

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the November 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 Thursday, November 13, 2003 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews
Vice Chairperson Mark Lopiccolo
Robert Darney
Rebecca Ossa
Louann Speulda

STAFF: Jennifer Pruitt, Associate Planner
Joe McCarthy, Economic Development/Redevelopment Manager
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 5:34 p.m. Roll was called; a quorum was present. Commissioners Baker and Smith were absent.

B. ACTION ON APPROVAL OF MINUTES - October 14, 2003 (1-0012) - Commissioner Darney moved to approve the minutes. Commissioner Ossa seconded the motion. Motion carried 3-0-2, Vice Chairperson Lopiccolo and Commissioner Speulda abstaining.

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

D. PUBLIC COMMENT (1-0023) - None.

E. DISCLOSURES (1-0030) - Vice Chairperson Lopiccolo advised of having discussed item F-1 with Gary and Jennifer Cain.

F. PUBLIC HEARING: ACTION ITEMS:

F-1. HRC 03-154 DISCUSSION REGARDING A REQUEST FROM LOPICCOLO CONSTRUCTION, APPLICANT (PROPERTY OWNERS: GARY CAIN AND JENNIFER VERIVE) TO REHABILITATE AND UPGRADE THE PROPERTY LOCATED AT 412 NORTH CURRY STREET, APN 003-225-08 (1-0035) - Vice Chairperson Lopiccolo reviewed the details of the project as indicated in the drawing included in the agenda materials. Ms. Pruitt acknowledged that the lot line requirement on Spear Street is 0'. She advised that she would submit a copy of the drawing to the Engineering Department for review. Vice Chairperson Lopiccolo advised that, with the exception of one small Hawthorne tree, all the existing trees and landscape will be undisturbed. He discussed plans for the siding, roofing materials, windows, porch, and fireplace. He responded to questions regarding the windows and the estimated age of the fireplace brick. Discussion took place regarding the fireplace restoration, and Commissioner Speulda advised that a lime-based mortar could be used to reconstruct the fireplace if the bricks can be saved. Vice Chairperson Lopiccolo advised that the Cains have plans to improve the

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landscape and construct a fence at some future point. Chairperson Drews advised that this item would be agendized for action at the December meeting.

F-2. DISCUSSION AND ACTION REGARDING THE MIXED USE DEVELOPMENT OVERLAY (1-0279) - Mr. McCarthy provided background information on this item, and explained the concept of mixed use development. He discussed the public input received thus far during two recent public meetings, one of which was the Redevelopment Authority Citizens Committee's regular monthly meeting. Ms. Pruitt reviewed examples of areas in which the current zoning needs to be changed. She referred to the displayed map and advised that the area proposed for mixed use zoning includes approximately 640 parcels. She reviewed comments received thus far and noted that they have varied from concerns regarding height restrictions to expressions of support for the concept. She distributed copies of reports authored by Jane Chesney in 1986 to the Commissioners and staff. She commented that the issues discussed in Ms. Chesney's reports are still valid today. She advised that a six-month time frame is being considered in which to have a draft plan developed.

Mr. McCarthy discussed the importance of creatively raising the development standards in the area between Fifth and Tenth Streets on the west side of Carson Street. Discussion took place regarding development standards, and Mr. McCarthy advised he would keep the Commissioners informed throughout the process. Ms. Pruitt described a mixed-use project presented by Richard Wipfli at the October Planning Commission meeting. Chairperson Drews expressed concern with regard to implementing development standards on the west side of Carson Street which could foster lesser development on the east side and consequently ruin what remains of the historic fabric on the east side. Ms. Pruitt suggested that the east side survey to be conducted in 2004 may reveal the necessity of extending the historic district to the east side. She referred to a suggestion by RACC Member Fred Nietz that the mixed use development overlay be started in one small area as a test case before expanding it. Chairperson Drews responded to questions regarding the origin of the existing historic district boundaries, and discussion took place regarding the steps necessary to redraw the boundaries. Ms. Pruitt discussed the advantages of creating an overlay district rather than spot zoning.

