

# CARSON CITY HISTORIC RESOURCES COMMISSION

## Minutes of the July 21, 2011 Meeting

### Page 1

A meeting of the Carson City Historic Resources Commission (HRC) was scheduled for 5:30 p.m. on Thursday, July 21, 2011, in the Carson City Community Center, Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Chairperson Michael Drews  
Vice Chairperson Robert Darney  
Commissioner Gregory Hayes  
Commissioner Mara Jones  
Commissioner Lou Ann Speulda

**STAFF:** Lee Plemel, Planning Director  
Jennifer Pruitt, Principal Planner  
Randal Munn, Chief Deputy District Attorney  
Tamar Warren, 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's Office. These materials are available for review, in the Clerk's office, during regular business hours.

**A. CALL TO ORDER AND DETERMINATION OF QUORUM** – Chairperson Drews called the meeting to order at 5:30 p.m. Roll was called; a quorum was present.

**B. MODIFICATION OF AGENDA** – Ms. Pruitt noted that the applicants for item F2 were not yet present and advised discussing it after their arrival. She also reminded the audience that a notary would not be available to notarize the objections to the National Register District Nomination; however, letters could be notarized at no cost at the Business Resource Innovation Center (BRIC) building, at 108 E. Proctor Street.

**C. DISCLOSURES** – Chairperson Drews and Vice Chairperson Darney disclosed that they had met with the Covingtons several times, to discuss several options regarding the property being addressed in agenda item F3.

**D. PUBLIC COMMENTS (8:15:50)** – Jed Block, a member of Warren Engine Company, announced that the Company was contacted in January by Leftfield Pictures, requesting to restore a piece of fire equipment. A chemical fire engine, owned by D.L. Bliss, was selected to be restored. Mr. Block explained that the filming had taken place in April, and he was scheduled to appear on the History Channel tomorrow night at 10 p.m. Mr. Block added that they would have a fund raiser to build a fire museum and possibly a Carson City history museum on September 23, 2011. The unveiling would take place at the Governor's Mansion.

**E. ACTION ON APPROVAL OF MINUTES (5:32:40)** – Commissioner Speulda moved to approve the minutes of March 11, 2010, May 12, 2011, and June 9, 2011 as written by Staff. The motion was seconded by Vice Chairperson Darney. Motion carried 5-0.

**F. PUBLIC HEARING MATTERS:**

**F-1 HRC-11-034 DISCUSSION ONLY REGARDING THE NATIONAL REGISTER DISTRICT NOMINATION.** (5:33:22) – Chairperson Drews introduced the item. Ms. Pruitt reviewed the memorandum she had addressed to the Commission, incorporated into the record, regarding the National Register District Nomination. She stated that the Planning Division Staff had met with the consultant, Dan Pezzoni, and had noticed approximately 161 properties in the area regarding the three public hearings related to the nomination. She added that the information regarding the nomination had been placed on the City's web site, and a draft of the nomination had been forwarded to the Commission. Ms. Pruitt also noted that a meeting had been scheduled by the State for the Board of Museums and History

## CARSON CITY HISTORIC RESOURCES COMMISSION

### Minutes of the July 21, 2011 Meeting

#### Page 2

on September 9, 2011. The property owners would be notified of this meeting, according to Ms. Pruitt within the next two week. She stated that comments would be received during this meeting, and written comments could be sent to the State Historic Preservation Office (SHPO). Ms. Pruitt informed the Commission that one letter of opposition, incorporated into the record, had been received to date.

