

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING
OF JULY 21, 2011**

AGENDA ITEM: F-3

FILE NO: HRC-11-010

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

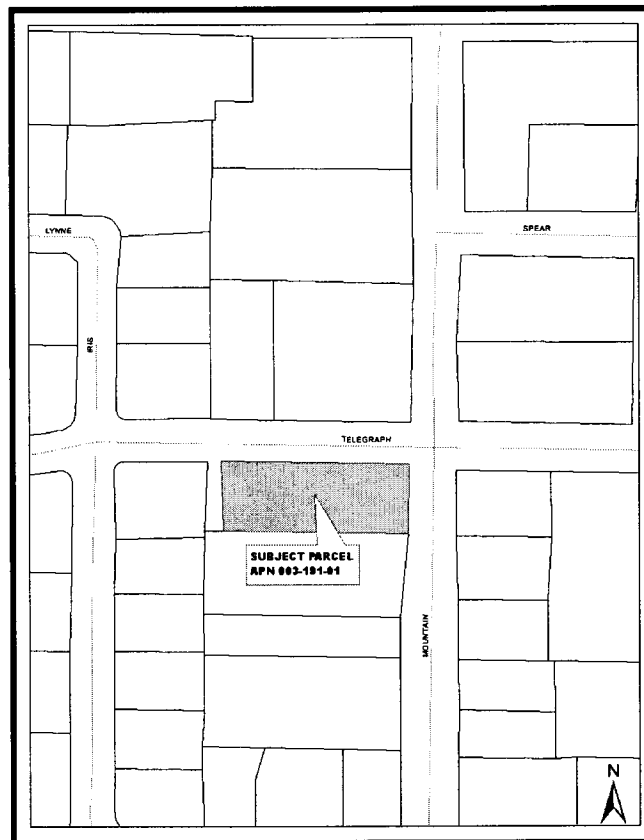
REQUEST: To allow exterior renovations of the single family dwelling unit including the re-roof of the single family dwelling unit and the replacement of existing shed dormers with proposed gabled dormers, on property zoned Single Family 6,000 (SF6).

APPLICANT: Covington Family 2005 Trust

OWNER: Covington Family 2005 Trust

LOCATION/APN: 312 Mountain Street / 003-191-01

RECOMMENDED MOTION: It is recommended that the Historic Resources Commission "Move to approve HRC-11-010, a request from Covington Family 2005 Trust, to allow exterior renovations of the single family dwelling unit including the re-roof of the single family dwelling unit and the replacement of existing shed dormers with proposed gabled dormers on property zoned Single Family 6,000 (SF6), located at 312 Mountain Street, APN 003-191-01, subject to the conditions of approval contained in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the attached site development plan.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within 12 months of the date of final approval. An extension of time must be requested in writing to the Planning Division 30 days prior to the one year expiration date. Should this request not be initiated within one year and no extension granted, the request shall become null and void.
4. The applicant must sign and return the Notice of Decision within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item will be rescheduled for the next Historic Resources Commission (HRC) meeting for further considerations.
5. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with the building permit application.
6. Construction must meet all requirements of the State of Nevada and Carson City.
7. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
8. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: *RESIDENTIAL PLAN SUBMITTAL REQUIREMENTS: One & Two Family Dwellings and Accessory Structures* This handout may also be found online at: www.carson.org/building.
9. The proposed roof changes will require engineered plans and calculations.

LEGAL REQUIREMENTS: CCMC 18.05.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Medium Density Residential

ZONING: Single Family 6,000

DISCUSSION:

This one and a half story vernacular structure is L-shaped with a gabled roof. Per the Historic Inventory completed by Historic Environment Consultants the structure borrows stylistically from Greek and Gothic Revival design. The 2,683 square foot structure was

built in 1875 and is located in the northwestern portion of the 13,184 square foot corner lot and is setback considerably from Mountain Street.

The applicant is proposing to replace three existing shed dormers with five proposed gabled dormers. On the northern roof element the single shed dormer will be replaced with three gabled dormers, on the western and eastern roof elements the single shed dormers will be replaced with a single gable dormer each. Staff conducted a site visit on July 15, 2011 and found the plans submitted to be accurately represented by the applicant.

This item was before the HRC on March 10, 2011. At that time the HRC continued the item indefinitely in addition to suggesting the applicant make adjustments to the elevations and consult a professional to assist in the evaluation of the design of the proposed changes to the roof structure.

