

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the March 9, 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, March 9, 2006 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

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

STAFF: Walter Sullivan, Planning and Community Development Director
Jennifer Pruitt, Senior Planner
Kathe Green, Assistant Planner
Michael Suglia, Senior Deputy District Attorney
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 (5:30:30) - Chairperson Drews called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Commissioner Smith was absent.

B. ACTION ON APPROVAL OF MINUTES - February 9, 2006 (5:30:58) - Commissioner Speulda moved to approve the minutes. Commissioner Baker seconded the motion. Motion carried 5-0-1, Vice Chairperson Lopiccolo abstaining.

C. MODIFICATION OF AGENDA (5:31:22) - Ms. Pruitt advised that the application which is the subject of item F-2 had been deemed to be incomplete and would not be heard at this meeting.

D. DISCLOSURES (5:31:51) - Commissioner Darney advised of having been contacted by two or three members of the First Presbyterian Church inquiring as to the ongoing issue which is the subject of item F-1. Chairperson Drews advised that he and Commissioner Ossa had met with the First Presbyterian Church Building Committee and Planning and Community Development staff.

E. PUBLIC COMMENTS (5:32:32) - None.

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F. PUBLIC HEARING ACTION ITEMS:

F-1. HRC-05-268 DISCUSSION AND ACTION TO CONSIDER AN APPLICATION FROM FRED DOLVEN (PROPERTY OWNER: PRESBYTERIAN CHURCH), TO ALLOW DEMOLITION OF THE EXISTING 4,235-SQUARE-FOOT SANCTUARY BUILT IN 1864 AND REPLACEMENT WITH A 9,600-SQUARE FOOT CHURCH AND NARTHEX, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 110 NORTH NEVADA STREET, APNs 003-214-03, -04, AND -05 (5:32:55) - Ms. Pruitt thanked the citizens for their attendance, the First Presbyterian Church representatives and the commissioners for the time and effort invested to find solutions for the subject item. She provided background information on the offer presented by Economic Development/Redevelopment Manager Joe McCarthy, at the February 9th commission meeting, to the First Presbyterian Church Building Committee. She advised that two meetings had taken place since the February 9th meeting, one on February 23rd in which the First Presbyterian Church Building Committee, the Senior Pastor, members of the congregation, Engineer Roger Hyytinen, Builder Mark Beauchamp, Architect Fred Dolven, Supervisor Robin Williamson, Mr. McCarthy, Commissioner Ossa, Peter Wilday, Paul Ferrari, Mr. Sullivan, and herself participated. Mr. Wilday presented an alternative plan at the February 23rd meeting which was discussed. Structural solutions were also presented by Paul Ferrari and discussed at that meeting. The First Presbyterian Church Building Committee was provided a copy of Mr. Wilday's plan for further review.

Another meeting took place on Friday, March 3rd, in which the aforementioned attendees as well as Chairperson Drews participated. The First Presbyterian Church Building Committee presented a plan which was discussed at that meeting, in addition to a letter outlining certain requests. Ms. Pruitt advised that First Presbyterian Church Building Committee Chairman Ken Pearson would be providing an update later in the meeting. She further advised of a special commission meeting scheduled for Wednesday, March 22nd at 5:30 p.m. at which plans prepared by Fred Dolven will be presented for the commission's review. City staff will be meeting, within the next couple days, to address the church's letter and provide a written response.

(5:37:47) First Presbyterian Church Building Committee Chairman Ken Pearson advised the church has agreed, in concept, with the offer proposed by the Office of Economic Development / Redevelopment which moves the sanctuary from the originally proposed location to a location in the same city block more toward Division Street. There is "just enough room" between the Division Street right-of-way and the original church buildings of the 1800s to accomplish this. Mr. Pearson advised that, although the location proposes some logistical challenges regarding safe and convenient access from both on- and off-site parking and "eliminates our dream of having a view of the lawn from the narthex, ... in listening to our God-given community spirit and our desire not to alienate anyone from joining our church, it is in the best interests of the community that we agree to this location." Mr. Pearson advised that the proposal presented at the February 23rd meeting was reworked and thoughts presented to city representatives at the March 3rd meeting, together with contingencies "necessary to make the proposal doable ..." The First Presbyterian Church awaits a response. Mr. Pearson advised that, in the meantime, redesign work and cost estimates

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for rehabilitation on the original church building continue. He requested the commission to continue action on the request for a demolition permit until the April commission meeting. He expressed the hope that, by that time, an agreement between the church and the city can be finalized.

At Chairperson Drews' request, Mr. Pearson displayed the proposed plan and narrated the same. Chairperson Drews noted that all four walls of the oldest portions of the church would be preserved by the proposed plan. He advised that the new sanctuary design would be reviewed and discussed at the March 22nd meeting. Mr. Pearson advised of having just met with Architect Fred Dolven to review his elevation layouts, and that Builder Mark Beauchamp is working on a cost estimate for rehabilitation of all four walls, the floor, and repairs to the roof. Mr. Pearson anticipates the cost estimate will be available within three weeks. He advised that restoration of the walls was not feasible for the church and still is not. The First Presbyterian Church is in the midst of a capital campaign to raise funds for the new sanctuary, and is looking to the city to provide funding for restoration of the walls. The letter referenced by Ms. Pruitt outlines other feasibility contingencies. Chairperson Drews called for public comment and, when none was forthcoming, commissioner comments.

