



**NOTICE OF A JOINT SPECIAL MEETING OF THE DESIGN REVIEW BOARD
AND THE HISTORIC PRESERVATION COMMISSION OF THE TOWN OF CLARKDALE
MONDAY, NOVEMBER 27, 2023, AT 6:30 PM**

In Person: Clark Memorial Clubhouse, 19 N. Ninth St., Clarkdale AZ

OR

Join Zoom Meeting

<https://zoom.us/j/9554994085>

Meeting ID:955 499 4085

Unless otherwise stated, the public will have physical access to the meeting place 15 minutes prior to the start of the meeting.

Town of Clarkdale Vision

The Town of Clarkdale connects our unique history, proximity to the Verde River, and small-town charm to a future with a vibrant economy.

We cultivate an environment where residents and businesses can thrive; providing services and jobs for our residents and capitalizing upon tourism.

We sustainably enhance our infrastructure, support the arts and education, and develop recreational opportunities to create a bright future for our entire community.

PURSUANT TO A.R.S. §38-431.02, NOTICE IS HEREBY GIVEN that the Design Review Board and Historic Preservation Commission will hold a Joint Special Meeting open to the public on Monday, November 27, 2023, at 6:30 PM at 19 N. Ninth Street, Clarkdale, Arizona, Clark Memorial Clubhouse, Men's Lounge. A quorum of Town Council members may be present at this meeting; however, they will not deliberate or take action on any items. All members of the public are welcome to attend.

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR DISCUSSION AND POSSIBLE ACTION, UNLESS OTHERWISE NOTED.

1. CALL TO ORDER

A. Design Review Board

B. Historic Preservation Commission

2. ROLL CALL

A. Design Review Board

B. Historic Preservation Commission

3. PUBLIC COMMENT

The Design Review Board and Historic Preservation Commission invites the public to provide comments at this time. Members of the Design Review Board and Historic Preservation Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. §38-431.01, action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later date. Persons interested in making comments on a specific agenda item are asked to complete a brief form and submit it to the Clerk or liaison during the meeting. Each speaker is asked to limit their comments to five minutes.

4. PUBLIC HEARING

A. Joint Public Hearing of the Design Review Board and the Historic Preservation Commission: Arizona Copper Art Museum

Joint Public hearing discussion of the Design Review Board and Historic Preservation Commission regarding APN 400-02-164 submitted by Drake Meinke on behalf of the Arizona Copper Art Museum for the removal of historic display windows and doors at the Miller building located at 901 Main Street, Clarkdale, and replaced with plywood or oriented strand board.

5. NEW BUSINESS

A. Design Review Board - Arizona Copper Art Museum

Discuss, consider and act upon APN 400-02-164 submitted by Drake Meinke on behalf of the Arizona Copper Art Museum for the removal of historic display windows and doors at the Miller building located at 901 Main Street, Clarkdale, and replaced with plywood or oriented strand board.

B. Historic Preservation Commission - Arizona Copper Art Museum

Discuss, consider and act upon APN 400-02-164 submitted by Drake Meinke on behalf of the Arizona Copper Art Museum for the removal of historic display windows and doors at the Miller building located at 901 Main Street, Clarkdale, and replaced with plywood or oriented strand board.

6. ADJOURNMENT

A. Design Review Board

B. Historic Preservation Commission

Values

Values are the guiding principles that provide an organization with purpose and direction. The Town of Clarkdale's organizational values are:

COPPER

Customer focused
Open, transparent and equitable
Preserving our history, charm, and environment
Planning for a sustainable future
Economic and social resiliency
Resourceful and innovative

Mission

The Town of Clarkdale serves the community by providing amenities, infrastructure, services, and public safety to enhance quality of life. We are stewards of our history while we sustainably and resiliently plan for the future with an emphasis on community engagement and transparency.

Persons with a disability may request reasonable accommodations by contacting the Town Hall at (928) 639-2400 (TTY: 1-800-367-8939) at least 72 hours in advance of the meeting.



Staff Report

Item Number: 4.A.

Agenda Item: **Joint Public Hearing of the Design Review Board and the Historic Preservation Commission: Arizona Copper Art Museum**
Joint Public hearing discussion of the Design Review Board and Historic Preservation Commission regarding APN 400-02-164 submitted by Drake Meinke on behalf of the Arizona Copper Art Museum for the removal of historic display windows and doors at the Miller building located at 901 Main Street, Clarkdale, and replaced with plywood or oriented strand board.

Staff Contact: Ruth Mayday, Community Development Director

Meeting Date: November 27, 2023

Strategic Goal: This agenda item supports the following Clarkdale Strategic Goal Area:

- Goal Area 1 - Preserve and celebrate Clarkdale's unique, complex history.

Background: Applicant, Drake Meinke, on behalf of the Arizona Copper Art Museum (ACAM), proposes lead-based paint (LBP) removal activities for the historic building located at 901 Main Street, Clarkdale, AZ, commonly known as the Miller Building. The proposal is for removal of lead-based paint on the exterior and interior of the structure, to include the display and clerestory windows on the Main Street facade, window frames, trim, doors, panels, drip caps, rear doors, and possibly the 9th Street wall painted area. Once removed, the voids will be filled with plywood or oriented strand board (OSB) sheeting until new windows and doors can be installed.

The applicant acquired the subject property in March of 2021. In July of 2021, an application from the Arizona Copper Arts Museum appeared before the Design Review Board (DRB) with a request for approval of a sidewalk café along the Main Street frontage of the building, which was approved. A rendering of those improvements is provided in Figure 1: Sidewalk Café Permit Rendering.



Figure 1: Sidewalk Café Permit Rendering

A Lead-Based Paint (LBP) survey (testing) was conducted, which resulted in the May 18, 2022, Ninyo & Moore report that describes the locations where LBP was found and the degree of contamination found. A copy of that report is included with this report. The report identifies the following exterior components in exceedance of EPA and HUD LBP thresholds:

1. Exterior wood window trim and ledge
2. Exterior wood double door, single door, and trim

Several interior components were also identified, which include but are not limited to plaster walls, wood pillars, and skylights.

With respect to the Main Street facade, the LBP abatement process will include removal of 12 large storefront windows, 12 clerestory windows and two doors. Painted plywood panels will be temporarily installed in the window and door openings until the new windows and doors are installed.

It is the staff's understanding that the Arizona Copper Arts Museum (ACAM) has applied for and been awarded grant funding for the abatement of the LBP through an Arizona Department of Environmental Quality (ADEQ) Brownfield Program. The selected contractor, Viking Specialty Contracting, has provided a proposal for remediation ("Proposal") as well as a Standard Operating Procedure For Lead Based Paint Stabilization, Abatement, and Component Removal (SOP's). Both documents are included with this report.