(5:36:03) – Chairperson Drews indicated that what he was about to present was available on the City’s Planning Division web site. He presented background on the National Register of Historic Places, stating that it was an official federal list of properties that were significant in American history, architecture, archaeology, and engineering. He divulged that some properties were already on the Register individually. He also noted that it was an honorific designation with no added bureaucracy, and a federal program that was administered by SHPO. Chairperson Drews stated that descriptions of the properties were added to accommodate a searchable database, and made it part of the larger picture. He called the recognition a “national honor” which would bring Carson City to the forefront. He also explained the federal tax credit eligibility, building code leniency, reimbursement of rehabilitation eligibility, protection from federally-funded projects, and open space use assessment benefits. Chairperson Drews emphasized that if a majority of the property owners did not wish to be part of the district, SHPO would not approve the nomination. However, he added, individual owners may not opt-out of the District. He also outlined the nomination process and the appropriate timelines and stated that the objections must be received via a notarized letter. Forms could be obtained from the SHPO office or web site, or the Planning Division web site, he added. Chairperson Drews solicited public comments.

(5:52:34) – Day Williams introduced himself as the Administrative Chair of the First United Methodist Church Council, stating it was the oldest church in Nevada. He praised the Commission and the Planning Division Staff for their efforts, stating that the designation would benefit the City and tourism. He also noted that they would be honored to be a part of the designation. Chairperson Drews reminded everyone that to go on the public record, they would need to stop by at the Community Development Office to voice their opinions.

#### **F-2 HRC-10-102 FOR POSSIBLE ACTION: TO APPROVE A REQUEST FROM AL SALZANO (PROPERTY OWNER: HERMAN BAUER) TO DEMOLISH THE EXISTING SINGLE FAMILY RESIDENCE, CARRIAGE HOUSE, AND SHED WITH THE REPLACEMENT OF A 8-UNIT APARTMENT COMPLEX, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 812 NORTH DIVISION STREET, APN 001-191-06.**

(5:54:50) – Chairperson Drews introduced the item. Ms. Pruitt gave background on the project which is incorporated into the record. She stated that it had been approved last May; however, an error in noticing a neighbor had resulted in reagentizing the item. Ms. Pruitt showed current pictures of the property followed by an artist’s rendering of the proposed eight-plex, both incorporated into the record. She reminded the Commission that the project’s architect had modified the carport designs to accommodate the Commission’s suggestions. Ms. Pruitt also noted that the conditions of approval for the project had been provided to the applicant and to the members of the public who have requested the information. In the packet, Ms. Pruitt also included letters of support supplied by the property owner and concerns from an adjacent property owner. She noted that Alexander Kirsch was in the audience today and she believed he would address his concerns. Ms. Pruitt also acknowledged that Al Salzano, the project architect, was in the audience. Chairperson Drews recapped the decisions that were made in previous meetings, including the demolition conditions and the changes to the proposed replacement property.

(6:05:34) – Chairperson Drews called for public comments. Mr. Kirsch introduced himself as a resident of the Historic District for 20 years, and believed that the open meeting law had been violated by not notifying the other property owners of this meeting. Ms. Pruitt explained that pursuant to Carson City Municipal Code, the noticing requirement for the Historic Resources Commission stated that only the adjacent property owners would be noticed. She added that for the following week’s Planning Commission meeting, the Municipal Code required noticing a minimum of 300 feet or 30 individual properties. Mr. Kirsch believed that the proposed project did not benefit the community as a “double four-plex would be an eyesore in my opinion”. He questioned where the guests would park. Mr. Kirsch also objected to the overall scale and massing, stating it was not consistent with the surrounding buildings. He believed that the property must provide a community area or a yard for the families to use. He said he could tolerate two duplexes. Mr. Kirsch stated that based on the estimated growth of Carson City, if the property owner could not find tenants, he would be forced to lower the rent and admit low-income renters through federally-funded incentives, which “would create a whole line of

