

## **CARSON CITY HISTORIC RESOURCES COMMISSION**

### **Minutes of the March 8, 2012 Meeting**

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A meeting of the Carson City Historic Resources Commission (HRC) was scheduled for 5:30 p.m. on Thursday, March 8, 2012, in the Carson City Community Center, Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Chairperson Michael Drews  
Vice Chairperson Robert Darney  
Commissioner Jed Block  
Commissioner Elizabeth Dickey  
Commissioner Gregory Hayes  
Commissioner Donald Smit  
Commissioner Lou Ann Speulda

**STAFF:** Lee Plemel, Planning Director  
Jennifer Pruitt, Principal Planner  
Moreen Scully, Senior Deputy District Attorney  
Tamar Warren, 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** (5:29:05) – Chairperson Drews called the meeting to order at 5:30 p.m. Roll was called; a quorum was present.

**B. MODIFICATION OF AGENDA** (5:29:34) – Chairperson Drews introduced the item. Ms. Pruitt noted that the applicant for the first agenda item was not present at this time. Chairperson Drews explained that they would proceed with the other agenda items until the applicant arrived.

**C. DISCLOSURES** (5:30:06) – Chairperson Drews introduced the item; however, there were no disclosures from Commission members.

**D. PUBLIC COMMENTS** (5:30:21) – Chairperson Drews entertained public comments; however, none were forthcoming.

**E. ACTION ON APPROVAL OF MINUTES** (5:31:16) – Chairperson Drews introduced the item. **Member Smit moved to approve the minutes of the January 12, 2012 and February 9, 2012 meetings. The motion was seconded by Member Speulda. Motion carried 7-0.**

### **F. PUBLIC HEARING MATTERS**

**F-1 HRC-11-045 FOR POSSIBLE ACTION: TO APPROVE A REQUEST FROM PROPERTY OWNERS VIVIAN AND ROBERT SUMMERS TO REPLACE BROKEN, NON-FUNCTIONAL WINDOWS ON A RESIDENTIAL-DUPLEX DWELLING UNITS, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 403 NORTH DIVISION STREET, APN 003-226-04.** (5:56:10) – Chairperson Drews introduced the item. Ms. Pruitt gave background on the property, and stated that this was the applicant's third appearance before the Commission. She also stated that the Commission was presented with pricing and material information received from the applicant, noting that a building permit may or may not required, based on the Commission's decision. Vivian Summers hoped that a decision could be made this evening. Commissioner Hayes noted that he would like "to return as much as possible to the previous look", and suggested matching the original trim. Vice Chairperson Darney suggested "getting rid of the wide trim" and clarified the conditions of a permit requirement. Discussion ensued regarding the options presented by Ms. Summers and on specialty versus stock windows. Commissioner Smit suggested giving Ms. Summers "some

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flexibility, so she doesn't have to come back here for the fourth time". Commissioner Dickey suggested rehabilitating the remaining two windows. Ms. Pruitt reminded the Commission that only two windows remained and could be candidates for rehabilitation, but the Commission would still need to make a decision on the other replacement windows. Commissioner Smit cautioned against having windows that would not work during a fire. Commissioner Block offered windows he had to Ms. Summers. Chairperson Drews entertained public comments; however none were forthcoming. **Commissioner Smit moved to approve HRC-11-045, a request from property owners Vivian and Robert Summers to allow the installation and replacement of windows, option specific on property zoned Residential Office (RO), located at 403 North Division Street, APN 003-226-04, based on the standards and guidelines for rehabilitation Carson City Historic District guidelines and with Historic Resources Commission's policies, and to give the property owners the option to rehabilitate the existing steel windows and reinstall, or to install a window similar to that, depicted in the packet listed as 36 x 53 Row 1 Homemaker 2 347 casement vinyl window. The trim of the windows shall replicate, as closely as possible, the original steel window installation, and if between the two casement windows emollient should be added to replicate that of the existing steel windows. Further, that a drawing must be submitted to the Commission, for the Chairperson to review and approve, and it would be option three, as provided in the Staff Report. The motion was seconded by Vice Chairperson Darney. Motion carried 7-0.**