Estimated Project Schedule:

1. Lead-based paint removal = 3 weeks
2. Install the windowsills per architect's renditions = 3 weeks
3. Measure windows and order windows
4. Window arrival = 26 weeks
5. Window installation = 1-2 weeks

Total Estimated Project Time = 34 weeks

In conversations with the applicant, staff have been informed that the replacement windows require a 120-day lead time, meaning that the façade will be boarded up for at least that period of time. The applicant indicated that he is unsure about the actual time that the façade will be boarded up as

the installation of replacement windows is also dependent upon grant funding. Figure 2: Boarding Plan illustrates the Main Street façade with boarding in place.



Figure 2: Main Street facade with boarding in place

Analysis:

The Proposal suggests that the glass for the display and clerestory windows be removed and saved on site if possible, and that the lead-based window frames are to be removed and the windows replaced in approximately 120 days. Staff asked ACAM if it was possible to complete the interior abatement, encapsulate and/or stabilize the exterior components, and abate the façade when the new windows are available for immediate installation. The applicant states that framing for new windows cannot be designed with the historic windows in place, and that removal of the windows and frames via LBP abatement will enable the architect to design the framing for the replacement windows.

Section 11-040 Review Criteria for Design Review

It sets forth the criteria for approval by the Design Review Board, and the Board may approve, conditionally approve, or disapprove applications.

- 1. ARCHITECTURAL MERIT: The architecture and design shall be visually compatible with the buildings, structures and places to which it is related.*
Staff finds that the proposal does not meet this criterion as boarding of the windows is not visually compatible with the buildings, structures, and places to which it is related.
- 2. PROPORTION: The relationship of the width of the building or structure to its height shall be visually compatible with the buildings, structures and places to which it is related or shall be maintained as original whenever feasible.*
Not applicable – no changes to the proportion of the building are proposed.
- 3. OPENINGS: The relationship of the width of the windows and doors, to the height of windows and doors in the building shall be visually compatible with buildings, structures and places to which it is related.*
Staff finds that the proposal does not meet this criterion as the application proposed boarding up the windows of the structure, rendering it visually incompatible with the buildings, structures and places to which they are related.
- 4. PATTERN: The relationships of solids to voids in a facade of a building or*

structure shall be visually compatible with buildings, structures and places to which they are related.

Because the application proposes infilling voids, it does not meet this requirement.

5. SPACING: The relationship of the building to the open space between it and the adjoining buildings shall be visually compatible to the buildings, structures and places to which it is related.

No changes are proposed relating to the spacing of the buildings.

6. ENTRANCES, PORCHES AND PROJECTIONS: The height, projection, supports and relationship to streets and sidewalks, of entrances, porches, awnings, canopies and balconies of a building shall be visually compatible to the buildings, structures and places to which it is related.

As the project will fully obscure the entrances, it is not compliant with this criterion.

7. MATERIAL, TEXTURE AND COLOR: The materials, textures and colors of the façade of a building shall be visually compatible with the predominant materials, textures and colors used in the buildings and structures to which they are related.

Staff finds that this proposal does not meet this requirement, as the proposed materials (plywood, OSB) are not compatible with the buildings and structures to which they are related.

8. ROOFS: The roof shape and materials of a building shall be visually compatible with the buildings to which it is related.

No work to the roof or parapet walls is proposed.

9. ARCHITECTURAL DETAILS: Doors, windows, eaves, cornices and other architectural details of a building or structure shall be visually compatible with buildings and structures to which they are related.

The application asks for approval for ACAM to board up the windows and doors of the building, obscuring these details from view. Thus, it does not meet this requirement.

10. ACCESSORY FEATURES: Garages, carports, sheds, enclosures, walkways, stairways, and landings shall be visually compatible with buildings and structures to which they are related.

No accessory features are proposed.

11. LANDSCAPING: Landscaping shall be visually compatible with the landscaping around the buildings, structures and places to which it is related.

No changes to landscaping are proposed.

12. LIGHTING: Any on-site illumination shall be architecturally compatible to the overall project and not create a negative or visually detrimental effect on the building or neighboring properties.

No changes to lighting are proposed.

Recommendation:

Staff cannot recommend approval of this application in its current form. Boarding up the windows and doors of this building will have a decidedly deleterious effect on the appearance of a downtown that is struggling to fill buildings.

Alternatives exist to the window and door removal and boarding up of the building for approximately six (6) months. Stabilization and encapsulation of the LBP are offered as a solution by Viking, but not discussed by the applicant. This method would not require removal of the windows or frames; specially formulated paints are used to coat the surfaces where LBP is found. In fact, the Environmental Protection Agency (EPA) provides step-by-step instructions for the use of chemical stripping agents and encapsulation paints on its website (<https://www.epa.gov/lead/lead-safe-renovations-diyers#minimize>). Using these methods, the work could be performed while the replacement windows are on order, minimizing disruption to the structure.

Windows could be remediated one at a time rather than all at once, which would minimize the visual impact of the boarded-up windows. Plexiglass or another similar material could be used rather than plywood or OSB, which would give the illusion of glass windows rather than obscuring the view of the interior of the building.

The applicant has not submitted plans describing the methodology for replacement of the display windows or doors. The staff is not clear as to whether the replacement windows will be substantially identical to the existing openings or smaller in size.

The staff have also consulted with commercial construction professionals who stated that it is possible to design the framing for the new windows with the historic windows in place. To date, no plans for the framing necessary for boarding up of the windows have been submitted. While the interior framing will not have a visual impact on the plywood/OSB, it will need to be reviewed to ensure it meets code, and a permit will need to be issued prior to commencement of the project.

All property owners of record within 300' of the subject property were notified of the proposal and the public hearing via first-class mail, mailed on Nov. 9, 2023. A notice was posted on the property on or about that same date; the notice was published in the Verde Independent on Nov. 12, 2023.

Budget Impact: No budget impact.

Recommendation: Staff recommends opening the public hearing, taking comment, and closing the public hearing.

Lead-Based Paint Survey Clarkdale General Store 901 Main Street Clarkdale, Arizona

Northern Arizona Council of Governments
119 East Aspen Avenue, 2nd Floor | Flagstaff, Arizona 86001

May 18, 2022 | Project No. 606588009



Geotechnical | Environmental | Construction Inspection & Testing | Forensic Engineering & Expert Witness

Geophysics | Engineering Geology | Laboratory Testing | Industrial Hygiene | Occupational Safety | Air Quality | GIS

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants



Lead-Based Paint Survey
Clarkdale General Store
901 Main Street
Clarkdale, Arizona

Mr. Christopher Fetzer, Executive Director
Northern Arizona Council of Governments
119 East Aspen Avenue, 2nd Floor | Flagstaff, Arizona 86001

May 18, 2022 | Project No. 606588009

A handwritten signature in blue ink, appearing to read "Dylan Funkner".

