

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the May 12, 2005 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 12, 2005 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews
Robert Darney
Peter Smith
Louann Speulda

STAFF: Jennifer Pruitt, Senior Planner
Lee Plemel, Principal Planner
Kathleen King, Recording Secretary

NOTE: A tape recording of these proceedings is on file in the Clerk-Recorder's Office, and is available for review during regular business hours.

A. CALL TO ORDER AND DETERMINATION OF QUORUM (1-0007) - Chairperson Drews called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Vice Chairperson Lopiccolo and Commissioners Baker and Ossa were absent.

B. ACTION ON APPROVAL OF MINUTES - May 2, 2005 and April 14, 2005 (1-0015) - Commissioner Darney moved to approve the minutes. Commissioner Smith seconded the motion. Motion carried 3-0-1, Commissioner Speulda abstaining.

C. MODIFICATION OF AGENDA (1-0027) - None.

D. PUBLIC COMMENTS (1-0031; 0798) - Attorney Gary Sheerin, representing Tom Brown, provided background information on a conservation easement, dedicated by Silver Oak Development Company, at an entry to the Silver Oak Golf Course. He read a portion of paragraph 3 of the conservation easement into the record. He advised of an archaeological study done on the property some time ago, which has since been written up as history. The study identified three different areas of interest. Mr. Sheerin provided historic information on the flight by Ivy Baldwin in the early 1900s, and noted that the entry circle is named for Ivy Baldwin. Indian artifacts were discovered beginning 12" to 5-6' underground which have been dated to 1300 years ago. The artifacts indicate the existence of an Indian village, a portion of which is located within the parameters of the circle. From the western boundary toward the hill, Chinese artifacts were discovered.

Mr. Sheerin explained that a design for the circle was created by an architect and attached to the conservation easement. He circulated the design drawing with the clarification that it was never intended to serve as the final plan. He inquired as to the Commissioners' interest in participating in the design process. He discussed plans to dedicate plaques to the historic airplane flight and to the Washoe Indian Tribe, and to feature them as part of a large centerpiece inside the circle. He advised that the owners are interested in a water feature centerpiece into which the plaques could be integrated.

Chairperson Drews advised that the Commission is very interested in the property. He expressed the belief that Silver Oak is National Register-listed because of Ivy Baldwin's flight and, therefore, under the Commission's purview. He expressed an interest in working with Mr. Sheerin on the interpretive design, and suggested agendizing discussion for a future Commission meeting.

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Mr. Sheerin provided to Ms. Pruitt a conceptual sketch, and described potential landscape features. Chairperson Drews thanked Silver Oak Development Company for the effort invested in preserving the archaeological site and dedicating the conservation easement. He discussed the Chinese Railroad Camp on the west side. He reiterated his willingness to assist Mr. Sheerin. Mr. Sheerin advised of a meeting scheduled with Parks and Recreation Department staff on Monday, May 16th. He further advised that an engineer is working on the project, and that he would be contacting Chairperson Drews. Chairperson Drews thanked Mr. Sheerin.

E. DISCLOSURES (1-0036) - None.

F. PUBLIC HEARING ACTION ITEMS:

F-1. PRESENTATION BY LEE PLEMEL REGARDING MASTER PLAN (1-0040) -

Mr. Plemel provided background information on his role as project manager of the Carson City Master Plan update process, which includes the citywide master plan and the parks, recreation, and trails plan. He referred to the materials distributed to the Commissioners prior to the start of the meeting, and reviewed the same. He discussed the status of the process, and advised that the next step is moving toward a preferred plan. He reviewed information and an interactive survey which will be available on the Envision Carson City website, and discussed the goal to provide public input on the three scenarios to the Planning Commission and the Board of Supervisors in early July to get direction, from that point, toward the preferred land use plan.

Mr. Plemel noted that the current master plan has policies regarding historic preservation. As the preferred plan is defined, staff will return to the Commission to develop policies and discuss any other aspect which may be applicable. He reviewed the locations at which the master plan information is available, and encouraged the Commissioners to direct interested citizens.

Commissioner Smith advised of having attended the May 9th public workshop. He discussed his basic impression that “there is a lot of jargon and words without the specifics.” He expressed concern over the “glaring lack” of parking. He expressed the opinion that parking is a fundamental issue to be addressed in order to increase density in the downtown area. In response to a question, Commissioner Smith discussed the problem of sprawl, and expressed support for increasing density downtown. Mr. Plemel expressed appreciation for Commissioner Smith’s comments. He discussed the downtown parking inventory and strategy which will be developed on a parallel track with the master plan.

