

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the February 10, 2005 Meeting

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A regular meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Tuesday, February 10, 2005 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews
Richard Baker
Robert Darney
Rebecca Ossa
Louann Speulda

STAFF: Walter Sullivan, Planning and Community Development Director
Jennifer Pruitt, Senior Planner
Heidi Eskew-Herrmann, Planning Technician
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 5:36 p.m. Roll was called; a quorum was present. Vice Chairperson Lopiccolo and Commissioner Smith were absent.

B. ACTION ON APPROVAL OF MINUTES - January 13, 2005 (1-0014) - Commissioner Darney moved to approve the minutes. Commissioner Baker seconded the motion. Motion carried 5-0.

C. MODIFICATION OF AGENDA (1-0022) - Following discussion with Ms. Pruitt, Chairperson Drews suggested modifying the agenda to address item F-1 later in the meeting. (1-0089) Chairperson Drews further modified the agenda to address item F-3 after the arrival of the applicant.

D. PUBLIC COMMENTS (1-0035) - At Ms. Pruitt's request, Chairperson Drews agreed to extend this item until the arrival of Barry Greenslate.

(1-0740) Barry Greenslate, a UNR graduate student, explained his interest in participating in an ongoing community project in fulfillment of class requirements. He offered to volunteer in some capacity and to serve "as a bridge between the University and the community." He advised of being available for a certain number of hours each week, and reviewed his skills in the areas of PowerPoint presentations, Adobe Photoshop, photograph restoration, and GIS.

E. DISCLOSURES (1-0060) - None.

F. PUBLIC HEARING ACTION ITEMS

F-1. HRC-05-020 INTERVIEW APPLICANTS FOR THE POSITIONS OF HISTORIAN AND ARCHITECT/RESIDENTIAL DESIGNER AND ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS APPOINTMENT OF APPLICANTS (1-0420) - In response to a question, Ms. Pruitt requested the Commission to delay interviews for the architect position until the next meeting. She will contact the other applicant to advise him of the interview process.

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Chairperson Drews passed the gavel to acting Vice Chairperson Baker. At Acting Vice Chairperson Baker's request, Chairperson Drews provided background information on his experience and advised he would be pleased to serve an additional term. Acting Vice Chairperson Baker called for comments or questions and, when none were forthcoming, entertained a motion. **Commissioner Darney moved to recommend reappointment of Michael Drews to the Historian position on the Commission. Commissioner Ossa seconded the motion. Motion carried 4-0-1, Chairperson Drews abstaining.** Acting Vice Chairperson Baker passed the gavel to Chairperson Drews.

F-2. HRC-05-021 DISCUSSION REGARDING EXTENSION OF THE TIME PERIOD TO APPLY FOR THE POSITION OF BUILDING / CONSTRUCTION PROFESSIONAL (1-0064) - Ms. Pruitt explained the method by which the City Manager's staff advertises Commission positions, and advised that no applications for the subject position had been received. The application period will be extended for an additional thirty days. Ms. Pruitt acknowledged that the position is specific to a building/construction professional. She advised that Vice Chairperson Lopiccolo has agreed to continue until the position is filled.

F-3. HRC-04-195 ACTION REGARDING ADDITIONAL INFORMATION REQUESTED BY THE COMMISSION FROM JOHN BLOCK REGARDING CARRIAGE-STYLE GARAGE DOORS AND WINDOW TREATMENTS FOR REPLACEMENT GARAGE, ON PROPERTY LOCATED AT 602 WEST SPEAR STREET, APN 003-243-04 (1-0360) - In response to a question, Mr. Block pointed out the particular garage door and window styles from the descriptive materials included in the agenda packets. Commissioner Speulda expressed appreciation for Mr. Block returning to the Commission with the requested information, and for his willingness to work with the neighbors. **Commissioner Darney moved to approve HRC-04-195, a request from John Block to allow the installation of carriage-style garage doors and window treatments replacing the garage door on property located at 602 West Spear Street, APN 003-243-04, based on the standards and guidelines for rehabilitation, Carson City Historic District Guidelines, and Historic Resources Commission policies, with the six conditions of approval contained in the staff report. Commissioner Ossa seconded the motion. Motion carried 5-0.**

F-4. HRC-05-018 ACTION REGARDING AN APPLICATION FROM DEBUG COMPUTER (PROPERTY OWNER: MASONIC LODGE) TO ALLOW INSTALLATION OF A 36 INCH BY 72 INCH NON-ILLUMINATED SIGN ON THE SOUTH SIDE OF THE BUILDING, ON PROPERTY LOCATED AT 729 NORTH CARSON STREET, APN 004-261-01 (1-0091) - Ms. Pruitt reviewed the staff report and the attachments, and recommended approval of the proposed signage. In response to a question, she advised that the Carson City Municipal Code allows for banners without the requirement of a permit. She further advised that the proposed signage will not be as large as the existing banner. **Commissioner Speulda moved to approve installation of a 36 inch by 72 inch non-illuminated sign on the south side of the building, with the standard conditions of approval, at 729 North Carson Street, APN 004-261-01. Commissioner Ossa seconded the motion. Motion carried 5-0.**

