

# CARSON CITY HISTORIC RESOURCES COMMISSION

## Minutes of the May 12, 2011 Meeting

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A meeting of the Carson City Historic Resources Commission (HRC) was scheduled for 5:30 p.m. on Thursday, May 12, 2011, in the Carson City Community Center, Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Chairperson Michael Drews  
Commissioner Gregory Hayes  
Commissioner Mara Jones  
Commissioner Lou Ann Speulda

**STAFF:** Lee Plemel, Planning Director  
Randal Munn, Chief Deputy District Attorney  
Tamar Warren, Recording Secretary

**NOTE:** A recording of these proceedings, the Commission's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record, on file in the Clerk's Office. These materials are available for review, in the Clerk's office, during regular business hours.

- A. CALL TO ORDER AND DETERMINATION OF QUORUM (5:30:56)** – Chairperson Drews called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Vice Chairperson Darney and Commissioner Lopiccolo were absent.
- B. ACTION ON APPROVAL OF MINUTES (5:31:24)** – Commissioner Speulda moved to approve the minutes of the March 10, 2011 meeting as written by Staff. Commissioner Hayes seconded the motion. Motion carried 4-0.
- C. MODIFICATION OF AGENDA (5:31:43)** – None.
- D. DISCLOSURES (5:32:03)** – Chairperson Drews disclosed that he had met with Mr. Herman Bauer and Mr. John Uhart as part of the Major Project Review for the project listed on agenda item F-1. He stated that they had discussed changes and the process for next steps. Commissioner Jones disclosed that she was on the board of the State Historic Preservation Office (SHPO) and noted that an item involving SHPO was being discussed.
- E. PUBLIC COMMENTS (5:33:04)** – None.
- F. PUBLIC HEARING MATTERS:**

**F-1 HRC-10-102 ACTION TO CONSIDER A REQUEST FROM AL SALZANO (PROPERTY OWNER: HERMAN BAUER) TO DEMOLISH THE EXISTING SINGLE FAMILY RESIDENCE, CARRIAGE HOUSE, AND SHED WITH THE REPLACEMENT OF A 8-UNIT APARTMENT COMPLEX, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 812 NORTH DIVISION STREET, APN 001-191-06.**

(5:33:57) – Chairperson Drews introduced the item. Mr. Plemel pointed out to the staff report prepared by Jennifer Pruitt, Principal Planner, incorporated into the record, and gave background on the property and its location. He also indicated that this item was previously reviewed by the Commission during the December 9, 2010 meeting. Mr. Plemel added that these revised plans would amend the ones reviewed previously, especially the covered parking issue. He explained that in addition to the Historic Resources Commission review, the project required a special use permit through the Planning Commission, and that demolition would not take place until the new plans were approved. Chairperson Drews stated that the new plans reflected the revised parking structure. He then advised Mr. Salzano, Architect, to come forward and answer any questions the Commissioners might have. In response to Commissioner Hayes' question, Chairperson Drews indicated that the Carson City Greenhouse project would take several trees and bushes. He added that the building materials would be salvaged by the V&T Foundation. Commissioner Jones was concerned about the proposed building signage and the masonry, and was referred to the packet that contained scaled-down versions which were consistent with the other buildings in the area. Commissioner Speulda received confirmation that the windows would be wood-clad. She

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also suggested recording the house prior to being moved. Commissioner Jones agreed and asked to document the house and the landscaping via photographs. Chairperson Drews called for public comments. Kurt Garrett, a resident of the Historic District, stated that the building style “doesn’t look like it fits anything in our neighborhood”, and expressed concern regarding the displacement of the dozen deer that bed in the yard. Chairperson Drews explained that the underrepresented craftsman-style building was “still fitting within the character of the District as a whole”. Jed Block stated that he had looked at the property with Tom Henderson, from Healthy Trees, and Earl Wiley. He stated that the apple trees were too old to move, but questioned the use of stucco in the District, and cited other buildings that also had stucco finishes. Commissioner Speulda explained that a craftsman-style house could have exposed wood and stucco-type material on the eaves and the walls. Commissioner Jones preferred siding to stucco; however, she agreed that the structure would have a tie-in with other buildings in the area. **Commissioner Hayes moved to approve HRC-10-102, a request from Al Salzano to allow the approval of the revised developmental plan of a new eight-plex multi-family apartment project on property zoned Residential Office (RO), located at 812 North Division Street, APN 001-191-06, subject to the conditions of approval contained in the staff report, and to include photo documentation of the original building and landscape on the property. The motion was seconded by Commissioner Speulda. Motion Carried 4-0.**

