

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the May 13, 2003 Meeting

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A regular meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Tuesday, May 13, 2003 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews
Richard Baker
Rebecca Ossa
Peter Smith

STAFF: Jennifer Pruitt, Associate Planner
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 and inspection during regular business hours.

A. CALL TO ORDER AND DETERMINATION OF QUORUM (1-0008) - Chairperson Drews called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Vice Chairperson Lopiccolo and Commissioners Darney and Speulda were absent.

B. ACTION ON APPROVAL OF MINUTES - April 8, 2003 (1-0015) - Commissioner Smith moved to approve the minutes. Commissioner Ossa seconded the motion. Motion carried 4-0.

C. MODIFICATION OF AGENDA (1-0023) - Ms. Pruitt suggested deferring item F-1 to later in the meeting as a representative of the Presbyterian Church was not yet present.

D. PUBLIC COMMENTS (1-0033) - None.

E. DISCLOSURES (1-0039) - None.

F. PUBLIC HEARING: ACTION ITEMS

F-1. H-02/03-14 ACTION REGARDING A REQUEST FROM THE FIRST PRESBYTERIAN CHURCH OF CARSON CITY TO REPLACE WINDOWS AND INSTALL NON-ILLUMINATED SIGNS ON THE NORTH AND SOUTH WALLS OF THE BUILDING ON PROPERTY LOCATED AT 110 NORTH NEVADA STREET, APN 003-214-05 (1-1325) - Ms. Pruitt referred to the application included in the agenda materials and provided an overview of the same. Chairperson Drews noted that the applicants were not present and consensus of the Commission was to continue this item to the next meeting. Ms. Pruitt acknowledged that the applicants were informed not to install signage until the application is reviewed and approved by the Commission. At the request of Commissioner Smith, Ms. Pruitt displayed slides of the recently installed windows. She was informed by a representative of the applicant that all the windows have been replaced. Discussion took place regarding the date of the structure.

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F-2. H-02/03-15 ACTION REGARDING A REQUEST FROM PHILLIP O. HERSEY TO RESTORE PORCHES ON PROPERTY LOCATED AT 700 WEST TELEGRAPH STREET, APN 003-244-02 (1-0043) - Ms. Pruitt provided background information on this item and referred to a drawing included in the agenda materials depicting the subject and neighboring structures in 1881. Mr. Hersey advised of having been issued a permit to re-roof the house. Rather than constructing a scaffold, he decided to restore the porches. He was informed that a foundation would be required rather than constructing the porches on posts. Ms. Pruitt advised of having attempted to photograph the porch of the neighboring structure as Mr. Hersey had informed her that his porch would be modeled after it. Ms. Pruitt displayed slides of the subject residence and Mr. Hersey responded to questions regarding the configuration of the proposed porch. Commissioner Smith noted there were no plans included in the agenda materials, and Mr. Hersey described the dimensions of the proposed porch. Commissioner Smith noted there was no railing included in the 1881 drawing and Mr. Hersey advised he had been granted permission by the Historic Architecture Review Commission ("HARC") to add the railing in the early 1990s. Ms. Pruitt displayed slides of the neighboring structure and, in response to a question, Mr. Hersey advised that a wainscoting had been applied to the neighbor's porch. He advised he would like to recreate the wainscoting on the right porch and the existing railing on the left porch. Commissioner Smith referred to the 1881 drawing and pointed out an archway on the left side of the porch. Mr. Hersey pointed out brick stairs and a "large amount of concrete ... added a long time ago." He acknowledged he could add an archway but indicated he would want to avoid creating a "right angle." Commissioner Baker advised of having visited the property earlier in the day and inquired as to the height of the stairs leading to the porch. Mr. Hersey advised that the porch previously had poured concrete steps which eroded. His options were to jackhammer out the concrete or cover the steps with bricks; he covered them with bricks. In response to a question, he advised he did not obtain a permit to cover the steps with bricks. Mr. Hersey responded to questions regarding the source of the 1881 drawing.

