

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the September 12, 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, September 12, 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 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 (5:29:28) – Chairperson Drews called the meeting to order at 5:29 p.m. Roll was called; a quorum was present. Commissioner Dickey arrived at 5:34 p.m.

B. MODIFICATION OF AGENDA (5:29:51) – Chairperson Drews introduced the item and suggested postponing item F3 to the next meeting, at the request of Commissioner Hayes, who was unable to attend tonight's meeting.

C. DISCLOSURES (5:30:33) – Chairperson Drews introduced the item and disclosed that he had been in contact with Herman Bauer regarding agenda item F1. Commissioner Block stated that he had acquired 50 bricks from Mr. Bauer's demolition site and had donated \$50 to the Carson City Historical Society, and he had also purchased a window from the Friends of Silver Saddle Ranch.

D. PUBLIC COMMENTS (5:32:43) – Chairperson Drews entertained public comments. Jack McLaughlin introduced himself as a resident of 611 Robinson Street and expressed concern over the property at 603 Robinson Street, noting that it had been vacant since July 14, 2012 and was inhabited by rodents. Mr. McLaughlin also explained that over 3,000 people walked their street on Halloween night and was concerned that this property would pose a safety hazard. Chairperson Drews clarified that this issue would be discussed during Staff Reports; however, Mr. Plemel noted that an update could be given right away. Ms. Dorr Pansky explained that she, along with the City's Code Enforcement Officer, had drafted a letter, incorporated into the record, to the current property owner, outlining the nuisances that needed to be addressed and the minimum maintenance requirements by the Historic Resources Ordinance. Ms. Dorr Pansky also stated that the next steps would depend upon the response by the property owner. Chairperson Drews noted the significance of Halloween on Robinson Street and offered to help with the cleanup of the property. Vice Chairperson Darney noted that he had done a walk-through with several City officials, adding that some of the hazard had been removed. Ms. Dorr Pansky announced that the Commission would meet again in October and suggested agendizing this item for that meeting.

E. ACTION ON APPROVAL OF MINUTES (5:40:29) – Chairperson Drews introduced the item. **Commissioner Speulda moved to approve the minutes of the July 11, 2013 meeting. The motion was seconded by Commissioner Block. Motion carried 5-0.**

F. PUBLIC HEARING MATTERS

F-1 HRC-10-102(A) FOR POSSIBLE ACTION: TO CONSIDER THE FIRST PHASE LANDSCAPE PLAN SUBMITTED BY AL SALZANO (PROPERTY OWNER: HERMAN BAUER) IN ASSOCIATION WITH

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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. (5:41:55) – Chairperson Drews introduced the item. Ms. Dorr Pansky gave background and presented the agenda materials which are incorporated into the record. She also showed before and after photographs of the landscaped property, illustrating that some of the trees were removed even though the Commission had approved the demolition on condition of keeping the existing trees. Mr. Bauer explained that the trees could not be retained because of the condition they were in, and noted that his landscape architect was present to answer questions. Vice Chairperson Darney noted that a large tree could be equivalent to two small trees and suggested following that guideline. Mr. Bauer explained that the lilac bushes were removed to accommodate the drainage and grading plan, and he did not have any objection to planting new ones. Discussion ensued regarding which bushes and trees required replacing. Steve Hendricks, Residential Designer, noted that they had not considered fruit trees because the units were rentals and fruit trees required additional care. In response to a question by Commissioner Speulda, Mr. Hendricks agreed that flowering fruit trees could be considered as well. Chairperson Drews entertained public comments.

(5:59:12) – Alexander Kirsch introduced himself as a neighbor and noted that the pictures shown did not accurately depict the state of the trees prior to being cut down, as they were taken in the winter. He also read a prepared statement highlighting the issue of cut trees and shrubs even though the Commission had requested retaining them. Mr. Kirsch was concerned about the lack of consequences for not following the Commission’s directions, and recommended issuing a “substantial fine”. Vice Chairperson Darney noted the frequency of such events and inquired “what are our teeth as far as being able to enforce these rules?” Mr. Ward cautioned that this was an advisory body; therefore, he suggested agendizing this item for a recommended action by the Board of Supervisors. Mr. Plemel noted that this discussion was the result of a compliance violation, which could result in a misdemeanor. Vice Chairperson Darney suggested replacing “the mature trees with more mature trees”. Mr. Kirsch expressed his mistrust in the Commission. Chairperson Drews clarified all the steps taken by him to “salvage what we could”, adding that only Friends of the Silver Saddle Ranch were interested in and had received the salvaged material. He also cited the demolition timeline and when the Commission members had visited the demolition site, and noted that Mr. Kirsch had already secured a “stop work order” on the day after the Commissioners had visited to the site. Discussion ensued and Mr. Kirsch stressed that his “main objective tonight” was to ensure compliance in future situations. Mr. Plemel ensured that Staff monitored and followed up with building permits, noting that the reason Mr. Kirsch became aware of the non-compliance first was because he was Mr. Bauer’s next-door neighbor. Commissioner Block cautioned against selecting mature trees in order not to damage the roots during replanting. Mr. Kirsch noted that the fruit from the cut trees was being harvested by local food banks.

