

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the October 15, 2008 Meeting

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A regular meeting of the Carson City Historical Resources Commission was scheduled for 5:30 p.m. on Wednesday, October 15, 2008 at the City Hall Capitol Conference Room, 201 South Carson Street, Carson City, Nevada.

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

STAFF: Lee Plemel, Planning Division Director
Jennifer Pruitt, Senior Planner
Darlene Rubin 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: (1-008) Chairperson Michael Drews called the meeting to order at 7:07 p.m. Roll was called; a quorum was present. Gregory Hayes and Mark Lopiccolo were absent.

B. ACTION ON APPROVAL OF MINUTES (1-015): Commissioner Speulda moved to approve the minutes of July 10, 2008 and August 4, 2008. Vice Chairperson Darney seconded, and the motion carried 4-0.

C. MODIFICATION OF AGENDA (1-021): Jennifer Pruitt, Planning Division, requested to delay Item F-5 until the next meeting, November 13, 2008, when the National Center for Preservation Technology and Training will make a presentation to the Commission.

D. DISCLOSURES (1-035): None.

E. PUBLIC COMMENTS (1-036): None.

F. PUBLIC HEARING MATTERS (1-046):

F-1 Discussion only regarding Certified Local Government (CLG) grant 32-07-21632(1) Historic Structures Reports for St. Peters Episcopal Church of Carson City and the United Methodist Church of Carson City. Including an update regarding CLG 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. Jennifer Pruitt gave an update regarding the current 2007 grant for \$45,000 which had been completed. Everything that

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was required had been provided to the state. Both churches had received their copies and the discs of all the information and Carson City had also received repayment from the state. Accordingly, the 2007 grant had been closed out. Regarding the 2008 grant, at this point she was working with the State Historic Preservation Office (SHPO) office regarding the funding agreement. She had completed the kick-off conference call and the consultant, Diana Painter, had provided the scope of work and the estimates. Ms. Pruitt had provided all that information to SHPO. She anticipated receiving the funding agreement within the next couple of weeks and would then begin the contract portion of the grant with the consultant and that all would happen with the city. Chair Drews asked if the Commission could get the CDs, and she said yes.

F-2 Discussion only to consider future Certified Local Government (CLG) grants for 2009.

Jennifer Pruitt provided an update of the list prepared by the Commission for possible projects for the 2009 application. The first project was the Historic District of Carson City National Register nomination. Second, to select a structure(s) for the possible Historic Structures Report. Third, the packet contained handouts completed over the years—the *Historic Carson City Walking Tour*, the *Historic Driving & Bicycle Tour*, and *Welcome to Carson City's Historic District*—and there would be the possibilities of upgrading those materials. All handouts were available in the Planning Division, although some were in short supply. Fourth, the packet contained training opportunities for 2010. That item would be on next month's agenda as a discussion and action item. She anticipated the application submission would be in about six weeks, therefore, a decision would need to be made as to what type of project would be selected.

Ms. Pruitt also remarked that it was her understanding with the first item mentioned above, the SHPO office provided that service for free.

Rebecca Ossa said it was a service their office could provide during National Register nominations. She also asked about the Historic Structures report, and if the city or the commission had any specific buildings in mind owned by the city, or similar to what had taken place with the two churches. Ms. Pruitt said there was no list currently, therefore if there were any structures that the commission would like to add to the list or that needed to be looked at, it should be addressed. Ms. Ossa said she was thinking of the Brewery Arts Center or Civic Hall and St. Theresa's. Chair Drews suggested other considerations were the unreinforced masonry on Carson Street, Java Joe's block, either side of the street had unreinforced masonry. Ms. Ossa mentioned Jack's Bar and Ms. Pruitt said she believed a report had been funded by Joe McCarthy, of the Redevelopment Committee, a couple of years ago. She said she would look into that and report back. Chair Drews noted that if they worked with Redevelopment they could get "some numbers out of it, too."

Chair Drews asked to add some items for future years, one, updating the "Walk Through Time" as a Web application. Also, in a conversation with Juan Guzman about Kings Canyon, Open Space was looking at perhaps doing something along that road. About three or four years ago there was some money that the Forest Service came up with to do a historic context of the canyon. It fell through but perhaps the Commission could go after some CLG funding.

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F-3 Discussion only to consider HRC items for articles to appear in the Nevada Appeal promoting historic district preservation. (1-221) Continued until the next meeting.

