CARSON CITY HISTORIC RESOURCES COMMISSION Minutes of the June 8, 2006 Meeting

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A regular meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Thursday, June 8, 2006 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews

Vice Chairperson Mark Lopiccolo

Richard Baker Robert Darney Rebecca Ossa Peter Smith Louann Speulda

STAFF: Walter Sullivan, Planning and Community Development Director

Jennifer Pruitt, Senior Planner

Michael Suglia, Senior Deputy District Attorney

Kathleen King, 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-Recorder's Office. These materials are available for review during regular business hours.

- **A. CALL TO ORDER AND DETERMINATION OF QUORUM** (5:30:00) Chairperson Drews called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Commissioner Baker arrived at 5:43 p.m.
- B. ACTION ON APPROVAL OF MINUTES April 13, 2006; May 1, 2006; May 11, 2006; and May 25, 2006 (5:30:24) Commissioner Darney moved to approve the minutes. Commissioner Smith seconded the motion. Motion carried 6-0.
- C. MODIFICATION OF THE AGENDA (5:31:00) None.
- **D. DISCLOSURES** (5:31:18) None.
- **E. PUBLIC COMMENTS** (5:31:33) None.
- F. PUBLIC HEARING ACTION ITEMS:
- F-1. HRC-06-089 ACTION TO CONSIDER AN APPLICATION FROM THOMAS BROWN (PROPERTY OWNER: SILVER OAK DEVELOPMENT COMPANY) TO ALLOW LANDSCAPING AND TWO MONUMENTS IN A COMMON AREA KNOWN AS IVY BALDWIN CIRCLE, ON PROPERTY ZONED RETAIL COMMERCIAL / PLANNED UNIT DEVELOPMENT (RC/PUD), LOCATED NEAR 3650 G. S. RICHARDS BOULEVARD, APN 007-461-17 (5:31:57) Chairperson Drews introduced this item. Ms. Pruitt reviewed the staff report, and narrated pertinent slides.
- (5:33:57) Gary Sheerin, representing Tom Brown, advised the property is owned by Silver Oak Development Company. He requested input of the commissioners with regard to the plan, and requested their approval. He reviewed historic information associated with the property, and requested the assistance

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of one of the commissioners with regard to the design. He explained the provisions of the limited conservation easement associated with the property. Once the improvements are completed, an amendment to the conservation easement will be filed.

Chairperson Drews recalled that Silver Oak is listed on the National Register of Historic Places because of Ivy Baldwin's flight. The Historic Resources Commission requested the archaeological survey prior to development of Silver Oak. Evidence of the Washoe Tribe village was discovered as well as that of Chinese railroad camps. Chairperson Drews suggested one monument to include the prehistoric discovery, the Chinese railroad camps, and the Ivy Baldwin flight. Mr. Sheerin described the concept for a two-sided monument; one side to commemorate Ivy Baldwin's airplane, and the other reminiscent of the Indian village. Chairperson Drews noted the significance of the Ivy Baldwin flight was the first at altitude. Mr. Sheerin advised of the concept to include boulders in the design, and suggested utilizing them to affix plaques. Chairperson Drews advised of experience in developing text for historic markers.

In response to a question, Mr. Sheerin advised that irrigation lines will be installed to serve the landscape and electricity will be needed for the centerpiece. In response to a question, Chairperson Drews advised the archaeological digs were done to approximately two feet. He recalled the area was capped with sterile fill in anticipation of the easement and street improvements. [Commissioner Baker arrived at 5:43 p.m.] Chairperson Drews acknowledged that a depth of two feet would be sufficient to install irrigation and electricity lines.

Chairperson Drews called for public comment and, when none was forthcoming, requested volunteers to assist with the project design. Vice Chairperson Lopiccolo and Chairperson Drews volunteered. Chairperson Drews offered to research a copy of the archaeological report and information on the Ivy Baldwin flight. Commissioner Ossa offered to assist in researching information. Chairperson Drews entertained a motion. Commissioner Smith moved to approve HRC-06-089 in the form of the motion provided by staff. Commissioner Ossa seconded the motion. In response to a comment, Commissioner Smith amended his motion to designate Mark Lopiccolo and Mike Drews to assist with design of the monument. Commissioner Ossa continued her second. Motion carried 7-0.