(6:32:51) – Susan Lewis also introduced herself as a neighbor and explained that the fruit trees on the property benefited the neighbors and other community members in addition to the food banks. Chairperson Drews inquired about planting trees on other City properties. Mr. Ward cautioned against deviating from the agenda at this point. Discussion ensued regarding the type of trees to plant near Mr. Kirsch’s and Ms. Lewis’ property. Ms. Dorr Pansky confirmed that the Notice of Violation had ordered a stop on any new construction until this issue is resolved by the Commission. Mr. Bauer expressed concern that Mr. Kirsch had “made it very clear...that he would oppose anything we’re building”. He also stated that the property was on the market for over six months and could have been turned into an open space, adding that any additional expense would cause him to stop the project. Chairperson Drews received confirmation from Mr. Bauer that he would be willing to return one more time for a final review of the project. Mr. Bauer noted that the project was “already overplanted” and he wished to ensure that the new plan would not jeopardize the planned grading. Mr. Kirsch noted that Mr. Bauer was to blame for not following the agreed demolition plan. Ms. Dorr Pansky suggested discussing this item on October 10, 2013 and Mr. Bauer agreed, noting that he may not attend the meeting but Mr. Hendricks would represent him. Discussion ensued regarding the original plan and the version approved by the Commission. Mr. Plemel suggested a motion. **Commissioner Speulda moved to postpone action on HRC-10-102(A) until the next meeting on October 10, 2013. The motion was seconded by Vice Chairperson Darney. Motion carried 5-0.** Ms. Dorr Pansky reminded Mr. Kirsch that he would not be noticed because this agenda item was being continued.

F-2 HRC-13-064 FOR POSSIBLE ACTION: TO APPROVE A REQUEST FROM JOHN E. BLOCK (PROPERTY OWNER: SPEAR AND PHILLIPS, LLC) TO REPLACE THREE WINDOWS AND ONE FRONT PORCH DOOR ON PROPERTY ZONED SINGLE FAMILY 6000 (SF6), LOCATED AT 602 WEST SPEAR

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STREET, APN 003-243-04. (6:57:41) – Chairperson Drews introduced the item. Commissioner Block noted that he was the applicant of this agenda item and recused himself. Ms. Dorr Pansky presented the agenda materials. Mr. Block gave background. Commissioner Dickey suggested identifying the origin of the installed windows should a future property owner decide to remodel it. She also inquired about the 1950s-era windows and their historic significance. Commissioner Speulda noted that Mr. Block had taken a “good step forward” in removing the siding and replacing the current windows. Chairperson Drews entertained public comments, and when none were forthcoming, a motion. **Vice Chairperson Darney moved to approve HRC-13-064, a request from John E. Block (property owner: Spear and Phillips, LLC) to replace three windows and one front porch door on property zoned single family 6000 (SF6), located at 602 West Spear Street, APN 003-243-04, 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 4-0.

Commissioner Block rejoined the Commission at 7:17 p.m.

F-3 HRC-13-065 DISCUSSION ONLY REGARDING SOLAR PANELS IN THE HISTORIC DISTRICT. – This agenda item was postponed until the October 10, 2013 meeting.

F-4 HRC-13-047 DISCUSSION ONLY REGARDING AN UPDATE OF THE 2013 HISTORIC PRESERVATION FUND GRANT AND FUTURE HISTORIC PRESERVATION FUND GRANT APPLICATIONS. (7:17:35) – Chairperson Drews introduced the item. Ms. Dorr Pansky presented the agenda materials which are incorporated into the record. Vice Chairperson Darney suggested meeting with area residents who are familiar with several foundations on Kings Canyon Road that are not present on any maps. He also clarified for Chairperson Drews that most of the foundations were on private property; however, a barn was on Forest Service lands. Chairperson Drews suggested pursuing a National Register nomination for the property upon completion of the project. Ms. Dorr Pansky also reminded the Commission that the deadline for the 2014 grant application deadline was fast approaching. Chairperson Drews suggested compiling a list for possible action during the next meeting. He also entertained public comments; however, none were forthcoming.

G. STAFF REPORTS

PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION. (7:23:51) – Chairperson Drews introduced the item. Ms. Dorr Pansky explained that Staff was working on a letter to the property owner of 603 West Robinson regarding the state of the property which was in need of general and HRC specific repairs. Ms. Dorr Pansky also noted that on October 10, 2011 she would discuss an exterior remodeling project for 611 North Nevada Street. She stated that a Masonry Conservation Webinar had taken place on September 3, 2013 as well, calling it “very informative”.

COMMISSIONER REPORTS/COMMENTS. (7:26:55) – Chairperson Drews introduced the item. Commissioner Block noted the progress made on the Ballardini project on Sophia and Nevada Streets. He also inquired about keeping people safe on Halloween night while walking by 603 West [Robinson]. Ms. Dorr Pansky agreed that safety would be a concern as people walked near the area. Chairperson Drews thanked Commissioner Block for purchasing salvaged materials from 812 North Division and for his donation to the Friends of Silver Saddle Ranch.

FUTURE AGENDA ITEMS – Previously addressed.

H. PUBLIC COMMENTS (7:29:32) – Chairperson Drews entertained public comments; however, none were forthcoming.

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K. ACTION ON ADJOURNMENT (7:29:53) – Chairperson Drews entertained a motion to adjourn. Commissioner Speulda moved to adjourn. The motion was seconded by Commissioner Block. The meeting was adjourned at 7:30 p.m.

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

Michael Drews, Chairperson