

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the October 12, 2006 Meeting

Page 1

A regular meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Thursday, October 12, 2006 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

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

STAFF: Walter Sullivan, Planning Division Director
Jennifer Pruitt, Senior Planner
Kathe Green, Assistant Planner

NOTE: A recording of these proceedings, the commission's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record, on file in the Clerk-Recorder's Office. These materials are available for review during regular business hours.

A. CALL TO ORDER AND DETERMINATION OF QUORUM (1-0016) - Chairperson Drews called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Commissioner Speulda was absent.

B. ACTION ON APPROVAL OF MINUTES - September 14, 2006 (1-0024) - Commissioner Smith moved to approve the minutes. Commissioner Darney seconded the motion. Motion carried 6-0.

C. MODIFICATION OF AGENDA (1-0032) - None.

D. DISCLOSURES (1-0047) - Vice Chairperson Lopiccolo advised of having been interviewed by representatives of News Channel 8 earlier in the day. Chairperson Drews advised of having been interviewed yesterday.

E. PUBLIC COMMENT (1-0057) - None.

F. PUBLIC HEARING ACTION ITEMS:

F-1. DISCUSSION AND POSSIBLE ACTION TO CONSIDER FUTURE CLG GRANTS (1-0064) - Chairperson Drews introduced this item, and Ms. Pruitt reviewed the October 12th memorandum included in the agenda materials. She advised that a draft request for proposal for structural study of historic churches had been submitted to Chairperson Drews for review. She further advised that Commissioner Smith had prepared a letter in support of a CLG grant for the Roberts House. The letter was signed by Chairperson Drews and submitted to the Parks and Recreation Department.

Ms. Pruitt advised of an historic survey of 191 properties, completed in March of 1980 by Historic Environment Consultants. Anita Watson completed an historic survey of 49 properties in September 1998 and an additional survey of 82 properties in September 2000. In 2001, Carson City contracted with Ms.

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the October 12, 2006 Meeting

Page 2

Watson to prepare an additional survey; however, she subsequently relocated out of state. Phase 1 of the east side survey of 100 properties outside the historic district was completed by Diana Painter in 2004. Ms. Painter completed phase 2 of the east side survey of 73 properties in September 2006. Ms. Pruitt advised that the surveyed properties will be plotted on a map by Planning Division staff. She referred to discussion of 1950s architecture and advised that many of the properties will be surveyed next year as part of an existing grant project. Chairperson Drews requested the survey date to be included in the attributes table of the GIS map. He suggested updating the 1980 survey of 191 properties.

In response to a question, Ms. Pruitt advised that the structural study of historic churches and documentation survey of 1950s architecture were listed in order of priority in the October 12th memo. The other three grant projects were not listed in any order of priority. Ms. Pruitt noted that the Roberts House project had been taken care of by the letter submitted to the Parks and Recreation Department. Chairperson Drews advised of having reviewed the draft request for proposal for structural study of historic churches. The request is for historic properties reports, including historic background, architectural detail, preparation of a National Register of Historic Places statement of eligibility, structural analysis, and restoration/rehabilitation plans. In response to a question, Chairperson Drews advised that the Methodist Church and St. Peter's Episcopal Church were included in the request for proposal. The Methodist Church has unreinforced masonry; St. Peter's is stick built. In response to a question, Ms. Pruitt advised that the CLG application will not be submitted until proposals are submitted for the structural study of historic churches. The request for proposal will be sent to a list of professionals provided by the State Historic Preservation Office. Ms. Pruitt expressed the hope that responses to the requests for proposal will be received prior to the next commission meeting. Chairperson Drews suggested other funding sources could be considered as well. Commissioner Ossa suggested that update of the 1980s historic surveys may be more of a priority than documentation of the 1950s architecture. She expressed concern over historic properties which may be "targets for ... demolition or substantial remodel." In response to a question, Ms. Pruitt anticipates the plot map to be completed within the next couple weeks. In response to a question, Chairperson Drews suggested that revisiting the unreinforced masonry at the First Presbyterian Church would be somewhat redundant in light of studies already conducted.

Chairperson Drews called for public comment; however, none was provided. In response to a question, Ms. Pruitt advised that December 1st is the CLG grant application deadline. Consensus of the commission was that no action was needed on this item.

F-2. UPDATE AND DISCUSSION ONLY REGARDING THE REMODEL AND ADDITION OF THE FIRST PRESBYTERIAN CHURCH OF CARSON CITY, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 110 NORTH NEVADA STREET, APNs 003-214-03, -04, AND -05 (1-0229) - Ms. Green advised of having received the first plan during the second week of September. Another plan was submitted the following week and is in the process of being reviewed by all pertinent City departments. Ms. Green advised that the project is moving forward. In response to a question, Ms. Pruitt advised that Economic Development / Redevelopment staff continues to work with Attorney John Griffin to develop legal documents to form a non-profit organization. Chairperson Drews called for public comment; however, none was provided.

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the October 12, 2006 Meeting

Page 3

F-3. DISCUSSION ONLY ON POLICY REGARDING STORAGE CONTAINERS IN THE HISTORIC DISTRICT (1-0261) - Commissioner Smith advised that many of the storage containers he had previously noted have been removed. He referred to the Development Standards included in the agenda materials. In response to a question, Ms. Pruitt advised that the majority of the historic district is not included in a public, industrial or commercial area. There are a few parcels zoned commercial and a few zoned public. Jack's Bar and the Children's Museum are in a commercial zone. The Nevada State Museum and the Brewery Arts Center are in public zones. In response to a question, Ms. Pruitt and Mr. Sullivan discussed screening requirements for metal storage containers. Mr. Sullivan advised of approximately 30 metal storage containers, approved by special use permit, throughout the commercial zoning district. In response to a question, Ms. Pruitt advised there are no parcels within the historic district zoned neighborhood business. In response to a further question, she advised that locations for metal storage containers would have to be determined on a case-by-case basis. All pertinent City departments are involved in determining the appropriate placement for metal storage containers. Ms. Pruitt provided background information on development of the personal and metal storage container standards. Chairperson Drews called for public comment; however, none was provided.

G. FUTURE COMMISSION ITEMS (1-0388) - Chairperson Drews requested Ms. Pruitt to reagendaize CLG grants.

H. INTERNAL COMMUNICATION AND ADMINISTRATIVE MATTERS

H-1. COMMENTS AND STATUS REPORTS FROM STAFF (1-0401) - Ms. Pruitt anticipates a few applications will be agendaized for the November commission meeting. In response to a question, consensus of the commissioners to allow their names to be published on the Planning Division's web page. Mr. Sullivan provided background information on development of the web page.

H-2. COMMENTS AND STATUS REPORTS FROM COMMISSIONERS (1-0444) - Chairperson Drews advised of having administratively approved a roof and porch railing for a project on the northeast corner of Musser and Division Streets. He further advised that News Channel 8 is developing a feature on the Carson City Historic District which will be broadcast on Friday, October 13th.

I. ACTION ON ADJOURNMENT (1-0468) - Commissioner Smith moved to adjourn the meeting. Commissioner Baker seconded the motion. Motion carried 6-0.

The Minutes of the October 12, 2006 Carson City Historic Resources Commission meeting are so approved this 9th day of November, 2006.

MICHAEL DREWS, Chair