Within the application, the applicant notes the roof is falling apart and leaks in a number of places and is composed of cedar shingles and different types of composition shingles. The project includes the re-roof of the single family dwelling with a 40 year composition roofing material. The applicant has also included a detailed overview of the measures taken to produce the plan submitted on June 23, 2011, taking into account the comments from the HRC. The plans have been revised to reflect the concerns of the HRC from the March 10, 2011 meeting.

5.13 Secretary of the Interior Standards for Rehabilitation

Rehabilitation is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values.

The Standards for Rehabilitation are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

5.14 Guidelines for Roofs

The roof's shape, the roofing material and its special features are extremely important in defining the building's overall architectural style. Many different historic roof shapes are found in the district: gable, hip, gambrel, mansard, shed and flat. The pitch or slope of the roof changes from style to style. Shed roofs were used extensively for additions to buildings. The type and style of roof features also change with the building style. Brick and stone chimneys, cresting and a variety of dormers are also found in the district. Sawn or milled wood shingles of cedar or redwood is the predominate historic roofing materials within the district. Few tile and no slate roofs have been found. Standing seam or corrugated metal were used on outbuildings.

5.14.1 Guidelines for Historic Buildings

Original roofing material and features are to be retained and repaired if at all possible. If new roofing is necessary or desired, the preferred treatment is to replace the original with identical new material. If this is not possible or desirable, then the use of Fireclass A, organic felt or fiberglass matt composition type shingle, preferably in a "thick butt" design is acceptable. These are to be laid approximately five inches to the weather with straight and true exposed edge lines. Other roof features such as chimneys, dormers and/or decorative elements are to be

retained. New mechanical systems, solar panels, skylights and/or other devices on the roof are to be placed so they are inconspicuous from the street and in such a manner that no damage is done to any character defining features of the building. (*Secretary of the Interior's Standards for Rehabilitation (Standard Number: 2, 6)*)

5.16 Guidelines for Windows

The majority of buildings in the Historic District are characterized by 19th century styles of architecture. A basic design characteristic of these styles are symmetrically placed, vertically proportioned windows. Houses built in the 1930's to 1960's used in addition to the above, metal framed windows such as casements and picture windows.

5.16.1 Guidelines for Historic Buildings

Original windows shall be retained and repaired when at all possible. When replacement is necessary a window of duplicated design shall be used. The size, pane configuration, design and trim shall replicate that of the original. Original trim and surrounds are to be retained when windows are replaced. Bronzed aluminum framed windows are not appropriate for use in a historic building. Stained glass windows were not commonly used in the buildings of the district. Original stained glass windows are very valuable and should be retained. The addition of stained glass windows into openings which did not historically have stained glass is discouraged. (*Standard Number: 2, 6*)

The applicant has provided a cut sheet noting the Woodright window product anticipated for installation with the proposed dormers.

5.21 Guidelines for Additional Architectural Features

In review of the distinctive architectural features of the styles represented in the district, the following additional architectural features are exhibited. Designs for new buildings as well as additions or alterations to historic buildings can effectively incorporate one or more of the following design elements.

5.21.1 Dormers

Dormers can be a very cost effective method of increasing the usable floor space of a building. Often historic buildings are modified by the addition of dormers. Care must be taken when adding dormers to historic buildings that the scale, massing and proportion of the building is not disrupted. In new construction dormers can play a very effective role in harmonizing the contemporary building design with the existing historic styles. (*Standard Number: 2, 3, 5, 9, 10*)

The applicant has submitted a re-design of the proposed project, taken into account the

comments provided by the HRC at the March 10, 2011 meeting.

PUBLIC COMMENTS:

Public notices were mailed to the adjacent property owners to the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. As of July 15, 2011, no comments have been received in favor or opposed to the proposed project. Any comments that are received after this report is completed will be submitted prior to or at the Historic Resources Commission meeting, depending on their submittal date to the Planning Division.

Engineering Division comments:

- Development Engineering has no preference or objection to the request.

Building Division comments:

1. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
2. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: *RESIDENTIAL PLAN SUBMITTAL REQUIREMENTS: One & Two Family Dwellings and Accessory Structures* This handout may also be found online at: www.carson.org/building.
3. The proposed roof changes will require engineered plans and calculations.