Dylan Funkner
Environmental Scientist
EPA Lead Inspector

DJF/MJG/tp

A handwritten signature in blue ink, appearing to read "Mark J. Guatney".

Mark J. Guatney, PE, CHMM
Principal Engineer/Environmental
Operations Manager

CONTENTS

- 1. INTRODUCTION 1**
- 2. PURPOSE AND SCOPE OF SERVICES 1**
- 3. LBP SURVEY 2**
 - 3.1. LBP Survey Methodology 2**
 - 3.2. LBP Survey Findings 2**
 - 3.3. LBP Conclusions and Recommendations 3**
- 4. LIMITATIONS 4**
- 5. REFERENCES 5**

TABLE

1 – Lead-Based Paint Inspection Summary

FIGURES

1 – Site Location
2 – Building Layout

APPENDICES

A – Certification
B – Photographs

1. INTRODUCTION

Ninyo & Moore performed a Lead-based Paint (LBP) survey of the former Clarkdale General Store located at 901 Main Street, in Clarkdale, Yavapai County, Arizona (the Property). The Property is also identified as Yavapai County Assessor's Parcel Number (APN) 400-03-164. Ninyo & Moore understands the Property was developed in approximately 1918 as a general store, with an approximately 10,553-square foot warehouse, and a 2,880-square foot open area or store area, and two or more exterior canopies on the front and back of the building.

The LBP survey was conducted in general accordance with United States Department of Housing and Urban Development (HUD) Guidelines for LBP inspections (HUD, 2012). All work described herein was also completed in accordance with the *Master Quality Assurance Project Plan* prepared by Stantec, and approved by EPA (Stantec 2020) and the *Area-Wide Sampling and Analysis Plan – RBM Surveys* prepared by Stantec, and approved by EPA (Stantec 2021).

The survey was performed by a Ninyo & Moore staff member trained as an EPA Lead Inspector. The following sections detail the purpose, the involved parties, the scope of services, the results, and the limitations and exceptions associated with the LBP survey.

2. PURPOSE AND SCOPE OF SERVICES

The LBP survey of the Property building was to conduct an LBP Inspection of the interior and exterior areas of the building, in accordance with US Housing and Urban Development (HUD) standards for LBP Inspection in pre-1978 housing and other public buildings. LBP testing by X-Ray Fluorescence (XRF) technology was used to non-destructively test each painted component within each room equivalent of the building. Paint chips were not collected.

Ninyo & Moore performed the following scope of services:

- Conduct a LBP survey of the Site structure using a portable Niton™ XLp 302A XRF analyzer, in accordance with HUD Guidelines.
- Preparation of this report presenting the analytical data and summarizing the results of the materials assessed. The report includes a Site description, identification of LBP, a building layout identifying the general interior and exterior wall configuration, conclusions and recommendations, and table summarizing the building materials assessed.

Specific protocols and findings of the LBP survey are discussed in the sections to follow.

3. LBP SURVEY

Accessible painted surfaces were screened for lead content with a hand-held Niton™ XLp 302A XRF analyzer. The XRF analyzer was operated in accordance with the Performance Characteristic Sheet associated with the instrument. The following sections describe the LBP Survey methodology, findings, conclusions and recommendations.

3.1. LBP Survey Methodology

The survey of surfaces was patterned after the HUD Guidelines inspection protocol (HUD, 2012). Painted and varnished surfaces in each “room equivalent” (as defined by the HUD Guidelines) were screened for the presence of LBP. Generally, in each room equivalent within the Site, a representative surface of each “testing combination” (also defined by HUD Guidelines) was screened by Ninyo & Moore using the XRF analyzer.

To ensure that the XRF analyzer was working properly and to comply with HUD Guidelines, calibration tests were performed before and after each day of operation of the analyzer. Calibration readings were taken on the Red, Standard Reference Material paint film developed by the National Institute of Standards and Technology which has a lead content of 1.0 milligram per square centimeter (mg/cm²). The calibration checks were within the acceptable performance range prescribed by the XRF analyzer equipment manufacturer.

3.2. LBP Survey Findings

A total of 47 XRF readings were collected from the painted building materials observed inside and along the exterior of the structure. Of the 47 XRF readings collected, 21 readings or 44.6% were greater than the EPA and HUD threshold standard for LBP by area measurement of 1.0 mg/cm². These LBP components identified by XRF are described as follows:

- Exterior wood window trim and ledge;
- Exterior wood double door, single door and trim;
- Main room plaster wall pillar;
- Main room wood window frame and ledge;
- Main room wood single door;
- Main room plaster walls;
- Main room wood pillars;

- Main room 2nd floor metal support pillars; and
- Skylights.

Results of all XRF testing performed and the LBP components identified are summarized in Table 1 at the end of this report.

3.3. LBP Conclusions and Recommendations

If renovation is planned that would disturb the LBP components, then Ninyo & Moore recommends intact or minimal-disturbance removal of the LBP components by lead-trained workers, using appropriate work area preparation and personnel protection, prior to renovation or other disturbance of these building components. Routine demolition practices could be employed to demolish the LBP materials in place, if sufficient dust suppression and worker protection measures are included in the demolition work, and all waste materials are placed in leak-tight containers for offsite disposal.

Whether renovation or demolition is chosen, Ninyo & Moore recommends composite sampling of the renovation or demolition debris be conducted concurrently or following the LBP disturbance, with laboratory analysis by EPA Methods 1311/6010 for Toxicity Characteristic Leaching Procedure (TCLP) lead, to determine if the waste materials exceed the EPA threshold for lead in characteristic hazardous waste (5 mg/L). If results of this construction debris sampling meet or exceed the EPA threshold, then the waste material are considered Lead-Hazardous Waste by EPA standards, and hazardous waste packaging, transportation and disposal is required. If the waste material composite sample is below the EPA threshold, then the waste materials may be disposed as non-hazardous solid waste or construction debris.

In addition to the lead-safe work practices described above, care should be taken to avoid torch cutting, abrasive grinding, or blasting of components with any reported concentration of lead, to avoid creating airborne lead concentrations that could exceed permissible exposure limits contained in OSHA's lead in construction standard.

