# CARSON CITY HISTORIC RESOURCES COMMISSION

# Minutes of the February 9, 2012 Meeting

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A meeting of the Carson City Historic Resources Commission (HRC) was scheduled for 5:30 p.m. on Thursday, February 9, 2012, in the Carson City Community Center, Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Chairperson Michael Drews

Vice Chairperson Robert Darney

Commissioner Jed Block

Commissioner Elizabeth Dickey Commissioner Gregory Hayes Commissioner Donald Smit Commissioner Lou Ann Speulda

**STAFF:** Lee Plemel, Planning Director

Jennifer Pruitt, Principal Planner

Moreen Scully, Senior 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** (5:31:29) Chairperson Drews called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Commissioner Smit arrived at 5:40 p.m.
- **B. MODIFICATION OF AGENDA** (5:32:09) There were no modifications to the agenda.
- **C. DISCLOSURES** (5:32:37) Chairperson Drews introduced the item and disclosed that he had met "a number of times" with Herman Bauer and his design team, along with Art Hannifin, to discuss the project in agenda item F2, explaining that they "made some good headway". Chairperson Drews also introduced Commissioner Dickey, the State Historic Preservation Office (SHPO) designee, and an Architectural Historian with the Nevada Department of Transportation (NDOT).
- **D. PUBLIC COMMENTS** (5:33:33) Chairperson Drews entertained public comments; however, none were forthcoming.
- **E. ACTION ON APPROVAL OF MINUTES** (5:34:36) There were no minutes to approve.
- F. PUBLIC HEARING MATTERS
- F-1 HRC-12-009 FOR POSSIBLE ACTION: TO APPROVE A REQUEST FROM PROPERTY OWNER ROBYN LAGUZZA FOR HISTORICAL TAX DEFERMENT STATUS, ON PROPERTY ZONED SINGLE FAMILY 6,000 (SF6), LOCATED AT 506 WEST SPEAR STREET, APN 003-232-01. (5:36:20) Chairperson Drews introduced the item. Ms. Pruitt gave background information on the property and presented a Staff Report, incorporated into the record. She explained that the tax deferment is usually awarded to the property owner, not the property. Ms. Pruitt noted that the former property owner had received a tax-deferment in the early 1990s, and that Robyn Laguzza had purchased the property and wished to have the same tax deferment. She showed pictures of the house, and described the process and the criteria to issue the tax-deferment status, adding that Ms. Laguzza would appear before this Commission when replacements of doors need to be made. In response to Commissioner Hayes' question, Ms. Pruitt clarified that a historic tax deferred process allows a percentage of taxes, subject to specific criteria, to be deferred. Commissioner Block noted that the property improvements looked "great". Commissioner Block moved to approve HRC-12-009, a request from Robyn Laguzza for Historical Tax Deferment on property zoned Single Family 6,00

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(SF6), located at 506 W. Spear Street, APN 003-232-01. The subject approval is based on the finding that the property is in general conformance with the Secretary of the Interior's Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, and with Historic Resources Commission Policies. The motion was seconded by Commissioner Speulda. Motion carried 7-0.