Chairperson Drews expressed concerns regarding the absence of a detailed drawing for the proposed porch. In response to a question, Ms. Pruitt advised that Mr. Hersey's 1993 HARC application was not available at the meeting. Mr. Hersey advised that the porch railing was previously approved by HARC. The owners of the neighboring structure reconstructed their porch in the early '90s. Chairperson Drews advised that actions taken by the Commission are valid for a period of one year. If a project is not implemented within that time, the application must be resubmitted. Chairperson Drews expressed apprehension over approving a project without the opportunity to review detailed plans. Mr. Hersey described the configuration of the porch steps in relation to the house. He reviewed his request to extend the porch and "make it look exactly how it already looks which was approved by HARC on the left side and then match the appearance of the house next door on the right side which was also approved by HARC." Ms. Pruitt offered to assist Mr. Hersey in researching plans, through the Building Department, of the porch project which was done on the adjacent structure. Chairperson Drews discussed the level of detail needed for the Commission to properly review and approve a project. Mr. Hersey requested a partial approval in order to begin work on the roof project, and discussion took place regarding the same. Mr. Hersey advised that the porches will be constructed in accordance with the project approved by HARC in 1993. Chairperson Drews pointed out that he is the only remaining Commissioner from ten years ago, and advised that many historic district and rehabilitation standards have changed since that time. Mr. Hersey advised he would withdraw his application.

Mr. Hersey referred to an additional slide depicting the existing porch, and Chairperson Drews advised that the requested elevations do not have to be drawn to architectural specifications. Ms. Pruitt pointed out that

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Mr. Hersey will eventually need a building permit which will require submission of elevation drawings. Mr. Hersey advised that he submitted plans to the Building Department “a couple weeks ago.” Chairperson Drews and the Commissioners described the detail needed for an elevation drawing. Mr. Hersey reviewed the drawings included in his application, and requested to be allowed to submit “better, close-up pictures.” Chairperson Drews advised that the requested information will “fill in the blanks;” photographs of the existing porch will not provide the needed detail. In response to a question, Ms. Pruitt advised that the requested information is simple to provide and recommended that Mr. Hersey continue his application indefinitely rather than withdraw it. She reiterated her offer to assist Mr. Hersey in researching plans, and he agreed to resubmit the application at a future meeting.

(1-1076) Chairperson Drews reiterated that this item would be continued to a future meeting. He advised Mr. Hersey that all the Commission needs is “an elevation with some level of detail” to review and that the porches are most likely not a big problem. He expressed support for restoring the porches to their original look. Ms. Pruitt again acknowledged her willingness to assist Mr. Hersey.

F-3. H-02/03-16 ACTION REGARDING A REQUEST FROM PHILLIP O. HERSEY TO REPLACE CHAIN FENCING WITH WOOD PICKET FENCING ON PROPERTY LOCATED AT 700 WEST TELEGRAPH STREET, APN 003-244-02 (1-0443) - Mr. Hersey referred to the drawing included in the agenda materials which he indicated was “slightly altered.” He advised that the project was approved by HARC in 1995. He stated that the Commission, at that time, asked him to remove the treehouse, the trees, and the 6' chain link fence. He “had no idea it would draw anything but favorable reaction and thought that it was already approved.” He stated he was not informed that the Commission’s actions had an expiration date. Chairperson Drews advised that any City permit has an expiration date. Ms. Pruitt displayed slides of the subject fence. In response to a question, Mr. Hersey advised that he “didn’t look at the drawing” before building the fence. He used 4x4 posts with a “fancy, little bevel in the middle and a ball on top, more like the fence across the street.” He acknowledged that the posts have a bracket on the bottom, and advised that they are buried approximately 3' in the ground. He further acknowledged that the pickets are 3'4" tall, and advised that the fence was constructed per the drawing “except for every other post and the 4x4 posts have balls on top.”

Commissioner Smith requested Mr. Hersey to “fatten up” the posts to make them 6x8 pursuant to the drawing. Mr. Hersey offered to paint the posts white “like they did across the street which also has 4x4 posts with balls on top.” Commissioner Smith requested Mr. Hersey to raise the posts above the fence pursuant to the drawing. Mr. Hersey advised that the posts won’t come up any higher. In response to a question, Mr. Hersey advised he made the drawing in 1995. He indicated that he built a small section next to the driveway and “didn’t realize until he got [the drawing] out that it was that much different.” Chairperson Drews referred to previous discussion wherein he indicated that one purpose of including detailed plans in an application is to be able to compare them to the completed project. He noted that the existing fence is considerably different than the drawing included in the agenda materials. Mr. Hersey acknowledged this to be true but stated that the fence “looks comparable to other historic fences of that vein.” In response to a question, the Commissioners did not agree that the fence looks “fundamentally historic.” Chairperson Drews commented that the proportions indicated in the drawing look fine; 6x6 posts and 2" pickets. Commissioner Smith referred to the 1881 drawing included in the agenda materials for the previous application and pointed out the differences between the fence depicted in the drawing and the fence constructed by Mr. Hersey.

