

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the June 9, 2005 Meeting

Page 1

A regular meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Thursday, June 9, 2005 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews
Vice Chairperson Mark Lopiccolo
Rebecca Ossa
Peter Smith
Louann Speulda

STAFF: Walter Sullivan, Planning and Community Development Department Director
Kathleen King, Recording Secretary

NOTE: A tape recording of these proceedings is on file in the Clerk-Recorder's Office, and is available for review during regular business hours.

A. CALL TO ORDER AND DETERMINATION OF QUORUM (1-0007) - Chairperson Drews called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Commissioners Baker and Darney were absent.

B. ACTION ON APPROVAL OF MINUTES - May 12, 2005 (1-0013) - Commissioner Speulda moved to approve the minutes. Vice Chairperson Lopiccolo seconded the motion. Motion carried 4-0-1, Commissioner Ossa abstaining.

C. MODIFICATION OF AGENDA (1-0019) - None.

D. PUBLIC COMMENTS (1-0024) - None.

E. DISCLOSURES (1-0029) - None.

F. PUBLIC HEARING ACTION ITEMS:

F-1. PRESENTATION OF THE 2005 CARSON CITY HISTORIC PRESERVATION AWARD TO JENNIFER VERIVE AND GARY CAIN FOR THE OLCOVICH HOUSE RESTORATION PROJECT, LOCATED AT 412 NORTH CURRY STREET (1-0034) - Chairperson Drews introduced this item and read the language of the award plaque into the record. He presented the plaque on behalf of the Mayor, the Board of Supervisors, and the Commission, and expressed appreciation for the Cains' investment in the project.

F-2. HRC-05-096 ACTION REGARDING AN APPLICATION FROM PALMER & LAUDER ENGINEERS, LLC (PROPERTY OWNER: FREEDOM PROFESSIONAL VENTURES) TO ALLOW THE ADDITION OF WINDOWS ON THE SOUTHEAST SIDE OF THE BUILDING, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 611 NORTH NEVADA STREET, APN 003-285-07 (1-0062) - At Chairperson Drews' request, Mark Palmer reviewed the proposed project as depicted on a displayed plan. He provided to the Commissioners and staff descriptive information on the proposed windows. He responded to questions regarding the location and configuration

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the June 9, 2005 Meeting

Page 2

of the building. **Vice Chairperson Lopiccolo moved to approve HRC-05-096, a request from Palmer & Lauder Engineering, to allow additional windows on the southeast side of the building in the upstairs area, on property located at 611 North Nevada Street, APN 003-285-07, with the recommended conditions of approval. Commissioner Smith seconded the motion. Motion carried 5-0.**

F-3. HRC-05-100 ACTION REGARDING AN APPLICATION FROM TERRI McBRIDE OF THE STATE HISTORIC PRESERVATION OFFICE (PROPERTY OWNER: STATE OF NEVADA, DIVISION OF STATE LANDS) TO ALLOW THE NOMINATION OF THE McKEEN MOTOR CAR NUMBER 70 AT THE NEVADA STATE RAILROAD MUSEUM TO BE ADDED TO THE NATIONAL REGISTER OF HISTORIC PLACES, ON PROPERTY ZONED PUBLIC (P), LOCATED AT 2180 SOUTH CARSON STREET, APN 003-302-01 (1-0146) - Mr. Sullivan advised of staff's recommended approval pursuant to the conditions included in the staff report. Commissioner Ossa provided background information on the application, and reviewed the application process. In response to a question, she advised that National Register status would be attached to the McKeen motor car. Commissioner Speulda noted a correction to the application.

Chairperson Drews responded to questions regarding the Commission's purview over this item. Commissioner Ossa advised that the National Register covers buildings, sites, and objects. **Commissioner Speulda moved to approve HRC-05-100 with the recommended conditions of approval. Commissioner Smith seconded the motion. Motion carried 5-0.**

F-4. HRC-05-101 ACTION REGARDING AN APPLICATION FROM MICHAEL MITCHELL (PROPERTY OWNER: CARSON CITY SCHOOLS), TO ALLOW DEMOLITION OF A 5000± SQUARE FOOT WOOD FRAME STORAGE BUILDING, ON PROPERTY ZONED PUBLIC (P), LOCATED AT 604 WEST MUSSER STREET, APN 003-192-03 (1-0204) - Carson City School District Director of Operations Mike Mitchell distributed, to the Commissioners, staff, and citizens present, documentation on the Gleason School Hot Lunch / Storage Facility. He reviewed the same, and discussed the plan to restore the site to natural grades and install driveways to access the parking lot located directly behind the building.

In response to a question, Mr. Mitchell advised that Gleason School is currently being used as a professional development training center. There are no plans to add any structures. In response to a further question, he advised that the demolition project is scheduled for July 2005. In response to a comment, Chairperson Drews advised that the structure would have more historical context as part of the ammunition depot in Hawthorne. The subject building lost historical integrity once it was moved to Carson City. Commissioner Ossa noted several additions to the original structure. In response to a question, Mr. Mitchell advised that the block pump house will be demolished. He acknowledged that the decking and stairs will also be removed.

