

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the March 12, 2009 Meeting

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A regular meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Thursday, March 12, 2009 in the 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 Rebecca Ossa
Commissioner Lou Ann Speulda

STAFF: Lee Plemel, Planning Division Director
Jennifer Pruitt, Senior 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 (5:30:00) - Chairperson Drews called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Commissioner Lopiccolo was absent.

B. ACTION ON APPROVAL OF MINUTES (5:30:30) - Commissioner Speulda moved to approve the minutes of the January 8, 2009 meeting as written. Commissioner Bass seconded the motion. Motion carried 6-0.

C. MODIFICATION OF AGENDA (5:30:51) - Chairperson Drews advised the Commission that Item F-4 would be heard first.

D. DISCLOSURES (5:31:22) - None.

E. PUBLIC COMMENTS (5:31:47) - None.

F. PUBLIC HEARING MATTERS:

F-1. HRC-09-015 ACTION TO CONSIDER A REQUEST FROM KENNETH PEARSON (PROPERTY OWNER: FIRST PRESBYTERIAN CHURCH OF CARSON CITY) TO ADD TWO NON-INTERNALLY ILLUMINATED WALL SIGNS TOTALING APPROXIMATELY 11 SQUARE FEET, IN THE FORM OF LETTERS TO THE NEWLY FINISHED SANCTUARY ON THE DIVISION STREET FACADE, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 115 NORTH DIVISION STREET, APN 003-214-07 (5:34:15) - Chairperson Drews introduced the item and Ms. Pruitt reviewed the staff report. She narrated a slide presentation of the First Presbyterian Church and signage area. She advised that the applicant is proposing signage that is non-internally illuminated on the western facade of the new sanctuary. She explained that previous signage had to be eliminated as a result

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of construction of the new sanctuary. The proposed signage is the same as the previous signage approved for the southern and northern facade. In response to a question, Mr. Pearson replied that the signs will be the same as before, plastic or acrylic and will stick on the wall. In response to a question, Ms. Pruitt replied that square footage is measured by boxing out the language placed on the facade. Chairperson Drews entertained a motion. **Commissioner Speulda moved to approve HRC-09-015, a request from Kenneth Pearson (property owner: First Presbyterian Church), to allow the installation of non-internally illuminated wall signage on the western facade totaling approximately (11 square feet) in the Residential Office zoning district, located at 115 North Division Street, APN 003-214-07, 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. Vice Chairperson Darney seconded the motion. Motion carried 6-0.** Chairperson Drews expressed his appreciation to the members of the First Presbyterian Church for accomplishing this task. Mr. Pearson thanked the Commission and expressed being comfortable in the new building.

F-2. HRC-09-018 DISCUSSION AND POSSIBLE ACTION TO CONSIDER SELECTION OF THE HISTORIC PRESERVATION AWARDS OF 2009 IN RECOGNITION OF SIGNIFICANT PRESERVATION ACCOMPLISHMENTS AND IN CELEBRATION OF NATIONAL HISTORIC PRESERVATION MONTH OF MAY 2009 (5:40:05) - Chairperson Drews introduced the item and Ms. Pruitt reviewed the staff report regarding the three nominees for the preservation awards: former Mayor Marv Teixeira, A.W. Nightingill, and The Waterhouse residence. She then narrated some before and after slides of the residence. Commissioner Hayes expressed his belief that the nomination of Mr. Nightingill is misplaced if the award is for significant preservation accomplishments. Vice Chairperson Darney agreed with Commissioner Hayes and thought it more conducive to civic accomplishments rather than historic preservation. In response to a question, Ms. Pruitt advised that multiple awards can be given. Chairperson Drews called for public comment and thanked the First Presbyterian Church for their nomination. Commissioner Speulda suggested honoring both Marv Teixeira and the Waterhouse residence. It was the consensus of the Commission to honor both nominees. **Vice Chairperson Darney moved to nominate Mayor Marv Teixeira and the Waterhouse property as the two nominees for the 2009 Historic Preservation Awards. Commissioner Hayes seconded the motion. Motion carried 5-0-1 with Commissioner Bass abstaining.**