**F-2 HRC-12-001 FOR POSSIBLE ACTION REGARDING THE 2012 CARSON CITY HISTORIC PRESERVATION AWARD APPLICATION FOR OUTSTANDING ACHIEVEMENTS IN HISTORIC PRESERVATION. FOR A NOMINATION TO BE CONSIDERED THE COMPLETED FORMS MUST BE POSTMARKED BY MARCH 01, 2012.** (5:32:55) – Chairperson Drews introduced the item. Ms. Pruitt gave background, referred to the information included in the packets and incorporated into the record, and introduced this year's nominees: The Warren Engine Company Chemical Fire Engine; Dr. Gibbons' Office on 412 South Division Street; The McLaughlin residence on 611 Robinson Street; The Fitzsimmons residence on 411 North Division Street; The Wright-Hayes residence on 411 West Fourth Street; Maple Hill West, Inc. on 412 North Minnesota Street; Dr. Krebs' house, currently the McFadden residence, on 500 Mountain Street; Mr. Art Hannafin, architect, for his historic preservation efforts in Carson City; The Brewery Arts Center on 449 West King Street; The Covington residence on 312 Mountain Street; and the State of Nevada property on 198 N. Carson Street. Ms. Pruitt also reminded the Commission that background information on the nominated properties was included in the commissioners' packets. Discussion ensued regarding the nominated properties. Commissioner Hayes thanked Commissioner Block for the nomination of his home, but requested its removal from the list of nominees. Commissioner Smit suggested presenting a single award to Mr. Hannafin. Commissioner Block suggested awarding Mr. Hannafin a Preservationist of the Year award. Chairperson Drews entertained public comments; however, none were forthcoming. **Commissioner Smit moved to award the Historic Preservationist Award to Art Hannafin. The motion was seconded by Commissioner Block. Motion carried 7-0.**

**F-3 HRC-11-119 DISCUSSION ONLY REGARDING AN UPDATE OF THE HISTORIC PRESERVATION FUND (HPF) GRANT FOR 2011.** (6:39:05) – Chairperson Drews introduced the item. Ms. Pruitt gave background and noted that the survey has been completed for the over 100 properties west of the Historic District. She added that "some specifics need to be addressed" with the State Historic Preservation office, after which it would be distributed to the Commission. Ms. Pruitt explained that the property owners would receive a letter regarding the completion of the survey.

**F-4 HRC-12-002 ACTION TO ADOPT A RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS A PROCLAMATION DECLARING THE MONTH OF MAY AS NATIONAL PRESERVATION MONTH.** (6:40:45) – Chairperson Drews introduced the item. Ms. Pruitt gave background and referred to the included information, which is incorporated into the record, noting that once approved by the Commission, it would be sent to the Board of Supervisors for a vote. **Commissioner Block moved to adopt a resolution recommending to the Board of Supervisors a proclamation declaring the month of May as National Historic Preservation Month. The motion was seconded by Commissioner Hayes. Motion carried 7-0.**

## G. STAFF REPORTS

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#### **COMMISSIONER REPORTS/COMMENTS.** (6:42:07) – Chairperson Drews introduced the item.

Commissioner Hayes thanked Ms. Pruitt for the photos provided in the packet, and referred to the article published in Nevada Planner regarding Carson City receiving the National Register of Historic Places designation. Chairperson Drews commented on the good press the City had received. He also added that the Board of Supervisors and Mayor Crowell had expressed their thanks for the time spent by the Commission to accomplish this designation. Commissioner Block suggested using the photos in the packet in a brochure for a self-guided tour.

#### **PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION.** (6:45:10) –

Chairperson Drews introduced the item. Ms. Pruitt explained that in the past tour brochures had been created as a result of grants and were in the process of posting the information on the web site. She also credited Rea Thompson in the Planning Department for the assembly of the packets. Ms. Pruitt reminded the Commission that a workshop was planned on April 12, 2012 and acknowledged that some commissioners could not be present, suggesting April 19, 2012 as another tentative date for the workshop that would take place at the Business Resource Innovation Center. Commissioner Hayes requested information on historic markers, similar to Genoa's.

**FUTURE AGENDA ITEMS** (6:50:23) – Chairperson Drews introduced the item and Ms. Pruitt explained that she would add the historical marker discussion to a future agenda. She also suggested Commissioner Hayes discuss the scavenger hunt, who explained that this year it would be “tougher”.

**H. PUBLIC COMMENTS** (6:51:49) – Chairperson Drews entertained public comments; however, none were forthcoming.

**K. ACTION ON ADJOURNMENT** (6:53:12) – Chairperson Drews entertained a motion to adjourn. **Commissioner Speulda moved to adjourn. The motion was seconded by Commissioner Hayes. The meeting was adjourned at 6:53 p.m.**

The minutes of the March 8, 2012 meeting of the Carson City Historic Resources Commission are approved on this 10<sup>th</sup> day of May, 2012.

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**Michael Drews, Chairperson**