

**MINUTES
DESIGN REVIEW BOARD
May 6, 2026, AT 5:30PM
CITY OF BISBEE COUNCIL CHAMBERS
118 ARIZONA STREET, BISBEE, AZ 85603**

THE MEETING CALLED TO ORDER BY John Guy AT 5:31PM.

ROLL CALL

Board Members	Present	Absent	Excused
Cooper Raphael	X		
Bill Bailey	X		
Lorriane Rogge	X		
John Guy, Vice-Chair	X		
Frank Davis, Chair	---	---	X
Kevin Cole Van Norman	---	X	
Joe Ward	X		
Mel Sowid, Council Liaison	---	---	X
J. Emanuel Stuart, Staff Liaison	---	---	X
Xavier Rodriguez, Bldg. Inspector	X		

CALL TO THE PUBLIC: NONE

OLD BUSINESS:

NEW BUSINESS:

Agenda Item 1.

Application Number: 26-44

Address: 109 Higgins Hill Road

Contributing/Non-Contributing: (C) #583

Residential/Commercial: Residential

Property Owner/Representative: Victor Winqvist, Owner / Michael Ablin, Representative

Description of Work to be done: Renovation of existing structure due to fire damage

APPLICATION: *Mr. Ablin, representative, presented this application to the Board and answered questions.*

PUBLIC COMMENTS: None

STAFF COMMENTS: None

BOARD DISCUSSION: *Board Discussed*

MOTION: Mr. Bailey moved to approve DRB Application 26-44 as presented.

SECOND: Ms. Rogge

MOTION PASSED: UNANIMOUSLY

Agenda Item 2.

Application Number: 26-46

Address: 108 Taylor Avenue

Contributing/Non-Contributing: (NC) #118

Residential/Commercial: Residential

Property Owner/Representative: Carl & Nancy Hubert, Owners

Description of Work to be done: Demolition of a 9'x12' addition constructed in 2016 and new construction of a 380 square-foot master bedroom and bathroom

300ft. Notification was sent out April 21, 2026

No Public Comment was received at the time of this agenda.

PUBLIC HEARING:

APPLICATION: Mr. Hubert presented his application to the Board and answered questions.

DECLARE THE PUBLIC HEARING OPEN AND RECEIVE PUBLIC COMMENTS: Mr. Guy opened the Public Hearing.

There were no comments opposed or for this application.

DECLARE THE PUBLIC HEARING CLOSED: Mr. Guy closed the Public Hearing.

STAFF COMMENTS: Mr. Rodriguez asked the applicant whether the property was one lot. Mr. Hubert stated that he was in the process of getting the lots combined through the County.

BOARD DISCUSSION: Board Discussed

MOTION: Mr. Guy moved to approve DRB Application 26-46 as submitted.

SECOND: Mr. Ward

MOTION PASSED: UNANIMOUSLY

Agenda Item 3.

Application Number: 26-47

Address: 164 Quality Hill

Contributing/Non-Contributing: (NC) #799

Residential/Commercial: Residential

Property Owner/Representative: John & Barbara Guy, Owners

Description of Work to be done: Stairs, Retaining Wall and Remove and Reinstall ornate cedar shake siding on the front gable

APPLICATION: Mr. Guy presented his application to the Board and answered questions.

PUBLIC COMMENTS: None

STAFF COMMENTS: None

BOARD DISCUSSION: Board Discussed

MOTION: Ms. Raphael moved to approve DRB Application 26-47 as submitted.

SECOND: Mr. Ward

MOTION PASSED: UNANIMOUSLY

Agenda Item 4.

Application Number: 26-51

Address: 33 Spring Canyon

Contributing/Non-Contributing: (NC) #488

Residential/Commercial: Residential

Property Owner/Representative: Jessica Moates, Owner / Michael Anaya, Applicant

Description of Work to be done: Re-model of property

APPLICATION: Mr. Anaya, applicant, presented this application to the Board and answered questions.

PUBLIC COMMENTS: None

STAFF COMMENTS: None

BOARD DISCUSSION: Board Discussed

MOTION: Ms. Guy moved to approve DRB Application 26-51 with three (3) changes; Screen Mini Split, Relocate Water Heater and use French Doors instead of Sliding Glass.

SECOND: Mr. Ward

MOTION PASSED: UNANIMOUSLY

Agenda Item 3.

Approval of April 1, 2026, Design Review Board Meeting Minutes.

MOTION: Ms. Raphael moved to approve the April 1, 2026, Design Review Board Meeting Minutes.

SECOND: Mr. Guy

MOTION PASSED: UNANIMOUSLY

Agenda Item 4.

Discussion: Explore placing historic markers in Old Bisbee at points of historic significance

Board discussed – will reach out to City Attorney to see if this was something the Board could recommend to the Council.

STAFF COMMENTS (NO DISCUSSION) –

FOLLOWING APPLICATIONS WERE ADMINISTRATIVELY APPROVED

- DRB Application 26-32 – 825 Tombstone Cyn - Roof
- DRB Application 26-33 – 316 Oak Avenue – Replace Existing HVAC in Same Spot
- DRB Application 26-34 – 433 Gardner Avenue – Stairs & Railing
- DRB Application 26-35 - 202 Tombstone Cyn - Upgrade current SES to a 3-Phase 250V NEMA 3R 200-AMP Main Breaker Panel
- DRB Application 26-36 – 150 Quality Hill – Installation (8) package systems – (1) Mini Split – (1) Split System
- DRB Application 26-37 – 50 Main Street – Signage
- DRB Application 26-38 - 737 B Tombstone Cyn – Re-roof
- DRB Application 26-39 - 201 B Quality Hill – Repair and Replacement of Improperly Installed Roof Shingles
- DRB Application 26-40 – 808 A Tombstone Cyn – Gutter Install
- DRB Application 26-41 - 77 Ok Street – Upgrade Breaker Panel from 100A to 200A Service
- DRB Application 26-42 – 103 Clawson Avenue – Upgrade Breaker Panel from 100A to 200A Service
- DRB Application 26-43 – 106 Opera Drive – Roof Shingle to Metal
- DRB Application 26-45 – 77 Shearer Avenue -Roof
- DRB Application 26-48 - 124 B Naco Road – 200AMP Service Upgrade
- DRB Application 26-49 – 63 B Ok Street – Replace AC Unit
- DRB Application 26-50 – 51 A Spring Canyon- Roof Repair

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

- Discussion regarding Sliding Doors – Standards

ADJOURNMENT: 6:18pm