F-3. DISCUSSION ONLY REGARDING AN UPDATE REGARDING CERTIFIED LOCAL GOVERNMENT GRANT 32-090-21733(3), CARSON CITY MID CENTURY SURVEY, PHASE II, CARSON CITY CONTEXT AND TRAINING OPPORTUNITIES FOR THE HRC AND RESIDENTS OF THE HISTORIC DISTRICT (5:47:51) - Chairperson Drews introduced the item and Ms. Pruitt reviewed the staff report. She introduced Dianna Painter to provide a status update. Ms. Painter stated that she has been working in Carson City doing ongoing survey work which included filling in the historic district for properties that hadn't been surveyed before. She said there were a variety of property types which were mostly residences converted to commercial. She said this completes the update of the historic district survey up to 1969. She said she was also charged with preparing a historic concept statement and has some ideas but wanted to get the Commission's ideas and feedback. Commissioner Ossa stated that she envisioned taking all the historic contexts, input, and articles done in the last 25 years and consolidating them into one document rather than several different ones. A comprehensive history of Carson City would include

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the history from foundation to 1969, the architecture and architectural styles, and the people that lived in these homes.

Ms. Pruitt indicated she would provide copies of the completed surveys. Chairperson Drews requested enough context to evaluate National Register significance and address the four criteria so the significant buildings, people, and events are known. Commissioner Ossa commented that it's taking information from the National Register bulletins and condensing it in a user friendly format. Chairperson Drews commented that the contributing elements are going to be the most troubling to deal with as the district continues to develop but the ones that are eligible can stand on their own. He would like to see it feed a National Register district nomination. Ms. Painter commented that areas that have layers of history or big districts with different resources will have periods of significance and will have themes outlined that encapsulate certain important eras. Commissioner Ossa commented that certain parts of Carson City history lack information. The State Historic Preservation Office has National Register nominations that have been done in Carson City. The Adams House has a thorough context on bungalows and craftsman styles. Nominations have gotten much stricter in the information required, so the more recent ones have a lot of information as opposed to earlier ones. Ms. Painter indicated that her studies have shown working class blue collar themes on the east side of town and the history of stone work. Bits and pieces of individual stone buildings are all over town. Chairperson Drews inquired if Ms. Painter could recommend annexing some of the east side and other buildings into the district. Commissioner Ossa agreed that suggesting themes would be helpful and interesting to determine what was influencing the expansion of government. Ms. Painter suggested the inexpensive rental housing from the 30's and 40's as a theme as some of those buildings have good integrity and serve the same purpose today as historically. Chairperson Drews commented that the Assessor's Office compiled maps showing build dates by decade. Commissioner Ossa commented that she may have some articles from the Reno Evening Gazette referencing the development of building codes. The City Council was developing building codes because of open sewage areas which needed to be addressed. Chairperson Drews called for further comments and when none were forthcoming, he thanked Ms. Painter.

F-4. DISCUSSION ONLY REGARDING THE INTRODUCTION OF THE NEWLY APPOINTED HISTORIC RESOURCES COMMISSIONER (5:32:17)

Chairperson Drews introduced the item and Ms. Pruitt introduced architect Derwin Bass who is filling the 7th position on the Commission. Mr. Bass stated that he moved to Carson City from Michigan four years ago. He has a background in architecture and planning and served on the Historic District Commission in Midland, Michigan. That area included five square miles of the older section of town and he participated in developing the guidelines and entire historic district.

G. FUTURE COMMISSION ITEMS (6:00:55)

Chairperson Drews introduced this item and Ms. Pruitt advised that she will be working with the District Attorney's office to provide open meeting law training to the Commission within the next couple of months. She advised that she has been in contact with Art Hannifin regarding the McLaughlin property which they will be re-submitting within the next couple of weeks. Chairperson Drews advised that NDOT and FHWA have given him plans for Stage 3 of the bypass for review and V&T Railroad has given him Phase 3 plans that he is reviewing as well. Commissioner Speulda commented on information from the National Trust for Historic Preservation about the Nevada State Legislature who is holding hearings to determine the fate of funding for the Historic Preservation and SHPO offices. There's concern about losing up to five positions which may be something

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to discuss as a committee and provide support for the office. Chairperson Drews suggested going to the National Trust website to see that document and any public letters or comments to the Legislature would be helpful to try to maintain that funding.

H. ACTION ON ADJOURNMENT (6:03:55) - Commissioner Speulda moved to adjourn the meeting at 6:03 p.m. Commissioner Darney seconded the motion. Motion carried 6-0.

The Minutes of the March 12, 2009 Carson City Historic Resources Commission meeting are so approved this 9th day of April, 2009.

MICHAEL DREWS, Chair