

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

The Meeting Called to Order by SHAWN YOUNG at 5:31PM

Roll Call-Board Members

Design Review Board	Present	Absent	Excused
Peter Gaffer	X		
Stephan Green	5:34PM		
Yvette Ponte	-	-	X
Scot Perfect	X		
Linda Santellanes, Vice Chair	X		
Ben Lepley	X		
Shawn Young, Chair	X		
Frank Davis , City Council Liaison	X		
Nina Williams, Staff Liaison	X / X		
Joe Ward, Staff Liaison			

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 21-30 Bisbee Residential Historic District, Non-Contributing #829 located at 930 Sims Road, Applicants Kirk & Lori Reynolds.

This application is seeking approval to replace the front door with an exterior ¾ lite 2 panel energy efficient fiberglass door to replace the existing interior 15 lite energy inefficient door that is, not installed correctly.

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.

Mrs. Reynolds spoke regarding her application to the Board and Answered questions.

MOTION: Mr. Lepley moved to approve application 21-30; accepting the replacement of door as presented.

SECOND: Ms. Santellanes MOTION PASSED: UNANIMOUSLY

Agenda Item 2.

Application 21-31 Bisbee Residential Historic District, Contributing Property #87 located at 136 Ok Street Applicant Robert & Denise Corvino.

The application is seeking approval install privacy fence along the northern property line of Lot 103-99-031 (136 Ok Street) Proposed fence will be approximately 31' in length and 6' in height and will consist of 4x4 wooden posts holding seven panels, 48" wide each on 2x2 redwood pickets and 2x4 redwood backer rails. The top of each picket will be cut in a triangular design.

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. and Mrs. Corvino spoke regarding their application to the Board and Answered questions.

MOTION: Ms. Santellanes moved to approve application 21-31 for the fencing as is.

SECOND: Mr. Green MOTION PASSED: 5/1 (YOUNG)

Agenda Item 3.

Application 21-35 Bisbee Commercial Historic District, located at 142 Tombstone Canyon, Applicants James Jewell.

The application is seeking approval to construct a new garage and driveway.

The 300ft. Notification went out on April 15, 2021.

Public Comment: 1 (one) 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, by remodeling or alteration, and prior to any new construction within the district.

Mr. Jewell spoke regarding his application to the Board and Answered questions.

Mr. Leply recused himself from this application.

Mr. Jewell lost connection to the meeting.

The Board moved on to Item 5 until Mr. Jewell returned to the meeting.

Agenda Item 5.

Application 21-38 Bisbee Residential Historic District, Contributing Property #697 located at 819 A Tombstone Canyon, Applicant Michelle Marsh.

The application is seeking approval to replace existing windows (10 on front and one on each side) for building. Existing windows have significant termite damage and many broken panes. They intend to reuse the old, weathered wood for the aesthetics in between each window on the exterior; new pressure treated, termite wood will be used inside to provide structural framing for the windows.

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.

Ms. Marsh spoke regarding her application to the Board and Answered questions.

MOTION: Mr. Young moved to table application 21-38 for thirty (30) days and bring the application back before the Board at their next meeting.

SECOND: Mr. Gaffer

MOTION PASSED: UNANIMOUSLY

Agenda Item 3.

Application 21-35 Bisbee Commercial Historic District, located at 142 Tombstone Canyon, Applicants James Jewell.

The application is seeking approval to construct a new garage and driveway.

Mr. Jewell was able to rejoin the meeting.

The Board continued their discussion regarding Mr. Jewell's application.

MOTION: Mr. Green moved to approve application 21-35; as the applicant has drawn with the constraints that the door of the garage is made to look in keeping with the neighborhood of other garage doors, i.e some kind of corrugated metal or rusty like finish to fit in with the appearance of the garage and a recommendation that they have a fire door for the pedestrian access.

SECOND: Mr. Gaffer

MOTION PASSED: UNANIMOUSLY

Agenda Item 4.

Application 21-36 Bisbee Residential Historic District, Contributing Property #412 located at 715 Tombstone Canyon, Applicant Jim Stewart/Representative Lithik (Jon Sky).