Ninyo & Moore recommends that a copy of this report be given to renovation or demolition contractors, and maintained onsite by project personnel during any renovation or demolition activities, to serve as a record of assessment, as required by OSHA for hazard communication to workers, as required by EPA NESHAP and ADEQ statutes.

4. LIMITATIONS

Ninyo & Moore's opinions and recommendations regarding environmental conditions, as presented in this report, are based on in-situ paint testing for lead. The sample locations chosen for in-situ testing are believed to be representative of the materials and area(s) evaluated. However, if additional LBP is encountered during renovation or demolition activities, then these materials should be sampled by qualified personnel, and analyzed for lead content prior to disturbance.

The environmental services described in this report have been conducted in general accordance with current regulatory protocols, guidelines and the standard-of-care exercised by environmental consultants performing similar work in the project area. No warranty, expressed or implied, is made regarding the professional opinions presented in this report. Variations in site conditions may exist and conditions not observed or described in this report may be encountered during subsequent activities.

Ninyo & Moore's conclusions, recommendations and opinions are based on an analysis of the observed conditions at the Site. It should be understood that conditions at the Site can change with time, as a result of natural processes or activities of man at the Site. In addition, changes to the applicable laws, regulations, codes, and standards of practice may occur due to government action or the broadening of knowledge. The findings of this report may, therefore, be invalidated over time, in part or in whole, by changes over which Ninyo & Moore has no control.

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. Ninyo & Moore should be contacted if the reader requires any additional information, or has questions regarding content, interpretations presented, or completeness of this document. This document is intended exclusively for use by the client (NACOG), the property owner and the EPA. Any use or reuse of the findings, conclusions, and/or recommendations by parties other than those named above is undertaken at said parties' sole risk.

5. REFERENCES

- ADEQ, 2014. Managing Universal Waste Lamps for Businesses. March 2014.
https://legacy.azdeq.gov/environ/waste/hazwaste/download/ADEQ_FS-14-10.pdf.
- EPA, 2000. Asbestos National Emission Standards for Hazardous Air Pollutants (NESHAP), 40 CFR 61, Subpart M, October 17.
- EPA, 2006. Identification and Listing of Hazardous Waste, 40 CFR 261.24, Toxicity Characteristic, November 25.
- EPA, 2007. Fluorescent Lamp Disposal and Recycling in EPA Region 2.
<https://www3.epa.gov/region02/waste/spent-lamp.pdf>.
- EPA, 2009. The Asbestos Hazard Emergency Response Act of 1986 (AHERA), 40 CFR 763, Subpart E, June 25.
- HUD, 2012. Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, Second Edition, July.
- OSHA, 2012. Asbestos Standard for the Construction Industry, 29 CFR 1926.1101, March 26.
- OSHA, 2020. Lead Standard for the Construction Industry, 29 CFR 1926, February 18.
- Stantec, 2020. Master Quality Assurance Project Plan (Revision 0), Implementation of U.S. EPA Brownfields Assessment Grants at Petroleum and Hazardous Substance Sites, Route 66 Coalition, Arizona; Cooperative Agreement No. BF-99T91501. Stantec Consulting Services, Inc.; August 14.
- Stantec, 2021. Area-Wide Sampling and Analysis Plan – RBM Surveys, Prepared for Northern Arizona Council of Governments; January 22.



TABLE

Table 1 - Lead-Based Paint Inspection Summary, 901 Main Street, Clarkdale, Arizona

Room	Component	Color	Substrate	Number of Replications	Test Location	Test Date	XRF Test #	Lead Conc. (mg/cm ²)	LBP? (Yes/No)
Exterior	wall	light yellow	wood	1	A	April 7, 2022	4	0.11	N
Exterior	window trim	light yellow	wood	1	A	April 7, 2022	5	22.60	Y
Exterior	double door	maroon	wood	1	A	April 7, 2022	6	2.30	Y
Exterior	door trim	maroon	wood	1	A	April 7, 2022	7	0.07	N
Exterior	single door	light yellow	wood	1	A	April 7, 2022	8	8.40	Y
Exterior	door trim	light yellow	wood	1	A	April 7, 2022	9	8.00	Y
Exterior	window ledge	light yellow	wood	4	A	April 7, 2022	10	14.80	Y
Exterior	wall	tan	brick	1	B	April 7, 2022	11	0.00	N
Exterior	wall	tan	brick	1	B	April 7, 2022	12	0.00	N
Exterior	wall	tan	brick	1	B	April 7, 2022	13	0.02	N
Main Room	wall pillar	white	plaster	4	A	April 7, 2022	14	4.50	Y
Main Room	window frame	white	wood	6	A	April 7, 2022	15	9.70	Y
Main Room	window ledge	white	wood	4	A	April 7, 2022	16	10.70	Y
Main Room	single door	white	wood	1	A	April 7, 2022	17	10.50	Y
Main Room	door frame	white	wood	1	A	April 7, 2022	18	0.07	N
Main Room	double door	white	wood	1	A	April 7, 2022	19	0.16	N
Main Room	door frame	white	wood	1	A	April 7, 2022	20	0.00	N
Main Room	wall	white	plaster	1	B	April 7, 2022	21	6.30	Y
Main Room	wall pillar	white	plaster	3	B	April 7, 2022	22	0.40	N
Main Room	window frame	white	wood	4	B	April 7, 2022	23	7.40	Y
Main Room	wall	white	wood	1	C	April 7, 2022	24	5.20	Y
Main Room	window frame	white	wood	8	C	April 7, 2022	25	10.00	Y
Main Room	door	white	metal	1	C	April 7, 2022	26	0.01	N
Main Room	door frame	white	wood	1	C	April 7, 2022	27	0.00	N
Main Room	large window	blue	wood	7	C	April 7, 2022	28	7.70	Y
Main Room	window sill	blue	wood	7	C	April 7, 2022	29	0.70	N
Main Room	stair frame	white	wood	1	C	April 7, 2022	30	0.00	N
Main Room	stair steps	white	wood	1	C	April 7, 2022	31	0.01	N
Main Room	wall	white	plaster	1	D	April 7, 2022	32	0.30	N
Main Room	door	white	wood	1	D	April 7, 2022	33	5.40	Y
Main Room	door frame	white	wood	1	D	April 7, 2022	34	0.00	N
Main Room	pillars	white	wood	8	-	April 7, 2022	35	1.20	Y
Main Room	pillars	white	wood	8	-	April 7, 2022	36	9.40	Y
Main Room	pillars	white	wood	8	-	April 7, 2022	37	8.50	Y
Main Room	support pillars	white	metal	12	-	April 7, 2022	38	0.07	N
Main Room	support pillars	white	metal	12	-	April 7, 2022	39	1.80	Y

