CARSON CITY HISTORIC RESOURCES COMMISSION

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A meeting of the Carson City Historic Resources Commission (HRC) was scheduled for 5:30 p.m. on Thursday, June 9, 2011, in the Carson City Community Center, Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews

Vice Chairperson Robert Darney Commissioner Gregory Hayes Commissioner Lou Ann Speulda

STAFF: Lee Plemel, Planning Director

Jennifer Pruitt, Principal Planner

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** (5:30:52) Chairperson Drews called the meeting to order at 5:30 p.m. Roll was called: a quorum was present. Commissioners Jones and Lopiccolo were absent.
- B. ACTION ON APPROVAL OF MINUTES There were no minutes to approve.
- C. MODIFICATION OF AGENDA (5:31:33) None.
- **D. DISCLOSURES** (5:31:54) None.
- **E. PUBLIC COMMENTS** (5:32:07) Alex Kirsch, a property owner on North Minnesota Street in Carson City, stated that he had expressed concern over HRC-10-102, a request by Al Salzano and Herman Bauer. He added that he had not been notified about the Thursday, May 12, 2011 HRC meeting. Mr. Kirsch also addressed this issue via an e-mail, incorporated into the record, to the Planning Department on June 9, 2011. Ms. Pruitt confirmed that she would be in contact with Mr. Kirsch regarding the issues addressed in his e-mail. She apologized for not having a notification go out to him regarding the May 12, 2011 meeting. Additionally, Chairperson Drews offered to re-agendize the item in a special meeting, if needed.

F. PUBLIC HEARING MATTERS:

F-1 HRC-11-036 ACTION TO CONSIDER A REQUEST FROM DON SMIT OF PROJECT-ONE (PROPERTY OWNER: NEVADA ASSOCIATION OF COUNTY COMMISSIONERS) TO INFILL EXISTING WINDOWS, CUT OPENING IN WALL FOR ENTRY DOOR, AND THE ADDITION OF ADA COMPLIANT HANDICAP ACCESS, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 304 S.

MINNESOTA STREET, APN 003-126-07. (5:37:24) – Chairperson Drews introduced the item. Ms. Pruitt gave background on the subject site, and reviewed pictures and designs, both of which are incorporated into the record. She also showed images of the proposed door and noted that they had not received any comments from the public regarding the project. Ms. Pruitt stated that the Staff recommendation was to approve the project. Chairperson Drews commended Mr. Smit on the detailed plans. In response to Chairperson Drews' question, Mr. Smit explained that four dishes had previously been installed, and he believed that they dated back to the 1970s. Commissioner Hayes was pleased to see that the construction was taking place on the newer part of the structure. Mr. Smit expressed concern that the project was not expedited since the historic portion of the building was not affected. He explained that a single door took six weeks to be approved. Chairperson Drews understood Mr. Smit's concern, but he said he felt more comfortable bringing it to the Commission. He also stated that similar issues could have been addressed in a special meeting. Vice Chairperson

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Darney moved to approve HRC-11-036, a request from Don Smit to infill existing windows, cut opening in wall for entry door, and the addition of ADA compliant handicap access, on property zoned Residential Office (RO), located at 304 South Minnesota Street, APN 003-126-07. The motion was seconded by Commissioner Speulda. Motion carried 4-0. Chairperson Drews received confirmation from Mr. Smit that he had read the conditions of approval.

F-2 HRC-11-034 DISCUSSION ONLY REGARDING THE NATIONAL REGISTER DISTRICT

NOMINATION. (5:46:47) – Chairperson Drews introduced the item. Ms. Pruitt referred to a memorandum distributed to the Commission, and a presentation, both incorporated into the record and presented at the previous HRC meeting, outlining the National Register District, its benefits, restrictions, and nomination process. She also explained that this was the second notification sent by the Planning Division, regarding this agenda item. Chairperson Drews clarified that public comments were solicited from the residents and property owners from within the district. He also stated that the Commission intended to send it to the State Historic Preservation Office (SHPO) by the end of August. He suggested placing the item on the July agenda, in addition to hearing public comments in August, adding that comments were easier to address in person. Chairperson Drews presented background on the National Register of Historic Places, noting that it was an official federal list of properties that were significant in American history, architecture, archaeology, and engineering. He remarked that it was an honorific designation, and a federal program that was administered by SHPO. He called the recognition a "national honor" which would bring Carson City to the forefront. He also explained the federal tax credit eligibility, building code leniency, and the open space use assessment benefits. Chairperson Drews emphasized that if a majority of the property owners did not wish to be part of the district, SHPO would not approve the nomination. He also outlined the nomination process and the appropriate timelines and stated that the objections must be received via a notarized letter. Forms could be obtained from the SHPO office or web site, or the Planning Division web site, he added. Chairperson Drews solicited public comments. Tom Gibbons, who introduced himself as the owner of three properties in the District, expressed his gratitude to the Board and thanked the Commission for their support. He suggested better delineation of the Historic District parameters, should they receive the designation. Chairperson Drews alleviated Mr. Gibbons' concern of federal interference, and encouraged viewing the website for background information on all the properties. Mr. Kirsch agreed with Mr. Gibbons and stated he saw "a lot of potential", and wished the District could become more "obvious" in the future. Mike Morely, a potential buyer in the district, wanted and received assurance that no new regulations would be added, and inquired about "monetary cost". Discussion ensued regarding federal grants and rehabilitation guidelines.

F-3 HRC-11-006 DISCUSSION ONLY REGARDING AN UPDATE OF THE HISTORIC PRESERVATION FUND (HPF) GRANT FOR 2010. (6:22:19) – Chairperson Drews introduced the item. Ms. Pruitt referred to a memorandum, incorporated into the record, which gave an update to the grant process since May 12, 2011. She stated that the property owners had been notified and invited to participate in the National Nomination process. Ms. Pruitt also noted that a draft had been provided by the consultant and forwarded to SHPO and the Commission members. She added that the additional research, requested by the consultant, had been completed. Chairperson Drews encouraged Commission members to forward their comments to the consultant.

G. STAFF REPORTS

COMMISSIONER REPORTS/COMMENTS. (6:24:49) – Chairperson Drews explained that he had forwarded several maps to the consultant.

PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION. (6:25:34) – Ms. Pruitt explained that she would be in contact with Mr. Kirsch regarding future agenda items and to address his concerns. She also disclosed that approximately 70 entries were submitted for the scavenger hunt. She announced that the Ethan LePire was the winner in the children's category, and Miranda Mahe had won in the adult category. Both winners were showcased, and the answers were posted, on the Planning Division web site, according to Ms. Pruitt. Chairperson Drews thanked Commissioner Hayes and Ms. Pruitt for their efforts. He also announced that Commissioner Lopiccolo had resigned, and said the vacancy would be posted. Chairperson Drews stated that the second reading of the

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ordinance revision would be on the June 16, 2011 agenda of the Board of Supervisors meeting, and hoped that they would fill the Commission vacancies soon.

FUTURE AGENDA ITEMS – Previously discussed.

H. ACTION ON ADJOURNMENT (6:28:45) – Chairperson Drews entertained a motion to adjourn. Commissioner Speulda moved and Commissioner Hayes seconded a motion to adjourn. The meeting was adjourned at 6:28 p.m.

The minutes of the June 9, 2011 meeting of the Carson City Historic Resources Commission are approved on this 2 of July, 2011.	21 st day

Michael Drews, Chairperson