

MINUTES
Design Review Board
September 7, 2022, at 5:30 PM
City of Bisbee Council Chambers
915 S. Tovreaville Rd. Bisbee, AZ

The Meeting Called to Order by LORI GUNNELL at 5:30PM

Roll Call-Board Members

Design Review Board	Present	Absent	Excused
Ed Briggs	X		
Peter Gaffer	X		
Stephan Green	X		
Lori Gunnell, Chair	X		
Ben Lepley	----	----	X
Scot Perfect, Vice Chair	X		
Theodore Schriever	----	----	X
Frank Davis, Council Liaison to the Board	X		
Joe Ward, Staff	X		
Nina Williams, Staff	X		

CALL TO THE PUBLIC: NONE

OLD BUSINESS

NEW BUSINESS

[Agenda Item 1.](#)

Application #:22-53

Address: 428 D Brophy Avenue

Contributing / Non-Contributing: (NC) # 924 – Residential

Property Owner / Representative: Bridget Hildebrand / Christopher Brinkmeyer

Description of Work to be done:

- Moving / Adding windows on upper level to accommodate better lighting and views of surrounding area
- Moving front door on upper level to accommodate for the addition of an interior spiral staircase
- Adding French doors to upper level to allow better access to the backyard
- Adding wrap around deck to the upper level
- Adding door to master bedroom upper level to allow ease of egress to outside
- Remove mudroom windows on upper level and convert to solid walls. Siding material to be consistent with existing elevations

300ft. Notification was sent out on August 10, 2022

No public comments received at the time of this agenda.

PUBLIC HEARING:

CALL FOR THE APPLICATION: Mr. Brinkmeyer spoke regarding his application to the Board and answered questions.

DECLARE THE PUBLIC HEARING OPEN AND RECEIVE PUBLIC COMMENTS:

Ms. Gunnell Opened the Public Hearing.

There were no comments in support or opposition.

DECLARE THE PUBLIC HEARING CLOSED: Ms. Gunnell Closed the Public Hearing

STAFF COMMENTS: No Comments
BOARD DISCUSSION: Board Discussed
BOARD WILL MOTION AND VOTE

MOTION: Mr. Gaffer moved to approve application 22-53 as submitted.
SECOND: Mr. Briggs

ROLL CALLVOTE:
AYES: Briggs, Gaffer, Green, Perfect and Gunnell
NAYS: 0
MOTION PASSED UNANIMOUSLY

Agenda Item 2.

Application #:22-54

Address: 202 Tombstone Canyon

Contributing / Non-Contributing: (C) Bi-6 – Commercial District

Property Owner / Representative: Christopher Brinkmeyer

Description of Work to be done:

- Replace roof due to poor condition
- Replace defective windows and doors
- Install clapboard to all exterior walls to be consistent for entire property
- Repair all masonry and stonework elements / Natural stone wainscoting to exterior walls consistent with existing stonework
- Replace flooring of outside seating area with decorative concrete to replace existing brick and the brick will be re-used on outer fireplace
- Replace aging exterior railing with metal railing
- Install outside lighting to illuminate parking

300ft. Notification was sent out on August 10, 2022.

(1) One Public Questions / Concerns– Sent to Property Owner and City Staff
No public comments received at the time of this agenda.

PUBLIC HEARING:

CALL FOR THE APPLICATION: Mr. Brinkmeyer spoke regarding his application to the Board and answered questions.

DECLARE THE PUBLIC HEARING OPEN AND RECEIVE PUBLIC COMMENTS:

Ms. Gunnell Opened the Public Hearing.

Letter of Support was received and read into the record.

- High Desert Market: The proposal for the renovation of Contessa's across from the Market, are very excited to see this happen. The design looks excellent and in keeping with Old Bisbee esthetic. They are in favor of this project.

DECLARE THE PUBLIC HEARING CLOSED: Ms. Gunnell Closed the Public Hearing

STAFF COMMENTS: No Comments

BOARD DISCUSSION: Board Discussed

BOARD WILL MOTION AND VOTE

MOTION: Mr. Gaffer moved to approve application 22-54 as submitted.
SECOND: Mr. Green

ROLL CALLVOTE:
AYES: Briggs, Gaffer, Green, Perfect and Gunnell
NAYS: 0
MOTION PASSED UNANIMOUSLY

Agenda Item 3.

Application #: 22-55

Address: 35 Wood Canyon

Contributing / Non-Contributing: (C) #707 - Residential

Property Owner / Representative: Daniel & Mary Boek

Description of Work to be done: Add Corrugated metal framed with wood sliding doors as garage doors.

CALL FOR THE APPLICATION: Ms. Boek spoke regarding her application to the Board and answered questions.

PUBLIC COMMENT: There were no comments in support or opposition.

STAFF COMMENTS: No Comments

BOARD DISCUSSION: Board Discussed

BOARD WILL TAKE A MOTION AND VOTE

MOTION: Mr. Gaffer moved to approve application 22-55 as submitted.

SECOND: Ms. Gunnell

ROLL CALLVOTE:

AYES: Briggs, Gaffer, Green, Perfect and Gunnell

NAYS: 0

MOTION PASSED UNANIMOUSLY

Agenda Item 5.