F-5. HRC-05-024 ACTION REGARDING AN APPLICATION FROM STEVEN REYNOLDS (PROPERTY OWNER: BRET T. AND DANI J. ANDREAS) TO ALLOW INSTALLATION OF THREE SIGNS, ONE 16 INCH BY 16 INCH MONUMENT SIGN, ONE 30 INCH BY 60 INCH FRONT PORCH SIGN, AND ONE 60 INCH BY 36 INCH WALL SIGN, ON PROPERTY LOCATED AT 810 NORTH NEVADA STREET, APN 001-192-08 (1-0131) - Ms. Pruitt advised that the proposed signage complies with the sign ordinance design standards outlined in the Carson City Municipal Code. She introduced Mr. Reynolds, and advised that he had provided alternatives for sign

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C, a rendering of which was included in the agenda materials. She provided direction to the Commission with regard to specifying approval of the alternative in any subsequent action. She advised of having visited the site and photographing the subject parcel. She noted that the subject property was before the Commission several times last year.

(1-0157) On behalf of Bret and Dani Andreas, Mr. Reynolds acknowledged and agreed to the stipulations outlined in the staff report. He reviewed proposed alternatives for lighting sign C. In response to a question, Chairperson Drews advised that internally illuminated signs are non-compliant with historic district guidelines. In response to a question, Ms. Pruitt advised that staff would support lighting the signage from above.

Mr. Reynolds reiterated agreement with the stipulations outlined in the staff report. In response to a question, he advised that the feet of the monument sign would be constructed of fir or pine and painted. A 2 x 2 metal stud may be used on each side for sturdiness. In response to a further question, Mr. Reynolds was unaware of the Andreas' intentions with regard to outside lighting. He pointed to an outside light above the front porch, and advised of no other outside lighting on the side of the building to which sign C will be affixed. Commissioner Ossa expressed the opinion that the monument signage looks very modern, and inquired as to another architectural style which would be more appropriate to the style of the structure. She further inquired as to whether the support posts could be slenderized. Mr. Reynolds advised of "several instances, including a title office within a block of this particular location that has large pylons." He expressed the opinion that the pylons won't come across as looking modern, and that this was not the intent of the general contractor or the Andreas. Commissioner Darney expressed agreement with Commissioner Ossa's concern over the size of the support posts. He suggested reducing the size to 12 x 12, rather than 16 x 16. Mr. Reynolds indicated that this would not be "a big issue." Ms. Pruitt suggested that the Commission stipulate to Mr. Reynolds slenderizing the support posts and providing a new rendering to staff.

Chairperson Drews commended the Andreas and Don Smit on the outcome of the project, and requested Mr. Reynolds to convey the same. **Commissioner Darney moved to approve HRC-05-024, a request from Steve Reynolds, to install three signs on property located at 810 North Nevada Street, with the stipulation that the sign designated as "A" have a reduced or slenderized version of the support pylons on either side, and to include alternate 2 for sign C. Commissioner Ossa seconded the motion. Motion carried 5-0.** Chairperson Drews requested Mr. Reynolds to resubmit the slenderized columns to Community Development staff.

F-6. HRC-05-022 ACTION REGARDING AN APPLICATION FROM J.P. COPOULOS (PROPERTY OWNER: CARSON CITY) TO ALLOW A PORCH ROOF ADDITION, ON PROPERTY LOCATED AT 449 WEST KING STREET, APN 003-207-04 (1-0298) - Ms. Pruitt reviewed the staff report, and narrated photographs of the subject porch. She introduced Mr. Copoulos, and advised that staff has no concerns with regard to the proposed addition. She advised of having received a telephone call from a citizen concerned with salvaging trees. Ms. Pruitt explained that no trees would be removed in conjunction with the project, and the citizen was satisfied.

Chairperson Drews called for comments or questions and, when none were forthcoming, entertained a motion. **Commissioner Baker moved approval of HRC-05-022, a request from J.P. Copoulos to install a porch roof addition on property located at 449 West King Street, APN 003-207-04, based on the standards and guidelines and in conjunction with Historic Resources Commission policies, subject to the seven conditions of approval contained in the staff report and the plans as submitted**

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in general conformance with the Secretary of the Interior, and with the understanding that any stipulations to the Commission by the applicant may be considered as conditions to the approval. Commissioner Darney seconded the motion. Motion carried 5-0.

F-7. DISCUSSION REGARDING A PRESENTATION / COMBINED MEETING OF THE HISTORIC RESOURCES COMMISSION AND THE PLANNING COMMISSION (1-0473) -

Chairperson Drews provided background information on this item. Ms. Pruitt advised of having reviewed the calendar, and suggested scheduling the joint meeting for either March 30, 2005 or April 27, 2005. In response to a question, Ms. Pruitt advised that all seven Planning Commission seats are currently filled. Consensus of this Commission was to schedule the joint meeting for Wednesday, March 30th. Chairperson Drews requested Ms. Pruitt to agendize general discussion regarding variances.