With the recommended conditions of approval and based upon the project complying with the Secretary of the Interior's Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, the Historic Resources Commission Policies, and that the plans as submitted are in general conformance, it is recommended that the Historic Resources Commission approve HRC-11-010 subject to the recommended conditions of approval within this staff report. Staff will encourage the HRC to assist the applicant with the selection of appropriate replacement materials for the proposed project, if needed.

Respectfully Submitted,

PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner
Attachments:

Application (HRC-11-010)
HRC minutes from March 10, 2011
Building Division comments
Engineering Division comments

Carson City Engineering Division
Historic Resources Commission Report

312 Mountain St.

File Number HRC 11-010

TO: Historic Resources Commission

FROM: Rory Hogen, Asst. Engineer

DATE: February 25, 2011

SUBJECT TITLE:

Review of a Historic Resources Commission application for the remodel of an existing historic structure to better serve the upstairs area and make the home look more historic at 312 Mountain St., apn 03-191-01.

RECOMMENDATION:

Development Engineering has no preference or objection to the request.

DISCUSSION:

The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices. Construction must meet all requirements of the State of Nevada and Carson City.

File # (Ex: MPR #07-111)	<i>HRC 11-010</i>
Brief Description	<i>Framing roof dormers</i>
Project Address or APN	<i>312 Mountain Street</i>
Bldg Div Plans Examiner	<i>Kevin Gattis</i>
Review Date	<i>March 10, 2011</i>
Total Spent on Review	

BUILDING DIVISION COMMENTS:

NOTE: These comments do not constitute a complete plan review, but are merely observations based on the information provided.

Scope of Application

Frame new roof dormers

General

1. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
2. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: *RESIDENTIAL PLAN SUBMITTAL REQUIREMENTS: One & Two Family Dwellings and Accessory Structures* This handout may also be found online at: www.carson.org/building.
3. The proposed roof changes will require engineered plans and calculations.

Carson City Planning Division
 2621 Northgate Lane, Suite 62 • Carson City NV 89706
 Phone: (775) 887-2180 • E-mail: plandept@ci.carson-city.nv.us

FOR OFFICE USE ONLY:

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FEB 11 2011

CARSON CITY
 PLANNING DIVISION

FILE # HRC - - HRC - 11 - 010

**HISTORIC RESOURCES
 COMMISSION**

PROPERTY OWNER
 Covington Family 2005 Trust c/o Aaron & Mary Covington, TTEE

FEE: None

MAILING ADDRESS, CITY, STATE, ZIP

312 Mountain St. Carson City, NV 89703

PHONE # 882-1301 **FAX #** 882-1301

E-MAIL ADDRESS
 marymacw@earthlink.net

SUBMITTAL PACKET

- Application Form with signatures
- 12 Completed Application Packets-Application form, maps, supporting documentation (1 Original + 11 Copies)
- CD containing application data (pdf format)
- Documentation of Taxes Paid-to-Date

Name of Person to Whom All Correspondence Should Be Sent
APPLICANT/AGENT **PHONE #**

Same as above

Application Reviewed and Received By:

MAILING ADDRESS, CITY, STATE ZIP

PHONE # **FAX #**

Submittal Deadline: See attached HRC application submittal schedule.

E-MAIL ADDRESS

Project's Assessor Parcel Number(s): 003-191-01	Street Address 312 Mountain St. Carson City, NV 89703	ZIP Code
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Project's Master Plan Designation Medium Density Residential	Project's Current Zoning SF6	Nearest Major Cross Street(s) Telegraph
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Briefly describe the work to be performed requiring HRC review and approval. In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. NOTE: The Historic District Ordinance and Historic District Design Guidelines, as well as Policy Statements, are available in the Planning Division to aid applicants in preparing their plans. If necessary, attach additional sheets.

Remodeling the upstairs of the house to include three gabled dormers on the North (Telegraph St.) side of the house to replace the existing shed dormer, one gabled dormer on the west side to replace an existing shed dormer, and one gabled dormer on the East (Mountain St.) side to replace a shed dormer. The roof of one upstairs rooms was also propped on top of the original ridgeline of the house during a previous remodel (~1970). We would like to reframe this area to recover the original ridgeline as viewed from the street. Several rafters in the structure were damaged in a fire prior to 1930 and these will be replaced before re-roofing the home.

