

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the July 11, 2013 Meeting

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A meeting of the Carson City Historic Resources Commission (HRC) was scheduled for 5:30 p.m. on Thursday, July 11, 2013, in the Carson City Community Center, Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews
Commissioner Jed Block
Commissioner Gregory Hayes
Commissioner Donald Smit
Commissioner Lou Ann Speulda

STAFF: Lee Plemel, Planning Director
Tina Russom, Deputy District Attorney
Susan Dorr Pansky, Principal Planner
Tamar Warren, Deputy Clerk/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's Office. These materials are available for review, in the Clerk's office, during regular business hours.

A. CALL TO ORDER AND DETERMINATION OF QUORUM (5:30:51) – Chairperson Drews called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Vice Chairperson Darney and Commissioner Dickey were absent.

B. MODIFICATION OF AGENDA (5:31:22) – There were no modifications to the agenda.

C. DISCLOSURES (5:31:49) – Chairperson Drews introduced the item and disclosed that he had met with Commissioner Smit and Ms. Dorr Pansky regarding agenda item F2. Commissioner Hayes also disclosed that he had met with Chairperson Drews regarding agenda item F3.

D. PUBLIC COMMENTS (5:31:31) – Chairperson Drews entertained public comments; however, none were forthcoming.

E. ACTION ON APPROVAL OF MINUTES (5:33:22) – Chairperson Drews introduced the item. **Commissioner Speulda moved to approve the minutes of the May 9, 2013 meeting. The motion was seconded by Commissioner Hayes. Motion carried 5-0.**

F. PUBLIC HEARING MATTERS

F-1 HRC-13-042 FOR POSSIBLE ACTION: TO APPROVE A REQUEST FROM JULIUS AND JOANNE BALLARDINI (PROPERTY OWNER C & A INVESTMENTS, LLC) TO CONSTRUCT A NEW TWO-CAR GARAGE AND ASSOCIATED DRIVEWAY, SIDEWALK AND FENCING ADJACENT TO THE EXISTING HOUSE ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 913 N. NEVADA STREET, APNS 001-187-01 AND 001-187-06. (5:34:58) – Chairperson Drews introduced the item. Ms. Dorr Pansky gave background on the property, presented the agenda materials which are incorporated into the record, and recommended approval. Joanne Ballardini introduced herself and noted that she would answer the Commissioners' questions. Commissioner Block stated that the proposed garage was "a vast improvement from the shed that was there". Commissioner Hayes commented that Ms. Ballardini had done a "nice job" on the project. Commissioner Speulda noted that the design would "complement the lot without being intrusive". Chairperson Drews called the hand-drawn plans elegant. He also entertained public comments, and when none were forthcoming, a motion. **Commissioner Block moved to approve HRC-13-042, a request from Julius and Joanne Ballardini (property owner C&A Investments, LLC) to construct a new two-car detached garage, associated driveway, sidewalk and fence adjacent to the existing**

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house on property zoned Residential Office (RO), located at 913 N. Nevada Street, APNs 001-187-01 and 001-187-06, based on the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines and with Historic Resources Commission Policies. The motion was seconded by Commissioner Smit. Motion carried 5-0.

F-2 HRC-13-044 FOR POSSIBLE ACTION: TO APPROVE A REQUEST FROM DONALD SMIT OF PROJECT ONE (PROPERTY OWNER: NEVADA ASSOCIATION OF COUNTIES) TO ADD RAILING TO A PREVIOUSLY APPROVED ADA RAMP ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 304 S. MINNESOTA STREET, APN 003-126-07. (5:42:12) – Chairperson Drews introduced the item. Commissioner Smit disclosed being the applicant of this project, and due to a conflict of interest, he recused himself and left the dais. Ms. Dorr Pansky presented the agenda materials which are incorporated into the record, and invited Don Smit to give additional background. Mr. Smit noted that he had originally worked with the Planning Department, adding that the ramp in question was planned to be below the six-inch ADA requirement for a railing. He also clarified a miscommunication with the City regarding the installation of the ramp, noting that the calculation had been wrong. In response to a question, Mr. Smit explained that the railing would be painted in the same color as the existing building, and that shrubs would be planted as well. Commissioner Block advised the Commission to address the issue of having modern ADA-accessible ramps in historic buildings. Chairperson Drews cautioned against adding elements such as fencing. Color specifications were also discussed as part of the approval process. Chairperson Drews entertained public comments; however, none were forthcoming. **Commissioner Speulda moved to approve HRC-13-044, a request from Don Smit (property owner Nevada Association of Counties), to add railing to the previously approved ADA ramp on property zoned Residential Office (RO), located at 304 South Minnesota Street, APN 003-126-07, based on the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines and with Historic Resources Commission Policies. The motion was seconded by Commissioner Block. Commissioner Hayes suggested amending the motion to include matching the railing color to that of the house, matching the “kickplate” color to the existing concrete, and adding plants as a buffer. Commissioners Speulda and Block agreed to the amendments. Motion carried 4-0.**

Commissioner Smit rejoined the Commission at 5:58 p.m.

