

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the January 11, 2007 Meeting

Page 1

A regular meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Thursday, January 11, 2007 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
Peter Smith
Lou Ann Speulda

STAFF: Jennifer Pruitt, Senior Planner
Kathe Green, Assistant Planner
Edward Oueilhe, 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 (5:33:03) - Chairperson Drews called the meeting to order at 5:33 p.m. Roll was called; a quorum was present.

B. ACTION ON APPROVAL OF MINUTES - December 14, 2006 (5:33:27) - Commissioner Speulda moved to approve the minutes, as prepared. Commissioner Baker seconded the motion. Motion carried 6-0-1, Vice Chairperson Lopiccolo abstaining.

C. MODIFICATION OF AGENDA (5:33:51) - None.

D. DISCLOSURES (5:34:10) - Commissioner Ossa advised of having spoken with the owner of the property which is the subject of item F-3. Vice Chairperson Lopiccolo advised that his wife had been involved in the sale of property which is the subject of item F-3.

E. PUBLIC COMMENTS (5:34:44) - None.

F. PUBLIC HEARING ACTION ITEMS:

F-1. HRC-06-252 ACTION TO CONSIDER AN APPLICATION FROM DENNIS DOYLE (PROPERTY OWNER: EDWARD WATERHOUSE) TO ALLOW REPLACEMENT OF WINDOWS AND TWO REAR DOORS, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 312 WEST MUSSER STREET, APN 003-211-03 (5:35:09) - Chairperson Drews introduced this item. Ms. Pruitt introduced Mr. Oueilhe as the commission's new counsel, and Chairperson Drews welcomed him. Ms. Green reviewed the staff report and narrated pertinent slides.

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the January 11, 2007 Meeting

Page 2

(5:38:38) Dennis Doyle displayed and described the proposed window. He advised of the property owners' desire for a clad exterior window to avoid extensive maintenance. He further advised that the nine over nine window cannot be made by the manufacturer, and offered to attempt to salvage it. He discussed the existing doors, in conjunction with displayed slides, and described the proposed replacements. He described renovations to the interior of the house. He acknowledged the intent to replace the window trim, and described the existing trim. He advised of the property owners' preference for a 1x6 over the top with a 1x4-1/4 trim down the side. He requested suggestions and input of the commissioners. He acknowledged that new trim and sills to match the original will be applied. Vice Chairperson Lopiccolo expressed a preference for the crown detail. Mr. Doyle described the design of the window sill. Commissioner Ossa agreed that the crown detail would be more stylistically and historically appropriate, especially on the most visible sides of the property, the southern and western sides. She expressed concern that the window openings and trim match closely to the original dimensions. Mr. Doyle advised that the interior remodel is finished, and that the window manufacturer is producing the windows based on the dimensions of the existing openings. He acknowledged the window design is two over two. He responded to questions regarding rehabilitation of the nine over nine window. Commissioner Ossa encouraged rehabilitation of the nine over nine window.

Mr. Doyle responded to questions regarding damage to the southwest facing door, and advised that it is not salvageable. In response to a question, he referred to descriptive materials, included in the agenda packet, regarding the proposed replacement door. He acknowledged that, except for the front door, the southwest facing door is the most visible from the street. Commissioner Smith agreed with preserving the nine over nine window and placing a storm window on the inside if additional insulation is needed. Chairperson Drews provided an overview of the previous presentation, and commended the alternative proposal. In response to a question, Mr. Doyle advised that the proposed replacement windows are aluminum clad. In response to a further question, he discussed the intent to salvage the front door. In response to a further question, he advised that the air conditioning unit has been removed from the window.