Does the project require action by the Planning Commission or the Board of Supervisors? Yes No If Yes, please explain:

Will the project involve demolition or relocation of any structure within or into the Historic District? Yes No If Yes, please describe:

Reason for project: The roof is falling apart, leaks in a number of places, and is composed of cedar shingles and different types of composition shingles. It will not last another winter. Prior to our purchase of the house, the upstairs was put together in a fort like fashion by someone who didn't appreciate plum and level construction techniques. The walls and ceilings are thin, flammable plyboard with no insulation, the windows are aluminum frame, and the dormers are shed style, not in keeping with the historic nature of the home. We have 2 children who will be shortly requiring their own space. There is no other room to expand, and currently the upstairs is not suitable for long term living quarters. Additionally, there was a fire in the attic prior to 1930 and new rafters were just sistered to the charred rafters. We would like to replace all of these for increased useable living space, structural soundness, and to enhance regress from the upstairs of the house.

SUPPORTING DOCUMENTATION

Each application requires 12 copies, folded to 8 1/2 x 11 inches, of quality site plan and drawings showing work to be performed on the subject project which requires HRC approval. Basically, this is any work which will affect the exterior of any structure and any modifications to the site, i.e., fences, walls, or major landscaping. The name of the person responsible for preparation of the plans and drawings shall appear on each sheet.

Attached is a Plan Checklist to aid preparation of plans and architectural drawings. It is understood that all checklist items will not be included in all projects. The list is intended to give the applicant an idea of the breadth of review by the Commission on those items which are included in the subject project. Photographs can be used for illustration and discussion, but are not acceptable as substitutes.

Aaron M. Covington
Owner's Signature

Aaron M. Covington
Owner's Printed Name

Mary W. Covington
Applicant's/Agent's Signature
owner's

Mary W. Covington
Applicant's/Agent's Printed Name
owner's



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High-Performance™
Low-E4* Glass

Ordinary Glass



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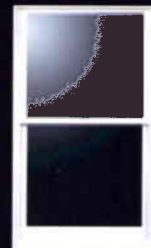


Oak



Maple

Exteriors



White



Sandtone



Terratone®

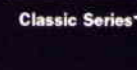


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Estate®



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Antique Brass

Oil Rubbed Bronze

Distressed Bronze



Polished Chrome

Brushed Chrome

Satin Nickel

Distressed Nickel

Classic Series™



White



Stone

Grille Types



Finelight® grilles-between-the-glass.



Removable interior grilles.



Removable interior grilles. Permanent exterior grilles.



Permanent interior grilles. Permanent exterior grilles.

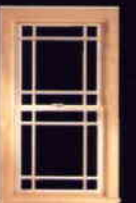


Permanent interior grilles. Permanent exterior grilles. With spaces between the glass.

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Specified Equal Light 3x3



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Custom

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CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

1. Address: 312 North Mountain 08 3-191-01
 2. Common Name: _____ CLYDE, VICTOR W & JUNE
 3. Historic Name: _____ 312 MOUNTAIN ST
 4. Present Owner: Victor and Julia Clyde CARSON CITY NV 89703
 5. Address (if not occupant): _____
 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The structure is one and a half stories in height and essentially L-shaped in form with a gabled roof. The vernacular structure borrows stylistically from Greek and Gothic Revival design. The foundation is concrete, where visible, and the building surface material is shiplap. The large gable facing the street contains decorative elements including a dentil course, brackets and drops. A porch with similar detailing extends the width of the facade and a balustrade formed of crossed wood members completes the porch. Windows are primarily double hung with two lights above two.

A dormer has been added and some windows altered. Some alterations have also occurred at the rear of the building.

A garage stands at the rear.

RELATIONSHIP TO SURROUNDINGS:

The structure is somewhat small in relationship to the neighboring buildings but is compatible with respect to material, style, and residential scale.



