

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the May 13, 2010 Meeting

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A meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Thursday, May 13, 2010 in the Carson City Community Center, Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews
Vice Chairperson Robert Darney
Commissioner Rebecca Ossa
Commissioner Lou Ann Speulda

STAFF: Jennifer Pruitt, Principal Planner
Joel Benton, Sr. 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-Recorder's Office. These materials are available for review during regular business hours.

A. CALL TO ORDER AND DETERMINATION OF QUORUM (1-41) - Chairperson Drews called the meeting to order at 5:30 p.m. Roll was called; a quorum was present.

B. ACTION ON APPROVAL OF MINUTES (1-52) – None

C. MODIFICATION OF AGENDA (1-55) –Ms. Pruitt requested that item F2 be heard before item F1.

D. DISCLOSURES (1-60) – Chairperson Drews had spoken to Bill Rankin a month ago regarding the Frank property and sent him a packet of information on what the Commission was looking for.

E. PUBLIC COMMENTS (1-82) - Jed Block commented that the red house on William and Nevada Streets put up a new wood fence and more “stuff”. Also, that 706 N. Nevada Street had new siding and new roof. Chairperson Drews stated that 706 N. Nevada Street was on the agenda for this meeting.

F. PUBLIC HEARING MATTERS:

F-1. HRC-10-020 DISCUSSION ONLY REGARDING THE CREATION OF RENEWABLE ENERGY GUIDELINES FOR THE HISTORIC DISTRICT (1-167) – Ms. Pruitt reminded everyone that this was a discussion-only item and that Staff had prepared a packet of information for the Commission that included information provided by Commissioner Ossa regarding the Secretary of the Interior's standards for rehabilitation, specifically incorporating solar panels into rehabilitation projects; an article provided by Commissioner Ossa, entitled *Are Old Houses Doomed? The Conflict Between Historic Preservation and Energy Efficiency*; and Nevada State law associated with energy, specifically, obtaining solar energy, prohibiting certain restrictions on the use of systems

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for obtaining solar energy or wind energy. She had also included a pertinent section of the Carson City Municipal Code as it relates to solar and wind energy systems. The packet also included a few articles on historic preservation and sustainability as it relates to renewable energy. Staff had been in contact with NV Energy regarding this topic and had invited them to this meeting. They could not attend at this time but were happy to return at a later time to discuss NV Energy's rebate program. Staff had also invited Mr. Mark Harris, Electrical Engineer with the Public Utilities Commission, Mr. Nick Jansing representing American Sun and Solar, and Ms. Leslie Madeiros, one of the owners of the Solar Store in Carson City. Ms. Madeiros was unable to attend this meeting but was willing to come before the Commission to address their questions and wanted to pass on that her business offered renewable energy seminars listed on the Solar Store web site.

Ms. Pruitt also stated that they had spoken to Mr. Jack Kurt, the owner of the Edwards House, regarding his historic preservation award and his project. Mr. Benton stated that during the last two legislative sessions the legislature had determined that alternative energy was a very important public policy issue and said local governments could not place unreasonable restrictions upon solar and wind energy systems that reduced efficiency or performance. However, restrictions could be placed on height, noise, safety and if the FAA determined a windmill is too high and would affect flight paths per FAA guidelines. Carson City, through its Planning Commission and the Board of Supervisors, has adopted a detailed wind ordinance that sets standards on height, size and location. Chairman Drews wanted clarification on the implication of Section 3A - not placing a restriction that decreased the efficiency or performance of a system by more than 10% of the amount originally specified for a system as determined by the director of the Office of Energy, if the Commission worked with design professionals up front. Mr. Benton agreed as long as the efficiency, performance and cost were comparable with no additional financial burden placed on the homeowner. Mr. Jansing stated that the power company will credit a bill, up to a certain extent, for any excess power generated so most people were putting in a system that would zero out their bill. Mr. Harris gave the Commission guidelines on production and materials to integrate solar and wind in historical buildings and brought photographs for illustration. Chairperson Drews stated that this issue should be revisited and wanted to keep it on the agenda and integrate it into the design guidelines. Ms. Pruitt also suggested requiring a photo simulation which would not impact the productivity level but allowed the Commission to see how the project would look once installed on the structure or on the property.

