

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the September 10, 2009 Meeting

Page 1

DRAFT

A meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Thursday, September 10, 2009 in the Carson City Community Center, Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews
Vice Chairperson Robert Darney
Commissioner Derwin Bass
Commissioner Gregory Hayes
Commissioner Mark Lopiccolo
Commissioner Rebecca Ossa
Commissioner Lou Ann Speulda

STAFF: Jennifer Pruitt, Principal Planner
Jano Barnhurst, 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 (5:29:48) - Chairperson Drews called the meeting to order at 5:29 p.m. Roll was called; a quorum was present.

B. ACTION ON APPROVAL OF MINUTES (5:30:14) - Commissioner Speulda moved to approve the minutes of the June 18, 2009 meeting as written. Commissioner Bass seconded the motion. Motion carried 7-0.

C. MODIFICATION OF AGENDA (5:30:37) - None.

D. DISCLOSURES (5:30:55) - None.

E. PUBLIC COMMENTS (5:31:08) - None.

F. PUBLIC HEARING MATTERS:

F-1. HRC-09-077 ACTION TO CONSIDER A REQUEST FROM ROBERT L. CROWELL (PROPERTY OWNER: 510 PARTNERSHIP) TO REPLACE AN EXISTING FREESTANDING SIGNAGE WITH AN APPROXIMATELY 20 SQUARE FOOT, SIX FEET IN OVERALL HEIGHT, WOODEN FREE STANDING SIGN WITH SIMULATED GRANITE BLOCK, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 510 WEST FOURTH STREET, APN 003-126-03 (5:31:40) - Chairperson Drews introduced the item and Ms. Pruitt reviewed the staff report which is incorporated into the record. She narrated a slide presentation of the subject property. She noted that the property line is set back nine feet from the rear of the sidewalk and an encroachment permit will be required for the new signage. In response to a question, she acknowledged that an encroachment permit will not be necessary if the sign does not encroach on the right-of-way. Mayor Bob Crowell stated that he is one of the property owners but is here as a private citizen. He explained the reason for a new sign is that the name of his law firm changed. The house was built in 1906 and Architect Pete Wilday designed the sign to compliment the period architecture. He expressed his openness to suggestions from the HRC. Commissioner Hayes commented that he loves the office building but admitted that he is overwhelmed by the size of the sign. He compared it to the sign at his wife's office and wondered

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the September 10, 2009 Meeting

Page 2

DRAFT

why such a large sign is needed, but acknowledged that the current sign is hard to read. Mr. Crowell replied that he is also a bit overwhelmed by the size but the architect came highly referred and did due diligence on what fit with the building. Commissioner Lopiccolo commented that he doesn't think it will be overwhelming once it's installed and will be a nice compliment to the front yard. Commissioner Ossa expressed approval of the design but suggested that square support columns and cut stone be used to mirror the front porch. She opined that the overhead cover may be too big on the corner but it was hard to gauge the scale of the sign. She noted that the house is a combination Queen Anne to Colonial Revival style and suggested the sign reflect more of those elements. Vice Chairperson Darney expressed agreement with Commissioner Lopiccolo, looked at the area and determined that the scale will be okay. He also agreed with Commissioner Ossa about mimicking the cut stone to tie to the house. He opined that the existing sign is hard to read because of the expanse of the yard and recommended keeping it under six feet. In response to a question, Mr. Crowell replied that the inspiration for the sign came from a 1907 *Shelter for Viewlovers* painting. Commissioner Speulda suggested horizontal open beams similar to a trellis or Frank Lloyd Wright style which may lower the size of the structure. In response to a question, Mr. Crowell acknowledged that he is willing to take these comments back to the architect. Chairperson Drews agreed with changing the roof to scale it down and mimicking the cut stone on the building. Mr. Crowell acknowledged that he will bring back a cut stone and six foot scaled down roof design. Chairperson Drews commented that changing the roof will reduce the mass but keep the same footprint and suggested handling it administratively. Commissioner Bass complimented Mr. Crowell on the overall design and agreed that squaring up the base of the columns to echo the front porch, using the same elements of capping the stone, and exposing the framing elements of the roof will tie it together. Commissioner Hayes requested that the drawing be superimposed on a photo to give an idea of scale. Chairperson Drews reiterated that it can be done administratively and approved with changes. Commissioner Hayes expressed concern that he's not yet sure what he's approving. Vice Chairperson Darney commented that it's close to being approvable as long as the minor comments are incorporated and suggested handling it administratively. Commissioner Speulda commented that it meets all guidelines and they are just tinkering with the overall style. Chairperson Drews added that he trusts Mr. Wilday and reiterated it can be handled administratively. He called for public comment and seeing none, entertained a motion. **Vice Chairperson Darney moved to approve HRC-09-077, APN 003-126-03, a request from Robert L. Crowell (property owner: 510 Partnership), to construct a new sign six feet in overall height, twenty square feet taking into consideration the suggestions and stipulations discussed here tonight. Commissioner Lopiccolo seconded the motion. Motion carried 6-0-1 with Commissioner Hayes abstaining.**