Commissioner Darney noted that the portion of King Street to the south of the church property has been problematic in the past. He suggested this project may represent an opportunity for the city to work with the church to solve some of the problems, particularly for the residences to the south. Ms. Pruitt agreed, and advised that Mr. Sullivan had met with Engineering and Public Works Division staff in relation to the encroachment issues. Mr. Sullivan advised that the referenced section of King Street is owned by the city. City Engineer Larry Werner was very supportive of working with the church to ensure the appropriate right-of-way for safe passage on the sidewalk. Commissioner Darney further advised of past issues regarding ADA access through the connector street, and suggested addressing these issues as well. Commissioner Speulda thanked the First Presbyterian Church representatives, and expressed the hope that the plan works out for everyone. Chairperson Drews thanked the church building committee, Mr. McCarthy, Peter Wilday, Paul Ferrari, Fred Dolven, and everyone involved. He noted the burden is "on the city's shoulders now" and that feasibility needs to be considered. He reiterated his appreciation to all the parties for identifying the common ground and "working hard to get there." He called once again for public comment.

(5:48:55) McAvoy Layne expressed appreciation to everyone involved for "compromising and moving ahead." He expressed the opinion Orion and Molly Clemens would be proud, and volunteered his services in the area of fund raising. He suggested an additional \$200 could be raised for the church with the support of the *Nevada Appeal*. He provided historic information on the flyers which were posted at the time Mark Twain lectured, on behalf of the church, in 1864.

(5:50:26) Jed Block expressed appreciation for all the time and effort invested by everyone involved.

(5:51:21) Guy Rocha expressed gratitude to everyone involved, particularly the church representatives. He agreed the burden is now on the city "to get it done" and expressed the hope that preservation will be accomplished.

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Chairperson Drews called for additional public comment and, when none was forthcoming, recessed the meeting at 5:52 p.m.

F-2. HRC-06-035 ACTION TO CONSIDER AN APPLICATION FROM MIKE SPEARS (PROPERTY OWNER: MARGARET SPEARS), TO ALLOW A 36-SQUARE-FOOT CHILDREN'S PLAYHOUSE AND FENCING, ON PROPERTY ZONED SINGLE FAMILY 6,000 (SF6), LOCATED AT 603 WEST ROBINSON STREET, APN 003-243-02 - Deferred.

F-3. DISCUSSION AND ACTION TO CONSIDER A HISTORIC RESOURCES COMMISSION POLICY REGARDING COMMISSIONERS PRESENTING THEIR OWN PROJECTS (5:55:28) - Chairperson Drews reconvened the meeting at 5:55 p.m. Ms. Pruitt provided background information on development of the policy included in the agenda materials, and requested input of the commissioners. Chairperson Drews suggested referencing the appropriate Carson City Municipal Code section in the commission policy. Mr. Sullivan advised of having requested Mr. Suglia to draft a letter regarding conflicts of interest associated with advisory boards, commissions, and committees.

Mr. Suglia referenced the Carson City Municipal Code regarding conflicts of interest as applicable to elected officials, boards, committees, and commissions. He reviewed the applicable provisions of the code, and suggested the language of the commission's policy should more closely conform. He expressed appreciation to the commissioners for their sensitivity to the potential for ethical conflicts or the appearance of ethical conflicts. Conversely, he advised that commissioners should not abstain from discussion and action unless there is a valid concern for conflict or the appearance of a conflict. He encouraged the practice of leaving the room, when abstaining, but advised commissioners could not be compelled to do so.

Mr. Suglia responded to questions regarding various situations. Mr. Sullivan provided background information on the practice of a commissioner leaving the room when abstaining. In response to a question, Mr. Suglia expressed the opinion that having an employee of one of the commissioner's firms present a project while that commissioner abstains from discussion and action would be acceptable, provided the commissioner discloses his or her interest in the project and abstains from discussion and action.

Commissioner Darney expressed agreement with the practice of leaving the room during the time the commission takes action. He expressed concern over a client having to present an application and not having the advantage of hearing the commission's comments and direction because of being outside the meeting room. He noted that any applicant has the opportunity to attempt to influence any commissioner prior to a meeting, and expressed the opinion that a commissioner staying in the meeting room during a presentation would have no real bearing on the commission's action. He inquired as to the situation of a commissioner, who is also a property owner in the historic district, presenting an application for his or her own, personal property. He suggested having to hire someone to present the application would be an undue burden. In response to a question, Ms. Pruitt read a portion of the draft policy into the record, and noted the importance of keeping in mind the perception of a commissioner presenting their own application. Commissioner Darney suggested excepting the commissioners' private homes from the policy against presenting their own applications. Ms. Pruitt agreed to look into this possibility, but expressed the opinion

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there would be no difference between a private property owner commissioner or a building professional commissioner presenting their own application. She reiterated the concern over public perception. Mr. Suglia offered to review the State ethics law.

