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A regular meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Thursday, March 13, 2008 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews

Vice Chairperson Rob Darney

Rebecca Ossa Lou Ann Speulda

STAFF: Lee Plemel, Planning Division Director

Jennifer Pruitt, Senior Planner

Joel Benton, Senior Deputy District Attorney

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 (5:30:22) Chairperson Drews called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Commissioners Lopiccolo and Hayes were absent.
- **B. ACTION ON APPROVAL OF MINUTES February 14, 2008** (5:30:43) Commissioner Speulda moved to approve the minutes. Commissioner Ossa seconded the motion. Motion carried 4-0.
- **C. MODIFICATION OF AGENDA** (5:31:03) On Commissioner Hayes' behalf, Ms. Pruitt requested to continue item F-4.
- **D. DISCLOSURES** (5:31:41) None.
- **E. PUBLIC COMMENTS** (5:31:56) Mr. Plemel introduced himself as the new Planning Division Director. He advised of Walter Sullivan's promotion to the position of Development Services Director following Larry Werner's promotion to City Manager.

F. PUBLIC HEARING MATTERS:

- F-1. HRC-07-202 ACTION TO CONSIDER AN APPLICATION FROM MAUREEN LAMERDIN (PROPERTY OWNER: SIERRA ACUPUNCTURE AND HEALING) FOR HISTORIC TAX DEFERMENT STATUS, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 512 NORTH DIVISION STREET, APN 003-237-03 (5:33:20) Chairperson Drews introduced this item. Ms. Pruitt reviewed the staff report, noting the subject property was the recipient of a 2007 Historic Preservation Award. She noted the applicant was unavailable, but had sent her mother, Barbara, to represent her. Ms. Pruitt further noted staff's recommendation of approval.
- (5:35:11) Barbara Lamerdin introduced herself for the record. Chairperson Drews commended Ms. Pruitt on the comprehensive staff report. He called for questions or comments of the commissioners; however,

none were forthcoming. He noted, for the record, that the property meets historic tax deferment criteria and reviewed the same. He called for public comment and, when none was forthcoming, entertained a motion. Commissioner Speulda expressed appreciation that the house is occupied and described it as a beautiful historic structure. Commissioner Speulda moved to approve the request for historic tax deferment status for the Yerington House, 512 North Division Street, APN 003-237-03, as prepared by staff. Vice Chairperson Darney seconded the motion. Motion carried 4-0.

F-2. HRC-07-215 ACTION TO CONSIDER AN APPLICATION FROM JOHN PROCACCINI, BREWERY ARTS CENTER (PROPERTY OWNER: CARSON CITY PARKS DEPARTMENT) TO ALLOW A CAFÉ ON THE FIRST FLOOR OF THE BUILDING, CHANGE THE LETTERING ON AN EXISTING SIGN FROM ARTISAN'S STORE TO ARTISAN'S CAFÉ, AND APPROVE A TRASH ENCLOSURE LOCATION, ON PROPERTY ZONED PUBLIC REGIONAL (PR), LOCATED AT 449 WEST KING STREET, APN 003-207-04 (5:36:36) - Chairperson Drews introduced this item. Ms. Pruitt reviewed the staff report, noting that the proposed trash enclosure location is within the City right-of-way. She read condition of approval 7 into the record, and suggested the possibility of identifying a more appropriate trash enclosure location through the building permit process. She noted conditions of approval 8 through 10 were also pertinent to the special use permit process. She narrated slides, and explained the proposal to revise existing signage.

(5:40:27) Brewery Arts Center Executive Director John Procaccini and Architect John Copoulos introduced themselves for the record. Mr. Copoulos advised that permits for the existing signage are in the process of being researched. Ms. Pruitt acknowledged that the monument sign for the performance hall was approved at a special commission meeting held in May 2006. She advised that the special use permit process will address the proposed signage. Mr. Copoulos expressed a willingness to return to the commission, if necessary. He discussed the issue of an appropriate location for the trash enclosure, and discussion followed. Vice Chairperson Darney suggested the performance hall parking lot as a possible location for the trash enclosure. Ms. Pruitt advised that the performance hall property is within an office zoning district. She offered to schedule a meeting to discuss a solution to the trash enclosure location. She read into the record the letter of support, dated March 10, 2008, from The Trust for Methodist Development of the First United Methodist Church of Carson City, Nevada President Jack Davis which was included in the agenda materials. She noted the March 11, 2008 memo from Parks and Recreation Department Director Roger Moellendorf which was also included in the agenda materials.

