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A regular meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Tuesday, June 8, 2004 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews

Vice Chairperson Mark Lopiccolo

Robert Darney Rebecca Ossa Louann Speulda

STAFF: Jennifer Pruitt, Senior Planner

Dave Dawley, Assessor

Kathleen King, Recording Secretary

NOTE: A tape recording of these proceedings is on file in the Clerk-Recorder's Office and is available for review during regular business hours.

- **A. CALL TO ORDER AND DETERMINATION OF QUORUM** (1-0007) Chairperson Drews called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Commissioners Baker and Smith were absent.
- **B. ACTION ON APPROVAL OF MINUTES May 11, 2004** (1-0015) Commissioner Speulda moved to approve the minutes. Commissioner Darney seconded the motion. Motion carried 5-0.
- C. MODIFICATION OF AGENDA (1-0022) None.
- **D. PUBLIC COMMENTS** (1-0028) None.
- **E. DISCLOSURES** (1-0033) Commissioner Ossa advised of having spoken with State Historic Preservation Office ("SHPO") National Register Coordinator Mella Harmon regarding item F-3.
- F. PUBLIC HEARING: ACTION ITEMS
- F-1. DISCUSSION ONLY WITH DAVE DAWLEY, OF THE CARSON CITY ASSESSOR'S OFFICE, REGARDING POSSIBLE ABOLITION OF TAX DEFERMENT STATUS FOR HISTORIC PROPERTIES (1-0039) Mr. Dawley discussed the Nevada Tax Commission workshop proposing abolition of tax deferment for historic and agricultural properties. He advised that Chairperson Drews had written a letter to Senator Ann O'Connell, a member of the Taxation Committee, opposing the proposed abolition. Senator O'Connell strongly supports the tax deferment abolition, and Mr. Dawley anticipates that the issue will be reviewed during the 2005 legislative session. Chairperson Drews advised of having received an e-mail from Senator O'Connell in response to his offer to the Senate Taxation Committee to assist in crafting more appropriate language to ensure enforcement of deferment. He expressed a preference that cities and counties interested in granting tax deferment have an advisory body similar to this Commission which would assure that the Secretary of the Interior Standards and Guidelines and SHPO requirements are upheld. He suggested that any concern over abuses could be addressed with the proper language.

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In response to a question, Mr. Dawley provided background information on the origin of the issue. Chairperson Drews advised of having heard from Senator McGinnis that only the historic tax deferment is at issue. In response to a question, Chairperson Drews advised that State Historic Preservation Officer Ron James had been informed of the issue. Chairperson Drews further advised that he will continue to monitor the situation. In response to a comment regarding concerns expressed by the Board of Supervisors, Ms. Pruitt advised that more detailed information on historic tax deferment requests will be included in the Board of Supervisors agenda materials in the future. Discussion took place regarding similar procedures in neighboring counties. Chairperson Drews thanked Mr. Dawley for his presentation, and Commissioner Smith for bringing this issue to the attention of the Commission. In response to a comment, Chairperson Drews advised that he has also been communicating with Senator Mark Amodei.

F-2. HRC 04-103 ACTION REGARDING A REQUEST FROM MARGARET SPEARS TO ALLOW INSTALLATION OF A BAY-SHAPED BREAKFAST NOOK OFF THE EAST WALL OF THE SMALL EXISTING KITCHEN AND INSTALLATION OF FRENCH DOUBLE DOORS IN THE NORTH WALL OF THE EAST PARLOR TO ALLOW INTERIOR ACCESS TO THE BACK YARD ON PROPERTY LOCATED AT 314 WEST ANN STREET, APN 001-186-03 (1-0214) - Ms. Pruitt provided background information on this item and reviewed the proposal. She displayed slides of the subject structure and introduced Mike Spears, the property owner.

In response to a question, Mr. Spears advised that two of the existing windows will be reinstalled. The matching window to be installed on the end of the bay was purchased from an antique shop in Reno. Mr. Spears advised that the same composition roofing material will be used, and that the proposed solid mahogany french doors were purchased from an antique store in Carson City. He responded to additional questions regarding the placement of the proposed breakfast nook, and the window detail included in the agenda materials. Commissioner Darney moved to approve HRC 04-103, a request from Margaret Spears to allow installation of bay-shaped breakfast nook and kitchen and double french doors in the north wall at the house on 314 West Ann Street. Vice Chairperson Lopiccolo seconded the motion. Motion carried 5-0.

F-3. HRC 04-104 ACTION REGARDING A REQUEST FROM MELLA HARMON, NATIONAL REGISTER COORDINATOR OF THE STATE HISTORIC PRESERVATION OFFICE, TO NOMINATE TO THE NATIONAL REGISTER OF HISTORIC PLACES THE VIRGINIA AND TRUCKEE RAILWAY ENGINE NUMBER 27 REQUIRING THE LOCAL GOVERNMENT TO REVIEW THE NOMINATION AND PROVIDE A LETTER VERIFYING THAT THE HISTORIC RESOURCES COMMISSION REVIEWED THE NOMINATION AT A PUBLIC MEETING, ON PROPERTY LOCATED AT 2180 SOUTH CARSON STREET, APN 003-302-01 (1-0313) - Commissioner Ossa provided background information on this item and historic information on the subject railway engine. She advised of Ms. Harmon's request that the Commission support this nomination. She responded to questions regarding National Register criteria, and the purpose for listing the engine. Vice Chairperson Lopiccolo moved to approve HRC 04-104, a request from Mella Harmon, State Historic Preservation Office of Nevada, for nomination to the National Register of Historic Places of the Virginia & Truckee Railway Locomotive #27 located at 2180 South Carson Street (Carson City Railroad Museum) based on the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, and the condition of approval listed in the staff report. Commissioner Speulda seconded the motion. Motion carried 5-0. Chairperson Drews requested Ms. Pruitt to prepare a letter for his signature.

