

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the October 10, 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, October 10, 2013, 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, Community Development Director
Tina Russom, Deputy District Attorney
Susan Dorr Pansky, Planning Manager
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 (5:30:55) – Chairperson Drews called the meeting to order at 5:30 p.m. Roll was called; a quorum was present.

B. MODIFICATION OF AGENDA (5:31:27) – Chairperson Drews introduced the item. Ms. Dorr Pansky noted that item E would be removed from the agenda, as there were no minutes available for approval.

C. DISCLOSURES (5:32:06) – Chairperson Drews introduced the item. Commissioner Block stated that he had been in conversations with Herman Bauer and John Uhart regarding item F2. Chairperson Drews noted that he had met with Alexander Kirsch and Steve Hendricks regarding the same agenda item.

D. PUBLIC COMMENTS (5:32:44) – Chairperson Drews entertained public comments; however, none were forthcoming.

E. ACTION ON APPROVAL OF MINUTES – This item was removed from the agenda.

F. PUBLIC HEARING MATTERS

F-1 HRC-13-082 FOR POSSIBLE ACTION: TO APPROVE A REQUEST FROM HAROLD MORRIS OF MORRIS ENGINEERING (PROPERTY OWNER: 611 N NEVADA ST PROPERTY LLC) TO CONVERT A PORTION OF THE EXISTING PORCH INTO OFFICE SPACE AND ADD A NEW FABRIC AWNING CANOPY TO THE FRONT FACE OF THE BUILDING ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 611 NORTH NEVADA STREET, APN 003-285-07. (5:34:59) – Chairperson Drews introduced the item. Ms. Dorr Pansky presented the agenda materials, incorporated into the record, and recommended approval of the project with the recommended conditions. Applicant Harold Morris of Morris Engineering noted that the addition was “pretty simple” and in response to a question, he noted that the doorway would remain as is. Commissioner Hayes inquired about the awning and was informed that the color of the awning would be “in character with the building”. Mr. Morris also informed Commissioner Dickey that the awning could be set further in, who was also informed that rounded awnings were “quite common” on historic buildings such as hotels. Discussion ensued regarding types of acceptable awnings. Chairperson Drews entertained public comments, and when none were forthcoming, a motion. **Vice Chairperson Darney moved to approve HRC-13-082, a request from Harold Morris of Morris Engineering**

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(property owner: 611 North Nevada Street Property, LLC) to convert a portion of the existing porch into office space and add a new fabric awning canopy to the front face of the building on property zoned Residential Office (RO) located at 611 North Nevada Street, APN-003-285-07, “with the stipulation that the fabric awning protrude no more than six feet from the face of the building and if, over time, the awning is in disrepair that it be removed or repaired”. The motion was seconded by Commissioner Smit. Discussion ensued regarding color specifications; however, Mr. Plemel and Ms. Dorr Pansky stated that the Commission could specify colors. **Motion carried 7-0.**

F-2 HRC-10-102(A) CONTINUED FROM SEPTEMBER 12, 2013 MEETING. FOR POSSIBLE ACTION: TO CONSIDER THE FIRST PHASE LANDSCAPE PLAN SUBMITTED BY AL SALZANO (PROPERTY OWNER: HERMAN BAUER) IN ASSOCIATION WITH A PREVIOUSLY APPROVED PHASED PROJECT (TWO, TWO-FAMILY DWELLING UNITS) TOTALING FOUR DWELLING UNITS ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 812 NORTH DIVISION STREET, APN 001-191-06. (5:49:18) – Chairperson Drews introduced the item. Ms. Dorr Pansky gave background, presented the agenda materials which are incorporated into the record, and recommended approval “with the proposed conditions”. She also noted that Staff had not received additional public comments regarding the item. Commissioner Hayes inquired about the size of the proposed Jeffrey Pine trees near the east side of the structure. Steve Hendricks, Residential Designer representing Mr. Bauer, noted that the scale shown on the drawings indicated the tree size in five-to-eight years. Commissioner Smit expressed concern that the drawings did not depict the trees at full maturity and was informed by Mr. Hendricks that they were placed there to minimize encroachment to Mr. Kirsch’s property. Chairperson Drews pointed out the absence of the boulders, which had been removed from the plan at the request of the Commission. Discussion ensued regarding the growth rate of the proposed trees. Chairperson Drews entertained public comments. Alexander Kirsch introduced himself and wanted to ensure that the proposed trees have a minimum of 3 inches in diameter “and not a millimeter less”. He also expressed disappointment that a fine was not imposed for cutting down the original trees, and cautioned against deviations from the approved plan. Lila King, a resident of Minnesota Street, wished to ensure all procedures were followed, adding that “anything that happens to that property brings all house values down in the area”. Herman Bauer thanked the Commission for their time. **Commissioner Block moved to approve HRC 10-102(A), a request from Al Salzano (property owner: Herman Bauer), for the first phase landscape plan associated with the previously approved phased project (two, two-family dwelling units) totaling four dwelling units on property zoned Residential Office (RO), located at 812 North Division Street, APN 001-191-06, 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 Speulda. Motion carried 7-0.**

