

**CARSON CITY HISTORIC RESOURCES COMMISSION**

**Minutes of the April 13, 2004 Meeting**

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A regular meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Tuesday, April 13, 2004 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

**PRESENT:** Chairperson Michael Drews  
Vice Chairperson Mark Lopiccolo  
Richard Baker  
Rebecca Ossa  
Peter Smith

**STAFF:** Jennifer Pruitt, Senior Planner  
Diana Painter, Consultant  
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 Darney and Speulda were absent.

**B. ACTION ON APPROVAL OF MINUTES - December 18, 2003 and March 9, 2004 (1-0011)** - Commissioner Smith moved to approve the minutes. Commissioner Baker seconded the motion. Motion carried 5-0.

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

**D. PUBLIC COMMENTS (1-0027)** - None.

**E. DISCLOSURES (1-0038)** - Commissioner Ossa advised of having met with Dani Andreas regarding item F-3.

**F. PUBLIC HEARING: ACTION ITEMS**

**F-1. HRC 04-056 ACTION REGARDING A REQUEST FROM JOHN BLOCK, APPLICANT (PROPERTY OWNER: ROBERT McFADDEN) TO REMOVE DEMOLISHED, FIRE DAMAGED GARAGE AND BUILD NEW GARAGE WITH AN APARTMENT UPSTAIRS ON PROPERTY LOCATED AT 602 WEST SPEAR STREET, APN 003-243-04 (1-0045)** - Ms. Pruitt provided background information on this item, and advised that a major project review was conducted last week by Planning and Community Development Department staff. Notices regarding the project were mailed to adjacent property owners. Ms. Pruitt advised that the site is considered non-conforming, i.e., the zoning is SF6000 but there are currently five dwelling units on the site. She referred to displayed slides of the subject property, and advised that the garage was illegally converted into a dwelling at some point in the past. Mr. Block has been informed that City staff will not endorse an increase in on-site density, and that a special use permit will be required, following Historic Resources Commission review, for any proposed project. Ms. Pruitt distributed a March 11, 2004 letter from Margaret Spears to the

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Commissioners and staff, and read the same into the record. She displayed and described slides of the existing structure and the fire-damaged garage. Ms. Pruitt was provided a letter, dated April 13, 2004, from Karen Chandler which she also read into the record.

Jed Block provided extensive background information on his residence in Nevada and his family's involvement in the community. He discussed his interest in, and subsequent purchase of, the subject property, and advised of his willingness to work with "everybody in the neighborhood." He read a letter into the record, which he had previously distributed to the Commissioners and staff.

(1-0463) Margaret Spears introduced herself for the record, and circulated photographs of the subject property taken from her adjacent property. She provided background information on her residence in Carson City. She discussed the investment in her present residence as well as in three other historic properties in Carson City, and commented on the importance of maintaining the integrity of the historic district. She expressed opposition to constructing a new garage/apartment building prior to restoring the existing historic structure. In response to a question, Mr. Block advised that he would be residing in the apartment over the garage. He clarified that his proposal is to remove one of the existing residential units so that, in addition to the new garage/apartment building, there will be a total of four residential units on the property. He discussed plans for design of the garage/apartment structure, and reiterated his willingness to work with the neighbors and the Commissioners. Mrs. Spears reiterated her opposition to the two-story garage/apartment structure in that it will obliterate her existing view and the sunlight necessary for her extensive landscape. In response to a question, Mr. Block discussed the elevation and design of the proposed structure, and reviewed his future plans for the property.

In response to a question, Mrs. Spears described the configuration of her property in relation to the location of the proposed structure. Mr. Block responded to questions regarding the peaks of the garage/apartment structure, the height of the main structure, the existing zoning designation, and future plans for the main structure. Mrs. Spears reiterated her concern regarding Mr. Block completing restoration of the main structure. Mr. Block acknowledged that he could sell approved plans to another developer, but assured "everybody in this room, the only reason that would ever get sold out from under me is if I'm dead." He stated he would not spend the money necessary to renovate the house in order to sell it to someone else.

(1-1011) Kim Edwards, a resident of 610 West Spear Street, expressed concern over the lack of detail included in the agenda materials. She suggested deferring action on this item and scheduling a neighborhood meeting once more detailed drawings are available.

