

**Historic Design Review Committee**  
**August 14, 2013**  
**Meeting Record**

**Members Present**

Becky Smith, Committee Chair  
Suzanne Gershenson, Committee Member  
Steven Shelendich, Committee Member  
Charmeine Wait, Committee Member  
Jaime Embick, Secretary

**Others Present**

David Vesica, Architect  
Lucy Whitmarsh, MainStreet President  
Francis Bee, MainStreet Director  
Jim Coates, TOSC Planner

**Members Absent**

None

The meeting was called to order at 2:04 PM

**New Business:**

**1.** Application for Silver City Landmark Structure status for the Silco Theater at 311 North Bullard. The applicant is the property owner, Town of Silver City. Jim Coates presented the application for the Town of Silver City. The letter of application from Peter Russell is attached as Appendix 1. The proposed marquee exceeds the sign size limit in the C-HD zone. As a Silver City Landmark Structure, the Silco Theater would have to follow the direction of the Historic Design Review Committee. The standards for restoration would be more strict with the new designation. Charmeine stated that the building appears to meet the criteria for a Silver City Landmark Structure. Mr. Vesica stated that Barbara Zook from the NMHPD approved the design and that signage is a “key aesthetic” for historic theaters.

Suzanne asked if this was unfair to other building owners on the street who might want larger signs. Mr. Coates stated that any property owner of a historic building in the area could apply for Landmark Status. The property would then have to meet the stricter standards for renovation and preservation.

The committee agreed that standards for Landmark Structures should be written.

Suzanne moved that the Committee move forward with designating the Silco Theater as a Silver City Landmark Structure so that the renovation process may move forward. Steven seconded the motion and it passed with a unanimous voice vote of 4-0. Jaime did not vote.

**2. HD 13-05** Certificate of Compliance for the external modification of the commercial property at 311 North Bullard Street with the addition of a marquee. The applicant is the property owner, the Town of Silver City. Mr. Vesica, the architect for the project, presented the information. This phase will include an art deco marquee, canopy and sign. The HPD has accepted the changes and was helpful in finding the funding. Lucy Whitmarsh stated that the same company who made the sign for the Kimo Theater in Albuquerque will be making this one. Members of the HDRC were concerned with maintenance of the neon and glass. Mr. Vesica stated that higher traffic volumes downtown might prevent vandalism.

Steven moved to issue a Certificate of Compliance for the marquee as presented. Suzanne seconded and the motion passed by a unanimous voice vote.

**Approval of Minutes**

Steven moved to accept the June 26, 2013, minutes as submitted. Jaime seconded the motion which passed unanimously.

**Public Hearings:**

None

**Community/Public Input**

None

**Committee Reports**

Charmeine presented photos from the adobe workshops that were held. These are attached as Appendix 2. She stated that 37 people participated. Next year the museum will present a brick re-pointing workshop.

The museum will be putting maps of historic Silver City on the windows facing the courtyard and the walking tour maps will also be updated.

Charmeine will provide the committee with the federal guidelines for landmark structures for review at the next meeting

**Adjournment**

The meeting was adjourned at 3:00 PM.

**Approved:**

\_\_\_\_\_  
Becky Smith, Chair

Date: \_\_\_\_\_

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Adobe Dynamics 101 Waterworks Building  
Silver City July 27, 2013





Adobe 101 Workshop  
Gila July 28 , 2013

# Silco Theater Marquee

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## Analysis

The Town of Silver City, owner of the Silco Theater, made two requests of the Design Review Committee at its August 14, 2013 meeting. The theater is a contributing structure to the Silver City Historic District and its owners wish to install an accurate replica of its historic marquee.

The first request was for listing the Silco Theater as a Silver City Landmark Structure. Such listing requires first a recommendation from the Design Review Committee, then an application to the State Historic Preservation Office for inclusion as a State Historic Building. The Design Review Committee agreed that the Silco Theater is indeed a Landmark within the Silver City Historic District and recommended its designation as such. An application will be filed with the state for its consideration at the first regular meeting of the Historic Preservation Commission.

The second request of the Design Review Committee was to approve a certificate of compliance for the external modification of the structure with the construction of a marquee. Designed by architect David Vesica, the marquee will be a replica of the historic marquee as documented by period photographs of the building when it was still being used as a theater, its original use. The rehabilitation and restoration of the front of the structure with the addition of the marquee would meet the requirements as outlined in the Secretary of the Interior's Standards for the Treatment of Historic Buildings (<http://www.nps.gov/hps/tps/standguide/>).

Silver City Main Street has been awarded a grant from the State of New Mexico Main Street Program to restore the historic marquee as part of the restoration of the structure. The use of the funds from the grant requires that the funds be expended and the work completed by September 30, 2013. This deadline for the work requires that the building permit be issued immediately.

If considered to be a sign, the marquee would be out of compliance with size limitations for signage within the Silver City Historic District, which is limited to 40 square feet in area and/or a maximum height of 12 feet (2010 LUC § 4.2.6(I)). If treated as functional and decorative feature of an historic structure, the marquee is part of the structure's rehabilitation, defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions.

According to § 4.2.6(A)(2) of the Silver City 2010 Land Use Code:

Prior to the approval of a building permit for internal or external modification of a Silver City Landmark Structure, the owner of such landmark structure shall consult with the Design Review Committee for recommendations that will protect the historic character of

the structure, and shall be required to comply with such recommendations. Recommendations shall be in writing, consider economic hardship, and be based upon the *Secretary of the Interior's Standards for Rehabilitation (36 CFR 67)*.

The most current edition of *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, published by the Department of the Interior National Park Service, will be used as the standard followed by the Design Review Committee in the architectural review process, and is appended by reference.

As part of an historic building, the marquee is considered an important feature in the building's rehabilitation. By replicating the marquee, the construction falls under the Secretary of the Interior's guidelines for repair of historic storefronts.

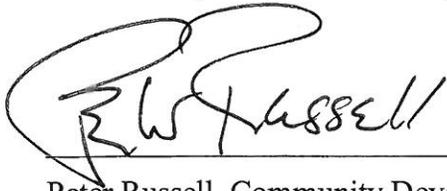
**Repairing storefronts by reinforcing the historic materials.** Repairs will also generally include the limited replacement in kind--or with compatible substitute materials--of those extensively deteriorated or missing parts of storefronts where there are surviving prototypes such as transoms, kick plates, pilasters, or signs.

[http://www.nps.gov/hps/tps/standguide/rehab/rehab\\_storefronts.htm](http://www.nps.gov/hps/tps/standguide/rehab/rehab_storefronts.htm)

#### Interpretation

It is the decision of the Community Development Director that the purposes of the Town's Comprehensive Plan and Land Use Code would be served with the approval of the certificate of compliance and its related building permit for external modification of the Silco Theater with the construction of the marquee as recommended by the Design Review Committee. This interpretation is based on the following findings:

- The historic and cultural significance of the Silco Theater to Historic Downtown Silver City.
- The repair and restoration of the historic marquee to the Silco Theater is important to the preservation of a feature which conveys the structure's historical, cultural, or architectural values.
- The marquee was a functional and decorative feature of the Silco Theater.
- The recommendation by the Design Review Committee for listing as a Silver City Landmark and the subsequent application to the State Historic Preservation Commission for designation as a State Historic Building, the designation of which is assumed to be forthcoming.
- The recommendation of the Design Review Committee to approve the certificate of compliance for the marquee.



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Peter Russell, Community Development Director

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August 20, 2013