Street Furniture: wire and wood fence
picket fence

Landscaping: abundant and mature foliage obscures the house, several large trees, large lawn

Architectural Evaluation: PS X NR _____
 District Designation: PD 2 NR _____

HISTORIC ENVIRONMENT CONSULTANTS
 2306 J Street, Penthouse
 Sacramento, CA 95816
 (916) 446-2447 Date March 1980

THREATS TO SITE:

None Known X Private Development _____
Zoning SF6000 Public Works Project _____
Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent _____ Good _____ Fair X Deteriorated _____

APPROXIMATE SETBACK: 45 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1875-80's Estimated X Factual _____ Source: _____

Is Structure on Original Site? _____ Moved? _____ Unknown X

SIGNIFICANCE:

The building is a relatively small vernacular structure whose design combines two styles important to the architectural evolution of the city. Good detailing enriches the structure but it gains more in importance from its siting at the rear of an abundantly planted and generously sized lot, and its placement on this street which contains several large buildings of architectural significance.

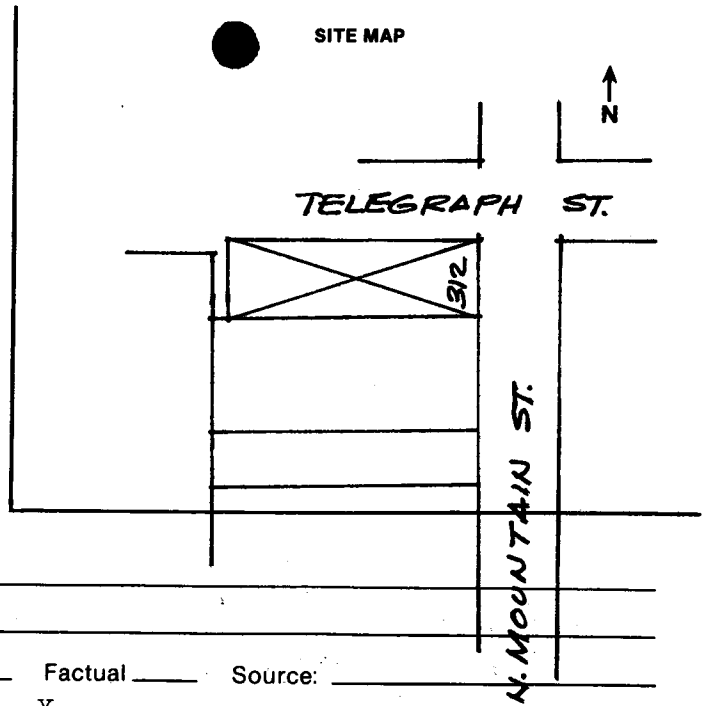
SOURCES:

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:



CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the March 10, 2011 Meeting

Page 1

A meeting of the Carson City Historic Resources Commission (HRC) was scheduled for 5:30 p.m. on Thursday, March 10, 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: 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 (5:30:55) – Chairperson Drews called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Commissioner Lopiccolo was absent.

B. ACTION ON APPROVAL OF MINUTES (5:31:35) – Commissioner Speulda moved to approve the minutes, as written by Staff, from the January 13, 2011 meeting. Commissioner Hayes seconded the motion. Motion carried 5-0.

C. MODIFICATION OF AGENDA (5:31:55) – None.

D. DISCLOSURES (5:32:17) – None.

E. PUBLIC COMMENTS (5:32:43) – None.

F. PUBLIC HEARING MATTERS:

F-1 HRC-11-010 ACTION TO CONSIDER 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. (5:33:32) – Chairperson Drews introduced the item. Ms. Pruitt introduced new Commissioner Mara Jones, and Chief Deputy District Attorney Randy Munn. She then gave background on the property being discussed. Ms. Pruitt noted that in the enclosed information packets, incorporated into the record, she had enclosed a full set of plans, roofing material samples, window treatments, and the comments from the Engineering and Planning Divisions. She also stated that adjacent property owners had been notified, and that to date, no comments had been received in the Planning Division. Ms. Pruitt explained that Staff has recommended the approval, with recommended conditions, of the project, and suggested that the Commission assist the applicant with the selection of the appropriate materials. Aaron Covington, the applicant, explained that the reasons for renovation had been the safety and the growth of his family. He stated that the rubble foundation of the house made the renovations difficult and would need to be taken into consideration. Ms. Pruitt indicated she would address the Building Division issues with Kevin Gattis, Chief Building Official. Chairperson Drews suggested scaling the windows to the lower portion of the house. He gave his recommendation to the applicant and stated his concern as symmetry. Mr. Covington explained that the house was oddly-shaped and that they were trying to increase usable space with the wider dormers. Mrs. Covington stated that this was her first attempt at Photoshop and that some of the pictures may have been off scale. Discussion ensued regarding window sizes. Commissioner Speulda suggested