Chairperson Drews called for public comment and, when none was forthcoming, entertained a motion. **Commissioner Smith moved to approve HRC-06-252, in the form of the motion presented by staff, with the provision that the window facing southeast, the nine over nine window, will be repaired and preserved to the best of the applicant's ability, and with the nine conditions and stipulations included in the agenda materials.** Mr. Doyle acknowledged having reviewed the staff report. **Commissioner Speulda seconded the motion. Motion carried 7-0.**

F-2. HRC-06-251 ACTION TO CONSIDER AN APPLICATION FROM MICHAEL YOUNG, THE SIGN SERVICE, LTD., (PROPERTY OWNER: DON HARMER, BENGOCHEA, LLC) TO ALLOW A NON-INTERIOR ILLUMINATED, SINGLE-FACED BUSINESS SIGN WITH DECORATIVE POSTS, VINYL AND AIRBRUSHED COPY (APPROXIMATELY 6 FEET HIGH BY 4 FEET, 4 INCHES WIDE, WITH COPY AREA OF APPROXIMATELY 16.7 FEET), ON PROPERTY ZONED DOWNTOWN COMMERCIAL / RESIDENTIAL OFFICE (DC / RO), LOCATED AT 204 WEST SPEAR STREET, APN 003-222-04 (6:00:56) - Chairperson Drews introduced this item. Ms. Pruitt reviewed the staff report and narrated pertinent slides. (6:03:21) Don Harmer introduced himself for the record. Commissioner Darney commended the sign design. Mr. Harmer responded to questions regarding the design and the conceptual photograph included in the agenda materials. Commissioner Smith commented that the scale of the sign is nicely proportioned to the scale of the building. Mr. Harmer advised of no intent to externally illuminate the sign; the ambient light from

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the January 11, 2007 Meeting

Page 3

Main Street is sufficient. Ms. Pruitt explained the purpose for including condition of approval 14. Chairperson Drews called for public comment and, when none was forthcoming, entertained a motion. **Commissioner Darney moved to approve HRC-06-251, a request from Michael Young to allow a non-illuminated, single-faced business sign, on property located at 204 West Spear Street, with the conditions of approval as outlined in the staff report.** Mr. Harmer acknowledged having reviewed the conditions of approval and his agreement with the same. **Commissioner Smith seconded the motion. Motion carried 7-0.**

F-3. HRC-06-254 DISCUSSION ONLY BY APPLICANT MARA THIESSEN JONES (PROPERTY OWNER: FOURTH AND NEVADA LLC) OF IDEAS FOR THE RESTORATION OF SUBJECT PROPERTY AND TEMPORARY EXTERIOR MEASURES, INCLUDING FENCING AND GARAGE DOOR, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 310 SOUTH NEVADA STREET, APN 003-124-03 (6:06:22) - Chairperson Drews introduced this item. Ms. Pruitt invited Ms. Jones to the podium to review the project. (6:07:23) Ms. Jones expressed appreciation to Planning and Engineering Division staff for their assistance, and to the former owners and tenants for their care in retaining the original elements of the structure. She provided background information on the project, and requested to withdraw any discussion of a cyclone fence with white slats as "it's decidedly not in compliance with anything." She advised of having discovered an original gate which has been re-installed. She discussed her intent to restore the structure to its original 1940 completion style and trims. She advised her focus is presently on the interior of the property, and discussed the intent to rehabilitate the garage into an office or studio space and add a separate garage for vehicles. She described the dimensions of the existing garage and the doors, and reviewed that portion of her written presentation which was pertinent to the garage. In response to a question, she pointed out the proposed location for the new garage on a displayed slide. She responded to additional questions regarding the fence and the gate, and discussed plans for the windows. She responded to questions regarding the request to install a temporary garage door to accommodate the rehabilitation project. In response to a question, Ms. Pruitt advised of ways to ensure the temporary door is eventually replaced, including a bonding process which she described. Discussion followed.