F-2. HRC-10-031 ACTION TO CONSIDER A REQUEST FROM CARSON CITY PUBLIC WORKS DEPARTMENT (PROPERTY OWNER: CARSON CITY) TO REMOVE AN EXISTING SHED AND TWO LIGHTING FIXTURES; TO CONSTRUCT A NEW SINGLE STORY STRUCTURE AS AN ADDITION TO THE FOREMAN-ROBERTS HOUSE MUSEUM, THAT WILL HOUSE A MEETING SPACE, A KITCHEN, AND ACCESSIBLE RESTROOMS, ON PROPERTY ZONED PUBLIC COMMUNITY (PC), LOCATED AT 1207 NORTH CARSON STREET, APN 002-151-01 (1-92) – Ms. Pruitt reviewed the staff report which is incorporated into the record and recommended approval of the request. Fred Stanio, of the Carson City Historical Society, explained that the delay was due to financial constraints and now that the project has been funded, it should be out to bid in the next six months. Vice Chairperson Darney moved to approve HRC-10-031, a request from Carson City to allow the removal of a shed and to construct a carriage house, on property zoned Public Community (PC), located at 1207 North Carson

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Street, APN 002-151-01, subject to the conditions of approval contained in the Staff Report. Commissioner Ossa seconded the motion. Motion carried 4-0.

F-3. HRC-10-032 ACTION TO CONSIDER A REQUEST FROM CASEY M. JONES ARCHITECT, LTD. (PROPERTY OWNERS: JOHN & BRENDA FRANK) TO DEMOLISH THE EXISTING HOUSE AND REBUILD A NEW SINGLE FAMILY RESIDENCE, ON PROPERTY ZONED RETAIL OFFICE (RO), LOCATED AT 414 WEST WILLIAM STREET, APN 001-175-06 (1-526) – Ms. Pruitt presented the staff report which is incorporated into the record and stated that the applicant had submitted a replacement plan to the site to be demolished and had provided information regarding the surrounding areas of the site. Chairman Drews thanked Mr. Frank for a thorough application packet and stated, for the record, that he had Sanborn Maps from 1907 and a 1923 revision. The setbacks on the 1923 plan indicated that this may not have been the original house on the property and Commissioner Ossa suggested this was more of a 1940s vs. a 1920s home. Mr. Jones stated that they are trying to maintain the integrity of the area in addition to the energy code, setback and building code requirements. Commissioner Speulda commented that the current building is not a true representative of a 1940s-style house because of the modifications. Commissioner Ossa stated that currently there is a locally designated historic district and wondered if this property would individually be eligible for the National Registry of Historic Places. Chairperson Drews thought this was a good discussion to give the public an idea of what they look at and Vice Chairperson Darney was pleased to see that the new structure was in scale and was not being overbuilt. **Vice Chairperson Darney moved to approve HRC-10-032, a request from John F. and Brenda S. Frank to allow the demolition of the existing single family residence and the construction of a new, single family residence with the attached single car garage, on property zoned Retail Office (RO), located at 414 West William Street, APN 001-175-06, subject to the conditions of approval contained in the staff report. Commissioner Speulda seconded the motion. Motion carried 4-0.**

F-4. HRC-10-033 ACTION TO CONSIDER A REQUEST FROM PAT REDDICK (PROPERTY OWNER: REDDICK, PAT & GAYLE FAMILY TRUST) TO REPLACE SIDING AND WINDOWS; TO REBUILD FRONT PORCH TO REPLICATE EXISTING PORCH; TO RE-ROOF STRUCTURE; AND TO ADD DECORATIVE “FISH SCALE” STYLE LAP SIDING TO GABLES AND DECORATIVE TRIM TO EAVES, ON PROPERTY ZONED RETAIL OFFICE (RO), LOCATED AT 706 NORTH NEVADA STREET, APN 003-281-03. (1-1128) – Ms. Pruitt presented the staff report which is incorporated into the record. Mr. Pat Reddick, owner of the property, explained that when he was doing repairs, after the renters had moved out, he discovered that a lot of the siding was curled and not reusable and the paint was lead. He said he “got a little too carried away” and added the gingerbread. Commissioner Ossa wondered if Mr. Reddick would retain the original trim board on the east elevation. Mr. Reddick said he would. Commissioner Ossa also suggested to Mr. John Thompson, of Jet Construction, keeping the east elevation porch windows and trim as close as possible to the original and, at a minimum, keep the original character-defining elevation look.