Commissioner Darney referred to the Policy Statement, and inquired as to the distinction between presenting an application and having photographed the property, completed the application, drawn the plans, etc. He suggested the possibility of the commissioner-applicant submitting a narrative or a letter in order to have some voice without being in the meeting room at the time of presentation. Mr. Suglia advised that providing a narrative or letter would constitute participation. Chairperson Drews expressed support for the \$500 limit, and a preference for the policy being as specific as possible. Commissioner Darney suggested that the \$500 limit on fees should also be applied to the amount of the improvement. In response to a question, Commissioner Darney advised that three of the commissioners currently own property in the historic district. Chairperson Drews noted the resolution which formed the commission requires an architect, a building contractor, and other certain specialties. Commissioner Ossa advised the City of Reno had addressed this same situation several years ago. She offered to research State Historic Preservation Office files to determine the solution, and to provide the information to the commission at a future meeting. She expressed understanding for concerns over perception, but suggested that citing specific design guidelines would provide the necessary foundation when taking commission action.

In response to a question, Mr. Suglia advised the discussion was sufficient to provide direction with regard to additional research. He noted the importance of providing the uniformity of the law to every board, commission, and committee, with some common sense. Ms. Pruitt advised that staff would consider the discussion, research additional information, and reagendaize this item for the next meeting. In response to a comment, Mr. Sullivan provided background information on the purpose for agendaizing this item.

F-4. DISCUSSION AND ACTION TO ELECT CHAIR AND VICE CHAIR FOR THE HISTORIC RESOURCES COMMISSION (6:22:54) - Chairperson Drews called for nominations. **Commissioner Ossa nominated Mike Drews for chair. Commissioner Baker seconded the nomination.** Chairperson Drews called for additional nominations and, when none were forthcoming, a vote on the nomination. **Nomination carried 6-0.** Chairperson Drews called for nominations for vice chair. **Commissioner Ossa nominated Mark Lopiccolo. Commissioner Baker seconded the nomination.** Chairperson Drews called for additional nominations and, when none were forthcoming, a vote. **Nomination carried 6-0.** Chairperson Drews congratulated Vice Chairperson Lopiccolo.

F-5. DISCUSSION AND ACTION TO CONSIDER SELECTION OF THE HISTORIC PRESERVATION AWARDS FOR 2006 IN RECOGNITION OF SIGNIFICANT PRESERVATION ACCOMPLISHMENTS AND IN CELEBRATION OF NATIONAL HISTORIC PRESERVATION MONTH, MAY 2006 (6:24:03) - Chairperson Drews provided background information on this item. In response to a question, he advised the awards usually recognize an historic district residence, an historic district commercial building, and an historic structure in Carson City. Mr. Sullivan requested the commissioners to consider friends of the historic district, and Chairperson Drews advised this would fit under the established categories. Ms. Pruitt advised that former mayor Ray Masayko was recognized by the commission. Commissioner Speulda suggested considering landscapes.

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Chairperson Drews suggested the RCI building on the corner of Telegraph and Minnesota Streets, and recognizing Joe McCarthy for his work with the Brewery Arts Center and Redevelopment. Mr. Sullivan requested the commissioners and staff to send additional nominations to Chairperson Drews. Chairperson Drews requested staff to issue a press release. Mr. Sullivan advised staff would provide the commissioners with a list of past award recipients. Consensus of the commission was to continue action on this item.

G. FUTURE COMMISSION ITEMS (6:30:55) - Ms. Pruitt advised that Planning Division staff is in the process of updating the landscape ordinance. She requested the commissioners to consider preferred landscape for the historic district, and advised that an item would be agendized for discussion at the April commission meeting. Chairperson Drews requested to be able to review the City's list of approved tree species. Ms. Pruitt advised that Planning Division staff is also in the process of developing a draft of the commission's policies and procedures manual. She requested the commissioners to consider revisions to the manual, and advised that a draft would be presented for review at the April commission meeting. Commissioner Darney discussed the importance of including requirements associated with demolition in the manual. Ms. Pruitt advised that an item regarding grants and training would also be agendized for the April meeting.

H. INTERNAL COMMUNICATION AND ADMINISTRATIVE MATTERS

H-1. COMMENTS AND STATUS REPORTS FROM STAFF (6:36:12) - Ms. Pruitt reported that staff would be meeting with St. Peter's Episcopal Church representatives on Friday, March 10th to discuss a proposed project. Staff continues to be in contact with Gigi Valenti, and hopes to meet with her prior to submittal of her information for review by the commission.

H-2. COMMENTS AND STATUS REPORTS FROM COMMISSIONERS (6:36:52) - In response to an earlier comment, Chairperson Drews agreed with the importance of the commission considering demolition policies, and the associated feasibility and National Register of Historic Places criteria.

I. ACTION ON ADJOURNMENT (6:39:32) - Commissioner Baker moved to adjourn the meeting at 6:39 p.m. Commissioner Ossa seconded the motion. Motion carried 6-0.

The Minutes of the March 9, 2006 Carson City Historic Resources Commission meeting are so approved this 13th day of April, 2006.

MICHAEL DREWS, Chair