In response to a question, Ms. Jones advised of having investigated the possibility of repairing the existing garage door in order to use it temporarily. She has found the door is not repairable. Commissioner Darney suggested installing a "cheap, overhead sectional door" and having it replaced later. Discussion followed, and Chairperson Drews suggested designating a time period for the temporary door. Ms. Pruitt provided background information on Ms. Jones' interaction with Planning Division staff, and advised that a formal application will be submitted for a future commission meeting. Chairperson Drews commended Ms. Jones on her endeavor, and requested her to propose a design for review by the commission. Discussion took place regarding the temporary nature of the proposed garage door. Ms. Jones expressed the opinion that the issue is one of construction, not of design for a permanent solution. Commissioner Ossa noted that the applicant would be required to return to the commission with a design for the permanent door.

Ms. Jones discussed the intent to develop a preliminary site plan to include both the building proposal and any landscape revisions for the next commission meeting. Commissioner Smith agreed that a basic site plan would be necessary. Any additional material would assist the commission in understanding the project. Commissioner Smith encouraged the inclusion of photographs. Chairperson Drews expressed concern over approving a conceptual plan in light of a past incident where construction began upon commission approval of a conceptual plan. He suggested that Ms. Jones return with a site plan and work

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the January 11, 2007 Meeting

Page 4

through the process with the commission; that the plans be clearly designated as “conceptual,” and that the applicant understand the commission would be approving the concept for the project. Ms. Jones advised her intent in presenting the project to the commission early in the process is because the commission’s input will inform restoration and rehabilitation of the interior. She acknowledged that interiors are not within the commission’s purview but advised if the commission provides conceptual approval of the project, she can continue with the interior restoration and postpone the exterior restoration until next year. She acknowledged there are no changes planned for the exterior appearance of the house, except for replacement of the front window with one from the back. She advised there will be nothing done to the front except to hopefully restore some of the eave configuration and box cornices. The overhang at the front door may have to be enlarged as it was designed improperly. Commissioner Smith advised that detailed drawings would be helpful. Ms. Jones acknowledged that the detail would be included in preliminary drawings, together with “as many things as I’ve unearthed at this point.” She committed to not proceeding without specific drawings being approved by the commission.

Chairperson Drews suggested addressing specifics such as relocating the window, reviewing elevations, etc. at the next meeting and agendaizing another item, for discussion only, to review the conceptual plan. Ms. Jones reviewed the commission’s direction, as follows: That any specific item will be included in the preliminary plan. She requested to submit the overall plan in order to avoid starting on any part of the exterior until a final plan is determined. She stated, generally, that any addition or revision will conform with the existing scale and mass of the structure. “From the front, it will appear exactly as it is. From the side, it will appear exactly as it is with a differentiated garage.” Ms. Jones advised of not having yet configured the back addition in that she is considering the feasibility of changing the roof to a hip design. She requested feedback on the overall plan before beginning on the specifics. Chairperson Drews requested Ms. Jones to submit an action item, with detailed plans, for any specific portion of the project. Additional concept can be discussed without any action. Chairperson Drews expressed support for the direction communicated by Ms. Jones. Ms. Jones expressed appreciation for the assistance provided by Planning Division staff and thanked the commissioners. Chairperson Drews called for public comment; however, none was provided.

F-4. HRC-07-001 DISCUSSION AND POSSIBLE ACTION REGARDING APPLICANT(S) FOR THE POSITIONS OF HISTORIAN / ARCHAEOLOGIST AND PROPERTY OWNER / RESIDENT IN THE HISTORIC DISTRICT, AND ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS APPOINTMENT OF APPLICANTS (6:38:46) - Chairperson Drews introduced this item, and Ms. Pruitt reviewed the pertinent agenda materials. Chairperson Drews invited Dr. Gregory Hayes to the meeting table.