Application #:22-58

Address: 134 Tombstone Canyon

Contributing / Non-Contributing: (C) Bi-12 – Residential

Property Owner / Representative: Joseph Massey

Description of Work to be done: Changing the Roof's Ridgeline & Re-Roof/ Adding Approximately 100 Sq. Ft. to Footprint.

- Roof: Slate with Copper Gutters
- All Exterior: Match Existing

300ft. Notification was sent out on August 17, 2022.

No public comments received at the time of this agenda.

PUBLIC HEARING:

CALL FOR THE APPLICATION: Mr. Massey spoke regarding his application to the Board and answered questions.

DECLARE THE PUBLIC HEARING OPEN AND RECEIVE PUBLIC COMMENTS:

Ms. Gunnell Opened the Public Hearing.

There were no comments in support or opposition.

DECLARE THE PUBLIC HEARING CLOSED: Ms. Gunnell Closed the Public Hearing

STAFF COMMENTS: No Comments

BOARD DISCUSSION: Board Discussed

BOARD WILL MOTION AND VOTE

MOTION: Mr. Green moved to approve application 22-58; with the provision that there will be some visual delineation in the roof line.

SECOND: Mr. Green

ROLL CALLVOTE:

AYES: Briggs, Gaffer, Green, Perfect and Gunnell

NAYS: 0

MOTION PASSED UNANIMOUSLY

Agenda Item 4.

Application #: 22-56

Address: 221 B Youngblood Hill

Contributing / Non-Contributing: (NC) #634

Property Owner / Representative: Todd Conklin

Description of Work to be done: Installing new windows and doors to include one French door. The porch to be rebuilt with 2x2 railing and 4x4 posts. Existing historic posts to be salvaged for historic look.

CALL FOR THE APPLICATION: Mr. Conklin spoke regarding his application to the Board and answered questions.

PUBLIC COMMENT: There were no comments in support or opposition.

STAFF COMMENTS: No Comments

BOARD DISCUSSION: Board Discussed

BOARD WILL TAKE A MOTION AND VOTE

MOTION: Ms. Gunnell moved to postpone the application and poll the Board for a Special Session.

SECOND: Mr. Gaffer

ROLL CALLVOTE:

AYES: Briggs, Gaffer, Green, Perfect and Gunnell

NAYS: 0

MOTION PASSED UNANIMOUSLY

Agenda Item 6.

Application #:22-60

Address: 127 Star Avenue

Contributing / Non-Contributing: New Construction - Residential

Property Owner / Representative: Rod & Amy Burkert / Albert N. Hopper Jr. Architect

Description of Work to be done: Building a new two-story residence

300ft. Notification was sent out on August 19, 2022.

No public comments received at the time of this agenda.

PUBLIC HEARING:

CALL FOR THE APPLICATION: Mr. Hopper, Representative spoke regarding this application to the Board and answered questions.

DECLARE THE PUBLIC HEARING OPEN AND RECEIVE PUBLIC COMMENTS:

Ms. Gunnell Opened the Public Hearing.

There were no comments in support or opposition.

DECLARE THE PUBLIC HEARING CLOSED: Ms. Gunnell Closed the Public Hearing

STAFF COMMENTS: No Comments

BOARD DISCUSSION: Board Discussed

BOARD WILL MOTION AND VOTE

MOTION: Mr. Gaffer moved to approve application 22-60; with the provision that the windows on the SE side be better portioned, to be more in keeping with the other windows.

SECOND: Mr. Green

ROLL CALLVOTE:

AYES: Briggs, Gaffer, Green, Perfect and Gunnell

NAYS: 0

MOTION PASSED UNANIMOUSLY

Agenda Item 7.

Application #: 22-61

Address: 43 Temby Avenue

Contributing / Non-Contributing: (NC) #145 – Residential

Property Owner / Representative: Jeffery & Laura Richardson

Description of Work to be done: 5 Original windows that are inoperable and wanted to replace them with the same type of double hung window.

CALL FOR THE APPLICATION: Mr. Richardson spoke regarding his application to the Board and answered questions.

PUBLIC COMMENT: There were no comments in support or opposition.

STAFF COMMENTS: No Comments

BOARD DISCUSSION: Board Discussed

BOARD WILL TAKE A MOTION AND VOTE

MOTION: Ms. Gunnell moved to approve application 22-61 as is.

SECOND: Mr. Gaffer

ROLL CALLVOTE:

AYES: Briggs, Gaffer, Green, Perfect and Gunnell

NAYS: 0

MOTION PASSED UNANIMOUSLY

Agenda Item 8.

Application #:22-62

Address: 202 Brewery Avenue

Contributing / Non-Contributing: (C) #17 - Residential

Property Owner / Representative: Kendall Comey

Description of Work to be done: Demolition, Construction, Addition, Exterior Finishes and Retaining Wall

- Their planned project for 202 brewery avenue in Bisbee is to make the residence live able while keeping the character of the existing building. The exterior changes are very minor- mainly cleaning up the approximately five poorly executed additions that have happened over the years in the back and restoring the porch that they believe was there at some point in the house's history. They will also need to replace the windows as they have not been able to find anyone to restore them. They plan to use Andersen 100 series windows to match the current look. These windows are composite and composed of 40% reclaimed wood fiber. They intended to bring the house up to code, beautify the property, provide an ADU for local long-term renters, and live in the rest of the house year-round.