Mr. Sullivan reviewed the six conditions of approval included in the staff report. In response to a question, Commissioner Ossa advised of the requirement to submit any future construction plans to the Commission. **Commissioner Smith moved to approve HRC-05-101, in the form of the motion provided by staff, with the six conditions of approval. Commissioner Speulda seconded the motion.** Chairperson Drews called for public comment.

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the June 9, 2005 Meeting

Page 3

(1-0332) Beverly Mobley, of 402 North Phillips Street, expressed concern with regard to the asbestos abatement. She inquired as to the anticipated date of project completion. Mr. Mitchell explained the asbestos abatement process, which will be done by a certified contractor. He anticipates the asbestos abatement will begin June 23rd and take approximately ten days to complete. Once the building is certified clean, demolition will take place under a separate contract. Mr. Mitchell anticipates the demolition will take approximately a week and that the entire project will be complete by mid- to late July. In response to a further question, Mr. Mitchell advised there are two existing driveway cuts which will be used for access to the site. The current driveway configuration from Telegraph Street will not be changed. Mr. Mitchell discussed the ultimate goal to construct an asphalt parking lot with concrete driveway aprons and associated landscape. He advised that the proposed improvements would be submitted to the Commission for approval. Chairperson Drews acknowledged that the Commission will review any additional site improvements.

Chairperson Drews called for a vote on the pending motion; **motion carried 5-0.**

F-5. ACTION REGARDING HISTORIC DISTRICT GUIDELINES, DIVISION 5, OF THE CARSON CITY DEVELOPMENT STANDARDS (1-0406) - Commissioner Ossa provided an overview of the revised guidelines included in the agenda materials. She advised that the Secretary of the Interior's Standards for Rehabilitation, at page 24, were different than those on the National Park Service website. She suggested the Standards for Rehabilitation in the original Historic District Guidelines may have been paraphrased. She responded to questions regarding the differences between the actual Standards for Rehabilitation and the existing guidelines text. In response to a further question, she recommended using the actual Standards for Rehabilitation. Mr. Sullivan responded to questions regarding the origin of the paraphrased standards. He agreed with Commissioner Ossa's recommendation to include the actual text. The Commissioners concurred. Chairperson Drews commended Commissioner Ossa, Senior Planner Jennifer Pruitt and Management Assistant Juanita Smith for their work on the revisions. Commissioner Speulda noted corrections.

Commissioner Ossa advised that the grant deadline is drawing near. In response to a question, Mr. Sullivan advised that language for sidewalks and landscape would be submitted to the Commission at the July meeting. Discussion took place with regard to scheduling a special meeting, and **Commissioner Smith moved to continue this item to a special meeting. Vice Chairperson Lopiccolo seconded the motion. Motion carried 5-0.**

F-6. HRC-05-020 DISCUSSION OF APPLICANT(S) FOR THE POSITIONS OF BUILDING/DESIGN PROFESSIONAL AND ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS APPOINTMENT OF APPLICANTS (1-0672) - In response to a question, Mr. Sullivan advised of having received no applications, to date. He is awaiting a return phone call from Rick DeMar of the Builder's Association. Vice Chairperson Lopiccolo advised of having submitted a written request to reapply to the Commission. Mr. Sullivan advised that Vice Chairperson Lopiccolo and his predecessor had served the Commission a total of 19 years.

F-7. DISCUSSION ONLY REGARDING CONSERVATION EASEMENT AND POSSIBLE DEVELOPMENT OF IVY BALDWIN CIRCLE (1-0714) - Mr. Sullivan advised of Gary Sheerin's request to continue this item.

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the June 9, 2005 Meeting

Page 4

F-8. DISCUSSION REGARDING MASTER PLAN GOALS AND IMPLEMENTATION STRATEGIES (1-0723) - Mr. Sullivan advised that the agenda materials were provided to the Commissioners for their consideration. This item will be reagendaized for additional discussion at the July Commission meeting. Mr. Sullivan provided an overview of the agenda materials. Discussion took place regarding the Historic Properties Master Plan element, and Mr. Sullivan agreed to provide copies to the Commissioners.

G. FUTURE COMMISSION ITEMS (1-0773) - Chairperson Drews noted that item F-5 would be reagendaized for the special meeting. He requested staff to reagendaize items F-6 through F-8 for the July Commission meeting.

H. INTERNAL COMMUNICATION AND ADMINISTRATIVE MATTERS

H-1. COMMENTS AND STATUS REPORTS FROM STAFF (1-0782) - None.

H-2. COMMENTS AND STATUS REPORTS FROM COMMISSIONERS (1-0793) - At Chairperson Drews' request, Commissioner Speulda discussed her participation in a recent conference. Commissioner Smith circulated a copy of the Sunday supplement to the *New York Times* magazine which included an interesting article.

I. ACTION ON ADJOURNMENT (1-0815) - Commissioner Ossa moved to adjourn the meeting at 6:26 p.m. Commissioner Smith seconded the motion. Motion carried 5-0.

The Minutes of the June 9, 2005 meeting of the Carson City Historic Resources Commission are so approved this 14th day of July, 2005.

MICHAEL DREWS, Chair