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Commissioner Smith requested documentation of the previous Commission approval. Chairperson Drews acknowledged he was a Commissioner in 1995, but pointed out that the fence was not constructed in accordance with the application approved at the time. He noted that the Commission is more than willing to assist a homeowner in adjusting proportions and details when a project is presented in a timely manner. He commented that assuming a project will meet the approval of the Commission is "risky." Mr. Hersey stated that he "thought it was already approved except for the posts." He advised of having "no intention of deviating in a substantial way." He acknowledged changing the posts and indicated that he didn't "dig out the drawing" before starting the project. He reiterated that the posts are similar to others in the neighborhood; he "didn't think there would be an issue." He offered to remove the fence "if there is an issue." Chairperson Drews requested Mr. Hersey to make the fence conform to the design which was approved in 1995 rather than take it down. Mr. Hersey indicated "he would rather not given the preponderance of other 4x4 posts in the area with balls on top." He expressed the opinion that the Commission was punishing him, and discussed the fence across the street from his residence. Chairperson Drews noted that the existing Commission never had the opportunity to review the plans. He acknowledged that it was not Mr. Hersey's intent to subvert the Commission's process, but explained the position the Commission is placed in when property owners implement projects without the Commission's approval. Commissioner Smith requested Mr. Hersey to cap the 4x4 posts with 1" wood and make them into 6x6 posts. Mr. Hersey stated he didn't want to and commented there are "so many fences around the historic area that [the Commission] has approved that have 4x4 posts with balls on top." He acknowledged that the design of his fence is a deviation from the drawing included in the agenda materials. Chairperson Drews advised that if Mr. Hersey had presented the fence prior to construction, the Commission would have had a chance to review it and recommend changes.

In response to a question, Commissioner Smith advised of having driven by the property prior to the meeting. His impression of the fence was that the fence posts "were really short and that the balls were stuck down into the pickets instead of being up and standing out relative to the designs common around the historic district, including ... the 1880s drawing of the house." Mr. Hersey advised that he has been told a wire fence would be true to the period of the house's construction. He offered to "chop the pickets off" as "raising the posts would be difficult." Commissioner Ossa expressed the opinion that raising the posts would "greatly accentuate and improve" the appearance of the fence and make it conform more to the drawing included in the agenda materials. She suggested fattening the posts or eliminating the middle post. Mr. Hersey offered to place a picket in front of the posts, cut the balls off the top of each post, or place "fat" posts on the three corners of the fence. Chairperson Drews suggested splitting the picket runs with posts. Commissioner Ossa commented that the posts look too small and deep to hold up the rest of the fence. Mr. Hersey offered to wrap the posts with 2x6, cut the balls off every other post, and cap the posts as depicted in the drawing. Chairperson Drews advised that wrapping the posts with 1x6 material would have the same affect. Mr. Hersey stated he would make the fence "look exactly like the drawing" included in the agenda materials. **Commissioner Smith moved to approve H-02/03-16 using the language proposed by staff with the four standard conditions of approval and with the specific understanding that the fence will be built according to the drawing included in the agenda materials. Commissioner Baker seconded the motion. Motion carried 3-1.**

(1-1104) Chairperson Drews advised Mr. Hersey that adding to the mass of the posts will help the fence "tremendously."

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F-4. H-02/03-17 ACTION REGARDING A REQUEST FROM PHILLIP O. HERSEY TO EXPAND EXISTING BOARDWALK AND INSTALL LATTICE ON PROPERTY LOCATED AT 700 WEST TELEGRAPH STREET, APN 003-244-02 (1-0873) - Ms. Pruitt advised that staff had no comments and invited Mr. Hersey to explain the work which has been completed. Mr. Hersey advised of having installed a free standing hot tub and deciding to connect an existing board walk to the back of the house. In response to a question, Ms. Pruitt pointed out the location of the hot tub on a displayed slide. Mr. Hersey responded to questions regarding the dimensions and configuration of the deck, the hot tub, and the lattice; the framework of the existing boardwalk; and the lattice material. Chairperson Drews advised of the preference to use wood for exterior projects; vinyl is not historic and does not conform with the character of the neighborhood. He indicated that since the lattice is not attached, could be easily removed by a future owner, and is hidden by the fence, it's not a serious concern. Mr. Hersey acknowledged that the lattice is tight weave, white vinyl. Commissioner Baker moved to approve H-02/03-17, a request from Philip O. Hersey to expand the existing boardwalk and install lattice on property located at 700 West Telegraph Street, APN 003-244-02 based on the standards and guidelines for rehabilitation and the language submitted by staff and the four conditions of approval. Commissioner Smith seconded the motion. Motion carried 4-0.

