CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the February 8, 2007 Meeting Page 1

A regular meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Thursday, February 8, 2007 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews

Richard Baker Robert Darney Gregory Hayes Rebecca Ossa

STAFF: Jennifer Pruitt, Senior Planner

Kathe Green, Assistant Planner

Edward Oueilhe, 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 (5:32:51) Chairperson Drews called the meeting to order at 5:32 p.m. Roll was called; a quorum was present. Vice Chairperson Lopiccolo and Commissioner Speulda were absent.
- **B. ACTION ON APPROVAL OF MINUTES** (5:33:12) None.
- C. MODIFICATION OF AGENDA (5:33:19) None.
- **D. DISCLOSURES** (5:33:39) Commissioner Ossa advised of having worked with State Public Works Board representatives regarding item F-3. Chairperson Drews advised of having visited the 312 West Musser Street property, which is the subject of item F-1, and of conversing with Dennis Doyle following the last commission meeting.
- **E. PUBLIC COMMENTS** (5:34:21) None.
- F. PUBLIC HEARING ACTION ITEMS:
- F-1. HRC-07-015 ACTION REGARDING A REQUEST FROM DENNIS DOYLE (PROPERTY OWNER: ED WATERHOUSE) TO ALLOW REMOVAL OF ASBESTOS TILE / INSTALLATION OF VINYL SIDING AND REPAIR AND REPLACE DAMAGED MOLDING, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 312 WEST MUSSER STREET, APN 003-211-03 (5:34:43) Chairperson Drews introduced this item, and suggested removing the word "vinyl" from the title. Ms. Pruitt provided background information on this item, and reviewed the staff report. She described the Truwood siding material, proposed by the applicant, and narrated pertinent slides. She noted a condition of approval prohibiting steel, aluminum, and vinyl siding materials.

(5:37:44) Dennis Doyle displayed a sample of the Truwood siding product, described its characteristics, and discussed the benefit of using the product for the subject project. He discussed the intent to remove the asbestos siding and to repair the existing moldings. He displayed a photograph of the proposed paint scheme. He acknowledged an intention to replace all the siding, including the dormers. He advised that the house presently has four different types of siding. He reiterated that the trim around the edges of the roof will be repaired. He advised that the windows and window trim will be new, with the exception of the original nine over nine window which will be repaired and retained. Chairperson Drews noted the siding on the front of the house under the porch appears to be in fairly good condition, and inquired as to the possibility of retaining it. Mr. Doyle discussed an assumption that there will be a sufficient amount of siding, under the asbestos siding, to cover the front of the house on the Musser Street side. Discussion followed, and Commissioner Hayes encouraged Mr. Doyle to consider "how much good wood there is." Mr. Doyle discussed fire damage to the structure. Commissioner Hayes suggested considering re-siding the Musser and Division Street sides of the structure if enough good wood siding is available. Mr. Doyle agreed to consider the possibility provided there is a sufficient amount of the original siding in good condition.

Commissioner Ossa inquired as to the intent for the wood siding underneath the asbestos siding. Mr. Doyle advised of the intent to utilize the wood siding around the front of the house, to place plywood over those sections where the wood siding is removed, and to install the Truwood siding over the plywood. Commissioner Ossa advised that asbestos siding is indicative of the 1940s and 1950s, and suggested patching and repainting the asbestos siding. Mr. Doyle advised that his company is prohibited, by State regulation, from removing and reinstalling any of the asbestos siding. He advised that the original siding was a horizontal, channel style wood siding. Commissioner Ossa advised that the Truwood siding is used so much in modern construction it would be inappropriate for an historic district structure. Discussion followed, and Mr. Doyle reviewed the legal process for the property owner to himself remove and dispose of the asbestos siding. He advised that the asbestos siding is encapsulated in concrete and is, therefore, not as much of a health risk. Chairperson Drews inquired as to the possibility of removing the asbestos siding and encapsulating the original siding with the Truwood siding product. Commissioner Hayes reiterated the request to consider how much original siding could be re-used. Mr. Doyle responded to questions regarding the time line associated with the project. Commissioner Darney advised that the method proposed, i.e., removing all the siding, sheeting the structure with plywood, and covering it with siding, is a much better method than just applying siding. In response to a question, Mr. Doyle described the method by which any vertical joints would be addressed. He emphasized the importance of having a "default position" established by the commission's decision if there is no original wood siding to re-use.