(6:40:45) At Chairperson Drews’ request, Dr. Hayes provided background information on his residence in the historic district, his experience and qualifications. He expressed appreciation for the historic district and its potential, and an interest in the commission’s processes. Chairperson Drews entertained questions or comments of the commissioners. Commissioner Smith discussed the interior renovation of Dr. Hayes’ residence, Dr. Hayes’ interest in the historic district, and his background in “bureaucratic procedures” as a former University of Nevada professor. Dr. Hayes advised he recently retired as the Acting Director of the new School of Public Health at the University of Nevada, Reno. Chairperson Drews expressed appreciation for property owners which hold the principles of the historic district. He discussed the learning process associated with commission service. He referred to the Secretary of the Interior’s Standards and Guidelines for Rehabilitation, and discussed the requirement for weighing an applicant’s

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the January 11, 2007 Meeting

Page 5

desires against those standards. He advised of the goal to always have the best result for the property. He commented that the commission was fortunate to have a qualified applicant who is willing to work, and expressed support for Dr. Hayes' appointment. He called for additional questions or comments and, when none were forthcoming entertained a motion to recommend to the Board of Supervisors the appointment of Dr. Hayes to the commission. **Commissioner Smith so moved. Commissioner Speulda seconded the motion. Motion carried 7-0.**

(6:46:06) Chairperson Drews advised that the next commission position was for historian / archaeologist. Commissioner Speulda acknowledged her continued interest in serving as a commissioner, and expressed appreciation for the unique character of the historic district. She provided background information on her professional qualifications as an historic preservation specialist, and advised of experience restoring historic buildings. Chairperson Drews called for questions or comments. **Commissioner Smith moved to recommend to the Board of Supervisors the reappointment of Lou Ann Speulda-Drews to the commission for the position of historian / archaeologist. Commissioner Baker seconded the motion. Motion carried 7-0.** Chairperson Drews expressed the belief that Commissioner Speulda's membership has added to the commission's credibility. Ms. Pruitt advised that the commission's recommendation would likely be agendaized for the Board of Supervisors' February 1st meeting.

F-5. DISCUSSION AND POSSIBLE ACTION TO CONSIDER SELECTION OF THE 2007 HISTORIC PRESERVATION AWARDS IN RECOGNITION OF SIGNIFICANT PRESERVATION ACCOMPLISHMENTS AND IN CELEBRATION OF NATIONAL HISTORIC PRESERVATION MONTH, MAY 2007 (6:49:11) - Chairperson Drews introduced this item, and requested input of the commissioners with regard to suggested nominees. Commissioner Smith nominated Jed Block for his recent project. Commissioner Ossa noted that Mr. Block's project is not yet finished. Commissioner Darney nominated the A-1 Radiator Shop on Hot Springs Road. Commissioner Ossa requested that this item be agendaized for the February commission meeting. Chairperson Drews requested to retain the item on the agenda through the March commission meeting. He invited the public to contact the Planning Division with nominations. (6:54:19) Chairperson Drews discussed work done by John Copoulos throughout the City and the State. He noted that Mr. Copoulos had served as chair of this commission a number of years ago and nominated him for an award.

G. FUTURE COMMISSION ITEMS (6:52:06) - Chairperson Drews reviewed the tentative agenda for the February commission meeting.

H. INTERNAL COMMUNICATION AND ADMINISTRATIVE MATTERS

H-1. COMMENTS AND STATUS REPORTS FROM STAFF (6:52:49) - Ms. Pruitt anticipated agendaizing signs in the historic district as well as finalizing the commission's policies and procedures in the near future.

H-2. COMMENTS AND STATUS REPORTS FROM COMMISSIONERS (6:53:25) - Commissioner Ossa distributed to staff information on the Stewart Title building. She advised that Ray Helman, a very well known architect, designed the building.

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the January 11, 2007 Meeting

Page 6

I. ACTION ON ADJOURNMENT (6:54:51) - Commissioner Smith moved to adjourn the meeting. Commissioner Baker seconded the motion. Motion carried 7-0.

The Minutes of the January 11, 2007 Carson City Historic Resources Commission meeting are so approved this 8th day of March, 2007.

MICHAEL DREWS, Chair