300ft. Notification was sent out on August 23, 2022.

No public comments received at the time of this agenda.

PUBLIC HEARING:

CALL FOR THE APPLICATION: Ms. Comey spoke regarding her application to the Board and answered questions.

DECLARE THE PUBLIC HEARING OPEN AND RECEIVE PUBLIC COMMENTS:

Ms. Gunnell Opened the Public Hearing.

Letter of Support was received and read into the record.

- Tamara Thomas was in support of Ms. Comey's request.

DECLARE THE PUBLIC HEARING CLOSED: Ms. Gunnell Closed the Public Hearing

STAFF COMMENTS: No Comments
BOARD DISCUSSION: Board Discussed
BOARD WILL MOTION AND VOTE

MOTION: Mr. Green moved to approve applications 22-62, with the provision that the fencing be vertical pickets.

SECOND: Ms. Gunnell

ROLL CALLVOTE:

AYES: Briggs, Gaffer, Green, Perfect and Gunnell

NAYS: 0

MOTION PASSED UNANIMOUSLY

Agenda Item 9.

Application #:22-63

Address: 628 Tombstone Canyon

Contributing / Non-Contributing: (NC) #407 - Residential

Property Owner / Representative: Steve Pumphrey & Mary-Scott Carpenter

Description of Work to be done: Demolition, Construction, Addition, and Exterior Finishes

- Demo existing porch roof to provide for larger covered porch spanning front of building.
Rebuild non-compliant screened porch in rear of building to provide for new bathroom.

300ft. Notification was sent out on August 23, 2022.

No public comments received at the time of this agenda.

PUBLIC HEARING:

CALL FOR THE APPLICATION: Mr. Pumphrey spoke regarding his application to the Board and answered questions.

DECLARE THE PUBLIC HEARING OPEN AND RECEIVE PUBLIC COMMENTS:

Ms. Gunnell Opened the Public Hearing.

There were no comments in support or opposition.

DECLARE THE PUBLIC HEARING CLOSED: Ms. Gunnell Closed the Public Hearing.

STAFF COMMENTS: No Comments

BOARD DISCUSSION: Board Discussed

BOARD WILL MOTION AND VOTE

MOTION: Ms. Gunnell moved to approve application 22-63 as is.

SECOND: Mr. Gaffer

ROLL CALLVOTE:

AYES: Briggs, Gaffer, Green, Perfect and Gunnell

NAYS: 0

MOTION PASSED UNANIMOUSLY

Agenda Item 10.

Application #:22-64

Address: 132 A Opera Drive

Contributing / Non-Contributing: (NC) #1056 - Residential

Property Owner / Representative: Scott Schmelder & Chris Dangerfield

Description of Work to be done: Demolition, Construction, Addition, and Exterior Finishes

- Demolition non-compliant additions
- Demolition/rebuild to unify roof planes
- Replace windows / doors in entirety

300ft. Notification was sent out on August 23, 2022.
No public comments received at the time of this agenda.

PUBLIC HEARING:

CALL FOR THE APPLICATION: Mr. Schmelder spoke regarding his application to the Board and answered questions.

DECLARE THE PUBLIC HEARING OPEN AND RECEIVE PUBLIC COMMENTS:

Ms. Gunnell Opened the Public Hearing.

There were no comments in support or opposition.

DECLARE THE PUBLIC HEARING CLOSED: Ms. Gunnell Closed the Public Hearing

STAFF COMMENTS: No Comments

BOARD DISCUSSION: Board Discussed

BOARD WILL MOTION AND VOTE

MOTION: Ms. Gaffer moved to approve application 22-64 as submitted.

SECOND: Mr. Green

ROLL CALLVOTE:

AYES: Briggs, Gaffer, Green, Perfect and Gunnell

NAYS: 0

MOTION PASSED UNANIMOUSLY

[Agenda Item 11.](#)

Approval of the August 3, 2022, Design Review Board Meeting Minutes.

MOTION: Mr. Gaffer moved to approve the August 3, 2022 Design Review Board Meeting Minutes.

SECOND: Ms. Gunnell

ROLL CALLVOTE:

AYES: Briggs, Gaffer, Green, Perfect and Gunnell

NAYS: 0

MOTION PASSED UNANIMOUSLY

[Agenda Item 12.](#)

Review Updated Design Review Board Guidelines / Codes that will change for the Guidelines.

Staff Comments (NO DISCUSSION)

FUTURE AGENDA ITEM SUGGESTIONS (Board members may suggest topics for future meeting agendas, but Board will not discuss, deliberate, or take any action on these topics.)

- Mr. Ward will follow-up regarding house at 805 Tombstone Canyon.

ADJOURNMENT: 7:32PM

MOTION: Mr. Gaffer moved to adjourn.

SECOND: Ms. Gunnell

MOTION PASSED UNANIMOUSLY