Chairperson Drews expressed an interest in becoming involved in the policy discussions as soon as possible. He thanked Mr. Plemel for his presentation. Ms. Pruitt thanked Mr. Plemel, who provided the website address and addresses at which the informational materials and surveys are available to the public. Chairperson Drews advised he would provide detailed, written comments to Mr. Plemel.

F-2. HRC-05-072 ACTION REGARDING AN APPLICATION FROM KATY VAZQUEZ TO ALLOW A ROOM ADDITION AND CONSTRUCTION OF A TWO-CAR GARAGE, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 1013 NORTH NEVADA STREET, APN 001-183-01 (1-0230) -

Ms. Pruitt reviewed the staff report and narrated slides of the subject property. She advised that staff will be working with the applicant on required setbacks.

Deborah David and Katy Vazquez introduced themselves for the record, and responded to questions regarding the proposed project. Ms. Vazquez acknowledged that she owns the subject property, and Ms.

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David advised she lives in the residence. Commissioner Smith referred to the drawing included in the agenda materials, and commented that the proposed addition appeared to completely overwhelm the existing structure. Ms. Vazquez responded to questions regarding plans for the addition, and discussion took place with regard to the same.

Chairperson Drews noted that the existing structure is a small house, characteristic of those along William Street. He expressed the opinion that the proposed addition would dwarf the existing structure. By attaching a second story to the back, at nearly the same height, the existing structure would be overwhelmed. Chairperson Drews referred to the Secretary of the Interior's Standards and discussed the goal to highlight original architecture with compatible additions which don't overwhelm the existing structure. He suggested there are ways to accommodate the addition while separating the historic structure.

Commissioner Darney referred to the west elevation drawing, and expressed a preference for matching gables rather than the proposed hip. Commissioner Speulda suggested separating the addition from the existing structure or lowering the roof pitch. She provided Preservation Briefs on how to achieve scale and massing. Commissioner Smith expressed concern that the gable roof would only increase the massing. He noted that the proposed addition would increase the square footage of the house by four times. In response to a question, Ms. Vazquez discussed the need for the additional square footage. She acknowledged that the bathroom will be enlarged. Chairperson Drews suggested a mud room-type feature between the oldest footprint of the house, constructing the garage away from the house with a single-story walkway between, and going up one and a half stories with dormer windows. He advised this approach would reduce the scale behind the house and allow the historic structure to stand alone. He provided suggestions for siding materials on the addition. Commissioner Darney expressed concern with regard to the overall scale of the back walls. He agreed with Chairperson Drews' suggestion to add dormers which will break up the roof line on the eastern and northern elevations. He advised that the garage doors should be carefully selected, and suggested carriage-style garage doors.

In response to a question, Chairperson Drews suggested not matching the addition to the style of the house. He further suggested a carriage house matched to the period, which would appear to be adapted to a living space with a breeze way between the two. He agreed with Commissioner Darney's comments to reduce the second story by six feet and add dormers to reduce the massive appearance. Chairperson Drews suggested visiting a house in Virginia City which was moved from Carson City. He described its location and appearance, and discussed the remodel project to add an office and garage attached by a breeze way. Commissioner Speulda reviewed National Park Service guidelines which specify that the character of the house should be followed, but that the addition should be identified. She noted that the 1876 character should be retained in its own space. She commended the applicant for following the design characteristics, but cautioned against following too closely as this would be against the regulations.

Chairperson Drews offered to sketch a revised plan and provide it to Ms. Pruitt. He requested Ms. Vazquez to contact Ms. Pruitt. Chairperson Drews acknowledged that the breeze way would be enclosed. Commissioner Darney clarified that a connector or pinch point would segregate the mass of one portion of a structure from the mass of the other. Chairperson Drews called for public comment; however, none was provided.

(1-1121) Chairperson Drews reopened this item. Steven David introduced himself for the record. Discussion took place with regard to the proposed design, and the Commissioners reviewed their previous suggestions. No formal action was taken.

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F-3. HRC-05-073 ACTION REGARDING AN APPLICATION FROM MIKE SPEARS (PROPERTY OWNER: JACK AND SHERYL McLAUGHLIN), TO ALLOW EXPANSION OF A BEDROOM AND COVERED PORCH, ON PROPERTY ZONED SINGLE FAMILY 6,000 (SF6), LOCATED AT 611 WEST ROBINSON STREET, APN 003-243-01 (1-0559) - Ms. Pruitt advised that the codes have changed over the years with regard to porches and their function. In the past, certain projects have had rather narrow porches. From a planning standpoint, up to an eight-foot encroachment is allowed into the setback to ensure a functional porch. Ms. Pruitt advised that the setback requirements for the subject project still needed to be met.