The public comment from Mr. Block stated that although these recommendations sounded tedious, they would make the project better. Commissioner Speulda said she appreciated the rehabilitation of the building. **Commissioner Speulda moved to approve HRC-10-033, a request from Pat Reddick**

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(property owner: Reddick, Pat & Gayle Family Trust) to allow exterior renovations of a single family dwelling unit including siding replacement, front porch rebuild to replicate existing and installation and replacement of windows, on property zoned Retail Office (RO), located at 706 North Nevada Street, APN 003-281-03, with subject conditions of approval contained in the staff report; and keeping the white trim in the gable ends on the east elevation, keeping the front porch windows the same size as the original with the trim matching the original, the decking material could be a Trex material, around the porch enclosure can be lattice or siding, specifically wood. The roof has been replaced and approved. A water table band would be added. The motion was seconded by Vice Chairperson Darney. Motion Carried 4-0.

F-5. HRC-10-004 DISCUSSION ONLY REGARDING AN UPDATE OF CERTIFIED LOCAL GOVERNMENT GRANT 32-09-21834(2), HISTORIC STRUCTURES REPORT FOR THE BREWERY ARTS CENTER AND THE PERFORMANCE HALL (1-1956) – Ms. Pruitt informed the Commission that the consultants are continuing to prepare the historic structures report for the Brewery Arts Center and the Performance Hall. As of today, a draft report and the elevations of the Performance Hall and the Brewery Arts Center have been provided to Staff. It was anticipated that the work will be completed at the end of June 2010. Ms. Pruitt is awaiting comments from Staff and some members of the Commission.

F-6. HRC-10-005 DISCUSSION ONLY REGARDING TRAINING OPPORTUNITIES FOR THE HISTORIC RESOURCES COMMISSION MEMBERS AND GENERAL PUBLIC FOR 2010-2011 (1-1988) – Ms. Pruitt indicated that this month's topic was the McKeen Motor Car about which were several newspaper articles. In May 2007, the Commission provided the motor car a Historic Preservation Award. The information had been posted on the Carson City web site and, since May was Historic Preservation Month, Staff felt it was a good topic for the public and for the Commission.

G. STAFF REPORTS

G-1. COMMISSIONER REPORTS/COMMENTS (1-2014) – Commissioner Ossa mentioned that the State Historic Preservation Office had finalized its HPF 2010 grant awards and Carson City was awarded \$25,000. Chairperson Drews also mentioned that Ms. Pruitt had included an Old House Journal article on some houses in the district and wanted to see a link to the article from the web site. He also thanked Ms. Pruitt and the Planning Division Staff for their efforts to receive the Preservation Month designation from the Mayor and for getting out the preservation awards. The Mayor and the Board of Supervisors had also extended their thanks to the Commission and their recognition of the benefits of historic preservation.

PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION (1-2057) - Ms. Pruitt informed the Commission that Commissioner Bass had resigned as of May 1, 2010 and had moved to Reno. The vacancy has been advertised and Ms. Pruitt invited interested parties to contact the City Manager's office. She also reported on the progress made by Commissioner Hayes on the scavenger hunt which involved 20 properties in the district with unique architectural features, photographed by Commissioner Hayes. A map and information would be

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available at the planning office and on the web site. The prize would be lunch for two at Adele's restaurant. There was interest from the school district and, if classes participated, the winning class would receive a pizza party. Ms. Pruitt thanked Management Assistant Janice Brod for her assistance.

FUTURE AGENDA ITEMS (1-2134) – Ms. Pruitt reviewed the tentative July commission agenda.

H. ACTION ON AJOURNMENT (1-2143) – Commissioner Speulda moved to adjourn at 7:25 p.m. Vice Chairperson Darney seconded the motion. Motion carried 4-0.

The minutes of the May 13, 2010 meeting of the Carson City Historic Resources Commission are approved this 8th day of July, 2010.

Michael Drews, Chairperson