

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the December 14, 2006 Meeting

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A regular meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Thursday, December 14, 2006 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews
Richard Baker
Robert Darney
Rebecca Ossa
Louann Speulda

STAFF: Jennifer Pruitt, Senior Planner
Kathe Green, Assistant Planner
Don Wilkins, Building Division Plans Examiner
Kathleen King, Recording Secretary

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 (5:44:33) - Chairperson Drews called the meeting to order at 5:44 p.m. Roll was called; a quorum was present. Vice Chairperson Lopiccio and Commissioner Smith were absent.

B. ACTION ON APPROVAL OF MINUTES - November 9, 2006 (5:44:46) - Commissioner Speulda moved to approve the minutes. Commissioner Baker seconded the motion. Motion carried 4-0-1, Commissioner Darney abstaining.

C. MODIFICATION OF AGENDA (5:45:16) - Ms. Pruitt modified the agenda to address the items in the following order: F-5, F-4, F-2, F-3, and F-1.

D. DISCLOSURES (5:46:03) - None.

E. PUBLIC COMMENTS (5:46:15) - None.

F. PUBLIC HEARING ACTION ITEMS:

F-1. HRC-06-213 ACTION TO CONSIDER AN APPLICATION FROM JOYCE HARRINGTON TO ALLOW A NON-INTERIOR ILLUMINATED, DOUBLE-FACED BUSINESS SIGN (APPROXIMATELY 4 FEET HIGH X 3 FEET WIDE), ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 408 WEST ROBINSON STREET, APN 003-236-01 (6:42:00) - Chairperson Drews introduced this item. Ms. Pruitt advised that the property owner was unable to attend the meeting due to a scheduling conflict. She reviewed the staff report and advised of having spoken with Northern Nevada Title Company President James Kiernan to clarify the application was for a non-illuminated sign. Mr. Kiernan advised of no concerns over a non-illuminated sign. Ms. Pruitt

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reviewed the conditions of approval, and advised that the applicant had been made aware of them. She acknowledged that the sign will not exceed five and a half feet, and that the applicant will submit a site plan pursuant to the conditions of approval.

Chairperson Drews entertained a motion. **Commissioner Speulda moved to approve HRC-06-213, a request from Joyce Harrington, to allow a non-interior illuminated, double-faced business sign, approximately four feet high and three feet wide, on property zoned residential office, located at 408 West Robinson Street, APN 003-236-01, subject to the conditions of approval contained in the staff report with the stipulation that the applicant will submit a site plan. Commissioner Darney seconded the motion. Motion carried 5-0.**

F-2. HRC-06-214 ACTION REGARDING AN APPLICATION FROM JULIAN AND JOANNA SMITH FOR HISTORIC TAX DEFERMENT STATUS, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 502 NORTH DIVISION STREET, APN 003-237-04 (6:14:10) - Chairperson Drews introduced this item. Ms. Pruitt reviewed the staff report, narrated pertinent slides, and noted staff's recommendation of approval.

(6:15:41) Julian Smith introduced himself for the record. He pointed out an error on the resource inventory sheet in that John and Bonnie Bullis never owned the property. Chairperson Drews commended Mr. Smith on maintenance of the property as an asset to the historic district. Mr. Smith reviewed recent improvements to the roof, and revisions to the structure over the years.

In response to a question, Ms. Pruitt advised that no evidence of a previous historic tax deferment had been received from the Assessor's Office. Chairperson Drews called for public comment and, when none was forthcoming, entertained a motion. **Commissioner Darney moved to approve HRC-06-214, a request from Julian and Joanna Smith for historic tax deferment, on property zoned residential office, located at 502 North Division Street, APN 003-237-04, subject to the findings of the staff report. Commissioner Baker seconded the motion. Motion carried 5-0.**

F-3. HRC-06-233 ACTION REGARDING AN APPLICATION FROM RICHARD McNATT (PROPERTY OWNER: EDWARD WATERHOUSE) TO ALLOW INSTALLATION OF VINYL SIDING AND REPLACEMENT OF WINDOWS, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 312 WEST MUSSER STREET, APN 003-211-03 (6:19:37) - Chairperson Drews introduced this item. Ms. Green reviewed the staff report and narrated pertinent slides. Ms. Pruitt circulated proposed siding samples among the commissioners.