## CARSON CITY HISTORIC RESOURCES COMMISSION

### Minutes of the July 21, 2011 Meeting

#### Page 3

problems". Mr. Kirsch also disclosed that as of July 18, 2011, there were at least nine properties for sale and twelve properties for rent (three of which were commercial ones). He believed that the additional sixteen potential automobiles would result in an environmental impact assessment due to the traffic increase. He also believed that the property was not child-friendly or safe, and could potentially create privacy concerns to neighboring properties. Chairperson Drews thanked Mr. Kirsch and stated that he brought "some interesting opposition" and some comments which he thought would be more suited to the Planning Commission meeting. He believed that the scale and massing, and the integrity of the district were the two items that concerned this Commission. Mr. Kirsch explained that the building looked like his house, but much larger, and considered it unfriendly. He also believed that the property value decrease in the future would "impact everybody, including the City". Lila King indicated that she was representing her mother, June Kilet, who was unable to attend due to failing health. Ms. King stated that Ms. Kilet had lived in a nearby house since 1972 and has seen many houses demolished and rebuilt, and she called them "preposterous and monstrosities". She also stated that her mother was concerned about "where children would play" and that she was opposed to building the eight-plex. Julie Maxwell, who identified herself as a neighbor "down the street", stating that part of the neighborhood charm was that the former property owner "would invite the deer into his yard". She believed that the drawings did not reflect the integrity of 1865-1920s buildings, stating she would like to see the building be "better and more aesthetically pleasing". Jed Block identified himself as an owner of two properties in the Historic District. He explained that the proposed building was three blocks from Treadway Park, an easy walk for pets and children. He stated that there was "a lot of traffic on Division Street", and nothing could be done about that. He said he did not oppose the building, but would like to "see something other than stucco". He added that he owned an apartment building two blocks away from the Governor's Mansion, and had discovered that the "more money I put into them" the longer the renters would stay, and that he had been able to increase the rent. He believed that the deer had been a "permanent fixture" after the Waterfall Fire.

(6:26:34) – Since there were no other public comments, Chairperson Drews suggested opening up the discussion to Commission members. In response to Commissioner Speulda's question on splitting the lot, Ms. Pruitt explained that the information was provided to the Planning Division Staff and that the lot split was on the site plan. Mr. Salzano explained that the current plants were overgrown and if they could not be salvaged, they would be replaced to meet all the landscaping requirements. Commissioner Speulda believed that the building was "still a bit massive in scale", although a compromise had been made earlier. Commissioner Jones was worried about the two halves of the property being owned by two different people and expressed concern about different maintenance schedules, colors, etc. Mr. Salzano believed that could be regulated as part of an agreement. Commissioner Jones suggested "some difference" between the two four-plexes as another design option. Mr. Salzano stated that changing a roof line would make the buildings look different but they would not change the massing. Commissioner Hayes believed the project still felt overwhelming to him. Chairperson Drews reminded the Commission that it was important to distinguish between what is presented and "what we wish for", and indicated that his preference would be a single-family home with a yard as well, however that was not to be the case. He suggested focusing on whether the project met their guidelines or not. Upon a request from Chairperson Drews, Ms. Pruitt stated that the parking criteria required that multi-family homes be provided with two spaces per dwelling. Vice Chairperson Darney requested further clarification on the zoning issues. Ms. Pruitt explained that the City defined multi-family units as three or more dwelling units, and required a special use permit, which the applicant had received. She added that building height, open space requirements and other issues had also been addressed, and suggested she get that information to Mr. Kirsch. She also stated that the special use permit Staff report was available to anyone. Vice Chairperson Darney iterated that he agreed that horizontal sidings would be preferable to stucco, adding that his issue was the symmetrical nature of the two structures. He said he would like to see a screening of the vehicles in the parking area. Chairperson Drews stated "we're in a little bit of a pickle here because we've approved it once", and inquired about what criteria the project was not meeting. He also expressed caution regarding an appeal. Mr. Salzano was amenable to breaking the symmetry. Commissioner Jones reminded the Commission that the previous hearing "was not noticed properly", and stated that some comments were raised today that needed to be addressed. Mr. Kirsch reiterated his concern which was the building of an eight-plex. Mr. Block was invited to comment on other apartment complexes in the area, and agreed that breaking up the symmetry was a good idea. Chairperson Drews informed Mr. Kirsch that his comments were very valid for the Planning Commission. Mr. Kirsch stated that he "had the feeling that I was conveniently overlooked the last time", and wondered whether this was already a "done deal" now. Chairperson Drews assured Mr. Kirsch that he has been on this Commission for over 20 years and had never seen anyone being intentionally dropped from noticing. He also stated that the Commission had addressed some of his issues by going

