

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the March 9, 2004 Meeting

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A meeting of the Carson City Historic Resources Commission was scheduled for 5:15 p.m. on Tuesday, March 9, 2004 to tour property at 112 North Curry Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews
Vice Chairperson Mark Lopiccolo
Richard Baker
Robert Darney
Rebecca Ossa
Peter Smith
Louann Speulda

STAFF: Jennifer Pruitt, Senior Planner
Kathleen King, Recording Secretary

The meeting was scheduled to reconvene at 6:00 p.m. in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

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

A. CALL TO ORDER, DETERMINATION OF QUORUM (1-0007) - Chairperson Drews called the meeting to order at 6:00 p.m. Roll was called; a quorum was present.

B. ACTION ON APPROVAL OF MINUTES - February 10, 2004 (1-0014) - Commissioner Smith moved to approve the minutes. Commissioner Darney seconded the motion. Motion carried 7-0.

C. MODIFICATION OF AGENDA (1-0018) - None.

D. PUBLIC COMMENTS (1-0022) - None.

E. DISCLOSURES (1-0028) - None.

F. PUBLIC HEARING: ACTION ITEMS

F-1. HRC 04-025 ACTION REGARDING A REQUEST FROM CLAYTON ROBINSON AND JACK KURT, APPLICANTS (PROPERTY OWNERS: EDWARDS HOUSE LLC) FOR HISTORICAL TAX DEFERMENT STATUS ON PROPERTY LOCATED AT 204 NORTH MINNESOTA STREET, APN 003-192-09 (1-0026) - Ms. Pruitt displayed slides of the subject property, and noted a typographical error in the recommended motion. She acknowledged that the applicants were contacted but were unable to attend the meeting. **Commissioner Smith moved to approve HRC 04-025 in the form of the motion submitted by staff with the typo corrected. Commissioner Baker seconded the motion.** In response to a question, Ms. Pruitt advised that she was unaware of any improvements to the property. She pointed out an addition to the property depicted in the displayed slides. Chairperson Drews called for a vote on the pending motion; **motion carried 7-0.** Chairperson Drews requested Ms. Pruitt to include, in the future, the list of considerations for historical tax deferment.

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F-2. HRC 04-034 ACTION REGARDING A REQUEST FROM PALMER & LAUDER ENGINEERS, INC., APPLICANTS (PROPERTY OWNERS: GARR AND LINDA REYES) TO DEMOLISH DETERIORATING EXISTING BUILDINGS ON PROPERTY LOCATED AT 517 WEST SECOND STREET, APN 003-121-01 (1-0067) - Ms. Pruitt referred to Carson City Municipal Code Section 18.06.075, "Demolition of historic place or cultural resource in the historic district," and read a portion of the same into the record. She advised that the demolition permit application was submitted February 23, 2004, and reviewed the two options for recommended action included in the staff report.

Jon Woods, of Palmer & Lauder Engineers, Inc., and Linda Reyes, the property owner, introduced themselves for the record. Ms. Reyes reviewed the proposed project to demolish a portion of the existing cottage and construct two "office cottages" incorporating a portion of the remaining cottage. She advised that a variance to split the lot will be pursued. Mr. Woods acknowledged that the application was incomplete due to the lack of architectural drawings and floor plans. He requested the Commission to approve the demolition and provide input with regard to architectural considerations. Chairperson Drews advised that the Commission does not approve demolition without having plans to review. Mr. Woods advised that his firm could develop architectural drawings within a couple weeks. Chairperson Drews referred to the Sanborn maps to determine the appearance of the property at the turn of the century. He advised that the original structure appeared to have been a shotgun building.

In response to a question, Ms. Reyes advised that she would love to preserve the house. She had consulted with Don Hand, a general contractor, and was awaiting a return call. She advised that if two buildings could be incorporated onto the parcel, part of the existing structure could be retained. Chairperson Drews advised he would support a variance which would allow retention of the historic structure. He expressed the opinion that this would be a good compromise for the historic district. Commissioner Ossa described the rehabilitation tax credit program as another option, and provided Ms. Reyes the pertinent information. Ms. Reyes indicated she would be very open to input on design of the two structures. Chairperson Drews referred to the application materials which included a cost estimate for replacing the foundation. He explained that the Commission will allow demolition if restoration and rehabilitation is cost prohibitive. Ms. Reyes advised that she had not yet requested bids for repairs to the foundation because of the ultimate desire to have two office buildings on the property. She acknowledged her willingness to work with the Commissioners to rehabilitate the structure.