F-8. DISCUSSION REGARDING HISTORIC DISTRICT GUIDELINES, DIVISION 5, OF THE CARSON CITY DEVELOPMENT STANDARDS (1-0506) -

Ms. Pruitt referred to the Design Guidelines included in the agenda materials. She briefly reviewed the process by which the Design Guidelines will be added to the Carson City Municipal Code, and requested the Commissioners to plan on finalizing revisions by the April Commission meeting. She advised that the revised Design Guidelines should be submitted for approval by the Board of Supervisors in early August.

Chairperson Drews expressed concern with regard to the lack of guidelines for roofing projects. Ms. Pruitt advised that staff could research guidelines, and Commissioner Ossa offered to research preservation briefs. Chairperson Drews requested the Commissioners to provide suggested revisions to Ms. Pruitt prior to the March Commission meeting. Commissioner Speulda suggested the possibility of including guidelines applicable to ranch style homes. She advised of having drafted language which she submitted to Commissioner Ossa for review. Ms. Pruitt expressed the opinion that this is an appropriate time to include new language, and advised that staff has compiled a list of approximately 70 homes to which it would apply. Staff has also looked into grant funding for surveying ranch style houses. Chairperson Drews suggested adding craftsman style bungalows and some of the 1920s and 1930s architecture as well. Commissioner Ossa advised she would provide a report to the Commission regarding 1940s and 1950s architecture based on research she has been doing. Chairperson Drews responded to questions with regard to adding satellite properties to the historic district.

Ms. Pruitt requested the Commissioners to provide their suggested revisions within the next two weeks in order that a revised draft can be provided at the March Commission meeting. Chairperson Drews requested Commissioners Ossa and Speulda to work on language for the craftsman bungalow and ranch style homes, and to provide it to Ms. Pruitt by February 25th.

F-9. DISCUSSION REGARDING CLG GRANTS (1-0622) - Ms. Pruitt discussed the purpose of this agenda item. The Commissioners had no comment.

F-10. DISCUSSION REGARDING 2005 HISTORIC PRESERVATION AWARDS (1-0631) -

Chairperson Drews advised that the 2004 Preservation Awards were presented in January 2005. He expressed an interest in presenting the awards concurrent with Historic Preservation Week in May of this year. He advised of a newspaper article published last week which solicited public input with regard to nominations, and expressed an interest in considering a number of properties from which the Commission could select award recipients. Ms. Pruitt advised that staff had received no nominations to date, and recommended that the Commissioners be prepared to make nominations at the March meeting. She further advised that this item would continue to be agendized until selections are made. She invited the public to

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contact the Planning and Community Development Department with nominations. She suggested designating award recipients at the April Commission meeting in order to allow staff enough time to prepare the awards and submit the Board Action Forms. As an alternative, she suggested that the item could be agendized for one of the Board of Supervisors meetings in June.

Chairperson Drews outlined the nomination criteria, as follows: historic properties which have been well-maintained and contribute to the historic character of Carson City. He advised that nominations can include public buildings, compatible new construction within the historic district, and individuals or companies which have contributed to historic preservation in Carson City. In response to a question, Ms. Pruitt advised that award nominations are not restricted to buildings and structures within the historic district. Discussion took place with regard to the same.

G. FUTURE COMMISSION ITEMS (1-0708) - Chairperson Drews requested Ms. Pruitt to provide a draft agenda for the March 30th Planning Commission meeting. (1-0724) Ms. Pruitt suggested agendizing elections of chair and vice chair for the March or April Commission meetings.

H. INTERNAL COMMUNICATION AND ADMINISTRATIVE MATTERS

H-1. COMMENTS AND STATUS REPORTS FROM STAFF (1-0050) - Ms. Pruitt advised of having been contacted by Patty Fogarty, who offered a 1927 Stroud square piano to anyone interested. (1-0717) Ms. Pruitt advised that the recommendation to reappoint Chairperson Drews to the Commission would be agendized for the March 3rd Board of Supervisors meeting. (1-0796) Ms. Pruitt distributed, to the Commissioners, brochures on the Oasis 2005 Conference.

H-2. COMMENTS AND STATUS REPORTS FROM COMMISSIONERS (1-0805) - Commissioner Ossa provided background information on the Oasis 2005 Conference, and reviewed some of the topics to be presented. She encouraged the Commissioners' and City staff attendance, as part of the certified local government training requirements. Chairperson Drews commended Planning and Community Development Department staff on their efforts at promoting the Commission.

I. ACTION ON ADJOURNMENT (1-0864) - Commissioner Baker moved to adjourn the meeting at 6:29 p.m. Commissioner Ossa seconded the motion. Motion carried 5-0.

The Minutes of the February 10, 2005 meeting of the Carson City Historic Resources Commission are so approved this 10th day of March, 2005.

MICHAEL DREWS, Chair