HRC-10-102 FOR POSSIBLE ACTION: TO APPROVE A 2 PHASE REQUEST FROM AL F-2 SALZANO (PROPERTY OWNER: HERMAN BAUER) TO DEMOLISH THE EXISTING SINGLE FAMILY RESIDENCE, CARRIAGE HOUSE, AND SHED; AND TO CONSTRUCT TWO RESIDENTIAL DUPLEXES TOTALING, FOUR UNITS (TWO UNITS IN PHASE ONE AND TWO UNITS IN PHASE TWO) ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 812 NORTH DIVISION STREET, APN 001-191-06. (5:44:20) - Chairperson Drews introduced the item. Ms. Pruitt noted that this item had been before the Historic Resources Commission (HRC), the Planning Commission (PC), and the Board of Supervisors (BOS) in the form of an appeal. She added that, as a result of the appeal, the BOS had recommended that the item be sent back to the HRC and the PC for further reconsideration. She then gave background on the project in the form of a Staff Report, and a PowerPoint presentation, both of which are incorporated into the record. Ms. Pruitt noted that the new plan was to build two duplexes on the subject site, in two phases, instead of the original plan to demolish the existing structures and build two four-plex units. She pointed out that duplexes are "allowed outright in this zoning district"; however, in order to accommodate two duplexes on site, the property owner would either "divide the subject site, or go through the Planning Commission for a multi-family dwelling unit project". Ms. Pruitt also read the conditions of approval, incorporated into the record. Al Salzano, the project Architect, clarified that the overall mass of the project was "toned down", and one building was designed to have wood siding and the other stucco, noting that although both plans were the same, the elevations looked "quite different". He also stated that they would retain most of the existing landscaping, including the trees and the shrubs. Chairperson Drews believed that the Nevada Railroad Foundation was still interested in salvaging the demolished properties, and suggested a discussion. Commissioner Speulda believed documenting the demolition and recycling as much material as possible was "a great plan". Ms. Pruitt responded to Chairperson Drews' question by citing four specific criteria for demolition of property in the Historic District. Commissioner Block inquired about the original building footprint, but no one was able to provide that information. Vice Chairperson Darney requested salvaging the brick, and any windows or doors that were left, from the structures. Herman Bauer, the property owner, ensured that materials will be salvaged. Paul Brooks, general contractor, noted that several door and window hardware, and the existing brick, would be salvaged, but believed the windows and doors were broken into. Chairperson Drews confirmed for Commissioner Dickey that the property and the outbuildings had been evaluated as contributing structures to the Historic District. Vice Chairperson Darney questioned the "fit" of stucco on the buildings and Chairperson Drews received confirmation from Commissioner Dickey that stucco was appropriate for craftsman-style buildings and cautioned Mr. Salzano regarding "where the expansion joints go". Commissioner Hayes noted the positive changes made in the new design and Commissioner Speulda called it more "pedestrian-friendly". Mr. Salzano confirmed that they were 50 percent smaller than the original plan, also clarifying that the roofing material would be "asphalt shingle". Vice chairperson Darney suggested different style shingles for each of the structures, and was concerned about RVs parking in the open parking areas. Ms. Pruitt confirmed the City requirements of two parking spaces per dwelling unit, noting that page 8 of the Staff Report contained an Engineering Division request for that space. Discussion ensued about RV and boat parking, and whether driveways could be altered to accommodate a second car, or a lease clause could be added to prohibit RVs. Mr. Bauer noted that a neighbor, Mr. Kirsch, parked his 5<sup>th</sup> wheel in his driveway, and Ms. Pruitt advised deferring any driveway widening or parking issues to the Engineering Division. She also reminded the Commission that RVs and Boats were allowed in Carson City, therefore cautioning against the prohibition of such vehicles. Mr. Salzano explained that the garage doors would be carriage-style and agreed to present the materials to the Commission at a later date. Commissioner Block gave background on several houses that were built similar in design. Ms. Pruitt reminded the Commission that they had originally requested that the two building not look the same. Commissioner Hayes reiterated that he personally wished the buildings were finished with wood instead of stucco, and Chairperson Drews noted that there were bungalowstyle buildings in the District, and stucco "is a suitable siding for bungalows". Vice Chairperson Darney noted that he did not wish to see stucco on the trim. Commissioner Dickey cautioned against "really rough" stucco, resembling buildings form the 1980s. Commissioner Smit liked Mr. Salzano's massing and proportions with the stucco, noting "he's really gone above and beyond, based on what he brought here the last time", and suggested concealing the expansion joints.