In response to a question, Chairperson Drews suggested there are a number of options. The minimal, acceptable option is to maintain the front façade by patching it "any way we can" with original, horizontal siding. Chairperson Drews expressed understanding for the property owners' desire to have the asbestos siding removed. The next option is, if there is a sufficient amount of original siding, to use it along the Division Street side of the structure. Chairperson Drews entertained a motion for the minimal option with the understanding of trying to "keep moving in the direction of preserving and restoring" as much as possible of the original siding. He suggested attempting to limit the composite siding to the back or non-visible sides of the structure. Commissioner Darney advised that his experience with these types of projects is "there's enough to do one or two sides but then it runs out ..." He agreed with re-siding the front and, if there's enough, to do the side of the structure also. Commissioner Hayes commented it would be easier to approve the project if real wood siding was proposed rather than the composite siding. Chairperson

Drews reiterated the suggestion to agree on the minimal option and work to preserve as much of the original siding as possible. Mr. Doyle advised of having located cedar siding which is an "almost exact" match to the original siding. He suggested the cedar siding could be used to fill in, if necessary. He expressed understanding for the commissioners' concerns and direction, but advised that the cost for siding the entire structure with real wood is double that of the composite product. Chairperson Drews offered to work with Mr. Doyle and to photographically document the wooden siding once the asbestos siding is removed. Commissioner Ossa offered to assist as well. In response to a question, Commissioner Darney advised that sheering on two sides of the structure will "accomplish most of what you're trying to accomplish."

Chairperson Drews called for public comment. (6:15:07) Jed Block described the siding used in his garage project. Chairperson Drews called for additional public comment and, when none was forthcoming, entertained a motion. Commissioner Darney moved to approve HRC-07-015, a request from Dennis Doyle, property owner Edward Waterhouse, to allow removal of asbestos tile and installation of composite siding, to repair and replace damaged molding, on property located at 312 West Musser Street, with the conditions of the front façade to be maintained in the original, horizontal siding and, with the cooperation of some of the commissioners, to attempt to do the same with the west side of the house. Commissioner Baker seconded the motion. Motion carried 5-0. Chairperson Drews thanked Mr. Doyle and requested him to thank the property owners for their cooperation.

F-2. HRC-07-004 ACTION REGARDING AN APPLICATION FROM BENGOCHEA LLC FOR HISTORIC TAX DEFERMENT STATUS, ON PROPERTY ZONED DOWNTOWN COMMERCIAL / RESIDENTIAL OFFICE (DC / RO), LOCATED AT 204 WEST SPEAR STREET, APN 003-222-04 (6:21:32) - Chairperson Drews introduced this item. Ms. Pruitt reviewed the staff report, and advised of having conducted site visits in December 2006 and January 2007. She provided background information on past applications before the commission, and advised that the property has continued to be photographically documented. She advised of no pending non-compliance issues regarding the property.

Chairperson Drews called for public comment and, when none was forthcoming, entertained a motion. Commissioner Ossa moved to approve HRC-07-004, a request from Bengochea LLC for historic tax deferment, on property split-zoned downtown commercial / residential office, located at 204 West Spear Street, APN 003-222-04, in the form of the motion provided by staff. Commissioner Hayes seconded the motion. Motion carried 5-0. Chairperson Drews commended the property owner on a beautifully well-maintained building. Ms. Pruitt advised that the commission's recommendation would be forwarded to the Board of Supervisors within the next thirty days.

F-3. HRC-07-019 PRESENTATION AND DISCUSSION ONLY OF THE STEWART INDIAN SCHOOL LANDSCAPE PRESERVATION STATUS REPORT (6:26:02) - Chairperson Drews introduced this item. Commissioner Ossa provided background information on the project funding.

(6:26:42) State Public Works Board Project Manager Ward Patrick introduced Consultant Patrick Wyss, and listed the agencies involved in the project steering committee. (6:28:00) Mr. Wyss provided background information on Wyss Associates, Inc., and his experience in historic landscape preservation. He reviewed the scope of work for the Stewart Indian School Landscape and Cultural Preservation Plan.

The three project phases include inventory, analysis, and recommendations. Mr. Wyss reviewed the status of the inventory phase, which has included photographic documentation and recorded interviews. He anticipates having a report available in approximately two months.

Commissioner Darney discussed his involvement, over the years, at the facility. In response to a question, Mr. Wyss advised of a desire to bring new life to the ball fields, although there are no plans to do so. He advised that the importance of intramural sports has been a recurring theme in the recorded interviews. In response to a question, Mr. Patrick advised of a plan, dated in 2000, which included a business park. The majority of the buildings were proposed for 40 acres on the more industrial side of the Stewart Indian School property to the east. The ball fields are located more on the opposite end of the facility and would, therefore, not conflict. Commissioner Darney discussed the historic significance of the ball fields, and expressed the opinion that buildings could be strategically placed to alleviate interfering with them. Mr. Wyss commented that embarking on the landscape and cultural preservation plan has shed light on the value of the landscape as a resource, including particular features of the landscape. In response to a question, he advised that the project time table indicates an early 2009 completion date. He noted that the time table is driven by funding.