**F-2 HRC-11-034 DISCUSSION ONLY REGARDING THE HISTORIC DISTRICT NATIONAL REGISTRY NOMINATION.** (5:59:02) – Chairperson Drews introduced the item, referring to a Staff Report prepared by Ms. Pruitt, incorporated into the record, and explained that the Historic Resources Commission had secured grant funding to prepare a nomination for the National Register of Historic Places, a federal program administered at the state level through SHPO. In a PowerPoint presentation, incorporated into the record, he gave background on the West Side National Register District. He also stated that this elevated the Historic District to the national level. Chairperson Drews also outlined certain benefits such as the Historic District being entered in the National Register of Archives and mentioned that properties in the District would be eligible for certain federal tax credits. He explained that a draft version of the document, as well as his presentation, would be posted on the web site. He called it a great summary of Carson City history and indicated that there would be no restrictions on private property rights. Chairperson Drews also noted that property owners had been notified and that subsequent hearings would take place in the June, July, and August meetings. He added that any objections would have to be submitted via notarized letters, and that a notary would be available during the June and August Historic Resources Commission meetings. Nominations must be approved by the Board of Museums and History, and the objections must be over 51% in order to be valid, according to Chairperson Drews. Mr. Don Summo inquired about meeting ADA requirements, and Mr. Plemel explained that properties on the National Register would not need to be upgraded, especially the single-family residences. Commissioner Jones added that being on the National Register would allow for added flexibility. Mr. Block inquired about two properties not currently in the Historic District but had historic significance, and wondered if the district boundaries could be amended. Commissioner Jones suggested staying within the Carson City planning district as a first step. Mr. David Wiegenstein received clarification on district boundaries. Chairperson Drews indicated that 190 parcels were identified within the district and if 51% did not wish to have the designation, the deal would die.

**F-3 HRC-11-006 DISCUSSION ONLY REGARDING AN UPDATE OF THE HISTORIC PRESERVATION FUND (HPF) GRANT FOR 2010.** (6:36:09) – Chairperson Drews introduced the item. Mr. Plemel referred to a memo from Ms. Pruitt, incorporated into the record. Chairperson Drews stated that they had met with the Consultant, Dan Pizzone, and that the project was on track. He asked Mr. Plemel to send the consultant’s draft report to the Commission members.

**F-4 HRC-10-112 DISCUSSION AND POSSIBLE ACTION: AMENDING THE QUALIFICATIONS FOR MEMBERSHIP IN CCMC 18.06.025.** (6:39:26) – Chairperson Drews introduced the item. Mr. Plemel explained that this item was sent to the planning commission for approval and would be discussed in the second Board of Supervisors meeting in May. He stated that this was necessary to increase the pool of candidates to fill vacancies on the Commission. Discussion ensued, and it was agreed to leave the qualifications as amended.

#### **G. STAFF REPORTS**

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**COMMISSIONER REPORTS/COMMENTS.** (6:45:08) – Chairperson Drews stated that in April, the Board of Supervisors had been presented last year’s Historic Resources Commission activities. He added that the Historic Preservation awards were well received. He also added that the Scavenger Hunt was now on the city website and it too was well-received.

**PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION.** (6:46:24) – Mr. Plemel also stated that the Scavenger Hunt packets were being picked up, and wanted to let everyone know that more copies were available at the BRIC building on 108 E. Proctor Street. He also reminded the Commissioners that Ms. Pruitt had included an article on roofing for historic buildings.

**FUTURE AGENDA ITEMS** (6:47:02) – Chairperson Drews stated that the National Register Nomination should be noticed for the June meeting, and suggested that the Commission members attend. Mr. Plemel suggested coordinating with Ms. Pruitt on how to notice the meeting.

**H. ACTION ON ADJOURNMENT** (6:48:58) – Commissioner Speulda moved to adjourn. The motion was seconded by Commissioner Jones. The meeting was adjourned at 6:49 p.m.

The minutes of the May 12, 2011 meeting of the Carson City Historic Resources Commission are approved on this 21<sup>st</sup> day of July, 2011.

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Michael Drews, Chairperson