In response to a question, Ms. Pruitt reiterated staff's recommendation that the trash enclosure not be approved at the presently proposed location, and that staff be allowed to work with the applicant to identify a more appropriate location. In response to a question, Mr. Procaccini advised that the café will also house the Artisan's gallery, and retail space. He expressed the belief that the café component will increase traffic and, thus, enhance sales for the artisans. Chairperson Drews called for additional questions or comments from the commissioners and from the public. When none were forthcoming, he entertained a motion. Vice Chairperson Darney moved to approve HRC-07-215, a request from John Procaccini, of the Brewery Arts Center, property owner Carson City, to approve two signs including re-lettering and the aesthetics of the trash enclosure, with the exclusion of the approval of the actual location of the trash enclosure subject to further Planning Division review, on property zoned public regional, located at 449 West King Street, APN 003-207-04, subject to the conditions of approval contained in the staff report. Commissioner Speulda seconded the motion. Motion carried 4-0.

F-3. HRC-08-031 ACTION TO CONSIDER AN APPLICATION FROM TONY PASTINI (PROPERTY OWNER: DAVIS / BENTHAM, LLC) TO ALLOW AN ADA HANDICAP ACCESSIBLE RAMP AND NEW PATIO AREA ADJACENT TO THE RESTAURANT (KIM LEE'S SUSHI BAR), REPLACEMENT OF EXTERIOR LIGHTING FIXTURES, NEW EXTERIOR CONDENSER UNDER STAIRWAY AT EASTERN PORTION OF BUILDING, AND CHANGES TO SIGNAGE, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 319 NORTH CARSON STREET, APN 004-215-03 (5:47:34) - Chairperson Drews introduced this item. Ms. Pruitt reviewed the staff report, and narrated pertinent slides. She noted staff's recommendation of approval. The applicant acknowledged frames holding the existing signage which may be utilized for the proposed new signage.

(5:53:11) Mike Currie, of Hannafin Design Associates, provided an overview of the application materials. Ms. Pruitt acknowledged the applicant is cooperating with staff regarding replacement of the lights, as part of the improvement project. She expressed appreciation for the applicant's willingness to bring the lighting into compliance with the current code. In response to a question, Mr. Currie advised that the existing signage is attached to frames, the construction of which he described. He advised of having just begun the sign permit application process. In response to a further question, he described the existing signage material. He acknowledged the intent to have the existing signage design approved. Mr. Currie introduced Mr. Hannafin and Mr. Pastini, who were also present at the meeting table.

In response to a question, Mr. Hannafin reviewed the use history of the subject location. Because the new tenant is extensively remodeling the interior, ADA accessibility is required. Mr. Hannafin described the three access points, and advised the only place to put an ADA ramp is on the north side of the building. He provided additional information on his past involvement with the Redevelopment Authority Citizens Committee, and discussed the need for downtown redevelopment and improvement. He provided background information on the concept to extend the sidewalk to accommodate the ADA ramp as well as outdoor seating. He advised of the requirement for review and approval by this commission as well as the Redevelopment Authority Citizens Committee. He further advised of Senior Project Manager Robb Fellows' suggestion to construct a temporary ramp, the design of which he described.

In response to a question regarding the signage, Mr. Pastini described the deteriorating condition of the brick, and discussed a vision to someday restore the building. Chairperson Drews expressed a willingness to work with Mr. Pastini on restoring the building. He referred him to Commissioner Ossa and the State Historic Preservation Office for restoration resources. Mr. Currie acknowledged the intent to use the light fixtures depicted in the application materials. He responded to questions regarding the signage to be illuminated and the light fixtures to be replaced.

Chairperson Drews called for public comment. (6:04:22) Jean Ramirez, owner of In Good Taste, provided background information on a conversation with Mr. Fellows regarding the proposed patio area. She expressed concern over parking. In response to a question, Mr. Pastini advised that the sidewalk improvements will take the first four parking spaces "right in front of his door." He pointed out the subject parking spaces on a displayed photograph. Ms. Ramirez introduced her husband, José, and expressed concern over the noise to be generated by the condenser. Mr. Pastini described the high-efficiency condenser and compared the noise to a "small, electrical motor." He expressed the opinion it won't be audible from six feet away. He offered to "put the metal cover over it" if it gets too loud. He provided additional details of his vision for the building if the owner will sell it to him. Ms. Ramirez requested to

include a condition of approval limiting the sidewalk improvements to removal of only four parking spaces and requiring the condenser to be kept quiet. Ms. Pruitt advised the applicant could stipulate to Ms. Ramirez's conditions.

Mr. Currie advised the drawings included in the application materials will be submitted to the building department. "It is not going to change from that. It takes up four spaces, the first four here, this will be a loading zone." Mr. Currie and Mr. Pastini reviewed the drawings with Mr. and Mrs. Ramirez. Mr. Currie discussed master plan concepts for downtown improvements, including widening sidewalks along Carson Street and improvements for the first block off Carson Street. Discussion followed, and Mr. Hannafin pointed out that the City owns the right-of-way at the present location of the parking spaces. He suggested Mr. Pastini may not be able to stipulate to something that may, in the future, be modified by the City. He reiterated Mr. Pastini's intention to take no more than four parking spaces. Ms. Ramirez expressed understanding, and explained her concern that the project would take more than four spaces.