In response to a question, Ms. Pruitt advised that parking requirements will depend upon use and structural design. Ms. Reyes explained the proposed footprint of the buildings and parking lot, and Ms. Pruitt discussed the various parking requirements depending upon use, and the design requirements associated with changing the zoning from residential to office. She advised of her willingness to meet with Ms. Reyes and Mr. Woods to discuss the planning aspects of the project. She expressed a concern with regard to the project progressing too far without addressing some of the potential planning issues. Commissioner Ossa advised that ADA, foundation, roofing, electrical, plumbing, and structural improvements are eligible for the rehabilitation tax credit program.

Chairperson Drews referred Mr. Woods to the Universal Conservation Building Code which is less stringent than the Uniform Building Code with regard to historic structures. Chairperson Drews and Commissioner Ossa volunteered to assist Ms. Reyes. Ms. Reyes responded to questions regarding the project time frame. Ms. Pruitt discussed the importance of the Commission's endorsement in requests for variances. Ms. Reyes acknowledged that designs could be prepared by March 29th, the deadline for

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submission of agenda materials for the April Commission meeting. Additional discussion took place with regard to possible uses of the subject property, and consensus of the Commission was to continue this item to the next meeting. Ms. Pruitt discussed the major project review process and suggested it as an option if a special use permit is required for the project.

F-3. HRC 04-035 ACTION REGARDING A REQUEST FROM JED BLOCK, APPLICANT (PROPERTY OWNERS: CURRY MUSSER PROCTOR & GREEN LLC) FOR RENOVATIONS ON BUILDINGS AND GROUNDS ON PROPERTY LOCATED AT 112 NORTH CURRY STREET, APN 003-215-02 (1-0484) - Jed Block, Betty Brogan, and Greg Starkman introduced themselves for the record. Mr. Block provided background information on the proposed project and on the structure. Ms. Pruitt noted that all seven Commissioners were present, together with the applicant, for the site visit which was agendized prior to the start of the meeting. In response to a question, Mr. Block reviewed the proposed project phases, as depicted in the plans included in the agenda materials. He responded to additional questions regarding negotiations over access with a neighboring property owner.

At Chairperson Drews' suggestion, the Commissioners reviewed and discussed the eight items listed in the application. Discussion included siding, the existing roof and proposed replacement material, and the existing windows. In response to a question, Ms. Pruitt advised that staff would prefer to have shared access between Mr. Block's property and the adjacent property owner. She expressed a concern with regard to the proposed ADA parking space. Mr. Block acknowledged that he will be requesting a parking waiver of the Redevelopment Authority. He agreed to check with Plans Examiner Lynn Winters regarding the proposed location of the ADA parking space. **Vice Chairperson Lopiccolo moved to approve HRC-04-035, a request from Jed Block, applicant (property owners: Curry Musser Proctor & Green LLC) in the form of the motion provided by staff with the five conditions of approval, and a sixth condition of approval to create the parking area on the south side contingent upon all other factors being met, such as waivers, easements, etc., and on the north elevation including a jog to create a roof line differentiation, and changing the siding to look like that which is depicted in the historic photograph submitted by Mr. Block. Commissioner Speulda seconded the motion. Motion carried 5-0-2, Commissioners Darney and Smith abstaining.** Commissioner Ossa advised Mr. Block of the rehabilitation tax credit program.

G. FUTURE COMMISSION ITEMS (1-1050) - Chairperson Drews noted the continuation of item F-2, and requested the Commissioners to be prepared to finalize Historic Preservation Award nominations at the next meeting. Commissioner Smith advised of having inquired into the possibility of CDBG rehabilitation grant funding. Economic Development/Redevelopment Manager Joe McCarthy informed him that the City has submitted a grant application. In response to a question, Ms. Pruitt advised that the grants applied for by the Commission will continue to be handled by Planning and Community Development Department staff. Mr. McCarthy will be handling CDBG grant administration, and is in the process of recruiting a grants administrator. Ms. Pruitt suggested agendizing discussion with Mr. McCarthy once the grants administrator is hired. In response to a question, she provided an update on the process for retaining the consultant to conduct the east side inventory.

H. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS

H-1. COMMENTS AND STATUS REPORTS FROM STAFF (1-1158) - None.

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H-2. COMMENTS AND STATUS REPORTS FROM COMMISSIONERS (1-1164) - None.

I. ACTION ON ADJOURNMENT (1-1171) - Commissioner Smith moved to adjourn the meeting at 7:01 p.m. Commissioner Ossa seconded the motion. Motion carried 7-0.

The Minutes of the March 9, 2004 meeting of the Carson City Historic Resources Commission are so approved this 13th day of April, 2004.

MICHAEL DREWS, Chair