Mr. McCarthy discussed the creative conflict on the part of the Commission to protect the historic inventory. He suggested a standard such that buildings which are over fifty years old would be required to be rehabilitated or incorporated into a new project. He reiterated that he would keep the Commissioners informed of the progress of this project, and requested them to provide their input. The Commissioners thanked Mr. McCarthy for his presentation.

F-3. DISCUSSION AND ACTION REGARDING THE JOINT HISTORIC RESOURCES COMMISSION/BOARD OF SUPERVISORS MEETING AND POSSIBLE AGENDA ITEMS (1-0929) - Chairperson Drews advised that the original meeting date had been postponed in order to develop a more comprehensive list of discussion items, and to schedule a joint session to review the Commission's goals. Ms. Pruitt distributed a list of Possible CLG Projects for 2004 and, in response to a question, advised that the Statement of Qualifications for the GIS/GPS mapping of the east side was sent out approximately one week ago. The amount of grant funding received for this project was \$4,500. The funding received was in conjunction with a grant award of \$8,000 for which Mr. McCarthy had applied to do a downtown signage project. Because of difficulties bidding the signage project, Mr. McCarthy has agreed to allocate the \$8,000 to the Commission, together with the match funding. Ms. Pruitt anticipates that additional properties can be incorporated into the project because of the additional funding. Commissioner Ossa

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cautioned that an historic context is required for the project. Ms. Pruitt advised that the Commission's decisions regarding projects to present to the Board will be implemented in the form of staff beginning to work on the CLG applications which are due December 1st.

Chairperson Drews expressed a preference for pursuing funding to develop/update the historic district informational handouts and for brick and mortar projects. Ms. Pruitt distributed an historic district brochure and advised that she had researched printing costs for updating the information. Chairperson Drews suggested considering the design guidelines manual as well, and discussed converting the information to PDF or HTML format in order to make the information available via the Internet.

Ms. Pruitt advised that she had discussed with Transportation Manager John Flansberg the blue line trip hazard repair project. She advised that City staff subsequently documented the entire blue line and determined the areas needing repair. She anticipates, however, that CLG funding will not be available for this project. Chairperson Drews suggested that this item be presented to the Board of Supervisors in the context of a public works project. Ms. Pruitt advised that Mr. Flansberg estimated the cost of the work at \$100,000. Discussion took place regarding the possibility of funding the repairs in phases, and Ms. Pruitt agreed that the project should be prioritized by the Board of Supervisors.

Chairperson Drews suggested involving the Board of Supervisors in submitting nominations for Historic Preservation Week awards. Ms. Pruitt and Commissioner Ossa discussed details of the CLG applications. Discussion took place regarding the joint meeting date, and consensus of the Commission was to schedule the joint meeting in place of the regular Commission meeting for December 18th.

F-4. STATUS REPORT FROM STAFF AND DISCUSSION REGARDING CURRENT AND FUTURE GRANTS (1-1316) - Previously covered.

G. DISCUSSION REGARDING FUTURE COMMISSION ITEMS (1-1320) - Previously covered.

H. INTERNAL COMMUNICATION AND ADMINISTRATIVE MATTERS

H-1. COMMENTS AND STATUS REPORTS FROM STAFF (1-1324) - Ms. Pruitt advised of receiving a telephone call earlier in the day from Mrs. Ballardini, who informed her that the Maytan building will most likely be demolished within the next few weeks.

H-2. COMMENTS AND STATUS REPORTS FROM COMMISSIONERS (1-1365) - None.

I. ACTION ON ADJOURNMENT (1-1369) - Commissioner Ossa moved to adjourn the meeting at 6:46 p.m. Vice Chairperson Lopiccolo seconded the motion. Motion carried 5-0.

The Minutes of the November 13, 2003 meeting of the Carson City Historic Resources Commission are so approved this 13th day of January, 2004.

MICHAEL DREWS, Chair