

Historic Design Review Committee
July 23, 2014
Meeting Record

Members Present

Charmeine Wait, Committee Member
Steven Shelendich, Committee Member
Peter Russell (for Jaime Embick), Secretary

Others Present

William Lloyd, Applicant
Elizabeth Lloyd, Applicant
Nancy Gordon, Presenter
David Farley, Building Official
Tim Brown, MainStreet Manager

Members Absent

Becky Smith, Committee Chair
Suzanne Gershenson, Committee Member

The meeting was called to order at 2:00 PM.

New Business

HD 14-14: Certificate of Compliance for exterior modification of the property at 306 West Broadway. The applicants are the owners Elizabeth and William Lloyd. The applicants propose to change the front of the building in the patio behind their studio at 306 W. Broadway. The changes entail removing existing windows on the west side of the patio façade, enlarging the openings and installing telescoping glass doors, and reopening on the east side of the patio façade the original framed opening for a garage door and installing telescoping glass doors. In addition, the applicants propose to construct a roof deck and install exterior spiral stairs that will provide access from the patio to the roof deck.

Steven Shelendich recused himself from deliberation on the application because he was designing the project for the applicants. After discussion with the applicants, and comments from others in attendance, Charmaine Wait moved to approve the application as submitted. Peter Russell seconded and the motion passed 2-0.

Community/Public Input

Workshop: Nancy Gordon presented information about a workshop that will provide awareness-level training about lead paint and asbestos issues for people who might want to work on buildings. The workshop will be held on September 25 at the Global Resource Center of Western New Mexico University.

An outline of Ms. Gordon's presentation is attached.

The committee members suggested that she specifically distribute information about the workshop through news releases by the Silver City Museum, the Silver City MainStreet Project and by posting on the Town's website, in the City Hall buildings and in local schools. In addition, they suggested notifying the Silver City-Grant County Chamber of Commerce and the Green Chamber of Commerce about the workshop, as well as design professionals, home

building contractors, and building supply and hardware store managers. The committee members volunteered to assist in these outreach efforts.

Committee Reports

Mr. Shelendich inquired whether there were zoning restrictions on the installation of zoning panels in Silver City historic districts. Mr. Russell responded that there were not.

Adjournment

The meeting was adjourned at 2:50 PM

Approved

Becky Smith, Chair

Date

Presentation at Silver City Historic Design Review Committee
July 23, 2014

Background:

Town was awarded EPA Brownfields Cleanup Grant for \$200,000 to clean up lead, asbestos and bat guano in Historic Waterworks Building.

- In original proposal, included \$ for training on replastering, lead/asbestos regulations and safety/health – but EPA ruled the grant couldn't be used for training.
- Just had a workshop on replastering, sponsored by SC Museum, held at Waterworks. Charmaine organized it and the brick repointing workshop at the Museum. Part of Clay Festival events. Paid for in part w/CLG grant from HPD
- Charmaine encouraged me to apply for another CLG grant for a lead/asbestos workshop, and we did get it. Part of the grant requirements are to involve the Historic Design Review Committee by giving progress reports. Minutes of this meeting are sent to HPD (who?).
- We're actually a little ahead of the game with this meeting because HPD hasn't finalized our contract with the Town, but it is being processed.

Workshop:

Workshop will be taught by Janet Kerley from Santa Fe Community College, who has worked in hazardous material management and training for over 25 years. She is an EPA approved RRP trainer. RRP stands for Renovation, Repair and Painting. The RRP rule took effect in 2010, and requires workers doing anything that disturbs paint in "homes, child-care facilities and kindergartens built before 1978" to be EPA-certified in lead-safe work practices. Janet Kerley provided the RRP certification training to local contractors in 2010, and they will need re-certification next year.

Our workshop is not for RRP certification. It is to provide awareness-level training to people who might want to work on buildings with lead paint and also asbestos.

We are planning a half-day workshop on September 25, to be held at WNMU's GRC building. We'll be working with the trainer on the course content.

The proposal states that the workshop will inform attendees about the hazards and control of exposures to lead and asbestos, sampling and testing requirements, renovation methods, and certifications needed by contractors. The Town's historic Waterworks building will serve as an example and topic of discussion on the potential uses of a property based on target cleanup levels.

There's a lot of confusion about the rules on how much cleanup is needed, like the difference between renovation and total abatement; and what regulations apply for residential vs. commercial, and private vs. public facilities. So this training will hopefully clear up a lot of that confusion.

Our target audience is the members of this committee, Town staff involved with maintenance and the building inspector, engineers, architects, contractors, and owners of older homes. For the Waterworks, we're interested in finding out what volunteers are allowed to do, and what kinds of certifications are needed when we hire professionals.

The classroom will hold about 48 people with tables for note-taking, so we will have to limit attendance. HPD would like us to videotape it so it could be distributed around the state.

Charmeine came up with a great name for the workshop:

“Get the Lead Out! And Asbestos!”

Input from committee on course content, publicity (who to invite?).