F-2. HRC-06-091 ACTION TO CONSIDER AN APPLICATION FROM PALMER ENGINEERING GROUP, LTD. (PROPERTY OWNER: THOMAS AND DEBRA GIBBONS) TO ALLOW A NEW 2,709-SQUARE-FOOT MEDICAL OFFICE BUILDING, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 412 SOUTH DIVISION STREET, APN 003-128-03 (5:46:03) - Chairperson Drews introduced this item. Ms. Pruitt reviewed the staff report, and narrated pertinent slides.

(5:47:52) Mark Palmer, of Palmer Engineering Group representing Dr. and Mrs. Gibbons, introduced himself for the record. (5:48:20) Dr. Gibbons expressed appreciation for the honor of the Historic Preservation Award. Mr. Palmer oriented the commissioners to the location of the property, and reviewed drawings which were included in the agenda materials and displayed in the meeting room. Dr. Gibbons provided background information on his residence in Carson City and his optometry practice on the corner of Second and Division Streets. He provided historic information on the subject property, and expressed an openness to the commission's input.

Chairperson Drews advised of having reviewed the Sanborn maps, and that the earliest indication of the subject property is 1906. He acknowledged there had never been a structure on the subject property. He expressed support for the apparent precedent of moving the structure to the front of the lot and keeping

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parking in the back. He expressed additional support for the variance request to be submitted to the Planning Commission. Mr. Palmer responded to questions regarding the variance request. Vice Chairperson Lopiccolo expressed support for the design and suggested that trees and landscape will bring the "building down a little bit." Dr. Gibbons noted the "wonderful trees as a great back drop to this property." Commissioner Darney expressed support for the "overall architecture of the building." He expressed concern over the west elevation immediately facing the only small, single-story house on the block. He inquired as to the reason for no windows in the examination rooms. Dr. Gibbons expressed no opposition to "putting windows in there and using black out curtains." Commissioner Darney clarified his concern was over the "big, blank wall." He suggested modifying the shape of the wall or detail of the siding if windows are not preferred. Mr. Palmer noted the large trees on the west side between the properties. Commissioner Darney reiterated he was not indicating a preference for windows, but suggested "a little something architectural on that wall." Mr. Palmer explained the reason for requesting the variance.

Dr. Gibbons discussed parking issues associated with the historic district, and commended Mr. Palmer on the parking lot design. In response to a question, Mr. Palmer explained the purpose of the windows, on the west elevation just beneath the eaves, to bring light to the second floor. Commissioner Speulda noted that the parking lot and landscape will separate the building from the property to the west. Commissioner Darney reiterated a preference to "dress up that elevation" but noted it would not be required. Commissioner Speulda suggested landscape would help soften the appearance. Mr. Palmer responded to questions regarding the dimensions of the casement windows on the west elevation.

Chairperson Drews called for public comment; however, none was provided. He reiterated support for the design. Mr. Palmer acknowledged having reviewed the conditions of approval. He expressed concern over conditions of approval associated with the driveway and street lighting. Chairperson Drews offered to work with Cultural Resources with regard to street lighting. Mr. Palmer advised of Sierra Pacific Power Company regulations, and that he will work with the Nevada Department of Transportation to "do the best we can ... as far as what's available." He discussed possible Engineering Division concerns over the proximity of the driveway to neighboring driveways.

In response to a question, Mr. Palmer referred to descriptive information included in the agenda materials for fencing and railing. He responded to additional questions regarding the proposed window materials. Chairperson Drews entertained a motion. Commissioner Darney moved to approve HRC-06-091, a request from Palmer Engineering, for a new 2,709-square-foot medical office building, on property located at 412 South Division Street, with the nine conditions of approval recommended by staff. Commissioner Speulda seconded the motion. Motion carried 7-0. Chairperson Drews advised that the applicant would be welcome to add windows to the west elevation. He requested that a copy of any revisions be provided to the Planning and Community Development Division. In response to a comment regarding the proposed window material, Chairperson Drews noted that wood is the common material in the historic district. Vice Chairperson Lopiccolo noted that most windows are aluminum or vinyl clad on the outside.