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(6:35:22) - Chairperson Drews entertained public comments. Steve Brenneman identified himself as the owner of Bliss Mansion and pointed out that the houses directly across from the subject site, on Division Street were shiplap. He suggested having the property not facing Division Street have the stucco. He also recommended having CC&Rs because the parking "invites abuse", and wanted to minimize the number of exterior doors per unit, which, he believed, would invite abuse and the rental of rooms. Mr. Salzano explained that the downstairs had a "flex unit" over the garage so that it could be used as a home studio or office, adding that the upstairs unit had one door. Chairperson Drews suggested a single door and an entry way that would split off to the flex unit. In response to Commissioner Hayes' suggestion of "flip-flopping the two units", Mr. Bauer said did not "have a problem with that". Mr. Bauer also explained to Mr. Brenneman that the units would either be rented or sold. Commissioner Smit opposed having a contract clause prohibiting RVs, calling it a "slippery slope", and Ms. Pruitt noted that it was not within the realm of this Commission, and suggested addressing such concerns with the City Code Division. Commissioner Smit pointed out the conflicting messages given to Mr. Bauer and his team as he deals with multiple agencies in the City. Mr. Bauer inquired about dealing with colors at the Staff level, and Chairperson Drews explained that they would not be involved in the color choices; however, if Mr. Bauer wished, they would "take a look at them". Chairperson Drews thanked Mr. Bauer and Mr. Salzano for their time. Commissioner Block moved to approve HRC-10-102, a request from Al Salzano, to allow the approval of a revised development plan of a two-phase project with two-family units, totaling four units, on property zoned Residential Office (RO), located at 812 North Division Street, APN 001-191-06, subject to the conditions of approval contained in the staff report and based on swapping buildings and with minimal expansion joints, and also with the removal of one entry door on the lower level unit. The motion was seconded by Commissioner Smit. Motion carried 7-0.

F-3 HRC-11-119 DISCUSSION ONLY REGARDING AN UPDATE OF THE HISTORIC PRESERVATION FUND (HPF) GRANT FOR 2011. (6:46:40) – Chairperson Drews introduced the item. Ms. Pruitt gave background information, incorporated into the record, on the 2011 grant, for a survey of over 100 properties west of the Carson City Historic District. She explained the most of the requested research from the consultant had been completed, and that they were very close to a draft to be brought before the Commission possibly next month.

#### G. STAFF REPORTS

**COMMISSIONER REPORTS/COMMENTS.** (6:47:48) – Chairperson Drews introduced the item and reported that as a board member of the "Friends of Silver Saddle Ranch", he had attended a meeting where it was discussed how to keep the buildings on the property, and how to keep the property open and functioning. Commissioner Block inquired about signs in the Historic District and Ms. Pruitt noted that the item would be agendized for the next meeting.

**PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION**. (6:49:29) – Ms. Pruitt explained that she had been in contact with Vivian Summers regarding window replacements, and believed the item would be rescheduled for review next month.

**FUTURE AGENDA ITEMS** (6:50:08) – Chairperson Drews introduced the item and Commissioner Hayes suggested a workshop regarding commission guidelines and responsibilities, both locally and nationally. He also wished to discuss addressing issues and actions taken place in the District without the Commission's approval. Ms. Pruitt explained that they were already considering a workshop for the Commissioners and Staff. As for guideline specifics, she suggested that Staff "will do our best" to provide information to Commissioners, and be more proactive with property owners. She also noted that the City had a compliance division, with rules and regulations, to provide recourse. Vice Chairperson Darney suggested addressing processes "if things come up", and Commissioner Block suggested further education of the public. Several Commissioners thanked Ms. Pruitt for the informational packet on wood fences and for her work on Mr. Bauer's project.

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- **H. PUBLIC COMMENTS** (6:56:53) Chairperson Drews entertained public comments; however, none were forthcoming.
- K. ACTION ON ADJOURNMENT (6:57:23) Chairperson Drews entertained a motion to adjourn. Commissioner Hayes moved to adjourn. The motion was seconded by Commissioner Speulda. The meeting was adjourned at 7 p.m.

The minutes of the February 9, 2012 meeting of the Carson City Historic Resources Commission are approved on this 8<sup>th</sup> day of March, 2012.

Michael Drews, Chairperson