Table 1 - Lead-Based Paint Inspection Summary, 901 Main Street, Clarkdale, Arizona

Room	Component	Color	Substrate	Number of Replications	Test Location	Test Date	XRF Test #	Lead Conc. (mg/cm ²)	LBP? (Yes/No)
Main Room	ice box	white	wood	1	-	April 7, 2022	40	0.06	N
Main Room	ice box door	white	wood	1	-	April 7, 2022	41	0.02	N
Main Room	double stair steps	white	wood	1	-	April 7, 2022	42	0.01	N
Main Room	double stair railing	white	wood	1	-	April 7, 2022	43	0.00	N
Main Room	double stair frame	white	wood	1	-	April 7, 2022	44	0.01	N
2nd Floor	wood flooring	white	wood	1	-	April 7, 2022	45	0.05	N
2nd Floor	sky light	white	wood	8	-	April 7, 2022	46	5.00	Y
2nd Floor	pillars	white	wood	2	-	April 7, 2022	47	10.90	Y
Roof	parapet wall	white	wood	1	D	April 7, 2022	48	0.04	N
Exterior	over hang canopy	yellow	wood	1	A	April 7, 2022	49	0.07	N

UL = Upper Left ML = Middle Left M = Middle AB = Quadrant nearest A & B walls
 UC = Upper Center MC = Middle Center SEC = Southeast corner BC = Quadrant nearest B & C walls
 UR = Upper Right MR = Middle Right **BOLD - Lead-Based Paint** CD = Quadrant nearest C & D walls
 mg/cm² = milligrams per cubic centimeter AD = Quadrant nearest A & D walls



FIGURES



Source: US Geological Survey 7.5-minute topographic map, Clarkdale, Arizona, 2018.



NOTE: DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

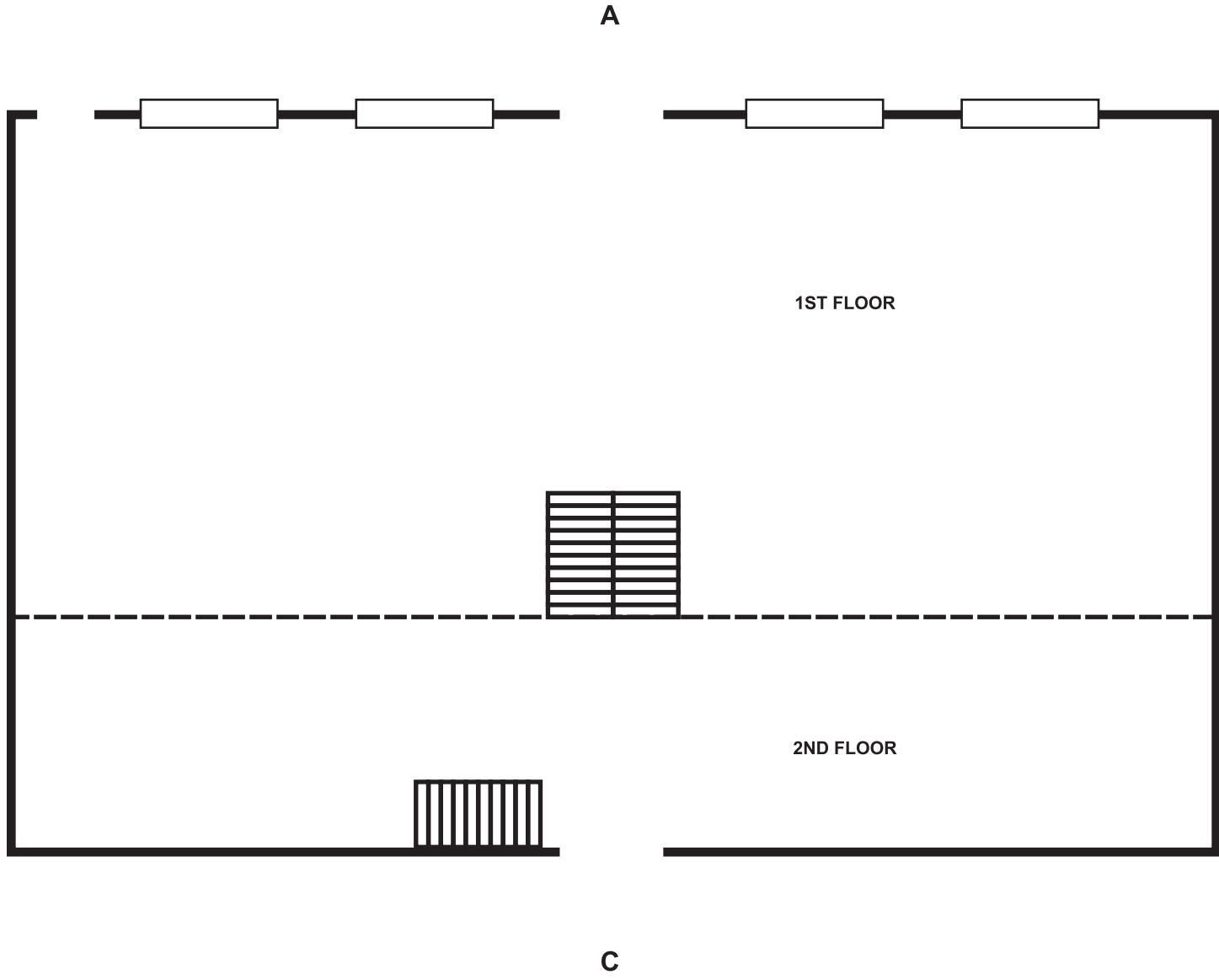
FIGURE 1

SITE LOCATION

LEAD-BASED PAINT SURVEY
 901 MAIN STREET
 CLARKDALE, ARIZONA



bsm file no: 6588vmap0522



NOTE: DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

bsm file no: 6568lp0522



APPENDIX A

Certification

United States Environmental Protection Agency

This is to certify that



Dylan Funkner

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226 as:

Inspector

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

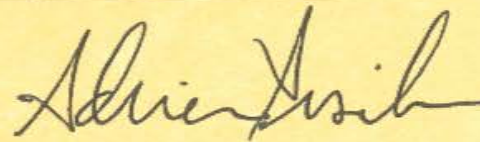
This certification is valid from the date of issuance and expires May 23, 2023

LBP-I-1175633-2

Certification #

April 27, 2020

Issued On



Adrienne Priselac, Manager, Toxics Office

Land Division



APPENDIX B

Photographs



Photograph 1: Photo of LBP window trim, double doors, and window ledges.



