

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the May 11, 2006 Meeting

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A regular meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Thursday, May 11, 2006 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews
Richard Baker
Robert Darney
Louann Speulda

STAFF: Walter Sullivan, Planning and Community Development Director
Jennifer Pruitt, Senior Planner
Kathe Green, Assistant Planner
Kathleen King, 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-Recorder's Office. These materials are available for review during regular business hours.

A. CALL TO ORDER AND DETERMINATION OF QUORUM (5:47:00) - Chairperson Drews called the meeting to order at 5:47 p.m. Roll was called; a quorum was present. Vice Chairperson Lopiccolo and Commissioners Ossa and Smith were absent.

B. ACTION ON APPROVAL OF MINUTES (5:47:21) - None.

C. MODIFICATION OF AGENDA (5:47:26) - Ms. Pruitt advised that item F-2 had been rescheduled to the May 25th special commission meeting.

D. DISCLOSURES (5:47:55) - None.

E. PUBLIC COMMENTS (5:48:06) - None.

F. PUBLIC HEARING ACTION ITEMS:

F-1. HRC-06-035 ACTION TO CONSIDER AN APPLICATION FROM MIKE SPEARS (PROPERTY OWNER: MARGARET SPEARS) TO ALLOW AN APPROXIMATELY 72-SQUARE-FOOT CHILDREN'S PLAYHOUSE WITH ATTACHED DECK AND A SEPARATE FENCE, ON PROPERTY ZONED SINGLE FAMILY 6,000 (SF6), LOCATED AT 603 WEST ROBINSON STREET, APN 003-243-02 (5:48:28) - Chairperson Drews introduced this item. Ms. Green reviewed the staff report, and narrated pertinent slides.

(5:50:17) Mike Spears apologized for not submitting the project to the commission prior to construction of the playhouse and the fencing. He described the dimensions of the playhouse, and expressed uncertainty as to whether it would be a permitted structure. He advised that the fencing replaces a six-foot fence, in the same location, which blew over. He acknowledged having "kicked up" the fence design, but advised that the "solid part of the fence is still six feet and under." In response to a question, he advised the extra two feet on the fence is comprised of the "ball and dowel ... to match the trim on the house. ... the corbels

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and the caps is the second extra foot.” He expressed a willingness to apply for a special use permit, if necessary. He advised the fence is in the same location, “except for the insets ... which makes the sidewalk a little roomier.” In response to a question, he agreed to consider lowering the corbels and the post caps. He expressed the opinion that the fence does not appear to be eight feet tall. “Design-wise, the corbels and the caps are a big part of the way it looks.” He noted the same corbels are on the house; the ball and cap matches the playhouse. Commissioner Speulda expressed concern that the design resembles a fortress. She suggested making the caps flush with the top of the spindle-work. Discussion followed.

In response to a comment, Chairperson Drews explained the Historic District requirement for fencing and roofing projects to be submitted to the commission. He expressed the belief the playhouse may not have had to be submitted if it had been situated in the back yard below the height of the fence. Chairperson Drews called for public comment; however, none was provided. Mr. Spears acknowledged having reviewed the staff report and his agreement with the conditions. Chairperson Drews entertained a motion. **Commissioner Darney moved to approve HRC-06-035, a request from Margaret Spears to allow a detached, accessory structure and a fence, on property zoned single family 6,000 (SF6), located at 603 West Robinson Street. Commissioner Baker seconded the motion. Motion carried 4-0.**

F-2. HRC-06-073 ACTION TO CONSIDER AN APPLICATION FROM STEVE REYNOLDS (PROPERTY OWNER: CARSON CITY PARKS) TO ALLOW A NEW, APPROXIMATELY 48 INCH BY 72 INCH SIGN AT THE BREWERY ARTS CENTER PERFORMANCE HALL, ON PROPERTY ZONED PUBLIC RESERVE (PR), LOCATED AT 449 WEST KING STREET, APN 003-207-04 - Deferred.

F-3. ACTION TO CONSIDER A HISTORIC RESOURCES COMMISSION POLICY REGARDING COMMISSIONERS REPRESENTING THEIR OWN PROJECTS (6:00:56) - Ms. Pruitt referred to the agenda materials, and suggested deferring this item until the full commission could be present. Chairperson Drews suggested continuing the item to the June commission meeting.

F-4. ACTION TO CONSIDER THE UPDATE OF THE HISTORIC RESOURCES COMMISSION POLICIES AND PROCEDURES MANUAL (6:02:06) - Chairperson Drews suggested scheduling a workshop to thoroughly review and discuss this item. He further suggested discussing possible workshop dates at the June commission meeting. Ms. Pruitt provided an overview of revisions being made by Planning and Community Development staff.

