

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the December 10, 2009 Meeting

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A meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Thursday, December 10, 2009 in the City Hall Capital Conference Room, 201 North Carson St., Carson City, Nevada.

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

STAFF: Jennifer Pruitt, Principal Planner
Janice Brod, CDBG Coordinator
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 (1-0047) - Chairperson Drews called the meeting to order at 5:34 p.m. Roll was called; a quorum was present. Commissioner Lopiccolo was absent.

B. ACTION ON APPROVAL OF MINUTES (1-0054) - No minutes were submitted for approval.

C. MODIFICATION OF AGENDA (1-0056) - None.

D. DISCLOSURES (1-0061) - Commissioner Ossa advised that she had spoken to the previous owners of the house referenced in Item F-1.

E. PUBLIC COMMENTS (1-0071) - None.

F. PUBLIC HEARING MATTERS:

F-1. HRC-09-089 ACTION TO CONSIDER A REQUEST FROM DARRIN BERGER (PROPERTY OWNER: TWO RIVERS NV LLC) TO ALLOW ARCHITECTURAL ALTERATIONS TO THE SOUTHERN AND EASTERN ELEVATIONS OF THE EXISTING SINGLE FAMILY DWELLING UNIT. ADDITIONALLY REQUESTED IS THE REMOVAL OF THE SOUTHERN AND EASTERN PORTIONS OF THE EXISTING CONCRETE MASONRY UNIT, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 310 SOUTH NEVADA STREET, APN 003-124-03. (*Jennifer Pruitt*) (1-0080) - Chairperson Drews introduced the item. Ms. Pruitt displayed slides of the subject property and reviewed the staff report which is incorporated into the record. She advised that the property owners recently purchased the site and are in the process of converting it into professional office space. She referred to the agenda materials showing the existing facade and two alternate options. Applicant proposes to eliminate the garage door, existing entrance, and adding a window and siding on the southern facade; and accentuate the entrance, provide a screened handicapped ramp, eliminate windows, and install doors on the eastern facade. She recommended approval and asked the HRC for their preferred option.

(1-0148) Darrin Berger of Hannifin Design Associates referred to the facade diagrams noting that the area behind the existing garage door will be converted into a conference room requiring removal of the door and

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installation of a window similar to that being removed from the front facade. A small window will be cut to install a door allowing outside access from the conference room. The owners want an identifiable front entry and will install a door for a handicapped accessible entrance. A door will be cut next to the existing opening extending it to grade level. A screen is proposed for the handicapped ramp. The preferred option is to provide a trellis structure over the new entry and the alternate is to extend the roof line over the improved entry. Chairperson Drews called for questions from Commissioners.

(1-0188) In response to a question, Ms. Pruitt replied that the City requires ADA access and the applicant prefers front access. Mr. Berger added that the owners don't want to relegate ADA access to the back of the building. In response to a question, he replied that the house has a 1950's character, and the vertical grooved siding was a product of that era. It also creates a juxtaposition of elements, contrast, and adds to the character. In response to another question, he replied that the differences in options are subjective and the owners' preference but both perform equally well. The trellis structure will have a solid component but it's more sensitive and the component pieces may not engage the existing structure. The roof would have to be overbuilt in Option 2 and bring the roof line back in so its more intrusive to the structure. In response to another question, he replied that the existing door has a horizontal slit in the middle and the windows in the conference room are similar. Commissioner Speulda expressed her preference for the trellis in Option 1 as it could have been associated with the 1940's and 1950's while the dramatic roof line in Option 2 is more 1960's. Commissioner Ossa agreed as trellises are seen in the Minimal Traditional style but is concerned about applying a false sense of history by adding architectural details there were never there. Option 2 wouldn't be appropriate to the house or meet the Secretary of Interior's guideline standards. She expressed uncertainty in accepting the 1950's doors, picture window, vertical windows and the front ramp.