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the March 10, 2011 Meeting

Page 2

keeping the window trim simpler. Vice Chairperson Darney recommended having an engineer on board, and he offered to give them his recommendation of engineers. Vice Chairperson Darney opined that working with engineers in the early stages "saves everybody some time". Chairperson Drews suggested showing the new elevations to the Commission would be sufficient for the next review. He also stated that if the applicants could not wait till the next meeting, a special meeting could be scheduled. Ms. Pruitt reminded everyone that only one set of plans were needed for the next meeting. Chairperson Drews called for public comments, and when none were forthcoming, a motion. **Vice Chairperson Darney moved to continue HRC-11-010, a request from the Covington Family to allow exterior renovations to a single-family dwelling unit, located at 312 Mountain Street. The motion was seconded by Commissioner Jones. Motion carried 5-0.**

(6:15:20) – Chairperson Drews announced a recess.

(6:16:22) – Chairperson Drews called the meeting back to order.

F-2 HRC-11-005 ACTION TO ADOPT A RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS A PROCLAMATION DECLARING THE MONTH OF MAY AS ARCHAEOLOGICAL AWARENESS AND HISTORIC PRESERVATION MONTH. (6:16:30) – Chairperson Drews introduced the item. Ms. Pruitt explained that included in the Commissioners' packets was a draft of the proclamation to be presented to the Board of Supervisors in May, for the Mayor's signature. She also reminded the Commissioners that the Historic Preservation Month Scavenger Hunt materials, also included in the packets, were not for public consumption yet. She added that there were two drafts, a kids' version and an adults' version, for the Scavenger Hunt. She added that the school districts had been contacted, and that several classes were participating. Member Hayes stated that in addition to his pictures. Chairperson Drews and Commissioner Speulda had contributed many photographs, and indicated that they had a "tremendous resource for future scavenger hunts". Chairperson Drews suggested teaming with local merchants to promote the event and solicit awards. He read the Historic Preservation Month Proclamation, incorporated into the record, and entertained a motion. **Commissioner Speulda moved to adopt the resolution recommending to the Board of Supervisors a proclamation declaring the month of May as Archeological Awareness and Historical Preservation Month. The motion was seconded by Vice Chairperson Darney. Motion carried 5-9.** Commissioner Hayes was concerned about awards in case of a tie. Member Speulda reminded everyone that last year they had done a drawing for the prizes.

F-3 HRC-11-004 DISCUSSION AND POSSIBLE ACTION TO CONSIDER SELECTION OF THE HISTORIC PRESERVATION AWARDS OF 2011 IN RECOGNITION OF SIGNIFICANT PRESERVATION ACCOMPLISHMENTS AND IN CELEBRATION OF NATIONAL ARCHAEOLOGICAL AWARENESS AND HISTORIC PRESERVATION MONTH OF MAY 2011. (6:25:01) – Chairperson Drews introduced the item. Ms. Pruitt referred to a listing of completed projects, prior to 2010, and included in the Commissioners' packets and the record, for consideration. She began by listing the two recommendations from Chairperson Drews for contributions by former Supervisors Williamson and Livermore for championing historic preservation in Carson City. She indicated that a maximum of four awards could be allocated, given this year's budget. Ms. Pruitt then presented the considered projects: Nevada State Museum Project; Dr. Gibbons' property, on 412 S. Division Street; 504 W. Spear Street single-single family dwelling unit; 206 Minnesota Street professional office; The Elks Lodge property modification on 515 N. Nevada Street; 503 N. Nevada Street office space converted from a four-plex; The Frank residence; and 310 S. Nevada Street professional office. Vice Chairperson Darney stated that the Gibbons office project and the Frank residence were not necessarily preservation-related. He agreed they were well done; however, he was concerned that they showcased new construction. Discussion ensued. **Vice Chairperson Darney moved to nominate the Nevada State Museum, the 310 S. Nevada Street professional office building, Former Supervisor Robin Williamson, and Assemblyman Pete Livermore. The motion was seconded by Commissioner Hayes. Motion carried 5-0.**

F-4 HRC-11-006 DISCUSSION ONLY REGARDING AN UPDATE OF THE HISTORIC PRESERVATION FUND (HPF) GRANT FOR 2010. (6:47:37) – Chairperson Drews introduced the item. Ms. Pruitt updated the Commission on the work they were doing with the State Historic Preservation Office (SHPO) and a

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the March 10, 2011 Meeting

Page 3

consultant. She stated that the contract had been completed and information is being provided to the consultant. She added that the goal was to "complete everything by September 1, 2011".