Ms. Pruitt expressed understanding for the parking situation, and acknowledged the possibility of future changes to the sidewalk. She suggested that the applicant stipulate to his proposal as of this date, with the understanding that the area may be changed in the future as a part of downtown improvements. Chairperson Drews noted that the plans indicate four parking spaces, and advised of the requirement to resubmit the project if additional parking spaces are proposed to be removed. Mr. Pastini responded to additional questions regarding the condenser.

Chairperson Drews called for additional public comment and, when none was forthcoming, entertained a motion. Vice Chairperson Darney moved to approve HRC-08-031, a request from Tony Pastini, property owner John and Georgina Davis, to allow an ADA handicapped accessible ramp and new patio area adjacent to the restaurant, Kim Lee's Sushi, replacement of exterior lighting fixtures, new exterior condenser under the rear stairway at the eastern portion of the building, and changes to signs resulting in 137.5 square feet of exterior illuminated signage in the downtown, mixed use zoning district, located at 319 North Carson Street, APN 004-215-03, subject to the conditions of approval contained in the staff report and in addition to the stipulation by the applicants. Commissioner Speulda seconded the motion. Motion carried 4-0.

- F-4. DISCUSSION ONLY REGARDING PUBLIC EDUCATION OF THE HISTORIC DISTRICT STANDARDS, SPECIFICALLY FENCING STANDARDS (6:14:54) Chairperson Drews introduced this item, noted the previous request to continue, and entertained a motion. Commissioner Ossa moved to continue this item to the next commission meeting. Commissioner Speulda seconded the motion. Motion carried 4-0.
- F-5. DISCUSSION ONLY REGARDING CERTIFIED LOCAL GOVERNMENT (CLG) GRANT 32-07-21632(1), HISTORIC STRUCTURES REPORTS, FOR ST. PETER'S EPISCOPAL CHURCH OF CARSON CITY AND THE UNITED METHODIST CHURCH OF CARSON CITY (6:15:17) Chairperson Drews introduced this item. Ms. Pruitt advised that Planning Division staff has been working with the consultants. In reference to recent staff changes in the Planning Division, she advised of having learned a great deal about processing contracts. She further advised that the consultants will be in Carson City during the month of March; one from March 24 through 30 and the other from March 18 through 28. The consultants are in the process of scheduling meetings with church representatives to review research information. Planning Division staff will be available to provide

assistance. Ms. Pruitt advised the project is moving forward. She had hoped the consultants' time in Carson City would coincide with a commission meeting, but this didn't work out due to delays with the contract. At Chairperson Drews' request, she agreed to schedule a meeting with the consultants.

F-6. DISCUSSION ONLY REGARDING THE 2008 HISTORIC PRESERVATION AWARDS (6:17:32) - Chairperson Drews introduced this item. Ms. Pruitt advised of an earlier discussion with Mr. Plemel regarding funding for the awards. She advised that two awards could be conferred this year. She reminded the commissioners of past discussion with regard to conferring an award on former commissioner Richard Baker. She referred to the nomination form included in the agenda materials, and offered staff's assistance with research and photography. Chairperson Drews announced that any historic building or modern infill which meets historic standards and compatibility within the historic district is eligible for an historic preservation award. Ms. Pruitt acknowledged the nomination form is available online. Chairperson Drews advised that May is Historic Preservation Month and of the commission's preference to confer awards at that time. Ms. Pruitt acknowledged that a list of previous awards is available on the Historic Resources Commission website. She announced Associate Planner Sean Foley's resignation, effective today, and expressed appreciation for his efforts in developing and maintaining the commission's website.

Vice Chairperson Darney suggested nominating the Firkin and Fox, noting recent tenant improvements to the sidewalks, streetscape, and structure. In response to a question, Ms. Pruitt advised that the project would qualify. She requested the commissioners to submit nominations in time to agendize a vote for the April commission meeting.

- **G. FUTURE COMMISSION ITEMS** (6:20:31) Chairperson Drews and Ms. Pruitt reviewed the tentative April commission agenda.
- **H. ACTION ON ADJOURNMENT** (6:20:45) Commissioner Speulda moved to adjourn the meeting at 6:20 p.m. Vice Chairperson Darney seconded the motion. Motion carried 4-0.

The Minutes of the March 13, 2008 Carson City Historic Resources Commission meeting are so approved this 10th day of April, 2008.

MICHAEL DREWS, Chair	