## CARSON CITY HISTORIC RESOURCES COMMISSION

### Minutes of the July 21, 2011 Meeting

#### Page 4

back to the architect and asking him to change sidings and “trying to tone it down a little”. Mr. Kirsch wished he could speak to Mr. Bower and explain to him how this project did not fit in the District. Mr. Block explained that the concerns raised tonight were more for the planning commission than the Historic Resource Commission, adding “nobody likes change”. He also stated that a lot of “garbage was done in the 50’s and 60’s that we can’t do anything about”.

(7:19:45) – **Vice Chairperson Darney moved to approve HRC-10-102, a request from Al Salzano (property owner: Herman Bauer) to allow the approval of revised development plan of a new eight-plex, multi-family apartment project, on property zoned Residential Office (RO), located at 812 North Division Street, APN 001-191-06, with the following stipulations: 1) That the owner consider alternative siding or exterior enhancements of the two separate structures, one to be differentiated from the other – whether it’s change of materials or mixing of materials; 2) That there be some sort of a rockery or screened wall that is conducive to the exterior buildings to screen the parking lot from the street (suggesting 30 or 36 inches high); 3) Revisiting of any roof detailing that can differentiate the two structures from each other; 4) Administrative approval of any fencing that is added to the south property line. The motion would also include the previous two stipulations and all the stipulations and requirements of the Staff Report. The motion was seconded by Commissioner Hayes. Motion carried 5-0.**

**F-3 HRC-11-010 FOR POSSIBLE ACTION: TO APPROVE A REQUEST FROM PROPERTY OWNERS AARON AND MARY COVINGTON, TRUSTEES, TO RE-ROOF THE SINGLE FAMILY DWELLING UNIT AND THE REPLACEMENT OF EXISTING SHED DORMERS WITH PROPOSED GABLED DORMERS, ON PROPERTY ZONED SINGLE FAMILY 6000 (SF6), LOCATED AT 312 MOUNTAIN STREET, APN 003-191-01.** (7:23:13) – Chairperson Drews introduced the item. Ms. Pruitt gave background and presented the Staff Report, incorporated into the record. She also reminded the Commission that included in the information packets, incorporated into the record, was an addendum supplied by the applicant. She also included new photographs showcasing the trees in full bloom. Ms. Pruitt stated that the applicants had been in contact with their contractor, Steve Joyce and their engineer, Dave Chase, in addition to consultations with Chairperson Drews, Vice Chairperson Darney, and Kevin Gattis, Chief Building Official. She also stated that the applicants had provided the material for roofing and replacing the dormers. A letter from an adjacent property owner supporting the project is also incorporated into the record. Chairperson Drews invited Aaron and Mary Covington to elaborate and commented on how well the applicants had addressed the Commissioners’ previous comments. Mr. Covington stated that they had struck a balance between their needs and the Commission’s aesthetic concerns. Discussion ensued over the placement of the dormers. Member Jones commented that the issue at hand was rhythm and not symmetry, adding that the rhythm on the bottom floor was irregular. Chairperson Drews commented that there was very little interior space on the upper floor. He also received confirmation that the shed would be removed. Mr. Covington explained that the chimney was taken out because it was deemed unsafe, and that they were planning to put the chimney back and put in a wood stove. Mr. Block commented that he wished most of the District residents would take as much pride in their homes as the Covingtons did. Chairperson Drews called for public comments and when none were forthcoming, a motion. **Commissioner Speulda moved to approve HRC-11-010, located at 312 Mountain Street, as written by Staff. The motion was seconded by Commissioner Hayes. Motion carried 4-1.**

