CARSON CITY HISTORIC RESOURCES COMMISSION

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A regular meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Tuesday, July 8, 2003 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Vice Chairperson Mark Lopiccolo

Richard Baker Robert Darney Rebecca Ossa Peter Smith Louann Speulda

STAFF: Jennifer Pruitt, Associate 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** (1-0008) Vice Chairperson Lopiccolo called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Chairperson Drews was absent.
- **B. ACTION ON APPROVAL OF MINUTES June 10, 2003** (1-0015) Commissioner Baker moved to approve the minutes. Commissioner Darney seconded the motion. Motion carried 4-0-1, Commissioner Speulda abstaining. [Commissioner Ossa arrived at 5:32 p.m.]
- C. MODIFICATION OF AGENDA (1-0022) None.
- **D. PUBLIC COMMENTS** (1-0027) None.
- **E. DISCLOSURES** (1-0034) None.
- F. PUBLIC HEARING: ACTION ITEMS
- F-1. H-02/03-14 ACTION REGARDING A REQUEST FROM THE FIRST PRESBYTERIAN CHURCH OF CARSON CITY TO REPLACE WINDOWS AND INSTALL NON-ILLUMINATED SIGNS ON THE NORTH AND SOUTH WALLS OF THE BUILDING ON PROPERTY LOCATED AT 110 NORTH NEVADA STREET, APN 003-214-05 (CONTINUED FROM THE JUNE 10, 2003 MEETING) (1-0039) Ms. Pruitt provided background information on this item. David Berger, representing the Presbyterian Church, advised that the old aluminum windows in the education building have been replaced with new vinyl windows. Mr. Berger stated that church representatives were unaware of the requirement to appear before the Commission since the education building is not historic.

Mike McIntosh, owner of Vital Signs, displayed a letter sample, a drawing, and conceptual photographs of the proposed signage. In response to a question, he advised that the proposed height of the letters is 5-7". Vice Chairperson Lopiccolo responded to questions regarding lighting requirements for the signage. He

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acknowledged that church representatives should submit a separate application for proposed lighting. Ms. Pruitt advised that Planning and Community Development Department staff are willing to provide assistance with regard to examples of acceptable lighting. Mr. McIntosh responded to questions regarding the use of plastic material, the height of the north wall sign, and the proposed color. Commissioner Darney moved to approve H-02/03-14, a request from the First Presbyterian Church to replace the windows and install non-illuminated signs at 110 North Nevada Street, APN 003-214-05, with the recommended conditions of approval. Commissioner Baker seconded the motion. Commissioner Ossa expressed concern over approving the windows after they have already been installed in that it may set a precedent for future projects. Discussion took place with regard to the Commission's purview and possible action. Ms. Pruitt explained that a building permit was not required for the window replacement project and, thus, the Planning and Community Development Department was never notified. Mr. Berger reiterated that church representatives were unaware of the requirement to appear before the Commission since the education building is not historic. He acknowledged a corrected understanding that any project within the historic district must be submitted to the Commission. Vice Chairperson Lopiccolo called for a vote on the pending motion; motion carried 4-1-1, Commissioner Smith abstaining.

F-2. H-03/04-1 ACTION REGARDING A REQUEST FROM JULIUS AND JOANNE BALLARDINI TO DEMOLISH THE STRUCTURE KNOWN AS THE OLD MAYTAN MUSIC BUILDING ON PROPERTY LOCATED AT 910 NORTH CURRY STREET, APN 001-187-06 (1-0233) - Ms. Pruitt reviewed the staff report and provided background information on this item. She advised that only a portion of the parcel upon which the structure sits is within the historic district; the structure itself is not. She displayed a photograph of the subject structure and, in response to a question, advised that no interior photographs have yet been taken. If the Commission approves the request, she advised that interior and exterior photographic documentation and salvaging materials can be required. Ms. Pruitt discussed vandalism to the structure and complaints of break-ins. She advised that no project is planned at this time; however, any future project will have to be submitted to the Commission.

Ms. Pruitt responded to questions regarding the age of the structure, and discussion took place regarding the architectural characteristics as outlined in the resources inventory included in the agenda materials. Mr. Ballardini responded to questions regarding the actual architectural characteristics of the structure, and discussion took place with regard to the same. In response to a question, Ms. Pruitt explained the purpose of the agenda item, and discussion took place regarding the historic district policy on demolition permits. Mr. Ballardini advised that an environmental assessment of the property has been conducted. Ms. Pruitt acknowledged that the Commission's approval of the demolition will require any new construction proposals to be submitted to the Commission. Discussion took place regarding the existing condition of the building, concerns over dust once the building is demolished, and conditions of approval. Mrs. Ballardini acknowledged that they would be open to having materials salvaged by Commission or State Historic Preservation Office representatives. Discussion took place regarding the potential value of the windows, siding, and foundation stones. Commissioner Smith moved to decline to act on this request because the building is outside the historic district, to thank the Ballardinis for coming before the Commission, and to look forward to reviewing a future project. Commissioner Darney seconded the motion. Motion carried 6-0. Ms. Pruitt advised that the Commission's action releases the property owners from any requirements to provide photographic documentation and to allow salvaging of materials.

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- F-3. ACTION REGARDING THE HISTORIC RESOURCES COMMISSION ARCHITECT POSITION (1-0534) Ms. Pruitt advised that Commissioner Baker's term has expired and that he has reapplied for an additional term. Commissioner Smith moved to recommend to the Board of Supervisors that Commissioner Baker be appointed for an additional term. Commissioner Ossa seconded the motion. Motion carried 6-0.
- **F-4. DISCUSSION REGARDING GRANTS** (1-0557) Ms. Pruitt advised of a scheduled meeting regarding the recent grant award, after which she will provide a report to the Commission at the August meeting. She acknowledged that a request for proposal will be developed. She advised that the City's grants manager contract will not be renewed.
- **G. FUTURE COMMISSION ITEMS** (1-0603) Ms. Pruitt displayed the Historic Preservation Awards which will be presented at the July 17th Board of Supervisors meeting. She discussed the status of Philip Hersey's fencing project.
- **H. ACTION ON ADJOURNMENT** (1-0680) Commissioner Smith moved to adjourn the meeting at 6:07 p.m. Commissioner Baker seconded the motion. Motion carried 6-0.

The Minutes of the July 8, 2003 meeting of the Carson City Historic Resources Commission are so approved this 12th day of August, 2003.

MICHAEL DREWS, Chair