(1-0282) Vice Chairperson Darney agreed that Option 1 is a superior design, blends better and leaves the existing roof lines while Option 2 is awkward and more permanent. Option 1 also has more sense of horizontal lines. He suggested using an exposed railing for the ramp instead of a screen. Commissioner Ossa suggested a simple wood rail. Vice Chairperson Darney added that he doesn't have issues with the skirt below the vertical columns and reiterated his preference for Option 1.

(1-0307) Commissioner Ossa reiterated her concern about adding historical details that weren't previously on the house and suggested that the decorative columns be made from wood. She added that the wood pane on the door could reflect the kitchen windows and are similar to the garage. In response to a question, she replied that the kitchen windows have horizontal dividers similar to double hung windows. The glass in the door is rectangular, one on top with a wood panel door. Chairperson Drews was uncertain about a distinctive 1940's door style that would fit and wouldn't want to see anything more modern. Commissioner Ossa suggested a variation on the picture window with the horizontal rectangular glass on the top door pane. Mr. Berger advised that the current door is flush with a sliver of window at the top. Chairperson Drews suggested using rectangular glass with a solid base in both the door and french doors. He also suggested boxing in the two upper whites in the door. In response to a question, he suggested making the styles narrower and repeating them on the french doors. In response to a question, Vice Chairperson Darney preferred open railing opposed to a screen for the ramp. Commissioner Ossa suggested something thin or square that would match the columns.

Chairperson Drews called for public comment. Jed Block expressed support for the project and opined that the cinder block wall was a later addition and the front door is original based on the door handle and hinges.

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In response to a question, Mrs. MacKenzie replied that the floor to ceiling windows should be replaced with a solid bottom to match the door. Tom Gibbons said that he has similar floor to ceiling windows and opined that they would be happier with a solid bottom as a safety feature. In response to a question regarding the window configuration, Chairperson Drews suggested using a double hung window similar to the kitchen window. Mrs. MacKenzie expressed her preference for one solid plate of glass similar to a picture window.

In response to a question, Mr. Berger replied that the base under the columns supports the trellis. Vice Chairperson Darney suggested lowering the base to which Commissioner Ossa agreed adding that it could serve as a planter but change the steel posts to wood or a faux wood material. Ms. Pruitt suggested that proposed changes could be handled through the building permit process with the architect providing cut sheets for the doors and windows. In response to a question, Mrs. MacKenzie replied that the builder hasn't been able to locate the current siding. Commissioner Ossa suggested not matching the siding but using a horizontal wood railing as it will create continuity and a relationship to the house. Mr. Block opined that when the window is removed from the living room, it will reveal what's underneath which is an option to consider. Chairperson Drews entertained a motion.

(1-0713) Commissioner Ossa moved to approve HRC-09-089, a request from Darrin Berger (property owner: Two Rivers NV LLC), architectural alterations to the southern and eastern elevations of the existing single family dwelling unit and the removal of the southern and eastern portions of the existing CMU wall, on property zoned Residential Office (RO), located at 310 South Nevada Street, APN 003-124-03, subject to the conditions of approval contained in the staff report. This approval is based on the understanding that any stipulations to the Commission by the applicant may be considered as conditions of approval and with the following changes: Option 1 is preferred. South Elevation: the vertical grooved siding is dropped and instead horizontal siding is used on the garage wall, on the railing and also on the elevation where the original entry door is located. East Elevation: the vertical ramp screen is removed and replaced with a simple rail along the ramp and the french doors have two rectangular glass panes on the top instead of square and a recessed wood panel at the bottom and the front door to match that configuration. The picture window next to the entry door is a natural picture window, not a two divided window and the bottom glass pane is a wood panel to match the bottom of the doors along that elevation. The posts are wood and the screened vertical grooved base is lowered to more of a planter height and the posts are brought down to meet the top. In response to a question, Chairperson Drews replied that the two panes referred to the french doors, one pane each, one in each door. In response to a comment, Mrs. MacKenzie expressed her preference for the door and windows with the bottom panel to match the door. Commissioner Ossa amended her motion: the picture window will be a two paned window to match the door top pane rectangular configuration and the recessed panels on the bottom. In response to a question, applicant acknowledged agreement to the stipulations. Commissioner Hayes seconded the motion. Motion carried 6-0.