**F-4 HRC-11-046 FOR POSSIBLE ACTION: TO APPROVE A REQUEST FROM JOANNE BALLARDINI (PROPERTY OWNERS C & A INVESTMENTS, LLC) TO REPLACE ASBESTOS SHINGLES ON THE SIDING OF THE HOUSE WITH SIMILAR SIDING AND A 4 FOOT WAINSCOTING ON A SINGLE FAMILY RESIDENCE USED AS AN OFFICE, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 913 N NEVADA STREET, APN 001-187-01.** (7:49:25) – Chairperson Drews introduced the item. Ms. Pruitt gave background and presented the Staff Report, incorporated into the record, and recommended approving the removal and replacement of the asbestos siding. She also recommended that the Chair work with the applicant in the same way they have assisted others. Vice Chairperson Darney stated they were missing the proposed application of the new materials. In response to a question by Commissioner Speulda, Ms. Ballardini replied that she did not know what type of materials were present underneath the asbestos. Chairperson Drews suggested “to try to bring the siding back to pretty close to where it was”. It was suggested to use sandstone veneer similar to the Ormsby House. It was also suggested to gently take out some of the asbestos to see what was underneath and put them back on. Chairperson Drews offered to work with Ms. Ballardini. It was agreed to continue this item at the next meeting.

**CARSON CITY HISTORIC RESOURCES COMMISSION**

**Minutes of the July 21, 2011 Meeting**

**Page 5**

**F-5 HRC-11-006 DISCUSSION ONLY REGARDING AN UPDATE OF THE HISTORIC PRESERVATION FUND (HPF) GRANT FOR 2010.** (8:04:33) – Chairperson Drews introduced the item. Ms. Pruitt presented an update regarding the 2010 HPF grant. She explained that the nomination portion had been previously discussed; therefore she would update the Commission on the survey which was completed by the consultant. She added that they had been asked to increase the amount for the 2011 request, due by August 1, 2011. Chairperson Drews encouraged Commission members to forward their comments to the consultant.

**G. STAFF REPORTS**

**COMMISSIONER REPORTS/COMMENTS.** (8:07:54) – Chairperson Drews introduced the item and promised “to have Dan’s maps by the middle of next week”. Commissioner Hayes requested information regarding the status on changes to the ordinance regarding the membership of the Commission. Ms. Pruitt explained that the item had been approved by the Planning Commission and the Board of Supervisors, and an e-mail had been sent to the members of the Commission about the announcement regarding the two open seats. Ms. Pruitt added that the deadline to apply was July 29, 2011 and if no one applied by then, the item would be open for another 30 days. Commissioner Jones announced that SHPO had relocated to 901 S. Stewart Street, Suite 5004.

**PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION.** (8:10:50) – Ms. Pruitt clarified for Commissioner Hayes that one of the previously approved meeting minutes was indeed from March 11, 2010. She explained that they were not prepared at that time, and that the Recording Secretaries’ Office had discovered the error and prepared the minutes.

**FUTURE AGENDA ITEMS** (8:11:20) – Chairperson Drews announced that the next meeting would take place on September 8, 2011, therefore, they would not receive an official announcement about the nomination until the following meeting. Ms. Pruitt added that under late information, she had included an e-mail received by the Planning Division from the Nevada Advisor for the National Trust for Historic Preservation, indicating that they would provide a letter in support of nomination. In response to Commissioner Jones’ question, Ms. Pruitt stated that they had responded to the only letter opposing the nomination. Commissioner Jones also stated that the nomination meeting would take place on September 9, 2011 at 9:30 a.m. in Las Vegas, however, a video conference would be held at the Nevada State Museum, 600 North Carson Street. Ms. Pruitt stated that the notices would go out to the residents very soon. Chairperson Drews cautioned against having a quorum at the meeting, which violated Open Meeting Laws. Mr. Munn advised that all Commission members could be present, as long as they attended as individuals, without representing the Commission.

**H. ACTION ON ADJOURNMENT** (8:18:24) – Chairperson Drews entertained a motion to adjourn. **Commissioner Hayes moved to adjourn. The motion was seconded by Commissioner Speulda. The meeting was adjourned at 8:20 p.m.**

The minutes of the July 21, 2011 meeting of the Carson City Historic Resources Commission are approved on this 8<sup>th</sup> day of September, 2011.

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Michael Drews, Chairperson