Photograph 2: Photo of LBP door and door trim.

FIGURE A-1

PHOTOGRAPHS

REGULATED BUILDING MATERIAL SURVEY
901 MAIN STREET, CLARKDALE, ARIZONA

606588009 | 5/22



Photograph 3: Photo of LBP of A wall pillar, window frame and window ledge.



Photograph 4: Photo of LBP of B wall and window frames.

FIGURE A-2



Photograph 5: Photo of LBP wood pillars.



Photograph 6: Photo of LBP metal support pillars.

FIGURE A-3

PHOTOGRAPHS

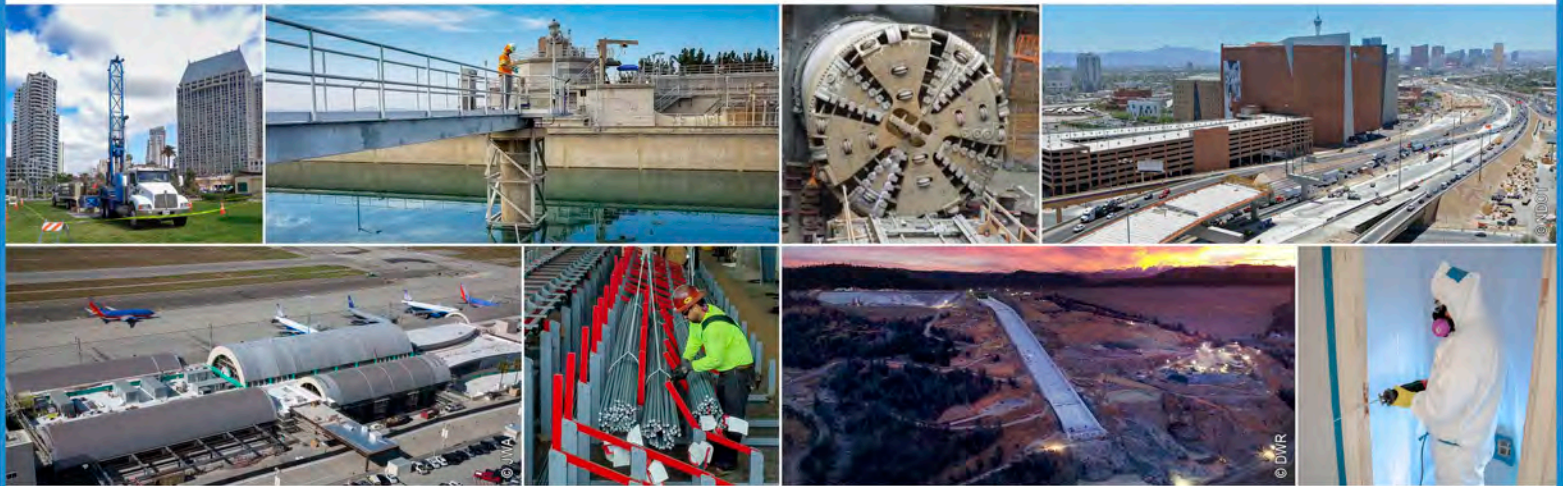
REGULATED BUILDING MATERIAL SURVEY
901 MAIN STREET, CLARKDALE, ARIZONA

606588009 | 5/22



Photograph 7: Photo of LBP skylight.

FIGURE A-4



3202 East Harbour Drive | Phoenix, Arizona 85034 | p. 602.243.1600

ARIZONA | CALIFORNIA | COLORADO | NEVADA | TEXAS | UTAH

ninyoandmoore.com

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants



1008a East Vista Del Cerro Drive
Tempe, AZ 85281
Phone: 480-568-8228
Fax: 480-696-3960

AZDEQ Travis Barnum
Cell: 602-771-2296

1110 W. Washington St.
Phoenix, AZ 85007

Job Address:
901 Main St.
Clarkdale, AZ 86324

Print Date: 10-18-2023

Proposal for V23-154 Clarkdale Copper Museum

V23-154 Clarkdale Copper Museum

THE PARTIES AGREE TO THE FOLLOWING:

1. Viking agrees to properly remove and dispose or stabilize all of the following lead containing and lead based paint building materials as noted below per Ninyo and Moore Survey dated May 18, 2022:

- Stabilize & encapsulate window frames for paint at elevations B, C, and D
- Remove glass at elevation A (Save on site, if possible). Viking not responsible for broken glass. Lead based window frames to be removed and/or stabilized and encapsulated
- Board up area of removed glass at elevation A (storefront)
- Remove and properly dispose of lead based painted perimeter doors
- Remove and properly dispose of lead based painted interior doors (including stockpiled doors)
- Stabilize and encapsulate white plaster walls on elevations A, B, C, and D and exterior of vault
- Stabilize and encapsulate plaster perimeter pillars
- Stabilize and encapsulate interior wooden pillars
- Remove and properly dispose of lead based painted wood in all skylights
- Remove and properly dispose of 3 stairwells and fascia board from leading edge of mezzanine
- Prior to removal and disposal, lead waste will have a Toxic Characteristic Leaching Procedure (TCLP) performed (to be performed by others). Negative material disposal included within this proposal.
 - Should materials test positive for lead above legal regular waste stream disposal limits, Viking will dispose of lead containing materials at cost plus 20% (Above total sum below)
- Viking will provide water, electricity and portable toilet facility for the duration of this project
- Screen fence included for duration of work at storefront, elevation A abatement.
- Aerial lift equipment included

Viking has not included independent third party over site or clearances in our proposal; that is to be provided directly by the State.

Viking has priced this project in accordance with all Local, State and Federal regulations. Currently, there is no specification available. Should a specification become available that exceeds the regulations in which this proposal was priced, and updated proposal and pricing schedule will be provided.

Total Price: \$68,503.76

2. Price includes: Regulated areas, and or full containment, decontamination unit, personal protective equipment, and the tools necessary to successfully complete the project. The estimated time frame will be determined based on clients scheduling requirements. This job will be performed Monday through Friday during the hours necessary to meet your schedule.

NOTES:

- A. Compliance of All EPA and OSHA Regulations.
- B. Pure occurrence A Rated Insurance.
- C. Proper Disposal at EPA Approved Landfill.
- D. Arizona Contractors License ROC283086.
- E. Add 3-5% for Bonding. (if Required)
- F. Power, Water and Toilet Facilities Provided by Owner.
- G. Payment and all retainage are due upon receipt.
- H. Viking's proposal shall be incorporated in all project contracts.