F-2. HRC-09-091 ACTION TO CONSIDER A REQUEST FROM MIKE MCINTOSH (PROPERTY OWNER: THOMAS J. GIBBONS) TO ALLOW THE INSTALLATION OF A WOODEN (SINGLE FACE) FREESTANDING SIGN, APPROXIMATELY 21 SQUARE FEET IN SIZE AND 4.25 FEET IN OVERALL HEIGHT, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 444 SOUTH DIVISION STREET, APN 003-128-03. (Jennifer Pruitt) (1-0792) - Chairperson Drews introduced the item and Ms. Pruitt reviewed the staff report. She advised that applicant

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is proposing a single face wooden sign not internally illuminated which conforms to the CCMC and will provide more illumination information during the building permit process. She recommended approval of the project. Dr. Gibbons added that the sign is low profile, will have a low wattage illumination and is appropriate to the building. In response to a comment, he replied that he has dealt with wonderful people in the private industry. Chairperson Drews called for comments. Vice Chairperson Darney and Commissioner Ossa both expressed approval of the sign. Commissioner Hayes also expressed approval of the sign and that Dr. Gibbons has been wonderful to work with and has done a great and thoughtful job. Dr. Gibbons invited everyone to visit the property. Chairperson Drews called for public comment. Jed Block opined that it looks great and fits with the district. Chairperson Drews entertained a motion. **Commissioner Hayes moved to approve HRC-09-091, a request from Mike McIntosh, Vital Signs (property owner: Thomas J. Gibbons), to allow the installation of a wooden (single face) freestanding sign, approximately 21 square feet in size and 4.25 feet in overall height, on property zoned Residential Office (RO), located at 444 South Division Street, APN 003-128-03 subject to the conditions of approval contained in the staff report. This approval is based on the understanding that any stipulations to the Commission by the applicant are to be considered as conditions to the approval.** In response to a question, Dr. Gibbons acknowledged his approval of the conditions. **Commissioner Speulda seconded the motion. Motion carried 6-0.**

F-3. DISCUSSION ONLY REGARDING THE CARSON CITY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM. (*Janice Brod*) (1-0971) - Chairperson Drews introduced the item and Ms. Brod narrated a PowerPoint presentation which is incorporated into the record. She advised that the City receives funding every year and discussed historic preservation; funding; meeting national objectives; and eligible activities. She distributed a map highlighting low to moderate income (LMI) neighborhoods and advised that the historic district is not among them. In response to a question, she replied that the map is based on income and census figures and is more residential but includes some businesses. In response to another question, she replied that if a historic structure were in an LMI area, it would qualify for funding. In response to another question, she replied that because the Brewery Arts Center (BAC) allows cultural exchange, a case could be made that it affects LMI's and would qualify for CDBG funding. In response to another question, she replied that the BAC could qualify under the Limited Clientele objective but would have to document that 51 percent of its users are LMI. Designing a new addition could qualify for planning and administration funds. Ms. Pruitt commented that the Roberts House had plans before the HRC and there may be a way to assist them in locating CDBG funds. She will check with the Parks and Recreation Department and bring it back at the next meeting. Vice Chairperson Darney stated that most of the BAC programs are geared towards children and suggested trying to draw in the LMI groups. Ms. Brod replied that providing disadvantaged youth an opportunity to take part in programs and activities would be feasible but they would have to be documented and provide proof of income. Vice Chairperson Darney suggested the Children's Museum as it brings in children from all schools. Commissioner Ossa suggested the FISH building as it's a mid-century design, is community based and provides service to the community.

In response to a question, Ms. Brod replied that the Nugget parking lot could potentially be a blighted area but would have to be designated under state or local law. Commissioner Ossa added that it would have to be evaluated by the National Register of Historic Places which was done with the former post office as it was a blue collar neighborhood for V&T railroad workers. Jed Block mentioned the buildings in the area of the Nugget parking lot were on the edge of Chinatown. The Opera House was there and everything was most likely paved over. Chairperson Drews stated it was mostly a residential working class area.