Mr. Block suggested scheduling a tour of the subject site, and discussion took place with regard to the same. Chairperson Drews commented that the drawings provided appeared to be more conceptual, without sufficient detail upon which to base a decision. He agreed with continuing the item and advised that the Commission's perspective includes the concerns expressed by the neighbors. He expressed a concern with regard to massing in conjunction with the way the garage/apartment structure was configured on the lot. He pointed out that carriage houses are traditionally smaller, set back, and secondary to the main structure. Commissioner Ossa agreed that the design of the proposed structure competes with the main structure. In response to a question, Vice Chairperson Lopiccolo expressed concerns with regard to the aesthetics of the design. Chairperson Drews suggested breaking up the garages, moving them to the corners of the lot, and relocating the workshop. Discussion took place with regard to the same.

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Additional discussion took place with regard to scheduling a special meeting, and **Commissioner Smith moved to continue this item to the May 11<sup>th</sup> meeting. Commissioner Ossa seconded the motion. Motion carried 5-0.**

**F-2. HRC 04-057 ACTION REGARDING A REQUEST FROM MARGARET SPEARS, APPLICANT (PROPERTY OWNER: SAME) TO PUT FOUNDATION UNDER HOUSE, INSTALL A NEW ROOF AND REPLACE EXISTING PORCH ON PROPERTY LOCATED AT 314 WEST ANN STREET, APN 001-186-03 (1-1282) - Ms. Pruitt distributed additional written materials, drawings, and photographs to the Commissioners and staff, and described the proposed project. She read comments from Engineering Department staff into the record. Mike Spears reviewed details of the proposal to demolish the existing porch which will facilitate construction of a foundation. In response to a question regarding the roofing project, he referred to material samples and photographs included in the agenda materials. He responded to questions regarding plans for the foundation and the porch, and Mrs. Spears responded to questions regarding modifications to the west side windows and the proposal to add decorative trim. Discussion took place regarding appropriate action in conjunction with the porch detail, and Commissioner Smith moved to approve HRC 04-057 in the form of the motion provided by staff with the eight conditions of approval, specifically permission to demolish the porch, install a new roof, install a foundation, the porch detail, window treatments, and gable treatments according to the drawings provided by the applicants. Commissioner Baker seconded the motion. Motion carried 5-0.**

**F-3. HRC 04-058 ACTION REGARDING A REQUEST FROM BRET AND DANI ANDREAS, APPLICANTS (PROPERTY OWNERS: FOUTZ, MARILYN TRUST AGREEMENT) FOR AN ADDITION AND REDESIGNED ROOF ON PROPERTY LOCATED AT 810 NORTH NEVADA STREET, APN 001-192-08 (1-1707) - Ms. Pruitt provided background information on this item, and advised that the structure is non-conforming with regard to setback criteria outlined in the Carson City Municipal Code. Any proposal having to do with the structure will require a special use permit. Ms. Pruitt distributed a letter, dated April 9, 2004, from Dr. Gary Dankworth, the property owner to the north, and read the same into the record. She additionally read into the record comments from Engineering Department staff. She displayed and described slides of the subject property, and advised that one of the main planning issues is the northern setback.**

Donald Smith, who prepared the drawings included in the agenda materials, introduced Dani Andreas, the applicant. He acknowledged issues associated with the property, one of which remains unresolved. He advised that the plot plan was drawn according to the only available record of survey; however, the drawing provided by the Assessor's Office shows the block divided into equal sized lots. He further advised that a title search has been circulating for approximately three weeks. Mrs. Andreas advised that the applicants also own the property to the west of the subject property. With regard to the building, Mr. Smith expressed concerns regarding the view toward Washington Street and the roof line. He advised that one portion of the building is an addition which was done in approximately 1975. He reviewed the proposal to demolish a portion of the building, maintain the exterior, improve the exposure to Washington and Nevada Streets, improve the ADA ramping, and remove the north facing windows and the chimney.

