

**CARSON CITY HISTORIC RESOURCES COMMISSION**

**Minutes of the April 9, 2009 Meeting**

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A regular meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Thursday, April 9, 2009 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Chairperson Michael Drews  
Vice Chairperson Robert Darney  
Commissioner Derwin Bass  
Commissioner Gregory Hayes  
Commissioner Mark Lopiccolo  
Commissioner Rebecca Ossa  
Commissioner Lou Ann Speulda

**STAFF:** Jennifer Pruitt, Senior Planner  
Joel Benton, Deputy District Attorney  
Jano Barnhurst, 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 (5:31:15)** - Chairperson Drews called the meeting to order at 5:31 p.m. Roll was called; a quorum was present.

**B. ACTION ON APPROVAL OF MINUTES (5:31:42)** - Commissioner Hayes moved to approve the minutes of the March 12, 2009 meeting as written. Commissioner Speulda seconded the motion. Motion carried 6-0-1.

**C. MODIFICATION OF AGENDA (5:32:02)** - None.

**D. DISCLOSURES (5:32:22)** - Commissioner Ossa advised of her discussion with Chairperson Drews regarding the Nevada State Prison (NSP) item. Chairperson Drews advised of his discussion with the Nevada Appeal regarding NSP.

**E. PUBLIC COMMENTS (5:32:52)** - None.

**F. PUBLIC HEARING MATTERS:**

**F-1. HRC-07-087 ACTION TO CONSIDER AN APPLICATION FROM ED AND MAUREEN WATERHOUSE FOR HISTORICAL TAX DEFERMENT STATUS ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 312 WEST MUSSER STREET, APN 003-211-03 (5:33:28)** - Chairperson Drews introduced the item and Ms. Pruitt reviewed the staff report. She explained the process of tax deferments wherein the owner submits an application to the Planning Division which goes before this Commission for decision and then is forwarded to the Board of Supervisors (BOS). If the BOS approves the application, the application is recorded and goes back to the Assessor's Office. She advised that one application is typically processed a year and there are about 42 tax deferments currently on the books. This

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application was initially submitted in 2007 but has not been processed until recently as the owners have been making numerous improvements to the property with the carriage house and replacing vinyl fencing with wood. She advised that applications are not processed until all work has been completed. She then reviewed the four findings associated with tax deferment which were included in the agenda materials and incorporated into the record. She also narrated photos of the subject property. She advised that staff sent notices regarding the deferment to adjacent property owners but received no written comments. Commissioner Lopiccolo commented that they did an excellent job. Vice Chairperson Darney appreciated the addition to the neighborhood which adds to the character of the downtown decor. Chairperson Drews asked for public comments and when there were none, he entertained a motion. **Vice Chairperson Darney moved to approve HRC-07-087, a request from Edward Waterhouse, for Historical Tax Deferment on property zoned Residential Office (RO), located at 312 West Musser Street, APN 003-211-03. 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. Commissioner Lopiccolo second the motion. Motion carried 7-0.** Chairperson Drews thanked Mr. Waterhouse and hopes to see him in May to accept his award. Mr. Waterhouse commented that Dennis Doyle came up with the idea and got a good result with the help of the HRC.