F-2. HRC-09-040 TRAINING FOR THE HISTORIC RESOURCES COMMISSION REGARDING THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES (5:49:08) Chairperson Drews introduced the item and Commissioner Ossa gave an introduction to the Standards for the Treatment of Historic Properties advising that the four treatments are preservation, rehabilitation, restoration and reconstruction. She focused on rehabilitation as it allows the most flexibility in dealing with historic resources and bringing them up to code. She narrated a slide presentation which is incorporated into the record, discussed the ten standards of rehabilitation, and showed photos of examples. In response to a question, she replied that the Historic Preservation Office has the full set of technical briefs which are available online and as hard copies. In response to another question regarding duplicating vs. mimicking details, she replied that a building should be compatible yet distinctive to reflect the era in which it was built which is where input comes into play. It needs to show the compatibility and relationship to the historic building but also that it's a new structure.

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the September 10, 2009 Meeting

Page 3

DRAFT

It refers back to the ten rehabilitation Standards. In response to a comment, Commissioner Ossa expressed her willingness to present training on the other Standards.

F-3. DISCUSSION ONLY REGARDING AN UPDATE OF CERTIFIED LOCAL GOVERNMENT GRANT 32-08-21733(3), CARSON CITY MID CENTURY SURVEY, PHASE II, CARSON CITY CONTEXT AND TRAINING OPPORTUNITIES FOR THE HRC AND RESIDENTS OF THE HISTORIC DISTRICT. (6:08:42) Chairperson Drews introduced the item and Ms. Pruitt advised that the work has been completed on the 2008 grant and the information was provided to SHPO. They are awaiting the State's review of the products and have the context and Phase 2 survey available in the Planning Division. Once the State approves the product, it will be available on the HRC website. DVD copies of the John Lambert presentation are also available.

Ms. Pruitt referred to the 2009 funding list included in the agenda materials and advised that Carson City was one of the few Certified Local Governments (CLG's) to have a grant funded in full in the amount of \$25,000. They will be working on the funding agreement with SHPO and going through the process to obtain the historic structures report for the BAC; additional training for the HRC and local residents; and reducing Planning Division handouts. Grant applications for 2010 are due December 1st and the HRC will decide what projects to apply for at the November meeting. She asked if anyone had any project ideas to contact her so she can come prepared in November.

Ms. Pruitt advised that she will compile a list for the November meeting of specific properties that looked a certain way when they were surveyed in 1980 and now look totally different. She reminded the HRC of the National Nomination and suggested it may be something to pursue for the 2010 application. Chairperson Drews suggested funding for public hearings with residents of the District so they know what it means to them and how it affects their properties. In response to a question, Commissioner Ossa replied that there may be a couple of historic research inventories done for federal highways for the Carson City bypass and a couple of other projects and will start a list. Chairperson Drews opined that the list will be able to help them choose properties that really need it.

G. STAFF REPORTS

G-1. COMMISSIONER REPORTS/COMMENTS:

PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION (6:14:26) - Chairperson Drews introduced the item and Ms. Pruitt advised that she and Commissioner Ossa met with the St. Peters Design Group on the columbarium project. They have taken HRC's comments seriously, revised their plan and hope to be back in a few months. She also advised that Carson City's design standards are on the NHP website along with the HRC design guidelines, and links to the City and HRC websites. She added that they received a call regarding Carson City being on the Preservation Directory and the CLG point of contact information was added to the website. She also advised that sealing and roof improvements are being done to the warden's house. Chairperson Drews noted that the landscape design for Stewart is out in draft. Commissioner Ossa advised it was a grant done through the Historic Preservation Fund of the State Public Works Board and the document has been completed. Chairperson Drews added that it was a nice plan and the landscape architect did a great job researching historic photographs to bring in elements of how Stewart used to look.

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the September 10, 2009 Meeting

Page 4

DRAFT

FUTURE AGENDA ITEMS (6:17:45) - Chairperson Drews suggested the CLG grant.

H. ACTION ON ADJOURNMENT (6:17:58) - Vice Chairperson Darney moved to adjourn the meeting at 6:17 p.m. Commissioner Speulda seconded the motion. Motion carried 7-0.

The Minutes of the September 10, 2009 Carson City Historic Resources Commission meeting are so approved this 12th day of November, 2009.

MICHAEL DREWS, Chair