3. The Owner agrees to pay Viking Specialty Contracting the Contract Sum, based upon applications for payment submitted by Viking Specialty Contracting due upon receipt.

4. Any alterations or deviations from the specified scope of work will need to be in writing and authorized prior to the work being performed.

5. Proposal pricing is good for 60 calendar days, if additional time is required Viking with confer with client to determine current market value.

6. All furnishings must be removed and stored by others prior to Vikings arrival on site.

7. Invoices are due in accordance with contract terms and conditions. Interest shall accrue on past due invoices at 2% per month or no greater than 24% annually on all unpaid invoices.

8. Nights, overtime and weekend labor costs have not been included in our price.

9. This project is intended to be performed in one phase/mobilization. Any additional mobilizations or phases will incur an additional cost based on crew size, availability and working hours.

10. Flooring pricing will consist of single layer material. Double layer or more, leveling compound, excessive pitting in concrete and build outs on top of flooring is excluded and may accrue additional cost unless otherwise noted above.

11. Drywall pricing consist of single layer drywall removal. Any additional layers may accrue additional cost unless otherwise noted above.

12. Roofing pricing consist of single layer roofing unless otherwise noted above.

13. 3rd party clearance and/or over site is not included unless noted above.

14. Viking Specialty Contracting has provided a proposal in accordance with all federal, state and local regulations. Unless stated otherwise in the above written scope of work, Viking has not included adherence to any work specification beyond federal, state and local guidelines. Should a work specification be provided post issuance of Viking's bid proposal, Viking reserves the right to adjust pricing according to the requirements of the work specification.

I confirm that my action here represents my electronic signature and is binding.

Signature: _____

Date: _____

Print Name: _____



STANDARD OPERATION PROCEDURE FOR LEAD BASED PAINT STABILIZATION, ABATEMENT, AND COMPONENT REMOVAL

Objective: To safely stabilize and/or abate lead-based paint films in compliance with applicable regulations and guidelines, ensuring the protection of human health and the environment.

Scope: This SOP covers the procedures for the stabilization and abatement of lead-based paint films on various surfaces in residential, commercial, and industrial settings.

Definitions:

1. **Lead Abatement:** The process of reducing or eliminating lead hazards.
2. **Stabilization:** Temporary measures to prevent lead hazards from spreading.
3. **Component Removal:** The safe removal of lead-painted components from structures or items.

Responsibilities:

1. **Certified Lead Abatement Contractor:** Responsible for implementing lead-based paint stabilization procedures.
2. **Project Supervisor/Manager:** Oversees the project, ensures compliance, and maintains documentation. EPA certified lead safe supervisor will be on site for set up and tear down, and always within 2 hours of the job site as required by law.
3. **Workers:** Follow the lead stabilization procedures, use appropriate personal protective equipment (PPE), and report any issues or concerns.

Materials and Equipment: List all materials and equipment needed for the stabilization process, such as encapsulants, sealants, HEPA vacuum, protective clothing, etc.

Procedure:

1. Site Preparation:

- Conduct testing via independent third party to determine baseline levels prior to work being performed.
- Secure the work area with barriers and warning signs.
- Set up a decontamination area with a clean zone, shower, and changing area.
- Ensure adequate ventilation.

2. Worker Training:

- Ensure workers are trained and certified in lead-based paint activities.
- Review the hazards of lead exposure and the importance of following procedures.

3. Personal Protective Equipment (PPE):

- Initial exposure assessment and negative exposure assessments to be performed to ensure proper PPE for all employees.
- Workers must wear appropriate PPE, including disposable coveralls, gloves, goggles, and respirators.
- PPE should meet or exceed relevant safety standards and be inspected before each use.

4. Lead Assessment:

- Determine the extent and condition of lead-based paint.
- Testing for lead-based paint where needed.

5. Lead-Based Paint Abatement & Stabilization:

- Wet scrape all loose, flaking, and peeling paint from substrate.
- Employ proper containment and ventilation to control lead particles.
- Clean the painted surface by utilizing a HEPA vacuum and wet wiping.
- Apply encapsulants or sealants to stabilize the paint film as per manufacturer's instructions.
- Avoid creating dust and maintain a damp work environment.
- Keep a clean and orderly work area.

6. Component Removal:

- If component removal is required, it should be performed by trained personnel.
- Carefully remove components without damaging the lead-painted surfaces.
- Properly label and store removed components for disposal.

7. Cleanup and Decontamination:

- After lead abatement or component removal, thoroughly clean and decontaminate the work area.
- Use HEPA vacuums, wet cleaning methods, and disposable wipes.
- Ensure proper disposal of cleaning materials and used PPE. Worker decontamination includes changing out of contaminated clothing and showering.

8. Waste Management:

- Collect and dispose of waste materials in compliance with local and federal regulations.

9. Clearance Testing:

- Conduct testing via independent third party to determine baseline levels prior to work being performed.
- Conduct clearance testing via independent third party to ensure lead levels equal to or less than pre-existing baseline sample after work has been performed.
- Depending on levels of existing contamination, Viking may require pre and post blood lead level samples for personnel.
- Record and report lead levels as required by local regulations.

10. Documentation:

- Maintain accurate records of all work performed, including testing results, waste disposal manifests, and worker certifications.

11. Final Inspection:

- Conduct a final inspection to ensure all lead-based paint stabilization procedures are complete and successful.

Emergency Procedures: Detail the steps to follow in the event of a spill, accident, or other emergency related to lead-based paint stabilization.

Regulatory Compliance: Include references to local, state, and federal regulations governing lead-based paint stabilization, such as the EPA's Renovation, Repair, and Painting (RRP) Rule or other relevant guidelines. Viking is an EPA Certified Lead Safe Firm.

Review and Revision: Establish a schedule for reviewing and updating the SOP as needed, especially if regulations change or new best practices emerge.

Training: Ensure that all personnel involved in lead-based paint stabilization are trained and informed about this SOP.



Staff Report

Item Number: 5.A.

Agenda Item:

Design Review Board - Arizona Copper Art Museum

Discuss, consider and act upon APN 400-02-164 submitted by Drake Meinke on behalf of the Arizona Copper Art Museum for the removal of historic display windows and doors at the Miller building located at 901 Main Street, Clarkdale, and replaced with plywood or oriented strand board.

Staff Contact:

Ruth Mayday, Community Development Director

Meeting Date:

November 27, 2023

Strategic Goal:

This agenda item supports the following Clarkdale Strategic Goal Area:

- Goal Area 1 - Preserve and celebrate Clarkdale's unique, complex history.