**F-2. HRC-09-028 ACTION TO CONSIDER AN APPLICATION FROM GARY CAIN TO ALLOW INSTALLATION OF A WOOD FENCING MATERIAL (6 FEET IN OVERALL HEIGHT, 76 LINEAR FEET) ON THE WESTERN AND SOUTHERN PORTIONS OF THE SUBJECT SITE, AND THE INSTALLATION OF A DECORATIVE WOOD FENCING MATERIAL ON THE NORTH, EAST AND SOUTHEASTERN PORTION OF THE SUBJECT SITE (3 TO 4 FEET IN OVERALL HEIGHT, APPROXIMATELY 174 LINEAR FEET), ON PROPERTY ZONED DOWNTOWN-MIXED USE, LOCATED AT 412 NORTH CURRY STREET, APN 003-225-10 (5:40:27) -** Chairperson Drews introduced the item and Ms. Pruitt reviewed the staff report. She advised that the height of the security fence the applicant is requesting to install is 6 feet. She then narrated slides including examples of proposed decorative fencing ranging from 3 to 4 feet in height. Applicant is requesting the HRC assist in selecting the appropriate fencing. She then narrated photos indicating that applicant will install new curbing which will eliminate the curbing that's in place. Notices were sent to four adjacent properties but no comments were received. The Building Division was concerned whether the fencing would exceed 6 feet in height but it will not. Commissioner Hayes commented on the examples of proposed fencing, two are vinyl but in terms of style, one is similar to a wood product he bought himself. He advised that he owned the property in one of the examples and looked forward to tearing it down. He suggested that Mr. Cain could make similar fencing out of wood. Mr. Cain commented that he would be using poplar or other high quality wood, the idea being to make it bomb proof. Commissioner Hayes commented that higher quality wood could be ordered at Lowe's, and tends to be redwood. Mr. Cain advised the fence and trellis would be built on site and that the 5 foot section would be built first to see what is the most aesthetically pleasing. Virginia Creeper and grapes are already on the property and will be fanned out through the trellis pattern to soften the look. Commissioner Ossa commented that any of the designs would be complementary to the house but that they all be the same height. In response to a comment, Commissioner Lopiccolo commented that simple would look nicer. Commissioner Hayes commented that he makes his own pickets and in terms of height, 42 inches is more common. Mr. Cain advised that the fence would

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sit on top of the curbing which will be 6-7 inches high and will try to make everything blend in as much as possible. Commissioner Bass suggested echoing the decorative molding on the cornice of the house in the picket caps which would pick up some of the architectural style. In response to a question, Mr. Cain replied that the fence would be painted to match the pickets on the porch. Vice Chairperson Darney was concerned that the height of the decorative fence needs to be closer to 3 feet rather than 4 feet as being too tall would dominate the front. Mr. Cain advised he is replacing the handrails and steps as they are in an advanced state of collapse. Vice Chairperson Darney said 3 feet would be in harmony with the railing and as if it's part of one contiguous design.

Previous tenant, Jed Block, commented that originally the fence was approximately 4 feet in the back with 2x2 pickets much like the Rinkel Mansion. The fence came to the 3 windows on the back corner in the 1968 addition. In response to a question, Chairperson Drews replied that the fence was obviously an additional element after the building was constructed. To be faithful to the 1920's look of the house, a case could be made that that's what it should be although he's not sure it matters at this point. It's basically a temporary addition that fits the architectural style without trying to replicate a period. In response to a question, Vice Chairperson Darney replied that no one knew what the original fence was which would be the only historical significance. In 1928, the owner would have had 5 styles to choose from. He opined that if the style is historically accurate for the period, it's an acceptable solution. Commissioner Ossa commented that there could be a big range in looking for compatibility with the architectural style.

Marilyn Pruitt Harper, a neighbor to the south, advised that she grew up next door to this house, so she knew all about the back fence. She advised that Mr. Cain did a good job and is glad he's having it done. She was pleased that she was not going to have his grapes interfering with her parking lot anymore. She was born in 1925, knows everything about the house, and used to have a lot of fun there.

**Commissioner Hayes moved to approve HRC-09-028, a request from Gary Cain, for the installation of a wood fencing material (6 feet in overall height, approximately 76 linear feet) on the western and southern portions of the subject site, and the installation of a decorative wood fencing material on the north, east and southeastern portion of the subject site (3 to 4 feet in overall height, approximately 174 linear feet), on property zoned Downtown-Mixed Use, located at 412 North Curry Street, APN 003-225-10, subject to the conditions of approval contained in the staff report. This approval is based on the understanding that any stipulations to the Commission by the applicant may be considered as conditions to the approval. Commissioner Lopiccolo seconded the motion. Motion carried 7-0.**

**F-3. HRC-09-022 PRESENTATION BY THE DISTRICT ATTORNEY'S OFFICE REGARDING THE NEVADA OPEN MEETING LAW (5:59:05) -** Chairperson Drews introduced the item and Deputy District Attorney Joel Benton presented a refresher course on the Open Meeting Law, a copy of which is incorporated into the record. He advised that the HRC conducts the public's business which must be done before the public and what is considered and discussed must be done before the public. He gave an example of serial communications as a gathering of less than a quorum but multiple meetings between members less than a quorum at which point their discussion between meetings is enough to equal a quorum. Discussions via e-mail and telephone calls one at a time wouldn't create a quorum at a particular time but talking to each



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member individually regarding an item would be a serial communication creating a quorum and violating the Open Meeting Law. In response to a question, Mr. Benton replied that if three members got together to discuss an item and did not discuss the item with other members of the Commission, there would not have been a quorum.