Chairperson Drews requested Mr. Patrick and Mr. Wyss to provide periodic status reports to the commission as the three phases of the project progress. In response to a question, Commissioner Ossa advised the report would most likely be available to the public because of federal funding allocated to the project. Mr. Wyss advised that as much information as possible is being posted to the State Public Works Board website. Mr. Patrick agreed to provide a status report to the commission on the overall preservation plan for the Stewart facility. The commissioners thanked Mr. Patrick and Mr. Wyss for their presentation. Mr. Patrick agreed to work with the State Library and Archives to establish a web link with the State Public Works Board. Commissioner Ossa offered to assist.

- F-4. DISCUSSION AND POSSIBLE ACTION TO CONSIDER FUTURE CERTIFIED LOCAL GOVERNMENT ("CLG") GRANTS (6:42:27) Chairperson Drews introduced this item, and Ms. Pruitt advised that it would continue to be agendized until the end of the year. She requested the commissioners to continue considering potential projects. Chairperson Drews discussed a citywide context being prepared for the City of Los Angeles, and suggested developing a smaller scale context for Carson City. Commissioner Ossa requested staff to provide the commissioners with copies of the responses to the requests for proposal on the structural study of historic churches project. In response to a question, Ms. Pruitt advised that Planning Division staff is awaiting a reply from the State Historic Preservation Office with regard to the grant application.
- F-5. DISCUSSION AND POSSIBLE ACTION TO CONSIDER SELECTION OF THE HISTORIC PRESERVATION AWARDS FOR 2007, IN RECOGNITION OF SIGNIFICANT PRESERVATION ACCOMPLISHMENTS AND IN CELEBRATION OF NATIONAL HISTORIC PRESERVATION MONTH, MAY 2007 (6:45:29) Chairperson Drews introduced this item. Ms. Pruitt advised that staff has contacted *Nevada Appeal* representatives, who indicated they will be contacting Chairperson Drews. In addition, the display area at City Hall has been reserved for Historic Preservation Month. Planning Division staff is hoping to showcase the properties and individuals selected by the commission for a few weeks in May. Ms. Pruitt solicited nominations from the commissioners which will be agendized for action during the April commission meeting. In response to a question, she advised that historic preservation awards would be agendized for the May 3rd Board of Supervisors meeting.

Chairperson Drews suggested the Northern Nevada Title Building, the DeArrietta building, and the building which houses the accounting firm between the DeArrietta and Resource Concepts buildings. Commissioner Hayes suggested Peter and Patty Smith's home. Chairperson Drews suggested recognizing former Commissioner Peter Smith for his contributions to the commission. Commissioner Ossa suggested recognizing structures of the recent past. Ms. Pruitt advised that the April commission meeting is scheduled for the 12th. Chairperson Drews advised he would submit the May 3rd meeting of the Board of Supervisors to the State Historic Preservation Office for presentation of historic preservation awards. He suggested also nominating the Cactus Jack's senator sign, and requested the commissioners to continue considering nominations. He invited any citizen to contact the Planning Division with nominations.

G. FUTURE COMMISSION ITEMS (6:51:28) - Previously covered.

H. INTERNAL COMMUNICATION AND ADMINISTRATIVE MATTERS

- H-1. COMMENTS AND STATUS REPORTS FROM STAFF (6:51:31) Ms. Pruitt advised that Planning Division staff had met earlier in the day with Mr. Oueilhe regarding the commission policies and procedures. She anticipates agendizing review of a draft by the next meeting. Mr. Oueilhe commended Ms. Pruitt on update of the commission policies and procedures.
- H-2. COMMENTS AND STATUS REPORTS FROM COMMISSIONERS (6:52:37) Commissioner Ossa advised of having attended the Nevada Earthquake Safety Council meeting earlier in the week. The Nevada Earthquake Safety Council offers a class to certify individuals to evaluate buildings following natural disasters. Commissioner Ossa advised of having taken the class, and commented on its usefulness. The Nevada Earthquake Council is interested in compiling a master list of individuals who have taken the class and could be called upon in the event of natural disaster. Chairperson Drews expressed an interest, and suggested that at least one of the commissioners should be certified. Commissioner Ossa suggested agendizing discussion for a future meeting. Commissioner Hayes suggested considering reinforcement of historic buildings, and discussion followed. Commissioner Ossa advised that Earthquake Awareness Week is scheduled for February 25th through March 3td. She suggested considering activities which would coincide, and agendizing a presentation on protecting historic buildings. She advised of a series of preservation briefs published by the National Park Service available via the Internet. Chairperson Drews advised of having attended the Tuesday, February 6th Parks and Recreation Commission meeting to present information on the possible acquisition by the City of Treadway Park. Discussion of available historic data took place.
- **I. ACTION ON ADJOURNMENT** (6:59:55) Commissioner Baker moved to adjourn the meeting at 6:59 p.m. Commissioner Ossa seconded the motion. Motion carried 5-0.

The Minutes of the February 8, 2007 Carson City Historic Resources Commission meeting are so approved this 8th day of March, 2007.

MICHAEL DREWS, Chair