

## **CARSON CITY HISTORIC RESOURCES COMMISSION**

### **Minutes of the October 8, 2002 Meeting**

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A regular meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Tuesday, October 8, 2002 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

**PRESENT:** Chairperson Michael Drews  
Vice Chairperson Mark Lopiccolo  
Richard Baker  
Robert Darney  
Peter Smith  
Louann Speulda

**STAFF:** Walter Sullivan, Planning and Community Development Director  
Jennifer Pruitt, Associate Planner  
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 and inspection during regular business hours.

**A. CALL TO ORDER AND DETERMINATION OF QUORUM (1-0001)** - Acting Chairperson Smith called the meeting to order at 5:32 p.m. Roll was called; a quorum was present. Commissioner Ossa was absent.

**B. ACTION ON APPROVAL OF MINUTES - August 13, 2002 (1-0006)** - Commissioner Speulda moved to approve the minutes. Commissioner Baker seconded the motion. Motion carried 5-0.

**C. MODIFICATION OF AGENDA (1-0011)** - None.

**D. PUBLIC COMMENTS (1-0012)** - None.

**E. DISCLOSURES (1-0014; 0239)** - Chairperson Drews disclosed a meeting with Commissioner Ossa and Ron James at the Governor's Mansion to review the plans and tour the site which is the subject of item F-1.

**F. PUBLIC HEARING:**

**F-1. H-02/03-2 DISCUSSION AND ACTION REGARDING A REQUEST FROM DAN O'BRIEN, APPLICANT (PROPERTY OWNER: STATE OF NEVADA) TO CONSTRUCT TWO STORAGE SHEDS ON THE GOVERNOR'S MANSION SITE (ONE IS 18'x40', THE OTHER IS 10'x12'), ON PROPERTY LOCATED AT 606 MOUNTAIN STREET, APN 003-271-01 (1-0018)** - Ms. Pruitt circulated photographs of the subject property and reviewed details of the request. She advised that the structures will be located in the northwest portion of the parcel, south of the existing 900 square foot cottage. The overall height of the proposed structures is 14'; the roof and siding materials will match those of the cottage; the proposed structures will not be visible from West Robinson Street or North Mountain Street. Ms. Pruitt referred to the existing trees in the photographs and advised that they will serve

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to screen the structures. She explained that Carson City does not inspect these types of projects and that they are typically submitted to the Regional Planning Commission for a special use permit. However, pursuant to the Nevada Revised Statutes, this project is excepted from the special use permit requirement.

Dan O'Brien, Manager of the Public Works Board, provided background information on previous and current uses of the site. He advised that the storage sheds were designed in conjunction with the existing cottage, and discussed plans for landscaping the area. He advised of a recently completed rehabilitation project which included lighting renovations and "minor upgrades." The storage sheds will be constructed with funds remaining from the rehabilitation project.

Ron James, State Historic Preservation Officer, advised that he recently toured the site with Commissioner Ossa and Chairperson Drews. [Chairperson Drews arrived at 5:40 p.m.] He commended the Public Works Board and First Lady Dema Guinn on the "remarkable work" done at the Governor's Mansion. He noted that the design of the proposed structures indicates sensitivity to the resource. Public Works staff has attempted to match the cottage's siding, window, and roof treatments; to keep the scale small and ensure the structures are screened; and to replace an "eyesore" of concrete, blue tarps, and lawn equipment with something that will be very discreet and entirely appropriate. Mr. James advised that the Public Works Board involved SHPO in every step of the design. He advised of the specific involvement of Commissioner Ossa and Chairperson Drews in the design of the structures. Mr. James responded to questions regarding the proposed roof color, roof materials, and the existing cottage. Commissioner Baker advised that the cottage was relocated to the site. Discussion took place regarding revisions to the window requested by Commissioner Ossa. Chairperson Drews advised that the site has been cleared and the debris removed. Mr. O'Brien responded to questions regarding the purpose for the three separate units. Mr. James discussed the benefits of on-site storage sheds.

(1-0237) Ernest Orvis inquired as to whether the elm trees will remain. Mr. O'Brien advised that the plans call for keeping the existing trees. Mr. Orvis discussed problems with the exterior lighting on the Nevada Room, and Mr. O'Brien advised that the lights could be turned down. Mr. O'Brien discussed improvements to the lighting during the recent rehabilitation project. In response to a question, he advised that Mike Meizel, of Buildings and Grounds, is the contact person for complaints.

In response to a question, Mr. O'Brien advised that the only lighting proposed for the sheds is over each front door. **Commissioner Darney moved to approve item H-02/03-2, application for storage sheds on the Governor's Mansion site. Commissioner Baker seconded the motion. Motion carried 6-0.** Mr. O'Brien discussed Mrs. Guinn's emphasis on preserving the Governor's Mansion and its grounds. Acting Chairperson Smith passed the gavel to Chairperson Drews.