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Commissioner Ossa opined that it has potential because it's out of the traditional westside historic district. In response to a question, Ms. Brod opined that review by SHPO wouldn't be required by CDBG unless it's a state regulation. Commissioner Ossa explained that communities receiving CDBG monies send their project to the SHPO for review who responds to the community instead of the federal agency. Sometimes communities applying for CDBG funding ask SHPO for a letter of support which is done under the stipulation that they help the community through the Section 106 review processes of the National HPO. She added that it's a unique situation for HUD because the CDBG grant program delegates the federal responsibilities to the community receiving the money. In response to a question regarding Section 106, she replied that sometimes federal agencies place conditions on communities applying for funding such as an environmental impact report or an application with the National Historical Preservation Act.

F-4. DISCUSSION ONLY REGARDING AN UPDATE OF CERTIFIED LOCAL GOVERNMENT GRANT 32-09-21834(2), HISTORIC STRUCTURES REPORT FOR THE BREWERY ARTS CENTER AND THE PERFORMANCE HALL AND TRAINING OPPORTUNITIES FOR THE HRC AND RESIDENTS OF THE HISTORIC DISTRICT. (*Jennifer Pruitt*) (1-1516) - Chairperson Drews introduced the item and Ms. Pruitt reviewed the staff report which is incorporated into the record. She advised that an amended scope of work was just received on the current grant and will soon be assembling the information packet to start the funding agreement. The language will assist the BAC and Performance Hall in getting information. She has been in contact with Mr. Copoulos for a meeting with the consultants so the BAC can move forward.

G. STAFF REPORTS

G-1. COMMISSIONER REPORTS/COMMENTS (1-1551) - Chairperson Drews introduced the item. Commissioner Ossa stated the SHPO is doing funding agreements for 2009 Historic Preservation Fund grantees and hopes to get the BAC's out before the holidays. The grants expire July 31 of next year. Chairperson Drews advised that he was contacted by an architect consulting with the General Services Administration on energy retrofitting upgrades to the old federal building. They want to replace the windows and remove the steel panels although the architect believes the panels are an integral part of the design and should remain. Chairperson Drews explained that he wrote a letter in support of retaining the elements and provided background information on the building's designer. He also advised that when the building becomes eligible for the National Register, it would most likely meet the criteria for architecture and design. Removing them now is destroying a resource before it has a chance to be evaluated.

Chairperson Drews advised that he met with Joe McCarthy regarding the Nugget project and discussed the archaeology which could develop more of Carson City's history on the eastern part of town. It was paved over in the 50's so there should be a lot of archaeology left which can be integrated with the library and education. If CDBG funds are available, it will have to go through that process but there would be a huge return to the community. Mr. McCarthy will present an overview of the project at the January HRC meeting. He volunteered a subcommittee to sit on the design team because of questions about how it should be built and integrated into the historic era. Ms. Pruitt added that Mr. McCarthy reached out to the HRC because of the historic structures in the area and wants to make sure the HRC plays a role in the project.

PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION (*Jennifer Pruitt*) (1-1701) - None.

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FUTURE AGENDA ITEM - DISCUSSION AND ACTION TO ELECT A HISTORIC RESOURCES COMMISSION CHAIRMAN AND VICE CHAIRMAN FOR THE PERIOD FEBRUARY 2010 TO JANUARY 2011 (*Jennifer Pruitt*) (1-1703) - Mr. McCarthy's presentation on the Nugget and the upcoming election.

H. ACTION ON ADJOURNMENT (1-1717) - Commissioner Ossa moved to adjourn the meeting at 6:58 p.m. Commissioner Speulda seconded the motion and it carried unanimously.

The Minutes of the December 10, 2009 Carson City Historic Resources Commission meeting are so approved this 14th day of January, 2010.

MICHAEL DREWS, Chair