F-3 HRC-13-045 FOR POSSIBLE ACTION: TO APPROVE A REQUEST FROM PROPERTY OWNERS GREGORY HAYES AND JOAN WRIGHT TO ADD A WOODEN SCREEN TO SURROUND THE SECOND STORY STAIRWAY LANDING ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 412 W. FIFTH STREET, APN 003-128-06. (5:58:32) – Chairperson Drews introduced the item. Commissioner Hayes disclosed being an applicant of this project and recused himself, leaving the dais. Ms. Dorr Pansky presented the agenda materials, incorporated into the record, and recommended approval of the project. Chairperson Drews entertained public comments, and when none were forthcoming, a motion. **Commissioner Block moved to approve HRC-13-45, a request from Gregory Hayes (property owners Gregory Hayes and Joan Wright), to allow construction of a wooden screen to surround the second story stairway landing on property zoned Residential Office (RO), located at 412 West Fifth Street, APN 003-128-06, based on the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines and with Historic Resources Commission Policies. The motion was seconded by Commissioner Smit. Motion Carried 4-0.**

Commissioner Hayes rejoined the Commission at 6:03 p.m.

F-4 HRC-13-047 DISCUSSION ONLY REGARDING AN UPDATE OF THE 2013 HISTORIC PRESERVATION FUND GRANT AND FUTURE HISTORIC PRESERVATION FUND GRANT APPLICATIONS. (6:03:45) – Chairperson Drews introduced the item. Ms. Dorr Pansky presented the agenda materials and noted that the State Historic Preservation Office (SHPO) had awarded Carson City \$6,000 through its Historic Preservation Fund, for the Kings Canyon Cultural Resources Inventory project. Ms. Dorr Pansky clarified that almost all applicants had received less than their requested amounts due to the reduced funds to SHPO, adding that they would alter the scope of the project based on the funding reduction. Chairperson Drews explained that the modified funding was also due to an unmet SHPO deadline because of staffing changes. Ms. Dorr Pansky entertained grant ideas for 2014. Chairperson Drews encouraged Staff to team up with different City agencies for upcoming projects and cited the current

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Kings Canyon Cultural Resources Inventory as an example of such collaboration. He also suggested keeping this item on the agenda for upcoming meetings.

G. STAFF REPORTS

PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION. (6:10:18) – Chairperson Drews introduced the item. Ms. Dorr Pansky indicated that she had provided the Commissioners reading material in the form of a CD and listed its contents.

COMMISSIONER REPORTS/COMMENTS. (6:11:40) – Chairperson Drews introduced the item and explained that he had met with Herman Bauer regarding his demolition project located at the corner of Division and Ann Streets. He also noted that he had tried contacting the V&T Railroad Foundation for salvaging old windows, doors, and wainscoting material from the demolition site, but was unable to reach anyone. He offered his assistance to salvage the materials. Discussion ensued regarding the available materials. Commissioner Block announced that the Brewery Arts Center (BAC) had been in contact with SHPO regarding a \$170,000 grant balance. He also noted that the BAC would be approaching the Redevelopment Authority Citizens Committee for a grant to fund the engineering work for its street closure project.

FUTURE AGENDA ITEMS (6:15:30) – Chairperson Drews introduced the item and suggested keeping the grant funding topic on the next agenda. Commissioner Hayes suggested a discussion on solar panels on historic building roofs and it was agreed a workshop would be preferable. Commissioner Block wished to address Historic District signage and a possible move of the kiosk on the corner of Telegraph and Carson Streets.

H. PUBLIC COMMENTS (6:21:17) – Chairperson Drews entertained public comments. Lee-Ann Keever introduced herself as a native of Carson City and a third generation Nevadan. Ms. Keever explained that the property on 603 Robinson Street was for sale; however, it was in great need of renovation. She mentioned garbage in the yard and dead animals inside, calling the property a nuisance. Chairperson Drews wondered if a “demolition by neglect” ordinance could be applied in this case. Ms. Keever offered the photographs she had taken of the property to Commission members. Commissioner Block mentioned that the house once belonged to former Nevada Governor Jones. Mr. Plemel stated that “an ongoing enforcement action” was underway and offered to notify Code Enforcement of tonight’s discussion.

K. ACTION ON ADJOURNMENT (6:33:40) – Chairperson Drews entertained a motion to adjourn. **Commissioner Block moved to adjourn. The motion was seconded by Commissioner Speulda. The meeting was adjourned at 6:34 p.m.**

The minutes of the July 11, 2013 meeting of the Carson City Historic Resources Commission are approved on this 12th day of September, 2013.

Michael Drews, Chairperson