**F-2. DISCUSSION REGARDING THE CARSON CITY ECONOMIC VITALITY STRATEGIC PLAN (1-0404)** - Ms. Pruitt advised that following presentation of the Economic Vitality Strategic Plan to the Commission at the August 13, 2002 meeting, it was presented to the Board of Realtors, the Parks and Recreation Commission, the Airport Authority, Western Nevada Community College, the School Board, the Northern Nevada Development Association, the Regional Planning Commission, the Carson-Tahoe Hospital Board of Trustees, the Builders Association of Western Nevada, and the Board of Supervisors. The Board of Supervisors adopted the Economic Strategic Vitality Plan at their September

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5, 2002 meeting. Supervisor Pete Livermore was appointed to the Vitality Coalition as the Board's representative.

Ms. Pruitt advised that Shelly Aldean will be developing the Vitality Coalition, and Ms. Pruitt has informed her of Chairperson Drews' recommendation to appoint a Historic Resources Commissioner. Chairperson Drews offered to serve as the Commission's representative to the Vitality Coalition. In response to a question, Ms. Pruitt advised that the Commission's comments were forwarded to the Economic Vitality Strategic Planning Team and she is awaiting a return call from Shelly Aldean.

**F-3. DISCUSSION ONLY REGARDING A RESOLUTION OF APPRECIATION FOR ROB JOINER (1-0455)** - Ms. Pruitt distributed a draft resolution of appreciation for review and comment by the Commissioners. She suggested agendizing a presentation for the December Commission meeting. Chairperson Drews requested Ms. Pruitt to provide a copy of the resolution to former Commissioners Peggy Twedt and Scott Klette.

**F-4. DISCUSSION ONLY REGARDING GRANTS (1-0480)** - Ms. Pruitt provided background information on the U.S. Forest Service ("USFS") grant project. She advised that Fred Frampton, of the USFS, e-mailed the Planning and Community Development Department in August to advise that the grant funding would have to be returned due to the \$950 million the State was required to pay for the excessive fire season. In response to a question, Ms. Pruitt advised that since the grant funding had not been spent, the USFS determined that it could be used elsewhere. She indicated that Mr. Frampton has expressed an interest in attempting to do the project next year.

Ms. Pruitt discussed the grant funding acquired for completion of the historic properties inventory in April 2001. Anita Watson, who was conducting the inventory, advised Planning and Community Development Department staff that she would be relocating out of state in June 2001, but that she would continue to work on the inventory. Ms. Watson was contacted in October 2001, January 2002, March 2002, April 2002, and May 2002 to ensure she was still committed to completing the inventory. In June 2002, Planning and Community Development staff faxed a copy of the acceptance letter signed by Ms. Watson and, in July 2002, Ms. Watson contacted staff to advise she would not be able to complete the inventory. Ms. Pruitt advised of a telephone conversation with Ms. Watson on October 7<sup>th</sup>, wherein she indicated her willingness to complete the inventory and that she anticipates relocating back to Carson City within the next year or two. In response to a question, Ms. Pruitt advised that the project deadline was September 29, 2002 and that the grant funding was returned to SHPO thereafter.

Ms. Pruitt distributed a list of possible grant funded projects for review by the Commissioners. In response to a question, Chairperson Drews provided detailed information of the inventory being conducted by Ms. Watson. Vice Chairperson Lopiccolo suggested submitting the inventory to the bid process. Ms. Pruitt advised that the grant application deadline is December 1, 2002. Mr. Sullivan responded to questions regarding requirements for CDBG grant funding. Discussion took place regarding the HUD rehabilitation grant received and allocated by the Commission two years ago. Mr. Sullivan advised that once Carson City is designated as an entitlement city, which he anticipates to be done in approximately a year, an improved rehabilitation program could be submitted for review by the Commission.

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Chairperson Drews reviewed the details of the GIS/GPS mapping project, and discussion took place with regard to the same. Chairperson Drews expressed a preference for leaving the GIS/GPS project as the first priority. In response to a question, Mr. James advised that rehabilitation funding is available through the CLG grant process. He discussed plans to distribute grant funding in December, and provided information on the process used in the past. He indicated that a funding agreement could be in place by the end of December, if Carson City is awarded funding, and the GIS/GPS project could begin in January, 2003.

[Commissioner Speulda left the meeting room at 6:32 p.m. A quorum was still present.]

Mr. James cautioned that Carson City is “developing a reputation ... for having rather sluggish application of its grant programs.” There have been a number of projects which have been slow to implement or have not been implemented at all, and there are “very savvy grant managers out there who are ... out-competing [Carson City].” Mr. James discussed problems associated with finding replacement grant recipients “at the eleventh hour” so that grant funding doesn’t revert back to the federal government. He advised the Commission to “apply for things you can accomplish and then accomplish them.” In response to an earlier question, he advised that the grant funding for the historic properties inventory was reallocated to a project outside Carson City. He explained SHPO’s small contribution to the USFS grant, and advised that he was grateful the program was not implemented because the small contribution covered a portion of SHPO’s budget cuts this year.