(6:21:08) Richard McNatt introduced himself for the record, and reviewed the application in conjunction with displayed slides. He acknowledged an intent to replace all the windows, and responded to corresponding questions. Commissioner Speulda requested Mr. McNatt to consider retaining the small windows adjacent to the chimney as original to the house. Discussion followed, and Chairperson Drews reviewed pertinent provisions of the Historic District Guidelines. Mr. McNatt responded to questions regarding the original and the asbestos siding. Commissioner Ossa inquired as to alternatives to vinyl siding and to replacing all the windows. She suggested storm windows or repair estimates, and noted that the structure appears to have retained all the original windows. Discussion followed, and Chairperson Drews related details of the method by which storm windows were installed on the historic Adams House. In response to a comment, he discussed the significance of a structure's original features in conjunction

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with the Secretary of the Interior's Standards and Guidelines and the Historic District Guidelines. Commissioner Speulda suggested including roof repair as part of the improvement project. Commissioner Darney expressed understanding for the applicant's concern over energy efficiency and the commission's concern over historic accuracy. He expressed agreement with salvaging the original windows and that vinyl siding would not be appropriate for the structure. He suggested cement board or wood siding, but agreed the asbestos siding should be removed. He noted that the asbestos siding is not original to the house, and suggested that "anything other than vinyl would be an upgrade." Mr. McNatt acknowledged the intent to install new siding over the asbestos siding. Chairperson Drews compared maintenance of cement board or wood siding with vinyl siding. Commissioner Ossa advised of preservation technical information available at the State Historic Preservation Office. She offered to speak with Mr. McNatt regarding alternatives. Mr. McNatt responded to questions regarding the project time table. Chairperson Drews offered to meet on site with Mr. McNatt and the property owner prior to the next meeting. Ms. Pruitt advised of the application deadline for the January commission meeting, and Chairperson Drews suggested the possibility of a special meeting. Mr. McNatt advised of the goal to improve the structure's energy efficiency while retaining the historic appearance. He noted a commercial building to the east of the structure and the First United Methodist Church across the street. Chairperson Drews advised that, other than the asbestos siding, the structure is in its original configuration. He entertained a motion to continue this item. **Commissioner Baker so moved. Commissioner Ossa seconded the motion. Motion carried 5-0.** Chairperson Drews thanked Mr. McNatt for his willingness to work with the commission. Commissioner Ossa provided preservation information to Mr. McNatt. Mr. McNatt acknowledged he had been provided a copy of the Historic District Guidelines.

F-4. HRC-06-238 ACTION REGARDING AN APPLICATION FROM CARSON LODGE #1 F&A.M. TO ALLOW THE ADDITION OF AIR CONDITIONING EXTERIOR UNITS (ENCLOSED WITHIN A FENCED AREA) ON THE EAST SIDE OF EXISTING BUILDING, IN ADDITION TO BOLLARDS ON THE SOUTHERN PROPERTY LINE, ON PROPERTY ZONED DOWNTOWN COMMERCIAL (DC), LOCATED AT 113 EAST WASHINGTON STREET, APN 004-261-01 (6:07:32) - Chairperson Drews introduced this item. Ms. Pruitt reviewed the staff report, and narrated pertinent slides. She advised of having received no responses from the public noticing process. She noted a typographical correction to condition of approval #6.

(6:10:17) Carson Lodge #1 F&A.M. Trustees Mike Williams, Bill Barbie, and Jack Barton introduced themselves for the record. Mr. Barton explained the purpose for requesting installation of the bollards. Mr. Williams acknowledged the bollards would be located inside the property line, just outside of the eave line, at the same height as the bollards located around the gas meter. In response to a question, Ms. Pruitt advised that bollards are usually installed at a four-foot width. Chairperson Drews requested the gentlemen to submit a revised drawing to the Planning Division. In response to a question, Mr. Barton advised that the existing swamp cooler unit on the north side of the building will be removed.