The application is seeking approval to install screen and 2 screen doors.

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. Sky, Representative spoke regarding this application to the Board and Answered questions.

MOTION: Mr. Lepley moved to approve application 21-36; so that the screen frames are as minimally obtrusive as possible.

SECOND: Mr. Young

MOTION PASSED: UNANIMOUSLY

Agenda Item 6.

Application 21-40 Bisbee Commercial Historic District, located at 86 Main Street, Applicant BallSea LLC (Bonnie Ball)

The application is seeking approval to replace the existing yellow fabric awning cover (Glorias Gems) with new awning fabric color to be clay with the business name "B Active" to possible include the word Bisbee and replace the far right window frame with a newly constructed, similar wooden double door that would closely match the existing glass frame pattern. External scheme to remain consistent with existing building.

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. Ball spoke regarding their application to the Board and Answered questions.

MOTION: Mr. Gaffer moved to approve application 21-40 as presented.

SECOND: Ms. Santellanes

MOTION PASSED: UNANIMOUSLY

Agenda Item 7.

Application 21-41 Bisbee Residential Historic District, Contributing Property #297 located at 645 Tombstone Canyon, Applicant Jim Richardson, Fire Marshal City of Bisbee.

The application is seeking approval to replace main door / sectional roll-up powder coat red / Designed-built to look like carriage style- Hinges and Handles to simulate hinge style doors. Also replacement of back door smooth steel or stamped panels.

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. Richardson, Fire Marshal representative of the Fire Department spoke regarding their application to the Board and Answered questions.

MOTION: Mr. Lepley moved to approve application 21-41 with optional hardware on the front door and on the rear door second floor to match the band door on the front ground floor.

SECOND: Mr. Gaffer

MOTION PASSED: UNANIMOUSLY

Agenda Item 9.

Approval of the Minutes of the April 7, 2021 meeting.

MOTION: Mr. Gaffer moved to approve the minutes of the April 7, 2021 meeting.

SECOND: Mr. Young

MOTION PASSED: UNANIMOUSLY

Agenda Item10.

Discussion and Possible Recommendation to forward to the Planning and Zoning Commission an amendment to the Zoning Code Article 6 General Provisions; 6.4 Walls and Fences by adding a section for Screens in the Bisbee Historic District.

MOTION: Mr. Young moved to approve agenda item ten (10) striking residential in the first sentence; replacing one (1) that is in red off of the version that Ms. Williams wrote with letter “A” of what Mr. Gaffer resubmitted; pass it and move it on to Planning and Zoning.

SECOND: Mr. Gaffer

MOTION PASSED: UNANIMOUSLY

Agenda Item 8.

Application 21-42 Bisbee Commercial Historic District, located at 5 Maxfield Avenue (5 Mansfield Avenue) Applicant Britt Hanson/ Representative Johnny Rabey.

The application is seeking approval to construct porch cover extending out from roof 8'. Roof material to be corrugated metal, framing to be done in Douglas Fir.

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. Rabey, representative spoke regarding this application to the Board and Answered questions.

MOTION: Mr. Lepley moved to approve application 21-42 with the existing deck design and the new design by Johnny Rabey with no changes.

SECOND: Mr. Young

MOTION PASSED: UNANIMOUSLY

Agenda Item 11.

Discussion and Possible Approval of a response to the Planning and Zoning Commission regarding Recreational Vehicles, RV's, Trailers, etc.

Mr. Lepley stated that he would not vote on this item, he missed the meeting that this was discussed.

MOTION: Mr. Young moved to approve agenda item eleven (11) striking lattice apparatus.

SECOND: Mr. Gaffer

MOTION PASSED: UNANIMOUSLY

Staff Comments

MOTION: Mr. Young moved to table application 21-24; 921 Tombstone Canyon for an additional thirty (30) days.

SECOND: Ms. Santellanes

MOTION PASSED: UNANIMOUSLY

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.)

- Signs/ Murals Discussion-Administrative Approval

Adjournment: 7:35PM

MOTION: Mr. Gaffer moved to adjourn.

SECOND: Ms. Santellanes