for speaking (three (3) minutes per person)

BOARD DISCUSSION: (no public comments beyond this point)

BOARD MAY ASK FOR ADDITIONAL INFORMATION FROM STAFF IF NECESSARY

BOARD WILL TAKE A MOTION AND VOTE

Agenda Item 2.

Application 21-24 Bisbee Residential Historic District, Non-Contributing Property #188 located at 921 Tombstone Canyon, Applicant Patricia Carbajal.

The application is seeking approval to erect a 4' chain-link fence around yard, include swing gate on Tombstone Canyon Street and 4' pedestrian gate; from base of rock, 20ft. into property line along perimeter as shown on 40' side -6ft chain-link due to high volume of traffic and area is pitched higher' and in front and Tombstone Canyon they would like to building 7' from the curb.

Please Note: that 921 Tombstone Canyon is in the middle of ADOT property.

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.

APPLICATION: Applicant / Representative will present their application to the Board

PUBLIC COMMENT: Only on this item and there will be a time limit for speaking (three (3) minutes per person)

BOARD DISCUSSION: (no public comments beyond this point)

BOARD MAY ASK FOR ADDITIONAL INFORMATION FROM STAFF IF NECESSARY

BOARD WILL TAKE A MOTION AND VOTE

Agenda Item 3.

Application 21-25 Bisbee Residential Historic District, Contributing Property #553 located at 313 O'Hara Avenue, Applicants Sherry & Alexander Gourlay.

The application is seeking approval to build wood stairway over an existing set of concrete steps in the back yard.

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.

APPLICATION: Applicant / Representative will present their application to the Board
PUBLIC COMMENT: Only on this item and there will be a time limit for speaking (three (3) minutes per person)
BOARD DISCUSSION: (no public comments beyond this point)
BOARD MAY ASK FOR ADDITIONAL INFORMATION FROM STAFF IF NECESSARY
BOARD WILL TAKE A MOTION AND VOTE

Agenda Item 4.

Application 21-27 Bisbee Residential Historic District, Non-Contributing Property #325 located at 19 F Laundry Hill (Adams Ave, Bailey Hill), Applicant Janet Eaton.

The application is seeking approval to install a privacy fence.

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.

APPLICATION: Applicant / Representative will present their application to the Board
PUBLIC COMMENT: Only on this item and there will be a time limit for speaking (three (3) minutes per person)
BOARD DISCUSSION: (no public comments beyond this point)
BOARD MAY ASK FOR ADDITIONAL INFORMATION FROM STAFF IF NECESSARY
BOARD WILL TAKE A MOTION AND VOTE

Agenda Item 5.

Application 21-26 Bisbee Residential Historic District, Contributing Property Bi-135 located at 16 Clawson Avenue, Applicants Tom & Nanette Slusser

The application is seeking approval to do the following:

1. Replace existing galvanized metal roof with same
2. Remove metal siding and repair board and batten exterior
3. Demolish 2-story, concrete structure and replace to match existing board and batten exterior. This structure currently holds 2 bathrooms: one on each level. The replacement structure will also have 2 bathrooms and the stair connection between floors
4. Replace windows with double hung, vinyl-clad wood
5. New exterior lighting
6. Restore original balcony at rear of house with typical wooden railing
7. Add exterior deck at rear of property, at grade
8. Restore original porch to period prior to screening
9. Add double, multi-lite French doors to upper and lower floors at rear of house
10. Build new parking space on east side of house. This will be raised to street level. Downstairs access will be from the back of the parking space
11. Existing concrete wall to be removed to allow for new parking space. The concrete wall has been partially demolished in front of the house. This will be removed and replaced with a raised planting bed or wood picket or period wire fence and gate

The 300ft. Notification went out on March 23, 2021.

Public Comment: 2 (two) Public Comments in favor.

Zoning Code Article 6.15(C) this installation as proposed will require a public hearing and neighborhood notification since it does not meet the design standards of this article.

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.

Public Hearing:

Application Presentation: Applicant / Representative will present the application to the Board

Declare the Public Hearing open and receive public comments: (opposed/ in favor). Time limits will be observed; the speaking time limit is three (3) minutes per person.

Declare the Public Hearing Closed: (No public comments may be received from the public once the Public Hearing is closed.

Call for Board Discussion: (only the Board members will conduct this discussion with the applicant/representative and staff if necessary)

Agenda Item 6.

Approval of the Minutes of the March 3, 2021 meeting.

Agenda Item 7.

Discussion and follow up regarding Claire & Justin Luria Building Graffiti.

Agenda Item 8.

Review and Discussion with Possible Direction to Staff Regarding RV Parking.

On March 18, 2021 the Planning & Zoning Commission Discussed RV Parking
Mr. Ward, Staff Liaison for the Planning & Zoning Commission asked that this be brought before the Design Review Board.

The Planning & Zoning Commission discussed the following:

- Intrusion in the Historic District
- Police need to enforce the rules regarding
- Parking passes to park RV's
- Inappropriate camping being done
- Look at the City of Sierra Vista's Code in detail
- Derelict trailers that are all around

Agenda Item 9.

Follow-up regarding Administrative Approval

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.)

Adjournment:

Anyone needing special accommodation to attend this meeting should contact Nina Williams at (520) 432-6011 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 76 Erie Street, 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.