**F-4. HRC-09-227 PRESENTATION AND ACTION TO PROVIDE COMMENTS TO THE NEVADA STATE PRISON AND STATE PUBLIC WORKS BOARD (SPWB) REGARDING THE NEVADA STATE PRISON'S WARDEN HOUSE POSSIBLE DEMOLITION (OWNER: STATE OF NEVADA, DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES) 3301 E. FIFTH STREET, APN 010-041-55 (6:09:30) -** Chairperson Drews introduced the item and Ms. Pruitt narrated slides for the Commission. Chairperson Drews gave some background on the item. He had spoken with a concerned employee who had heard that the structure may be demolished. He advised that as part of the bypass project, NDOT contracted with an architectural firm to do inventories along the alignment and found that NSP was eligible for the National Register of Historic Places although a nomination has yet to be completed. According to today's Nevada Appeal article, neither Public Works or the prison are considering tearing it down and want it to be preserved. Chairperson Drews would like the HRC, through letters, minutes or public comment to go on record to reiterate concerns that it is a National Register Historical property and in a terrible state of disrepair. The longer it stays in disrepair, the better case can be made for demolition. He would like the HRC to suggest to Public Works and the prison to start looking at alternatives for preservation to make sure it remains. He narrated photos and advised that Warm Springs Hotel was the first territorial prison and Abe Curry built the prison soon after. When the Appeal called him and after talking to Public Works and the prison, he was gratified to hear that they had no intention of tearing it down. He brought it to the HRC to let the Commission and public know of a possible threat to the structure.

In response to a question, Chairperson Drews replied that if the prison was closed, the threat to demolishing the building would most likely increase. In response to another question, he replied that the Department of Corrections controls the prison, and Public Works maintains the buildings that the State owns. Chairperson Drews and Vice Chairperson Darney both expressed concern of it being handled in a similar way that the Stewart facility was handled. Chairperson Drews commented that the HRC has purview and review capabilities for any properties listed or eligible for the National Register and it's important to voice concerns and do what's best for the resource. Commissioner Bass commented that it appears that the warden's house is within the secured perimeter of the doubled fence area of the prison and a secondary fence separates it from the remainder of the facility. If the building were to be rehabilitated and preserved, it could possibly have historic significance as the first prison in the territory if it could be outside the secured perimeter of the fence. Chairperson Drews replied that it would be interesting to see what the Department of Corrections and Public Works Board would say about moving the fence and having public access that close to the prison perimeter. Vice Chairperson Darney commented that Fifth Street used to run straight through and as they started wondering about proximity, the big bend was put in to avoid it, but it used to be right on the main road. Chairperson Drews commented that the best thing would be to help the State find money to rehab or weatherize it to arrest its decay and if the prison is decommissioned, look at the preservation picture and decide how to deal with it. He thought it interesting that there's a labor force right there which may be an opportunity to give them occupational training on historic restoration.

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Gary Cain, President of the Carson City Historical Society commented that his group wants to do anything possible to ensure the building is preserved, from fund raising to research to actual working on the building. Chairperson Drews indicated that the HRC would be happy to work with Mr. Cain's group. Jed Block commented that he was told by correctional officers that there are still parts of the original hotel left. Chairperson Drews replied that part of the reason for looking at historic photographs is to figure out where it was located. In response to a question, Commissioner Ossa commented that the National Park Service has photos of some of the historic resources in Carson City and has digitized them. Chairperson Drews commented that he found a website with old photos of Reno, Carson City, and Virginia City. Mr. Block will show some old photos from the Historical Society in a couple of weeks. With no further discussion or public comment, Chairperson Drews entertained a motion. **Vice Chairperson Darney moved to direct staff to forward comments by minutes from this meeting to the Nevada State Prison and State Public Works Board (SPWB) regarding the possibility of the demolition of the Warden's House on Nevada State Prison grounds. Commissioner Speulda seconded the motion. Motion carried 6-0-1. Commissioner Ossa abstained.**