G. STAFF REPORTS

COMMISSIONER REPORTS/COMMENTS. (6:49:19) – Commissioner Speulda mentioned a book from the latest Historic Preservation Books Guide titled "Doing Away with Demolition by Neglect" and expressed its relevance to the current ordinances. She inquired whether SHPO would have access to the book. Commissioner Jones offered to look into it. Ms. Pruitt suggested that the Planning Division acquire the book.

PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION. (6:50:32) – Ms. Pruitt reported on the Commission's request to SHPO to make the amendments to the Commission's membership criteria. She stated that the changes were approved by SHPO and the process to amend the code had begun. Once defined, the changes would be presented to the Planning Commission the following month and to the Board of Supervisors in May. Ms. Pruitt stated that the Commission would be able to amend its rules and regulations immediately after the approval of the Board of Supervisors. Chairperson Drews wished to be informed of the meeting dates. He also referenced an article, incorporated into the record, supplied by Ms. Pruitt regarding garage doors.

FUTURE AGENDA ITEMS (6:52:31) – Ms. Pruitt indicated the HRC Grant would be an on-going item. She also stated that they would work with today's applicant to provide needed assistance. The Scavenger Hunt would also be discussed. Commissioner Jones thanked everyone for "the hearty welcome" and looked forward to working with them in the future.

H. ACTION ON ADJOURNMENT (6:53:50) – Chairperson Drews entertained a motion to adjourn. **Commissioner Jones moved and Commissioner Speulda seconded a motion to adjourn. The meeting was adjourned at 6:55 p.m.**

The minutes of the March 10, 2011 meeting of the Carson City Historic Resources Commission are approved on this 12th day of May, 2011.

Michael Drews, Chairperson

Subsequent to the March 10, 2011 CCHRC meeting, the following steps were taken to address the HRC concerns raised during the meeting.

- 1) We met with Mike Drews and went through the entire house interior and exterior so he could see first hand the challenges we face in terms of proper egress, safety wise, structurally, problems due to the "remuddling" done prior to our ownership, space issues that need addressing with growing children, and restoration work we have spent 11 years performing.
- 2) We met with our contractor Steve Joyce, our engineer Dave Chase, Rob Darney, and city engineer Kevin Gattis and reviewed the entire house and particularly the upstairs with a fine tooth comb. It was determined that the house had the requisite foundation, load bearing walls and structural integrity to absorb our proposed changes. After viewing the upstairs and attic areas, changes were recommended by Rob Darney to the center dormer in order to make the proposed upstairs bathroom area functional. We have incorporated those suggestions in the latest attached elevations labeled A2.
- 3) We met with Mike Drews and commissioner Speulda to review other possible dormer and space options. Mike suggested that we make a note that the original chimney (center of home as viewed from the East elevation) had to be removed for safety reasons, but will be reconstructed through the scope of these proposed changes.
- 4) New elevations were drawn and e-mailed to Mike Drews for commentary on June 1, 2011. He suggested that we remove the dentils and felt that the massing was still a little heavy. We reviewed the Stewart/Nye dormers at his suggestion as well as multiple dormers throughout the historic district.
- 5) Elevations were re-drawn and e-mailed to Mike Drews on June 17, 2011. He asked if the drawing worked with the upstairs because of the multi level floors, (they do) and suggested that we further narrow the two outside gables and/or that we play with the drawing a little to see how different adjustments would look.
- 6) We met with our contractor and re-checked our interior dimensions. Further narrowing the dormers would render them useless and negate the purpose of the remodel. We then worked on several variations with the drawings as Mike also suggested.
- 7) Elevations were re-drawn. At this point, we have done everything we can to address the diverse concerns of this commission and to incorporate the commission members suggestions for our home. There were often times subjective concerns of different commission members, eg (symmetry versus asymmetry) that were difficult to rectify. We feel the latest drawing reflects our due diligence and strikes a balance between the varying concerns expressed by different members of the commission.

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