Commissioner Speulda commended the design. Chairperson Drews called for public comment and, when none was forthcoming, entertained a motion. **Commissioner Darney moved to approve HRC-06-238, a request from Carson Lodge #1 F&A.M. to allow the addition of air conditioning exterior units enclosed within a fenced area, on the east side of the existing building, in addition to bollards shown and additional bollards discussed, on the property located at 113 East Washington Street, subject to the conditions of approval contained in the staff report, APN 004-261-01. Commissioner Ossa seconded the motion. Motion carried 5-0.**

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F-5. HRC-06-237 ACTION REGARDING AN APPLICATION FROM STEVE YOCHUM TO ALLOW BUILDING UPGRADES WITH A NEW ENTRANCE, NEW FRONT WINDOWS AND NEW SIDING; AND A REQUEST FOR THE ADDITION OF A DETACHED, SINGLE-CAR GARAGE (308 SQUARE FEET) WITHIN THE REQUIRED FIVE-FOOT SETBACK, AND THE DEMOLITION OF AN EXISTING 275-SQUARE-FOOT CARPORT, ON PROPERTY ZONED SINGLE FAMILY 6,000 (SF6), LOCATED AT 504 WEST SPEAR STREET, APN 003-232-03 (5:46:40) - Ms. Green reviewed the staff report, and advised of revisions to the original application, as follows: to revise windows and to add a porch to the front of the house. She described the proposed revisions in conjunction with displayed slides. She reviewed Mr. Yochum's original proposal to remove the existing car port and to add a garage to the rear of the property. She advised of a variance, approved in 1982 by the Historic Architecture Review Commission and the Planning Commission, to allow the car port to be configured four inches from the property line. She noted a correction to page 3 of the staff report in that the detached accessory structure did not meet required setbacks. She advised of having received two letters of objection to the proposal, and that suggestions for the project had been proposed by staff. She reviewed the three options for recommended action included in the staff report.

(5:51:15) Steve Yochum introduced himself for the record, and requested to proceed with option two. He requested permission to move the car port back two feet which would "make the utilities ... not be inside that car port." He circulated a photograph among the commissioners. Ms. Green advised of Mr. Yochum's original proposal to move the car port back ten feet, and noted that the plans included in the agenda materials were inaccurate. In response to a question, Mr. Yochum described the proposed windows as Anderson Series 200, and circulated descriptive information among the commissioners. In response to a further question, he described the proposed siding material and displayed a proposed color scheme. He acknowledged the existing walkway would be relocated. In response to a further question, he advised that the current entrance is on the west side, and "that door will go away."

Commissioner Darney expressed support for leaving the car port in the same location because it provides for the corner of the house, currently obscured by the car port, to match the eave on the other side. Setting the car port back will allow the façade, the windows, and the doors to "make sense." Mr. Yochum acknowledged the intent to move the garage back two feet. In response to a further question, he expressed the hope that the same variance will be applicable "with a less than ten percent change." He acknowledged the garage will be the same size as the existing car port. He noted that the roof is a hip design and advised that the pitch is 4 and 12. In response to a question, Ms. Green advised that the 1982 approval of the car port indicates the dimensions as 20 feet by 12 feet. Mr. Yochum requested input of the commissioners with regard to the garage door design. Commissioner Darney expressed a preference for a garage door with a "pattern ... as opposed to just flat panels." Chairperson Drews noted that the panels in the drawings included in the agenda materials were similar in design to the front doors. He suggested a similar design. Ms. Green suggested having Mr. Yochum submit proposed garage door designs for review by Chairperson Drews.

In response to a question, Mr. Wilkins advised of the building division requirement for the exterior garage wall, which is four inches from the property line, to be one-hour fire resistant construction with no openings. Mr. Wilkins further advised of the request to relocate utilities outside the garage. The windows and the common wall between the proposed garage and the dwelling will also be required to be eliminated.

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The door into the garage will be required to be at least 1 3/8", solid core, twenty-minute fire rated. Ms. Pruitt acknowledged there would be no requirement for Mr. Yochum to submit the project to the Planning Commission. Mr. Yochum acknowledged his agreement with the conditions.

In reference to the siding, trim, and roof display, Mr. Yochum advised that it represented samples of the siding, the fascia board, the shingle mold, and the roofing material. He expressed a preference to use a three exposure on the siding rather than a four exposure. Chairperson Drews advised that the commission had no purview over color, but commended Mr. Yochum's proposed color scheme. Mr. Yochum acknowledged he would use fish-scale shingles on the house gable.

