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A regular meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Thursday, November 8, 2007 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews

Vice Chairperson Mark Lopiccolo

Gregory Hayes Rebecca Ossa Lou Ann Speulda

STAFF: Jennifer Pruitt, Senior Planner

Joel Benton, 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.

- CALL TO ORDER AND DETERMINATION OF QUORUM (5:33:15) Chairperson Drews called the meeting to order at 5:33 p.m. Roll was called; a quorum was present. Commissioners Baker and Darney were absent. Commissioner Ossa arrived at 5:37 p.m.
- В. ACTION ON APPROVAL OF MINUTES - October 11, 2007 (5:33:42) - Commissioner Speulda moved to approve the minutes. Vice Chairperson Lopiccolo seconded the motion. Motion carried 4-0.
- C. **MODIFICATION OF AGENDA** (5:34:03) - None.
- D. **DISCLOSURES** (5:34:24) - Vice Chairperson Lopiccolo advised of having recently participated in a major project review meeting, the subject of which was an historic building. He acknowledged the building was not agendized as part of this meeting.
- E. PUBLIC COMMENTS (5:34:48) - None.
- F. **PUBLIC HEARING ACTION ITEMS:**
- HRC-07-167 ACTION TO CONSIDER A REQUEST FROM CARTER AND PEGGY TWEDT TO REMOVE THE EXISTING CHAIN LINK FENCING AT THE FRONT OF THE HOME AND REPLACE WITH A WOODEN PICKET FENCE (APPROXIMATELY 42 INCHES HIGH BY 48 FEET LONG), ON PROPERTY ZONED SINGLE-FAMILY 6,000 (SF6), LOCATED AT 612 WEST TELEGRAPH STREET, APN 003-245-04 (5:35:25) - Chairperson Drews introduced this item. Ms. Pruitt reviewed the staff report and narrated pertinent slides. [Commissioner Ossa arrived at 5:37 p.m.]

(5:37:08) Peggy Twedt introduced herself and Carter Twedt for the record, provided an overview of the proposed project, and expressed the opinion that "it would be an improvement."

Commissioner Hayes commended the applicants on the proposed project. Chairperson Drews suggested this item may have been handled administratively due to the fact that wooden pickets are listed as approved materials for the historic district. He thanked the applicants.

Chairperson Drews called for public comment; however, none was forthcoming. In response to a question, Ms. Twedt displayed a sample of the proposed fencing material. Chairperson Drews entertained a motion. Commissioner Hayes moved to approve HRC-07-167, Carter and Peggy Twedt's request to remove the existing chain link fencing at the front of the home at 612 West Telegraph Street, and replace it with a wood picket fence, as described. Commissioner Speulda seconded the motion. At Chairperson Drews' request, Commissioner Hayes amended his motion to reference the seven recommended conditions of approval contained in the staff report. Commissioner Speulda continued her second. Motion carried 5-0. Chairperson Drews thanked the Twedts.

F-2. HRC-07-154 ACTION TO CONSIDER A REQUEST FROM DENNIS DOYLE (PROPERTY OWNER: ED AND MAUREEN WATERHOUSE) TO ALLOW CONSTRUCTION OF A SINGLE-CAR GARAGE (APPROXIMATELY 228 SQUARE FEET) ON THE EAST SIDE OF THE LOT, AND REVIEW OF AN EXISTING FENCE, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 312 WEST MUSSER STREET, APN 003-211-03 (5:40:43) - Chairperson Drews introduced this item. Ms. Pruitt reviewed the staff report and narrated pertinent slides. She noted the eleven conditions of approval included in the staff report, and specifically reviewed condition of approval 11.

Chairperson Drews recognized Mr. Doyle and Mr. Waterhouse, who were present at the meeting table. He thanked Mr. Waterhouse for the improvements made to the house, and expressed appreciation for the property owners' willingness to allow the commission to work together with Mr. Doyle.

(5:46:18) Dennis Doyle, of Prestige Builders representing the property owners, introduced Ed Waterhouse and expressed appreciation for the commission's willingness to work together on the project. Mr. Doyle referred to the photographs and plans included in the agenda materials. He expressed an interest in using cedar shingles for the front gable of the proposed garage "rather than the horizontal lap siding to ... give it a little bit of a different look." Commissioner Hayes noted the importance of distinguishing new construction from the historic structure, and of using materials appropriate to the age of the structure. He expressed a preference for real wood. With regard to the siding, Mr. Doyle discussed his preference for using recycled lumber. He expressed the opinion "it's an appropriate thing to do in the right case, in the right place." He noted the garage will be a new structure "from the ground up." He expressed a willingness to consider using real wood siding, but the opinion that the "general public" can't tell a difference between real wood and recycled wood siding. He explained the reason for the preference to position the garage so as to block the view of a garage on an adjacent property. He advised that the subject fencing was not installed by his company. He proposed to replace it with cedar and extend it "to the edge of the curbing ... at the same sculptured angle which is about three feet beyond those two short posts" depicted in a displayed photograph.

