

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the June 18, 2009 Meeting

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A special meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Thursday, June 18, 2009 in the Carson City Planning Division Conference Room, 2621 Northgate Lane, Suite 62, 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 (1-0019) - Chairperson Drews called the meeting to order at 5:31 p.m. Roll was called; a quorum was present.

B. ACTION ON APPROVAL OF MINUTES (1-0027) - Commissioner Lopiccolo moved to approve the minutes of the May 14, 2009 meeting as written. Vice Chairperson Darney seconded the motion. Motion carried 7-0.

C. MODIFICATION OF AGENDA (1-0035) - None.

D. DISCLOSURES (1-0039) - Commissioner Lopiccolo advised that he will abstain as he and his wife own the hotel referenced in Item F-1.

E. PUBLIC COMMENTS (1-0047) - None.

F. PUBLIC HEARING MATTERS:

F-1. HRC-09-051 ACTION TO CONSIDER AN APPLICATION FROM JIM PHALAN (PROPERTY OWNER: LOPICCOLO INVESTMENTS, LLC) TO ALLOW THE INSTALLATION OF A DUAL BACK ILLUMINATED SIGN, MEASURING 7 FEET, 2 INCHES BY 6 FEET, 6 INCHES, TO BE ATTACHED TO THE SECOND STORY, ABOVE THE BALCONY ON THE EAST SIDE OF THE ST. CHARLES HOTEL, ON PROPERTY ZONED DOWNTOWN MIXED-USE (DT-MU), LOCATED AT 310 SOUTH CARSON STREET, APN 003-113-09 (1-0057) - Chairperson Drews introduced the item and Ms. Pruitt reviewed the staff report which is incorporated into the record. She narrated a Powerpoint presentation and advised that applicant has provided the necessary specifications regarding the signage installation. She commented that in the past, the HRC has made exceptions regarding internally illuminated signs in commercial districts. She indicated that the Firkin & Fox is very difficult to see when headed southbound on Carson Street and recommended approval of the

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signage installation. She commented that part of the issue on Carson Street is not all of the properties are in the historic district however the majority have signage. In response to a question, Commissioner Lopiccolo replied that the building is not listed on the National Register.

Jim Phalan advised that he owns the Firkin & Fox. In response to a question, he replied that the upper railing is 4 ½-5 feet wide and an anchor was built to allow the sign to extend 1 ½-2 inches from the wall. An additional permit is required from the NDOT because it extends approximately 2 inches past the 6 foot mark. In response to a comment, he advised that the illustration provided was used just as a visual reference as there wasn't an actual image they could use. He explained that a main concern is competing with Red's and Doppelganger's as they get a lot of cross traffic. He believes he is losing business by people driving by but something that can be seen will bring people into the restaurant. In response to a series of questions, he replied that a sign at street level would limit the view of northbound traffic and didn't know where it could be placed. He didn't want a generic open sign as he spent a lot of money trying to preserve the historic integrity of the building, the proposed sign amplifies and complements the motif, and should blend with the hotel and the current signage. English pub neon signs are on 3rd Street, but it's too dark to see inside. Nothing can be put on the posts on the east side as trucks will knock them off. Firkin & Fox has different levels of franchises and logos and the fox is the same as in the illustration but is enlarged for accentuation. Discussion ensued regarding the logistics of placing the sign on a post. Vice Chairperson Darney opined that the NDOT may have issues with a low sign and traffic. In response to a question, Mr. Phalan replied that the sign will be located on the St. Charles and will be anchored on the two story side with a bracket hanging 18 inches over the brick wall with lag bolts drilled through the brick. Commissioner Ossa recommended drilling through the mortar to avoid ruining the brick. Vice Chairperson Darney commented that this type of signage is in context with the period of the building. The type of sign and reason for it to be there are part of the building's history and he agrees with the placement opposed to something lower which defeats the purpose and creates mounting issues with NDOT. It's a convenient location and segregating the two buildings fits with the context. The illumination fits in well with other illuminations on Carson Street and is considered temporary by NDOT as it's removable and up above traffic. Commissioner Hayes wants to be sure that the lag bolts run through the mortar and not the brick, as it would be a good anchor and easier to drill. Chairperson Drews called for public comment. Jed Block commented that it looks great. Commissioner Ossa expressed her concern about the size. Chairperson Drews commented that the windows are six or seven feet above the deck on the Pony Express Hotel. Vice Chairperson Darney commented that they are probably eight foot tall openings on the left and six on the right. Commissioner Ossa expressed her understanding that the sign is seven feet tall by six feet wide. In response to a question, Mr. Phalan replied that there is eight feet of clearance under the sign. Vice Chairperson Darney expressed his approval of the sign on the two story structure vs. the three story structure because it is less ornamented. Chairperson Drews entertained a motion. **Vice Chairperson Darney moved to approve HRC-09-051, a request from Jim Phalan (property owner: Lopiccolo Investments, LLC) to add one dual back illuminated sign of 46.5 square feet of exterior signage, on the second story of the eastern facade; on property zoned Downtown Mixed-Use (DT-MU), located at 310 South Carson Street, (St. Charles Hotel building), APN 003-113-09 subject to the conditions of approval contained in the staff report, and an additional HRC request that the anchors be through mortar cement, not the existing brick. This approval is based on the understanding that any stipulations to the Commission by the applicant may be considered as conditions to the approval. Commissioner Bass seconded the motion. Motion carried 6-0-1. Commissioner Lopiccolo abstained.**

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F-2. 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 (1-0373) Chairperson Drews introduced the item and Ms. Pruitt reviewed the staff report which is incorporated into the record. She advised that Diana Painter is finishing the context and the survey is completed, so everything should be done by June 30 and get to the State within the next couple of weeks. She also advised that there will be a CD available of Mr. Lambert's presentation for the HRC members. She has recently purchased handouts regarding information about new construction, historic development and housing as well as a self guided training course regarding the ADA. In response to a question, Ms. Pruitt replied that she did not think that the CLG guidelines were sent to the NHPC. Chairperson Drews would like them sent and requested copies as well. In response to another question, Ms. Pruitt replied that she is waiting to see what the funding will be concerning a CLG grant for next year. Commissioner Ossa commented that there hasn't been any funding awarded and is still trying to determine how much money there is due to the closeout of the legislature. They are required to spend 10 percent of the annual budget on CLG's but she doesn't have the final figures.

G. ACTION ON ADJOURNMENT (1-0447) - Commissioner Ossa moved to adjourn the meeting at 5:55 p.m. Commissioner Hayes seconded the motion. Motion carried 6-0.

The Minutes of the June 18, 2009 Carson City Historic Resources Commission meeting are so approved this ____ day of September, 2009.

MICHAEL DREWS, Chair