In response to a question, Mr. James advised that rehabilitation funding is available through CLG, but that it is restricted to non-profit organizations and governmental agencies. Projects can be worked out for private property owners but the property cannot be corporation or business-owned. Churches are not qualified. Because of the limited funding available, there has been a prohibition on granting funds to private structures. There are many publicly-owned, publicly-open structures throughout the State that need attention. Mr. James suggested that it may not be in the public’s best interests to utilize taxpayer dollars for privately-owned structures where access would be restricted. In response to a question, he advised that the State would have to apply for project funding at Stewart Indian School. In response to a question, he explained that National Park Service funding can be used for bricks and mortar, planning, survey, and public relations. He reviewed some of the projects funded, and advised that Carson City “has not been impoverished when it comes to this program. In fact, this community has received more per capita than any other community outside of Virginia City.” He advised that “hundreds of thousands of dollars” have been spent over the last twenty years on projects such as the Brewery Arts Center, the Children’s Museum, the Roberts House, survey work, publishing the Historic District Guidelines, and various historic property inventories.

Chairperson Drews discussed the need to be more proactive in pursuing projects and the circumstances surrounding the retention of Anita Watson for the historic properties inventory. Mr. James reviewed the SHPO process for allocating grant funding, and discussion took place with regard to the same. Mr. James responded to questions regarding the application and allocation process, prioritization of projects, and the time table for implementing projects and spending grant funding. He commented that Carson City seems to be constantly hindered by its own hierarchy in that there is always “another step” which will take “two or three months.” He advised that he doesn’t experience the same problem with other county governments. In response to a question, Mr. Sullivan advised that Rob Joiner was responsible for overseeing CLG grants.

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He further advised that the City is considering hiring a grants manager, and that the Development Services Department is considering centralizing the grants process. He expressed a concern over the report provided by Mr. James as he had been led to believe there was a problem at the State level. He expressed appreciation for Mr. James' candor in expressing the State's perspective. He pledged to the Commission and Mr. James that Planning and Community Development staff will be addressing the problem. He expressed agreement with earlier comments by Chairperson Drews to "front load" the process in order that a project is ready to be implemented when funding is received.

Ms. Pruitt advised that, of the listed projects, staff has the most information in place for the Kings Canyon project. She indicated that, after speaking with Fred Frampton this week, the agreement is ready to be reviewed and signed. In response to a comment regarding the historic properties inventory, Mr. James assured City staff that SHPO staff accepts the mitigating circumstances surrounding the failure to implement the grant funding. He advised that the Kings Canyon project will require state funding, and that SHPO's budget took "a huge hit." He further advised that the Kings Canyon project is "problematic" because the USFS funding comes from a "slush fund." Discussion took place regarding alternative ways to accomplish the Kings Canyon project objectives, the Bedford-MacDonald Toll Road project, the possibility of updating the Historic District Guidelines, and the GIS/GPS project. Mr. James offered to accompany City staff or one of the Commissioners to the high school to discuss the GIS/GPS project with Principal Adair. He acknowledged that the application deadline is December 1, 2002. Chairperson Drews offered to meet with Parks Planner Vern Krahm regarding the Bedford-MacDonald Toll Road project.

Mr. Sullivan suggested that the Commission prioritize the listed projects based on available information, time table for completion, etc. Additional discussion took place regarding implementation of the GIS/GPS project. Vice Chairperson Lopiccolo and Commissioner Smith agreed to meet with Chairperson Drews to discuss the project list. Ms. Pruitt responded to questions regarding the details required to complete an application, and Mr. Sullivan requested the Commissioners to include Ms. Pruitt in their discussions of this matter. Commissioner Darney requested Mr. Sullivan and Ms. Pruitt to involve the Commission in the application process. Mr. Sullivan commended Ms. Pruitt on her work with grant applications in the past. The Commissioners commended Ms. Pruitt on her work with the Commission.

Discussion took place regarding past successful grant projects, and Ms. Pruitt advised of last year's CLG funding allocations. Commissioner Smith requested Ms. Pruitt to include a past grant application in the next agenda packets.

**G. FUTURE COMMISSION ITEMS (1-1947)** - Chairperson Drews requested staff to reagendize item F-4.

**H. ACTION ON ADJOURNMENT (1-1979)** - Commissioner Baker moved to adjourn the meeting at 7:10 p.m. Vice Chairperson Lopiccolo seconded the motion. Motion carried 6-0.

The Minutes of the October 8, 2002 meeting of the Carson City Historic Resources Commission are so approved this 11 day of November, 2002.

  
MICHAEL DREWS, Chair