

Amended Agenda

Design Review Board

March 7th, at 5:30 PM

Cochise County Board of Supervisors Hearing Room,
Building G, 1415 Melody Lane, Bisbee AZ 85603

The Meeting Called to Order by _____ at _____ PM

Roll Call-Board Members

Design Review Board	Present	Absent	Excused
Peter Gaffer			x
Stephan Green			
Todd Conklin			
Michael McPartlin-Chair			
Ken Budge			
Jeffrey Trujillo			
John Crow- Vice Chair			
Frank Davis, Liaison to the Board			

Staff: Britt Hanson, City Attorney, Joe Ward, Building Inspector

The staff would like to inform all applicants

1. That all items 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 policies. If necessary, contact them directly before making any exterior changes to your property.

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**

1. DRB Application 18-03

Bisbee Commercial Historic District, Noncontributing

This application was tabled at the February DRB meeting, after the representative for Border Cities Properties failed to come to the meeting. This is an application to place a sign at the "Gateway" parking lot, located east of the ATM machine at 10 Copper Queen Plaza. (No Address)

Pursuant to Bisbee's Zoning Code Section 7.5, the property owner is required to obtain approval from the DRB prior to installation of a sign in the Bisbee Historic District.

Per 7.5 the DRB is required to determine if the proposed signage is consistent with,

A. Bisbee Historic District Guidelines.

B. Bisbee's Zoning Code Article 7.

Zoning Code Excerpt, 7.5 Historical Preservation Overlay District Sign Regulations

Applications for non-exempt signs to be installed and maintained within the Historic District must first be submitted to the Design Review Board for a determination by that Board that the proposed sign or signs are consistent with the regulations of this Code and the Design Guidelines, as applicable to the Historic District. The Design Review Board has the authority to provide design approval for sign applications which are consistent with the requirements of this Article, subject to the general limitations associated with each respective zoning district. The Design Review Board shall also make a recommendation to the Planning and Zoning Commission for the approval, disapproval or modification of any special use application for a sign within the Historic District. The Design Review Board has the authority to impose additional limitations or requirements upon the signs to be installed or maintained within the Historic District as necessary to insure that such signs are consistent with the Design Guidelines and the regulations adopted to protect this area and are compatible with the existing development within this district. Signs that are out of proportion or scale to the existing development within the district, that are to be illuminated in a manner that would not be consistent with the color, lettering or techniques of lighting that were prevalent in the historic period of the district, or that employ technology that would be out of place in the district will not be permitted.

2. DRB Application 18-08

Bisbee Residential Historic District, Noncontributing Property #322

This is an application seeking approval for demolition of the home at 29E Laundry Hill Street.

Pursuant to Bisbee's Zoning Code Article 3.5.5, the property owner is required to obtain approval from the DRB prior to all demolitions. All notification required by 3.5.2.G.2 have been completed.

Per 3.5.5 the DRB is required to determine if preservation of the structure is physically and/or economically feasible and to what extent the proposed demolition affects the structure in question or any contributing structure within the Historic District.

Zoning Code Excerpt, 3.5.5 Demolition and Movement of Historic Buildings

The Design Review Board must approve all demolition permits and relocation permits for any significant part of any building in the Historic Preservation (HP) Overlay District. No permit shall be issued by the Building Inspector until DRB approval. In making its' decision, the Design Review Board should determine whether and to what extent demolition or movement affects the structure in question or any contributing structure within the district as demolition and/or movement can have significant impact on the City in general. For permit approval the applicant must show that preserving the building is not physically and/or economically feasible.

A. Approval: The Design Review Board may recommend approval of the demolition or relocation permit if any of the following conditions exist:

1. The structure is judged by the Building Inspector to be a hazard to public safety.
2. It is demonstrated that the structure is a deterrent to a major improvement program which will be of substantial community benefit
3. Retention of the structure would cause undue financial hardship on the owner, which would be defined as a situation where the investment required to preserve or rehabilitate the structure could not be offset by the return on the property.
4. The Design Review Board shall notify the Building Official that the demolition permit is approved. The Building Official may do the following:
 - a. Issue the permit, or,
 - b. Deny the permit based on other duly adopted and applicable ordinances or regulations.