Commissioner Smith noted that the Commission has always focused on Victorian-era and 1920s and 30s-era structures, and that the subject property is the first from the 1950s to be presented to the Commission. He advised that he lives in the same subdivision as the subject property, and that the drawing from the

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Assessor's Office was done in 1960 because the original subdivision map doesn't exist. He provided historic information on Abe Curry's survey of the subdivision, and on the survey done for his own property. He expressed appreciation for Dr. Dankworth's comments, and suggested that the property lines may have to be left as they are.

Discussion took place regarding the proposed design, the location for the handicap ramp, and the roof line. In response to a question, Mr. Smith advised that he would return to the Commission if the design or location of the handicap ramp is changed. **Vice Chairperson Lopiccolo moved to approve HRC 04-058 in the form of the motion provided by staff with the conditions of approval, including the handicap ramp as presented with a gable end added on the east side of the building on Nevada Street, and landscape in front of the ramp. Commissioner Ossa seconded the motion. Motion carried 5-0.** Chairperson Drews thanked Mr. Smith for including plans in the agenda materials.

**F-4. DISCUSSION REGARDING NEVADA OPEN MEETING LAW (1-2630)** - Ms. Pruitt referred to the copies of the Nevada Open Meeting Law Manual which were previously distributed to the Commissioners. She reviewed points applicable to the Commission, including that they are considered a public body, the requirements to post an agenda and mail notices to surrounding property owners, to provide materials related to the Commission's agenda to the public, to ensure Commission meetings are open to the public and that accommodations are made for every interested citizen to attend, to stick to the agenda, and to prepare minutes of the meetings for the public. She advised that Planning Division staff is in the process of ensuring that each of their advisory boards/commissions/committees have updated copies of the Nevada Open Meeting Law Manual, and providing a brief overview of the same. Ms. Pruitt responded to questions regarding the purpose for reagentizing continued items, and discussion took place with regard to the same.

**F-5. DISCUSSION REGARDING THIS YEAR'S HISTORIC PRESERVATION AWARDS (1-2807)** - Ms. Pruitt advised that a list would be presented at the next Commission meeting. She displayed a recently published article requesting award nominations. Discussion took place regarding previously suggested nominees.

**F-6. DISCUSSION AND INTRODUCTION OF DIANA PAINTER, CONSULTANT FOR CLG GRANT 2004 (1-2876)** - Ms. Pruitt introduced Ms. Painter and provided background information on her professional experience. She advised that a tour of the project area took place earlier in the day, and that staff and Commissioner Ossa are in the process of providing project materials and equipment to Ms. Painter. Ms. Painter discussed her professional experience in Washington and California, and advised of having taken a survey class provided by State Historic Preservation Office staff a few years ago. She expressed a particular interest in the relationship between California and Nevada in terms of mining and railroad history. She referred to the tour of the project area and advised that she had spent time reviewing historic plat maps at the Recorder's Office. She requested the Commissioners to provide input with regard to specific areas of interest in the project. In response to a question, Ms. Pruitt advised that the project time frame includes an August 30<sup>th</sup> deadline. Ms. Painter acknowledged that her contract with the City had been signed. The Commissioners welcomed Ms. Painter.

**G. FUTURE COMMISSION ITEMS (1-3141)** - Previously covered.

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**H. INTERNAL COMMUNICATION AND ADMINISTRATIVE MATTERS**

**H-1. COMMENTS AND STATUS REPORTS FROM STAFF (1-3145)** - Ms. Pruitt advised of new staff people in the Planning and Community Development Department.

**H-2. COMMENTS AND STATUS REPORTS FROM COMMISSIONERS (1-3100)** - In response to a question regarding a house on the corner of Fifth and Division Streets, Ms. Pruitt referred Commissioner Ossa to Assistant Planner Kathe Green. (1-3201) Chairperson Drews requested Ms. Pruitt to ensure that applicants are informed of the Commission's expectations with regard to application requirements.

**I. ACTION ON ADJOURNMENT (1-3225)** - Vice Chairperson Lopiccolo moved to adjourn the meeting at 7:52 p.m. Commissioner Smith seconded the motion. Motion carried 5-0.

The Minutes of the April 13, 2004 meeting of the Carson City Historic Resources Commission are so approved this 11<sup>th</sup> day of May, 2004.

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MICHAEL DREWS, Chair