Chairperson Drews called for public comment. (6:03:44) Dwayne Glanzman, 502 West Spear Street, advised of initial objections to the proposed location of the garage. He noted that moving the garage location back two feet will still allow for sunlight to his two back bedrooms. He commended Mr. Yochum's efforts to improve the property, and advised of no further objection. Chairperson Drews thanked Mr. Glanzman for his written comments, and for his attendance at the meeting.

Chairperson Drews called for additional public comment and, when none was forthcoming, entertained additional comments, questions, or a motion from the commissioners. **Commissioner Darney moved to approve HRC-06-237, a request from Steve Yochum, to allow building upgrades for a new entrance, front windows, siding, and conversion of existing car port to a garage, on property zoned single family 6,000, located at 504 West Spear Street, subject to the conditions of approval contained in the staff report, with the stipulations agreed to by the applicant regarding the garage doors and the siding materials. Commissioner Speulda seconded the motion. Motion carried 5-0.** Chairperson Drews requested Mr. Yochum to submit the revised drawings, depicting the two-foot shift in the garage to the Planning Division.

F-6. DISCUSSION AND POSSIBLE ACTION TO CONSIDER FUTURE CERTIFIED LOCAL GOVERNMENT (CLG) GRANTS (6:46:24) - Chairperson Drews introduced this item. Ms. Pruitt advised that a \$50,000 grant application, for studies on the two churches in the historic district, had been submitted to the State Historic Preservation Office ("SHPO") on November 30th. Staff is awaiting a response from the SHPO. Planning Division staff will arrange to meet with church representatives and the commissioners to review the responses to the requests for proposal. Ms. Pruitt acknowledged that the grant requires a 40 percent match, approximately \$33,000. Chairperson Drews suggested that the commissioners invest time in the project as it will count toward the match requirement. Ms. Pruitt advised that Planning Division staff is prepared to meet with various City departments to request assistance with the grant project. Consensus of the commission was that no action was necessary. (6:53:25) Ms. Pruitt agreed with Chairperson Drews' request for the commissioners to invest time in the project.

F-7. DISCUSSION ONLY ON VINYL SIGNS IN THE HISTORIC DISTRICT (6:48:34) - Chairperson Drews introduced this item, and Ms. Pruitt provided background information. She reviewed information researched from other historic districts. She suggested the opportunity for the commission to provide specifics regarding historic district sign criteria. She provided the researched information to Chairperson Drews for review.

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G. FUTURE COMMISSION ITEMS (6:50:50) - Ms. Pruitt reviewed the tentative agenda for the January commission meeting. She distributed to the commissioners the 2007 meeting schedule. (6:52:51) Chairperson Drews requested Ms. Pruitt to agendize preservation award nominations for the January meeting.

H. INTERNAL COMMUNICATION AND ADMINISTRATIVE MATTERS

H-1. COMMENTS AND STATUS REPORTS FROM STAFF (6:51:58) - Ms. Pruitt provided a status report on the Planning Division website. (6:53:40) In response to a comment, Ms. Pruitt advised of having been notified by Commissioner Smith that he would not be seeking reappointment to the commission once his term expires in January 2007. An application has been submitted and Ms. Pruitt responded to questions regarding the position criteria to own property and to live in the historic district. She advised that Commissioner Speulda would be seeking reappointment. (6:54:43) Ms. Pruitt echoed Chairperson Drews' appreciation of Mr. Suglia.

H-2. COMMENTS AND STATUS REPORTS FROM COMMISSIONERS (6:54:21) - Chairperson Drews noted that Senior Deputy District Attorney Mike Suglia would be resigning from the District Attorney's Office. He thanked Mr. Suglia for his service to the commission.

I. ACTION ON ADJOURNMENT (6:55:13) - Chairperson Drews wished everyone Merry Christmas and Happy New Year. Commissioner Ossa moved to adjourn the meeting at 6:55 p.m. Commissioner Baker seconded the motion. Motion carried 5-0.

The Minutes of the December 14, 2006 Carson City Historic Resources Commission meeting are so approved this 11th day of January, 2007.

MICHAEL DREWS, Chair