Mr. Spears reviewed the proposed project, and explained that the end of the porch would line up directly with the west wall of the carriage house. He responded to questions regarding the existing structure. He expressed the opinion that the addition will be unobtrusive in that the ceilings were lowered to just under 9' in order to accommodate the upstairs space. He expressed the further opinion that the addition will balance the front of the house. He advised that the additional front window will identically match the existing window. He responded to questions regarding the porch design. Commissioner Speulda expressed concern with regard to mass and scaling; that the house will appear to be "all porch with a house attached." Discussion took place with regard to the design, and Mr. Spears acknowledged that matching shingle siding will be used.

Chairperson Drews called for public comment and, when none was forthcoming, entertained a motion. **Commissioner Darney moved to approve HRC-05-73, a request from Mike Spears, property owners Jack and Sheryl McLaughlin, at 611 West Robinson Street, based on the standards and guidelines of the Carson City Historic District. Commissioner Speulda seconded the motion.** Discussion took place with regard to the intent of the motion, and **Commissioner Darney amended his motion to include that, prior to installation, details of the architectural filigree, balustrades, railings, will be submitted to the Commission for final approval. Commissioner Speulda continued her second. Motion carried 4-0.** The Commissioners commended Mr. Spears on a recently completed project.

F-4. DISCUSSION AND POSSIBLE ACTION REGARDING 2005 HISTORIC PRESERVATION AWARDS TO BE PRESENTED BY THE BOARD OF SUPERVISORS IN MAY (1-1024) - Ms. Pruitt noted, for the record, the four award recipients, as follows: the 810 North Nevada Street rehabilitation project by Bret and Dani Andreas; Stew's Sportatorium by Michael Stewart and Scott Johnson at 302 North Carson Street; West Side Court by Art Hannafin at 514 West Robinson Street; and the Olcovich rehabilitation by Jennifer Verive and Gary Cain at 412 North Curry Street. Ms. Pruitt advised that the recipients have been notified by the Planning and Community Development Department the awards will be presented at the May 19th Board of Supervisors meeting. Chairperson Drews noted that the awards would be presented in conjunction with National Historic Preservation month.

F-5. DISCUSSION REGARDING CLG GRANTS (1-1062) - Ms. Pruitt reported that staff is working to integrate all the revisions to the Historic District Design Guidelines and the Historic District Brochure. A contract is in the process of being developed for additional historic surveying of the east side of town. Ms. Pruitt acknowledged that the Guidelines are close to the final draft stage, and will be presented in ordinance format at the next Commission meeting.

F-6. DISCUSSION AND POSSIBLE ACTION REGARDING HISTORIC DISTRICT GUIDELINES, DIVISION 5, OF THE CARSON CITY DEVELOPMENT STANDARDS (1-1083) - Ms. Pruitt advised of working with Commissioner Ossa, who has additional information to incorporate into the Guidelines, in addition to the photographs provided by Chairperson Drews.

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F-7. HRC-05-020 DISCUSSION OF APPLICANT(S) FOR THE POSITIONS OF BUILDING/DESIGN PROFESSIONAL AND ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS APPOINTMENT OF APPLICANTS (1-1095) - Ms. Pruitt advised there had been no applicants for the subject Commission position. Vice Chairperson Lopiccolo expressed an interest, but had not yet applied. Chairperson Drews advised that Vice Chairperson Lopiccolo is still a Commissioner until further notice.

G. FUTURE COMMISSION ITEMS (1-1288) - Chairperson Drews and Ms. Pruitt reviewed the tentative agenda for the June Commission meeting.

H. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS

H-1. COMMENTS AND STATUS REPORTS FROM STAFF (1-1294) - None.

H-2. COMMENTS AND STATUS REPORTS FROM COMMISSIONERS (1-1297) -

Commissioner Smith discussed his interest in the National Alliance of Preservation Commissions CAMP, and requested additional information. Chairperson Drews advised of having spent time last weekend in the periphery of the historic district looking at 1950s architecture and taking pictures for the handbook. He discussed the City's opportunity to be one of the first communities in the west to promote 1950s architecture.

I. ACTION ON ADJOURNMENT (1-1342) - Commissioner Smith moved to adjourn the meeting at 6:56 p.m. Commissioner Speulda seconded the motion. Motion carried 4-0.

The Minutes of the May 12, 2005 meeting of the Carson City Historic Resources Commission are so approved this 9th day of June, 2005.

MICHAEL DREWS, Chair