**F-5. HRC-09-024 DISCUSSION AND ACTION TO PROVIDE COMMENTS TO THE GOVERNOR REGARDING, "FUNDING FOR THE NEVADA STATE HISTORICAL PRESERVATION OFFICE". HRC COMMISSIONER SPEULDA-DREWS WILL DISCLOSE COMMUNICATION WITH THE NATIONAL TRUST REGARDING THE NEVADA BUDGET (6:25:57)** - Chairperson Drews introduced the item and Commissioner Speulda advised that the National Trust is alerting Nevada residents that the new budget may drastically cut the Historic Preservation Office budget and reduce Nevada's Heritage and Cultural Programs. She wanted to provide a forum for HRC's comments to go to the Governor supporting the Historic Preservation Programs and opposing the reduction in the budget and the reduction of programs. Historical values associated with the unique character of downtown, residential areas and cultural traditions are qualities that attract tourists and support a more livable community. Closing museums and cutting heritage programs should not be accepted without discussion about what the loss of these programs would cost the State. Chairperson Drews noted that it's a good idea to provide these comments to the Governor, as well as personal letters and e-mails to the Assembly Ways and Means and Senate Finance Committees who are considering it. If there is continued public response the whole Cultural Affairs Department should get this funding. Vice Chairperson Darney encouraged everyone on the HRC to individually write to the Governor. In addition to the meeting minutes, a personal letter from each Commission member would hold more strength than a simple packet from the Commission itself. Chairperson Drews commented that it's agendized to provide comments to the Governor and the HRC could also write individual letters to the Assembly. The motion should be specific to the agendized item. Ms. Pruitt suggested that Commissioner Speulda prepare a letter to the Governor to forward along with the minutes. Chairperson Drews asked for public comment. Mr. Block commented that AB507 has to do with Cultural Affairs going back under the control of the Secretary of State and suggested copying Ross Miller as well if he becomes in control of it. Chairperson Drews then entertained a motion. **Commissioner Hayes moved to direct staff to forward public comments and a letter if so provided by minutes from this meeting to the Governor regarding, "Funding for the Nevada State Historic Preservation Office". Commissioner Lopiccolo seconded the motion. Motion carried 6-0-1 with Commissioner Ossa abstaining.**

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**F-6. HRC-09-029 DISCUSSION ONLY “PRESENTATION OF VIRGINIA AND TRUCKEE RAILWAY RECONSTRUCTION PROJECT PHASE 3, LYON COUNTY AND CARSON CITY” (6:31:39)** - Chairperson Drews introduced the item and commented that the Federal Highways Commission and Bureau of Land Management along with the State Historic Preservation Office just approved the cultural resources and inventory and background for Phase 3 of the Virginia & Truckee Railway reconstruction project in Carson City. The old route originally went from Virginia City to the mills in Carson, eventually all the way into Carson City with a main line going up to Reno and in the early 1900's down to Minden. He gave background information while narrating slides for the Commission. The Phase 3 alignment starts at the county line and the bridge over Highway 50 is in place. After it crosses the bridge, the grade enters Carson City and is completed. The grade is currently built back into the old alignment that goes through the canyon. The Commission has received funding for the next mile of grade through stimulus funds to start bringing the grade down the canyon. The Mexican Mill was the first mill on the river followed by the Brunswick Mill. Before the V&T, there was a network of roads used to haul ore to the river for processing. During the archeological evaluation, 83 features were found along the grade. Sixty one are related to the Virginia & Truckee Railroad grade and function of the railroad. Twenty two were related to the mills. There were five mills in the vicinity of the Phase 3 alignment and six archeological sites, almost all historic. There are a number of rock retaining walls - the most spectacular is by the Vivian Mill - and is 15-20 feet high and 100 feet long, all dry laid hand stacked rock. There were also smaller retaining walls along the grade. He described deconstructing a rock wall in American Flat to stabilize it and the engineering as 'neat'. He said the wall is almost perfectly plumb and has been sitting there for 130 years. One of the things found on the phase of the grade now under construction is some wooden box culverts which were beginning to fill up and maintenance workers put in corrugated pipe to keep them open but the box culverts collapsed around it. There was a diversion dam just below Brunswick Mill that brought water down to the Merrimac Mill. A number of old foundations were found when the survey was done and there were a number of ore shutes along the river. The Vivian mill also had a diversion dam. The Yerington Smelter has a concrete feature that's pretty shot up. He said as part of an environmental assessment, he was more concerned about lead contamination around that site as it was littered with rifle and shotgun casings. As has been the case with most of the V&T reconstruction, most of the features and sites have been avoided. The general practice is to put up construction fencing. Carson City and Storey County were invited to participate in discussions regarding the reconstruction. Both declined but have seats on the Railroad Commission and felt that having that input was enough. The HRC could have been one of the consulting agencies for the project, however Carson City decided against it. There's about \$3 million in stimulus funds to help bring it down the canyon, although a lot of money is still needed to bring it all the way through the canyon. He advised that he is the archeologist on the project and is working with another consulting firm based in Tennessee.