Although Ms. Pruitt said Commissioner Hayes was working on an article. A published article by Greg Hayes was included in the packet. She added that any ideas or topics could be emailed to her or Mr. Hayes. In general discussion, Chair Drews said that *Old House Journal* had an article that included post-WWII housing and an overview of preservation. Commissioner Ossa thought Mr. Hayes should talk about his own experience living in a historic house.

F-4 Discussion only to consider selection of the Historic Preservation Awards of 2009 in recognition of significant preservation accomplishments and in celebration of National Historic Preservation Month of May 2009.

Ms. Pruitt reported on efforts to get the application out to the Commission. The 2009 application was available on the HRC website, as well as in the planning office. She said a member of the public had recently come into the office to pick up an application (Mr. Waterhouse). Chair Drews said that item should be on the next agenda too.

Chair Drews commented that under Mayor Marv Teixer's watch the V & T shops were torn down and there was not much the commission could do about that, however, he had gone a long way in promoting historic preservation. He also had been very active with the V & T. He added that since past mayors had been recognized it would be more than appropriate to recognize him too.

Mara Thiessen Jones, a guest-observer, asked if there were exhibit materials for the applications. Ms. Pruitt said there were materials. Part of the criteria, she added, was if it was a property that was under construction, or if work had been done, it must be completed by January 1, 2009. That was important because last year Mr. Waterhouse's property fell into the category of being under construction so the work was not complete by the deadline. The application had been in use for two years, it required photographic documentation, project name, nominee, address, owner of the property, and reason for the nomination. Chair Drews said they were quite broad in their awards. If new construction was exemplary and fit well in the district, they liked to show that off as well as true preservation.

F-5 Presentation only regarding Iron Fencing Repair, provided by the National Center for Preservation Technology & Training. Continued until next meeting.

G. FUTURE COMMISSION ITEMS (1-324)

HRC-08-060 Discussion Only regarding amending the Carson City Municipal Code Title 18, Zoning, Chapter 18.06 Historic District, Section 18.06.075, Demolition of Historic Place or Cultural Resource in Historic District, regarding demolition criteria and amending Chapter 18.16 Development Standards, Division 5, Historic District Design Guidelines, Section 5.24 Guidelines for Fencing.

Ms. Pruitt said that item would be on next month's agenda for discussion only. Chair Drews recalled some edits had been suggested to all of those sections. Ms. Pruitt mentioned two other future items: Within the packet was the advertisement

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for the Commission vacancy (Architect, Residential Designer or Design Professional). She mentioned that she had been at City Hall and noted there were 19 commission openings, and two were for architects. She felt all the members should “step up and beat the pavement” and try to fill the vacant position. It would be helpful to the commission in getting a quorum as well. The notice was on the HRC website, the City website, and she asked the Commission to “do your best” to interest someone who met the criteria. She was also providing the information in the planning department.

Chair Drew asked if thought should be given to working with SHPO and perhaps changing the membership structure. Ms. Pruitt said that could be done, but the rules and regulations had just been updated and the Municipal Code would have to be updated. However it was something that perhaps should be looked at; the SHPO criteria were much broader than the Municipal Code. Chair Drews said many of the engineering firms were not aware that would be available to them now. Through word of mouth and letting the people with whom he did business know that they were now eligible might help. Maybe someone could call the engineering firms in town and let them know, or send them something. Ms. Pruitt said that Janice in the Planning Division had prepared a list and sent them a copy of the notice.

Ms. Pruitt spoke about a request that had been sent to Mayor Marv from a gentlemen named Johnny Ray. He was the son of a retired US Fish & Wildlife field supervisor, and he requested that the City name a street, road, or marker in honor of A.W. Nightingale. He provided information. It would be added as an item for the next agenda. She added she would be working on this with Rebecca Ossa and would get back to Johnny Ray.

Chair Drews mentioned another item that should be in the commission’s focus was the Comstock Windmill Project. “We both had conflicts with it,” so when it was discussed a full quorum would be needed. He added that his firm was doing the archeology and Jennifer Shipman was going to have to review it. It is something “we should weigh in on as a CLG.”

H. ACTION ON ADJOURNMENT (1-457) Rebecca Ossa moved to adjourn. Lou Ann Speulda seconded, and the motion carried 4-0. Chair Drews adjourned the meeting at 7:29 p.m.

The Minutes of the October 15, 2008 Carson City Historic Resources Commission meeting are so approved this 13th day of November, 2008.

Michael Drews, Chair