Background:

This applicant proposes the lead-based paint (LBP) removal of one (1) historic building in downtown Clarkdale, commonly known as The Miller Building. The proposal is for removal of lead-based paint on the exterior and interior of painted materials that tested positive for lead-based paint, to include window frames, trim, doors, panels, drip caps, rear doors, and possibly 9th Street wall painted area.

The LBP process will include removal of 12 large storefront windows, 12 clerestory windows and one door, all fronting Main Street. Painted plywood panels will be temporarily installed in the window and door openings until the new windows and doors are installed.

The project timing will coincide with grant application submittal and award. Once the applicant receives the grant money, the estimated project schedule will proceed as follows:

Estimated Project Schedule:

1. Lead-based paint removal = 3 weeks
2. Install the windowsills per architect's renditions = 3 weeks
3. Measure windows and order windows
4. Window arrival = 26 weeks
5. Window installation = 1-2 weeks

Total Estimated Project Time = 34 weeks

Recommendation:

Staff cannot recommend approval of this application in its current form. Boarding up the windows and doors of this building will have a decidedly deleterious effect on the appearance of a downtown that is struggling to fill buildings.

Alternatives exist to the window and door removal and boarding up of the building for approximately six (6) months. Stabilization and encapsulation of the LBP are offered as a solution by Viking, but not discussed by the applicant. This method would not require removal of the windows or frames; specially formulated paints are used to coat the surfaces where LBP is found. In fact, the Environmental Protection Agency (EPA) provides step-by-step instructions for use of chemical stripping agents and encapsulation paints on its website (<https://www.epa.gov/lead/lead-safe-renovations-diyers#minimize>). Using these methods, the work could be performed while the replacement windows are on order, minimizing disruption to the structure.

Windows could be remediated one at a time rather than all at once, which would minimize the visual impact of the boarded-up windows. Plexiglass or another similar material could be used rather than plywood or OSB, which would give the illusion of glass windows rather than obscuring the view of the interior of the building.

The applicant has not submitted plans describing the methodology for replacement of the display windows or doors. The staff is not clear as to whether the replacement windows will be substantially identical to the existing openings or smaller in size.

The staff have also consulted with commercial construction professionals who state that it is possible to design the framing for the new windows with the historic windows in place. To date, no plans for the framing necessary for boarding up of the windows have been submitted. While the interior framing will not have a visual impact on the plywood/OSB, it will need to be reviewed to ensure it meets code, and a permit will need to be issued prior to commencement of the project.

All property owners of record within 300' of the subject property were notified of the proposal and the public hearing via first-class mail, mailed on Nov. 9, 2023. A notice was posted on the property on or about that same date; the notice was published in the Verde Independent on Nov. 12, 2023.

Now that the Design Review Board has held the requisite public hearing, they may now discuss the proposal and take action.

Budget Impact:

No budget impact.

Recommendation: Staff recommends the Design Review Board return the application back to the applicant for consideration of alternative methods for the replacement of the windows and doors at 901 Main Street.



Staff Report

Item Number: 5.B.

Agenda Item: **Historic Preservation Commission - Arizona Copper Art Museum**
Discuss, consider and act upon APN 400-02-164 submitted by Drake Meinke on behalf of the Arizona Copper Art Museum for the removal of historic display windows and doors at the Miller building located at 901 Main Street, Clarkdale, and replaced with plywood or oriented strand board.

Staff Contact: Ruth Mayday, Community Development Director

Meeting Date: November 27, 2023

Strategic Goal: This agenda item supports the following Clarkdale Strategic Goal Area:

- Goal Area 1 - Preserve and celebrate Clarkdale's unique, complex history.

Background: This applicant proposes the lead-based paint (LBP) removal of one (1) historic building in downtown Clarkdale, commonly known as The Miller Building. The proposal is for removal of lead-based paint on the exterior and interior of painted materials that tested positive for lead-based paint, to include window frames, trim, doors, panels, drip caps, rear doors, and possibly 9th Street wall painted area.

The LBP process will include removal of 12 large storefront windows, 12 clerestory windows and one door, all fronting Main Street. Painted plywood panels will be temporarily installed in the window and door openings until the new windows and doors are installed.

The project timing will coincide with grant application submittal and award. Once the applicant receives the grant money, the estimated project schedule will proceed as follows:

Estimated Project Schedule:

1. Lead-based paint removal = 3 weeks
2. Install the windowsills per architect's renditions = 3 weeks
3. Measure windows and order windows
4. Window arrival = 26 weeks
5. Window installation = 1-2 weeks

Total Estimated Project Time = 34 weeks

Recommendation:

Staff cannot recommend approval of this application in its current form. Boarding up the windows and doors of this building will have a decidedly deleterious effect on the appearance of a downtown that is struggling to fill buildings.

Alternatives exist to the window and door removal and boarding up of the building for approximately six (6) months. Stabilization and encapsulation of the LBP are offered as a solution by Viking, but not discussed by the applicant. This method would not require removal of the windows or frames; specially formulated paints are used to coat the surfaces where LBP is found. In fact, the Environmental Protection Agency (EPA) provides step-by-step instructions for use of chemical stripping agents and encapsulation paints on its website (<https://www.epa.gov/lead/lead-safe-renovations-diyers#minimize>). Using these methods, the work could be performed while the replacement windows are on order, minimizing disruption to the structure.

Windows could be remediated one at a time rather than all at once, which would minimize the visual impact of the boarded-up windows. Plexiglass or another similar material could be used rather than plywood or OSB, which would give the illusion of glass windows rather than obscuring the view of the interior of the building.

The applicant has not submitted plans describing the methodology for replacement of the display windows or doors. The staff is not clear as to whether the replacement windows will be substantially identical to the existing openings or smaller in size.

The staff have also consulted with commercial construction professionals who state that it is possible to design the framing for the new windows with the historic windows in place. To date, no plans for the framing necessary for boarding up of the windows have been submitted. While the interior framing will not have a visual impact on the plywood/OSB, it will need to be reviewed to ensure it meets code, and a permit will need to be issued prior to commencement of the project.

All property owners of record within 300' of the subject property were notified of the proposal and the public hearing via first-class mail, mailed on Nov. 9, 2023. A notice was posted on the property on or about that same date; the notice was published in the Verde Independent on Nov. 12, 2023.

Now that the Historic Preservation Commission has held the requisite public hearing, they may now discuss the proposal and take action.

Budget Impact: No budget impact.

Recommendation: Staff recommends the Historic Preservation Commission return the application back to the applicant for consideration of alternative methods for the replacement of the windows and doors at 901 Main Street.