**F-7. DISCUSSION ONLY REGARDING AN UPDATE REGARDING CERTIFIED LOCAL GOVERNMENT GRANT 32-08-21733(3), CARSON CITY MID CENTURY SURVEY, PHASE II, CARSON CITY CONTEXT AND TRAINING OPPORTUNITIES FOR THE HRC AND RESIDENTS OF THE HISTORIC DISTRICT (6:48:25)** - Chairperson Drews introduced the item and Ms. Pruitt gave a staff report. She advised that Diana Painter gave an update to the HRC regarding her work last month. She was able to survey all the properties in Phase II that had been identified and the Planning Division staff has collected some data from the Assessor's Office. Ms. Painter has been in contact nearly every other day requesting information.



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She is planning another trip to Carson City in a couple of weeks and hopes to have a draft for the Commission's review. Chairperson Drews commented that Ms. Painter was in his office and picked up some GIS maps that showed development by decades from the core of the historic district and he also clarified goals for the historic context. Ms. Pruitt advised that she will be submitting a quarterly report to the SHPO office within the next couple of weeks, continue to assist Ms. Painter, and is also working on training opportunities.

**G. STAFF REPORTS**

**G-1. COMMISSIONER REPORTS/COMMENTS (6:51:31) - None.**

**G-2. PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION (6:51:42) -** Ms. Pruitt advised that May is Historic Preservation Month for which Commissioner Ossa provided handouts and posters. She also reviewed the May Schedule of Events handout of activities planned throughout the State. She advised that the schedule is also available on the SHPO website. There will be an item before the BOS for a proclamation regarding Historic Preservation Month on May 7th. The next HRC meeting is May 14<sup>th</sup>, and the preservation awards will be handed out at the May 21<sup>st</sup> BOS meeting at 8:30 a.m. The Waterhouse property and Mayor Teixeira will be receiving those awards. John Lambert will be providing a masonry presentation on May 28th at 5:30 in the BAC Performance Hall. The Planning Division will be sending notices to all property owners in the historic district and it is also noted on the HRC website. Dave Frank of the Nevada Appeal contacted the Planning Division to do a story for the preservation awards and will be contacting Chairperson Drews. She advised that this is the first month that the agenda materials are available on the HRC website and will continue with that effort. Improvements to the website are continuing. In response to a question, Ms. Pruitt advised that Public Works is in a large effort to digitize all files and plans. The Engineering Division has a large scanner and has capabilities to scan large maps.

**G-3. FUTURE AGENDA ITEMS (6:55:42) -** Ms. Pruitt advised that two items will be submitted for the May meeting, a fencing item and a window replacement for 108 North Minnesota Street.

**H. ACTION ON ADJOURNMENT (6:56:29) -** Commissioner Speulda moved to adjourn the meeting at 6:56 p.m. Vice Chairperson Darney seconded the motion. Motion carried 7-0.

The Minutes of the April 9, 2009 Carson City Historic Resources Commission meeting are so approved this \_\_\_\_\_ day of May, 2009.

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MICHAEL DREWS, Chair