B. Denial: If preservation or rehabilitation is determined to be feasible, and if the structure has been designated as one having special significance or as a contributing property within the District, the Design Review Board shall deny the permit for demolition or movement of a structure.

3. DRB Application 18-15

Bisbee Commercial Historic District, Unnumbered Contributing Property

This is an Application to replace the existing windows on the front of the second floor, @ 30 Main Street.

Pursuant to Bisbee's Zoning Code Article 3.5.2A, the property owner is required to obtain approval from the DRB prior to changing any building's exterior features
Per 3.5.3 the DRB is required to determine if the proposed construction is consistent with,

- A. Bisbee Historic District Guidelines.
- B. The Secretary of the Interior's Standards for the Treatment of Historic Properties.
- C. The Secretary of the Interior's Standards for Rehabilitation.

4. DRB Application

Bisbee Residential Historic District, Noncontributing Property #368

This is an application seeking approval for replacing the existing siding of the home at 511 Brophy Avenue.

Pursuant to Bisbee's Zoning Code Article 3.5.2A, the property owner is required to obtain approval from the DRB prior to changing any building's exterior features

Per 3.5.3 the DRB is required to determine if the proposed exterior remodel is consistent with,

- A. Bisbee Historic District Guidelines.
- B. The Secretary of the Interior's Standards for the Treatment of Historic Properties.
- C. The Secretary of the Interior's Standards for Rehabilitation.

5. DRB Application 18-14

Bisbee Residential Historic District Noncontributing Property #356

This is an application to remodel the exterior and to construct a second floor on the home at 434 Roberts Avenue.

Pursuant to Bisbee's Zoning Code Article 3.5.2B, the property owner is required to obtain approval from the DRB prior to the preparation of final architectural plans for all buildings. All notification required by 3.5.2.G have been completed.

Per 3.5.3 the DRB is required to determine if the proposed construction is consistent with,

- A. Bisbee Historic District Guidelines.
- B. The Secretary of the Interior's Standards for the Treatment of Historic Properties.
- C. The Secretary of the Interior's Standards for Rehabilitation.

6. DRB Application 18-13

Bisbee Residential Historic District, Noncontributing Property #508

This is an application seeking approval for remodeling the exterior of the home at 37 Art Avenue.

Pursuant to Bisbee's Zoning Code Article 3.5.2A, the property owner is required to obtain approval from the DRB prior to changing any building's exterior features
Per 3.5.3 the DRB is required to determine if the proposed reconstruction is consistent with,

- A. Bisbee Historic District Guidelines.
- B. The Secretary of the Interior's Standards for the Treatment of Historic Properties.
- C. The Secretary of the Interior's Standards for Rehabilitation.

7. DRB Application 18-18

Bisbee Residential Historic District, Noncontributing Property #152

This is an application seeking approval for remodeling the exterior of the home at 51 Temby(Hunt).

Pursuant to Bisbee's Zoning Code Article 3.5.2A, the property owner is required to obtain approval from the DRB prior to changing any building's exterior features
Per 3.5.3 the DRB is required to determine if the proposed reconstruction is consistent with,

- A. Bisbee Historic District Guidelines.
- B. The Secretary of the Interior's Standards for the Treatment of Historic Properties.
- C. The Secretary of the Interior's Standards for Rehabilitation.

8. DRB Application 18-12

Bisbee Residential Historic District, Noncontributing Property #350

This is an application seeking approval for remodeling the exterior of the home at 416B Perley Avenue.

*Pursuant to Bisbee's Zoning Code Article 3.5.2A, the property owner is required to obtain approval from the DRB prior to changing any building's exterior features
Per 3.5.3 the DRB is required to determine if the proposed reconstruction is consistent with,*

- A. Bisbee Historic District Guidelines.*

- B. The Secretary of the Interior's Standards for the Treatment of Historic Properties.*
- C. The Secretary of the Interior's Standards for Rehabilitation.*

Staff Comments and Administrative Approval Report

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:

Individuals with hearing disabilities can contact the City Clerk's Office (520) 432-6012 to request an Assisted Listening Device, at least 24 hours before the meeting.

Anyone needing special accommodation to attend this meeting should contact Ashlee Coronado at (520) 432-6012 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 118 Arizona St., 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.