F-5. ACTION TO CONSIDER LANDSCAPING CRITERIA FOR THE HISTORIC DISTRICT (6:04:03) - Ms. Pruitt discussed the purposes for the Carson City Tree List for Commercial Projects included in the agenda materials. In response to a question, she advised there would eventually be one list. Chairperson Drews called for public comment and, when none was forthcoming, entertained a motion. Commissioner Speulda moved to accept the landscape criteria for the Historic District, as outlined in the documentation provided by staff. Commissioner Darney seconded the motion. Motion carried 4-0.

F-6. ACTION TO CONSIDER HISTORIC RESOURCES COMMISSIONERS’ TRAINING (6:06:54) - Ms. Pruitt provided background information on this item, and reviewed costs associated with sponsoring a CAMP, Commission Assistance and Mentoring Program. She pointed out that sponsoring a CAMP takes time to organize, and that a CAMP was recently held in Las Vegas. She suggested planning

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a CAMP for May 2007 to coincide with Historic Preservation Month, and involving other CLGs and historic commissions around the state. She advised that funding is available. Chairperson Drews suggested taking action to schedule CAMP training for May 2007 and then agendizing discussion regarding topics for a future meeting. Ms. Pruitt offered to further research the available training and to provide the information to the commission. Chairperson Drews called for public comment and, when none was forthcoming, entertained a motion. **Commissioner Darney moved to approve CAMP training funds for May 2007, topics to be discussed at a future meeting. Commissioner Speulda seconded the motion. Motion carried 4-0.**

F-7. ACTION TO CONSIDER FUTURE CERTIFIED LOCAL GOVERNMENT GRANTS FOR CARSON CITY (6:12:12) - Ms. Pruitt advised that proposed projects include continued survey work. She further advised of approximately 70 properties identified in the historic district which were not reviewed during the 1980 survey because of their age at that time. An additional proposed project is to develop a structure report for each of the historic churches in the district. Grant applications are due at the end of November.

Chairperson Drews advised that a new data steward for cultural resource records was recently hired at the State Historic Preservation Office. The data steward has expressed an interest in getting the "Walk Through Time" program onto a website. Chairperson Drews suggested considering this as another possible CLG project. Ms. Pruitt suggested that the "Walk Through Time" project could be included as part of the Planning and Community Development website. In response to a question, she advised that grant applications are relatively easy to put together. The main issue is ensuring sufficient information to provide an accurate estimate on the work to be done. Another issue is the associated match requirement.

Commissioner Darney discussed an idea, proposed by Art Hannafin several years ago, to sponsor an architectural scavenger hunt for school children. Chairperson Drews suggested considering the idea as part of 2007 Historic Preservation Month activities. He entertained suggestions for other CLG projects, and Ms. Pruitt advised that this item could be reagendized for future meetings. Chairperson Drews suggested continuing this item until the full commission could be present. He expressed support for updating the historic survey and conducting the structural reports. He noted that the historic district inventory is out of date, and suggested reviewing context for the historic district. No formal action was taken.

F-8. DISCUSSION AND POSSIBLE ACTION REGARDING HISTORIC RESOURCES COMMISSION CONTENT AS IT RELATES TO THE PLANNING PORTION OF THE CITY'S WEBSITE (6:20:25) - Ms. Pruitt provided background information on this item. In response to a question, she requested input from the commissioners as to the type of information to be included on the website. Chairperson Drews suggested including the "jpg" versions of the Sanborn maps, and a map of the historic district. Commissioner Darney suggested including contact information for either the chairman or the entire commission. Discussion took place regarding the "Walk Through Time" program, and Chairperson Drews advised that it was developed with website framework. In response to a question, Ms. Pruitt advised that the commission's meeting agendas and minutes are currently posted on the City's website. She acknowledged the same information could be included on the commission's website.

(6:27:34) Jed Block suggested including historic rehabilitation and preservation resource information on the website. Chairperson Drews requested Ms. Pruitt to reagendize this item for a future meeting.

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G. FUTURE COMMISSION ITEMS (6:28:51) - Chairperson Drews provided an overview of the tentative agenda for the June commission meeting.

H. INTERNAL COMMUNICATION AND ADMINISTRATIVE MATTERS

H-1. COMMENTS AND STATUS REPORTS FROM STAFF (6:29:01) - Ms. Pruitt reported that the Nevada State Museum expansion project will be presented to the Planning Commission at their May 31st meeting.

H-2. COMMENTS AND STATUS REPORTS FROM COMMISSIONERS (6:29:32) - None.

I. ACTION ON ADJOURNMENT (6:29:42) - Commissioner Baker moved to adjourn the meeting at 6:29 p.m. Commissioner Speulda seconded the motion. Motion carried 4-0.

The Minutes of the May 11, 2006 Carson City Historic Resources Commission meeting are so approved this 8th day of June, 2006.

MICHAEL DREWS, Chair