F-3. HRC-06-092 ACTION TO CONSIDER AN APPLICATION FROM LOPICCOLO CONSTRUCTION (PROPERTY OWNER: ROBERT C. McFADDEN, JR.) TO ALLOW THE ADDITION OF AN 8 FOOT BY 9 FOOT KITCHEN NOOK TO MATCH THE EXTERIOR OF THE EXISTING STRUCTURE, ON PROPERTY ZONED SINGLE FAMILY 6,000 (SF6), LOCATED AT 500 MOUNTAIN STREET, APN 003-241-04 (6:13:12) - Mr. Suglia provided direction with regard to Vice Chairperson Lopiccolo presenting this item, and discussion ensued. Chairperson Drews recessed the meeting at 6:14 p.m. to provide Mr. Suglia an opportunity to review minutes pertinent to the

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issue of commissioners presenting their own projects. Chairperson Drews reconvened the meeting at 6:22 p.m. He introduced this item and Vice Chairperson Lopiccolo advised he would abstain from discussion. Chairperson Drews advised that, pursuant to direction of counsel, the subject item would be deferred to a future meeting in order to provide the opportunity for a Lopiccolo Construction representative to present this item.

F-4. ACTION TO CONSIDER FUTURE CERTIFIED LOCAL GOVERNMENT GRANTS FOR CARSON CITY (6:24:02) - Chairperson Drews introduced this item. Ms. Pruitt noted the commission's previously stated interest in the possibility of surveying 1950s architecture and of an architectural or structural study of historic churches in the historic district. She requested the commissioners to continue considering items for possible grant applications. Commissioner Ossa acknowledged that grant applications are due in December. Ms. Pruitt requested that final recommendations be provided to the Planning and Community Development Division no later than September 2006.

Chairperson Drews entertained suggestions for additional projects. Commissioner Ossa suggested resurveying properties surveyed in the 1980s. Chairperson Drews suggested integrating 1950s architecture into the survey, and an update of the entire historic district. Commissioner Ossa noted that the updated information would be useful to the City as well. Commissioner Smith inquired as to funding available for rehabilitation work. Commissioner Ossa advised that National Park Service grants can be used for rehabilitation of historic buildings which are owned by the government, the public, or a non-profit entity. She noted the Children's Museum, the Brewery Arts Center, and the Wungnema House as examples. In response to a question, she referred to a community development block grant application submitted by the City several years ago which funding was allocated to historic rehabilitation. In response to a further question, she provided additional information on criteria associated with National Park Service grant funding.

Chairperson Drews suggested checking with the National Alliance of Preservation Commissions ("NAPC") regarding local programs. He referred to the article included in the agenda materials entitled "The Alliance Review." Commissioner Smith expressed concern over the exterior condition of the Brewery Arts Center and the Roberts House. Commissioner Ossa discussed benefits associated with the Brewery Arts Center and the Roberts House partnering with the City on a grant application. She described match funding opportunities through the Commission on Cultural Affairs. She responded to questions regarding grant funding available last year.

- **F-5. DISCUSSION ONLY TO CONSIDER HISTORIC RESOURCES COMMISSIONER TRAINING** (6:32:51) Chairperson Drews introduced this item. Ms. Pruitt reviewed information included in the agenda materials, and requested the commissioners to review the same. She advised this item would be re-agendized for the next commission meeting to discuss scheduling a seminar for May 2007. Chairperson Drews advised this commission is now a member of the NAPC. Commissioner Smith inquired as to training on unreinforced masonry. Ms. Pruitt offered to check into this and provide information at the next meeting.
- **G. FUTURE COMMISSION ITEMS** (6:35:12) Chairperson Drews reviewed the tentative agenda for the July commission meeting. He requested staff to reagendize discussion of the commission policy regarding commissioners presenting their own projects.

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H. INTERNAL COMMUNICATION AND ADMINISTRATIVE MATTERS

H-1. COMMENTS AND STATUS REPORTS FROM STAFF (6:35:55) - Ms. Pruitt advised that staff is continuing to work on revisions to the policies and procedures manual. It will be presented to the commission at a future meeting. The commissioners acknowledged an interest in a presentation of the Downtown Carson City 3-D video at the next meeting.

- H-2. COMMENTS AND STATUS REPORTS FROM COMMISSIONERS (6:37:03) None.
- **I. ACTION ON ADJOURNMENT** (6:37:09) Commissioner Baker moved to adjourn the meeting at 6:37 p.m. Commissioner Darney seconded the motion. Motion carried 7-0.

The Minutes of the June 8, 2006 Carson City Historic Resources Commission meeting are so approved this 13th day of July, 2006.

MICHAEL DREWS, Chair