Commissioner Hayes suggested wood-clad steel for the garage door. Mr. Doyle advised of having focused on style and insulation for the garage door. He expressed a willingness to consider a wood-clad door if preferred by the commission. Vice Chairperson Lopiccolo expressed a preference for pre-finished siding because "it lasts." Once the garage doors are painted, it shouldn't matter whether they are wood clad.

Chairperson Drews agreed that the garage is a free-standing, new structure separate from the residential structure. He pointed out that new siding will help the new structure "stand out from the old structure." He agreed that new siding also "holds up better." He expressed no opposition to the cedar shingles proposed for the gable, and agreed with Mr. Doyle's proposal for replacing the corner fencing.

Commissioner Ossa agreed with using modern material for the new garage structure. She expressed a preference for siding the gable end of the garage to keep it "very simple. ... Let the main residence shine through." Mr. Doyle explained his intent to "separate the style rather than to incorporate it ..." In response to a question, Commissioner Ossa suggested incorporating a small vent in the gable to break it up. Mr. Doyle advised that Mr. Waterhouse "does all of his own upkeep," and discussed the intent to "make this as pleasing to the commission ... and also make sure that he doesn't have a whole bunch of upkeep to do." In explanation of the installer's intent, he discussed the benefits of the vinyl fencing. He advised this "was a not knowing issue more than ... trying to do something cheap." Commissioner Hayes commended the property owner on the improvements to the residential structure. Mr. Doyle responded to questions regarding the windows proposed for the garage and replacement of the vinyl fencing. Discussion took place with regard to the proposed design of the replacement fencing.

(6:05:07) Mr. Waterhouse expressed opposition to condition of approval 11 if the front of the garage is situated even with the front of the porch. Chairperson Drews agreed with regard to the commission's purposes, and expressed a preference for "it matching the garage next door." Ms. Pruitt explained that the location of the property line is not known. The detached garage will need a building permit for which plans, depicting all property lines and setbacks, are required to be submitted to the Building Division. In order for the plans to be drawn correctly, the location of the property line must be certain. Ms. Pruitt advised of structures in the historic district which are built over the property line. Condition of approval 11 will ensure the proposed structure meets current setback requirements contained in the code. Mr. Waterhouse expressed understanding for Ms. Pruitt's explanation, but reiterated that locating the garage structure six inches behind the porch will "look odd." Ms. Pruitt expressed the hope that the survey will reveal more room than what is assumed is available. She noted the width of the southern right-of-way, and advised that the Engineering Division had raised the issue. She reiterated the importance of ensuring the required setbacks are met.

Commissioner Hayes advised that his residence, at Fourth and Minnesota, had right-of-way "literally underneath the west side of our house." He explained the abandonment by which the situation was rectified. Mr. Doyle acknowledged the requirement for a survey. He suggested that condition of approval 11 represented a duplication of requirements in that the Building Division would not issue a building permit without the survey. Ms. Pruitt acknowledged the accuracy of Mr. Doyle's statement, and discussed the importance of ensuring this commission was fully informed of the situation. In response to a further question, Ms. Pruitt explained the reason for including condition of approval 11 in the commission's action. In response to a comment, she advised the survey could reveal the necessity of moving the structure "back even further" than what is depicted on the present plan. If Planning Division staff determines that this would change the plan significantly, the project would be required to be re-submitted for commission review. Commissioner Hayes provided additional information with regard to the situation associated with his property. Discussion followed regarding setback requirements and the required survey. Mr. Waterhouse responded to questions regarding the proposed height of the garage door. Commissioner Ossa expressed concern over the height of the garage building, and discussion ensued. Mr. Doyle responded to

questions regarding the proposed motion light. At Chairperson Drews' request, he agreed to provide a photograph of the proposed motion light to the Planning Division. Additional discussion took place regarding the building height.

Chairperson Drews called for public comment. (6:25:12) Jed Block commended the proposed plan and the improvements made thus far. He recommended the house for an Historic Preservation Award.