F-3 HRC-13-090 FOR POSSIBLE ACTION: TO PROVIDE STAFF WITH A RECOMMENDATION TO SECURE THE VACANT PROPERTY LOCATED AT 603 WEST ROBINSON STREET (PROPERTY OWNER: MARGARET SPEARS) FOR PUBLIC SAFETY PURPOSES DURING THE HALLOWEEN FESTIVITIES ON OCTOBER 31, 2013, APN 003-243-02. (6:08:01) – Chairperson Drews introduced the item. Ms. Dorr Pansky gave background and presented the agenda materials which are incorporated into the record. Commissioner Block noted that he had done some cleanup on the property, and that the surrounding neighbors were watching the property as well. He also suggested wrapping “caution tape” around the front yard. Chairperson Drews entertained public comments, and when none were forthcoming, a motion. **Commissioner Block moved to recommend that Staff secure the property at 603 West Robinson Street (property owner: Margaret Spears) for the Halloween festivities on October 31, 2013 in accordance with Carson City Municipal Code, Section 8.09.290 if a dangerous structure or condition exists which has been determined to be an imminent danger to the surrounding neighborhood, APN 003-243-02. The motion was seconded by Commissioner Hayes. Motion carried 6-1-0, with Commissioner Smit voting against the motion.**

F-4 HRC-13-131 FOR POSSIBLE ACTION: TO PROVIDE DIRECTION TO STAFF ON SELECTION OF A PROJECT FOR THE 2014 HISTORIC PRESERVATION FUND GRANT APPLICATION. STAFF WILL ALSO GIVE AN UPDATE ON THE STATUS OF THE 2013 HISTORIC PRESERVATION FUND GRANT APPLICATION. (6:17:49) – Chairperson Drews introduced the item. Ms. Dorr Pansky presented the agenda materials which are incorporated into the record. She also recommended three projects for the 2014 Historic Preservation Fund Grant, also incorporated into the record. Vice Chairperson Darney and Commissioners Speulda and Hayes

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recommended option 2, The completion of the Kings Canyon Cultural Resources Inventory. Chairperson Drews noted that Vice Chairperson Darney's help on the project would offset some of the required 40 percent match to the grant. Chairperson Drews entertained public comments. Ann Bollinger, Natural Resources Specialist, Carson City Open Space Program, explained that she was here to observe a committee as part of her participation in the Carson City Leadership Institute. She suggested considering the Potter Pottery, currently in escrow as part of the Open Space acquisition, for a future grant project. Chairperson Drews suggested discussing this proposal during the upcoming November meeting. He also noted that the 2013 grant had been reduced from \$12,000 to \$6,000 and acknowledged the Open Space Program's assistance with the project. **Commissioner Speulda moved to approve HRC-13-131, the 2013 Historic Preservation Fund Grant, and recommend for the 2014 Grant the Kings Canyon Cultural Resources Inventory including parcels not included in the 2013 scope of work due to lack of funding, and also including the Toll Gate and Quail Ranch House foundations and immediate surroundings, on behalf of Carson City, a Certified Local Government. The motion was seconded by Vice Chairperson Darney. Motion carried 7-0.** Chairperson Drews advised keeping the other two projects on a "running list" for future grants.

G. STAFF REPORTS

PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION. (6:29:30) – There were no reports from Staff.

COMMISSIONER REPORTS/COMMENTS. (6:30:01) – Chairperson Drews introduced the item. Vice Chairperson Darney wished to elaborate on accidental demolitions and the Commission's role, in the future. Chairperson Drews noted that he had given a list of several historic preservation properties to Preserve Nevada, an organization looking for 75 successes and failures of preservation projects in Nevada, adding that the list was being compiled for Nevada's sesquicentennial celebration. Commissioner Block announced that he had contacted the realtor for the property on 603 West Robinson Street and had been informed that an offer had been made, adding that the property was in the process of going through a short sale.

FUTURE AGENDA ITEMS (6:34:19) – Ms. Dorr Pansky noted that the solar panel discussion would take place during the November Meeting. She also stated that the next meeting would take place in another to-be-determined location.

H. PUBLIC COMMENTS (6:36:10) – Chairperson Drews entertained public comments; however, none were forthcoming.

K. ACTION ON ADJOURNMENT (6:36:18) – Chairperson Drews entertained a motion to adjourn. **Commissioner Hayes moved to adjourn. The motion was seconded by Vice Chairperson Darney. The meeting was adjourned at 6:36 p.m.**

The minutes of the October 10, 2013 meeting of the Carson City Historic Resources Commission are approved on this 12th day of December, 2013.

Michael Drews, Chairperson