(1-1119) Ms. Pruitt advised that a Notice of Decision will be issued within the next ten days. Mr. Hersey advised he would be out of the country but would pick up the Notice from the Planning and Community Development Department.

F-5. H-02/03-18 ACTION REGARDING A REQUEST FROM KEITH BARHAM, APPLICANT (PROPERTY OWNER: MASONIC LODGE), TO INSTALL THREE 24" BY 36" NON-ILLUMINATED SIGNS ON THE NORTH, SOUTH, AND WEST WALLS OF THE BUILDING ON PROPERTY LOCATED AT 729 NORTH CARSON STREET, APN 004-261-01 (1-1123) - Bruce Robertson, of Gold Dust Commercial Associates, introduced himself for the record and displayed a color rendering of the proposed sign. He described the actual colors of the sign which varied slightly from the color rendering. He advised that the signs are non-illuminated, painted wood, and described the proposed locations. He displayed a drawing of the business logo. Ms. Pruitt advised that the size and proposed locations of the signage meet the necessary criteria of the Development Standards. Discussion took place regarding slightly relocating the signage on the north side of the building, and Mr. Robertson solicited comments from the Commissioners with regard to lighting the signage at some point in the future. Ms. Pruitt recommended that the applicants contact Planning and Community Development staff to discuss lighting options. Commissioner Ossa moved to approve H-02/03-18, a request from Keith Barham, applicant (property owner: Masonic Lodge) to install three 24" by 36" non-illuminated signs on the north, south, and west walls of the building on property located at 729 North Carson Street, APN 004-261-01, based on the standards, as written in the staff report, with the changes to the location of the north side sign to be to the right of the lodge sign centered between the two windows. Commissioner Smith seconded the motion. Motion carried 4-0. Ms. Pruitt advised that the Notice of Decision would be issued within the next couple days, and offered to hold it at the Planning and Community Development Department until the applicants can sign it. Mr. Robertson provided the color photographs to Chairperson Drews.

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F-6. DISCUSSION REGARDING HISTORIC PRESERVATION WEEK ACTIVITIES, MAY 11-18, 2003 (1-1410) - Ms. Pruitt advised that staff is in the process of having award plaques made for the Courthouse renovation and the Brougher-Bath House. Presentation of the plaques by Chairperson Drews or a representative of the Commission is tentatively scheduled for the June 19th Board of Supervisors meeting. Ms. Pruitt acknowledged that the Commissioners will be notified of the date once it is confirmed.

F-7. DISCUSSION REGARDING GRANTS (1-1450) - Chairperson Drews provided a status report on the grant project, and advised that a preview would be agendized for the June Commission meeting. He responded to questions regarding the function of the database which will be accessible through ArcView. He advised that the data will be housed on Planning and Community Development Department and State Historic Preservation Office computers. Ms. Pruitt advised that an update will be provided at the June Commission meeting regarding the grants applied for last year, one from the Redevelopment Authority and one from the Commission.

F-8. DISCUSSION REGARDING HISTORIC DISTRICT BOUNDARIES (1-1580) - Ms. Pruitt provided background information on this item. Commissioner Ossa suggested that once the GIS project is complete, an inventory of the east side of town can be done. Ms. Pruitt advised that anyone who inquires about the historic district is provided a packet of information from the Planning and Community Development Department. She discussed considerations by the Downtown Task Force of the Economic Vitality Coalition to rezone portions of the west side of town. Discussion took place with regard to the same. Commissioner Smith inquired as to adding Main Street to the historic district, and discussion ensued. Chairperson Drews advised that the Commission has purview over National Register properties.

G. FUTURE COMMISSION ITEMS (1-1826) - Commissioner Smith advised that Assessor Dave Dawley will provide a presentation on the historic district. Chairperson Drews reiterated that the presentation on the GIS project will be agendized.

H. ACTION ON ADJOURNMENT (1-1917) - Commissioner Smith moved to adjourn the meeting at 7:06 p.m. Commissioner Ossa seconded the motion. Motion carried 4-0.

The Minutes of the May 13, 2003 meeting of the Carson City Historic Resources Commission are so approved this 10th day of June, 2003.

MICHAEL DREWS, Chair