Chairperson Drews called for additional public comment and, when none was forthcoming, entertained a motion. Vice Chairperson Lopiccolo moved to approve HRC-07-154, a request from Dennis Doyle, with the eleven conditions of approval; elimination of the shingles and horizontal siding instead; and a photograph of the proposed motion light to be submitted to the Planning Division. Commissioner Ossa seconded the motion. Motion carried 5-0. Chairperson Drews thanked Mr. Waterhouse and Mr. Doyle. In response to a question, Ms. Pruitt suggested that the property owner and Mr. Doyle review the survey with Planning and Engineering Division staff.

F-3. DISCUSSION AND POSSIBLE ACTION TO ADD TO THE EXISTING LIST OF POTENTIAL PROJECTS FOR CONSIDERATION OF FUTURE 2008 CERTIFIED LOCAL GOVERNMENT (CLG) GRANT PROGRAM (6:28:47) - Chairperson Drews introduced this item. Ms. Pruitt reviewed the memo included in the agenda materials. With regard to project 3, completion of the 1950s historic architecture survey, she advised of approximately 100 historic district properties which had yet to be surveyed as of last year. Following Diana Painter's survey, there are currently 53 properties which have yet to be surveyed. Ms. Pruitt suggested that project 3 is urgent to ensure survey of all properties in the historic district, and recommended assigning number one priority to the project. In response to a question, Commissioner Ossa advised that an historic context will be required in order to nominate the historic district to the National Register of Historic Places. Chairperson Drews suggested that projects 2 and 4 may be combined.

Commissioner Ossa suggested workshops would serve to make the commission more visible and to educate professionals and the general public. She expressed support for pursuing project 5, workshops. Commissioner Hayes agreed. Vice Chairperson Lopiccolo discussed the importance of adequately publicizing the workshops. Ms. Pruitt advised that once the commission takes action on this item, staff will undertake to develop a budget which would include adequate advertisement / publication / notification. In response to a question, Commissioner Ossa advised that the application deadline is December 3rd. She expressed the opinion that workshops could be funded, including advertising. Chairperson Drews suggested "getting more ambitious" with the workshop concept, and discussed the possibility of rehabilitating a specific historic structure. The commissioners concurred, and discussion followed. Commissioner Ossa suggested the possibility of scheduling quarterly workshops. She expressed a preference for prioritizing projects 5, 3, and 4, in that order. In response to a question, Chairperson Drews expressed the understanding that project 4 is "just context." Commissioner Speulda expressed support for projects 4 and 5. Consensus of the commissioners was to apply for grant funding for projects 3, 4, and 5. Chairperson Drews called for public comment and, when none was forthcoming, entertained a motion. Vice Chairperson Lopiccolo moved to apply for grant funding for projects 3, 4, and 5. Commissioner Haves seconded the motion. Motion carried 5-0. Chairperson Drews thanked the commissioners and Ms. Pruitt.

(6:43:43) In response to a question, Ms. Pruitt advised that Commissioner Ossa had provided information regarding the survey of historic churches. She expressed the hope that a decision can be made regarding the consultant prior to the end of the month.

G. FUTURE COMMISSION ITEMS (6:39:36) - Commissioner Hayes requested to agendize discussion regarding public education of historic district standards. He advised of having provided Ms. Pruitt with proposed language to publicize the historic district standards. Chairperson Drews suggested sending letters to fencing contractors advising of historic district materials requirements. Ms. Pruitt listed others to whom the information should be sent, including landscape contractors, architects, general contractors, and developers. Commissioner Ossa suggested including local home improvement stores as well. Chairperson Drews suggested agendizing an item for the December commission meeting. Ms. Pruitt acknowledged that item F-3 would be reagendized as an update.

H. INTERNAL COMMUNICATION AND ADMINISTRATIVE MATTERS:

- **H-1. COMMENTS AND STATUS REPORTS FROM STAFF** (6:44:41) Ms. Pruitt provided an overview of the tentative December commission agenda.
- H-2. COMMENTS AND STATUS REPORTS FROM COMMISSIONERS (6:45:06) Commissioner Ossa provided Ms. Pruitt a letter from the State Historic Preservation Office, advising of the award of \$45,000 to Carson City from the HPF fund. She advised that the City can begin the process of selecting the consultant for the church HSR. Chairperson Drews advised that the V&T Railroad Commission is planning to start construction on phases 2A and 2B, as well as mitigation of an archaeological site in Carson City.
- **I. ACTION ON ADJOURNMENT** (6:46:37) Commissioner Ossa moved to adjourn the meeting at 6:46 p.m. Commissioner Hayes seconded the motion. Motion carried 5-0.

The Minutes of the November 8, 2007 Carson City Historic Resources Commission are so approved this 13th day of December, 2007.

MICHAEL DREWS, Chair		