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F-4. HRC 04-101 ACTION REGARDING A REQUEST FROM BRET AND DANI ANDREAS TO ALLOW AN ADDITIONAL SQUARE FOOTAGE ADDITION TO THE PREVIOUSLY APPROVED APPLICATION (HRC 04-058) ON PROPERTY LOCATED AT 810 NORTH NEVADA STREET, APN 001-192-08 (1-0436) - Ms. Pruitt provided background information on this item, and distributed copies of a June 9, 2004 letter from Gary Dankworth, M.D. She reviewed Dr. Dankworth's concerns and reminded the Commission of the requirement that the proposed addition be submitted to the Planning Commission. She advised that the City's Engineering Department will include conditions on the Planning Commission's approval with regard to on-site drainage requirements.

Ms. Andreas advised that Dr. Dankworth had expressed an interest in purchasing the property. In response to a question, Ms. Pruitt advised that no change will be made to the property line; the roof line will change. She further advised of having visited the subject site several times to evaluate the existing structures in conjunction with parking requirements. She explained that the subject parcel and the two parcels to the west, owned by the Andreases, all function as one. She advised of having explained to Dr. Dankworth the benefits of the site being within the boundaries of the historic and redevelopment districts so that, if parking becomes an issue, it can be resolved through waivers, variances, or reciprocal access agreements. She acknowledged that there is sufficient parking for the properties, including the addition. She and Ms. Andreas responded to additional questions regarding future plans for the property. Commissioner Darney commented that the proposed roof revision will be more in context with the surrounding area than the existing roof. Ms. Pruitt advised that the subject site is not documented on any City surveys, and Commissioner Ossa explained the reason why. Discussion took place regarding the siding, the proposed use of stucco "at the roof level," and the proposed colors. Commissioner Ossa suggested using almond color vinyl windows.

In response to a question, Ms. Andreas advised that the handicap ramp was installed at the back of the building, near the handicap parking. Discussion took place regarding the special use permit application which will be reviewed by the Planning Commission. Chairperson Drews suggested that Dr. Dankworth's comments would be more appropriately addressed to the Planning Commission. Ms. Pruitt advised that she had informed Dr. Dankworth of the Planning Commission meeting date and time. In response to a question, she explained the requirement for the special use permit. Commissioner Darney moved to approve HRC 04-101, a request from Bret and Dani Andreas to allow an additional square footage to the previously approved application on property located at 810 North Nevada Street. Commissioner Speulda seconded the motion. Motion carried 5-0.

F-5 ACTION REGARDING THIS YEAR'S HISTORIC PRESERVATION AWARDS (1-0746) - Ms. Pruitt displayed slides of the Glenbrook property at 504 West Fifth Street, the residence at 1004 West King Street, and the National Best Sellers building at 123 West Second Street. Chairperson Drews requested Ms. Pruitt to additionally include the property to the east of the Glenbrook property. Commissioner Ossa moved to approve the nominations for historic preservation awards. Vice Chairperson Lopiccolo seconded the motion. Motion carried 5-0. Ms. Pruitt advised that the awards would most likely be agendized for the Board of Supervisors at their second meeting in July. She will keep the Commissioners apprised.

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F-6. DISCUSSION REGARDING GRANTS IN 2004

- CARSON CITY HISTORIC DISTRICT DESIGN GUIDELINE PAMPHLET UPDATE (1-0808) Ms. Pruitt advised that she would provide the Commissioners with copies of the printed material for review and revision. The project will be done by Planning and Community Development Department staff, and Ms. Pruitt hopes to complete it by the end of this year.
- STATUS OF EAST CARSON CITY HISTORIC DISTRICT INVENTORY BY DIANA PAINTER (1-0839) Ms. Pruitt advised that Ms. Painter will return to Carson City next week to continue working on this project. She reviewed the work accomplished by Ms. Painter during her last trip to Carson City. She noted that the project deadline is August 30th, and advised that she will keep the Commissioners updated regarding the progress.
- **G. FUTURE COMMISSION ITEMS** (1-0861) Chairperson Drews requested Ms. Pruitt to reagendize item F-6.

H. INTERNAL COMMUNICATION AND ADMINISTRATIVE MATTERS

H-1. COMMENTS AND STATUS REPORTS FROM STAFF

REQUEST BY MEMBERS OF THE HISTORIC SOCIETY TO RECEIVE HISTORIC RESOURCE COMMISSION AND PLANNING COMMISSION AGENDAS AND NOTIFICATION OF WHEN BUILDINGS WITHIN THE DISTRICT ARE SCHEDULED TO BE DEMOLISHED (1-0868) - Ms. Pruitt advised of having left a message with Supervisor Livermore, who agreed to provide the name of an Historic Society contact person. She advised that the Historic Society is provided copies of Planning Commission agendas, and expressed the opinion that Historic Society representatives are more concerned about structures which are not required to be submitted to this Commission or to the Planning Commission. She committed to doing everything possible to get the requested information to the Historic Society.

- H-2. COMMENTS AND STATUS REPORTS FROM COMMISSIONERS (1-0893) None.
- **I. ACTION ON ADJOURNMENT** (1-0899) Commissioner Ossa moved to adjourn the meeting at 6:21 p.m. Vice Chairperson Lopiccolo seconded the motion. Motion carried 5-0.

The Minutes of the June 8, 2004 meeting of the Carson City Historic Resources Commission are so approved this 10th day of August, 2004.

MICHAEL DREWS, Chair	