

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the September 14, 2006 Meeting

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A regular meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Thursday, September 14, 2006 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews
Vice Chairperson Mark Lopiccolo
Robert Darney
Rebecca Ossa
Peter Smith
LouAnn Speulda

STAFF: Jennifer Pruitt, Senior Planner
Kathe Green, Assistant Planner
Kathleen King, 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 A QUORUM (5:29:52) - Chairperson Drews called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Commissioner Baker was absent. Vice Chairperson Lopiccolo and Commissioner Ossa arrived at 5:31 p.m.

B. ACTION ON APPROVAL OF MINUTES - July 13, 2006 and August 10, 2006 (5:30:17) - Commissioner Darney moved to approve the minutes. Commissioner Smith seconded the motion. Motion carried 3-0-1, Commissioner Speulda abstaining.

C. MODIFICATION OF AGENDA (5:30:52) - [Vice Chairperson Lopiccolo arrived at 5:31 p.m.] There were no modifications to the agenda.

D. DISCLOSURES (5:31:15) - Commissioner Smith advised of having spoken with Greg Hayes and Fred Stanio about two of the agenda items. [Commissioner Ossa arrived at 5:31 p.m.] Vice Chairperson Lopiccolo advised that his construction firm is involved with the project which is the subject of item F-3.

E. PUBLIC COMMENTS (5:32:17) - None.

F. PUBLIC HEARING ACTION ITEMS:

F-1. HRC-06-160 ACTION REGARDING AN APPLICATION FROM JENNIFER VERIVE AND GARY CAIN FOR HISTORICAL TAX DEFERMENT STATUS ON PROPERTY LOCATED AT 412 NORTH CURRY STREET, APN 003-225-10 (5:32:40) - Chairperson Drews introduced this item, and Ms. Pruitt reviewed the staff report. She noted, for the record, that this property had received an Historic Preservation Award several years ago. She noted the presence of the property owners in the meeting room. Chairperson Drews entertained questions or comments from the commissioners. **Commissioner Smith moved to approve HRC-06-160 in the form of the motion provided by staff.** Chairperson Drews called for public comment and, when none was forthcoming, a second on the motion. **Commissioner Ossa seconded the motion. Motion carried 6-0.** Chairperson Drews thanked Ms. Pruitt for the comprehensive staff report.

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F-2. HRC-06-174 ACTION TO CONSIDER AN APPLICATION FROM KATHY STADING (PROPERTY OWNER: THE GLENBROOK COMPANY) TO ALLOW A NON-INTERIOR ILLUMINATED, DOUBLE-FACED BUSINESS SIGN ON EXISTING POSTS (APPROXIMATELY 40 INCHES x 79 INCHES), ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 402 SOUTH MINNESOTA STREET, APN 003-127-09 (5:34:40) - Chairperson Drews introduced this item. Ms. Green reviewed the staff report and narrated pertinent slides. She acknowledged that the sign posts are wooden. Chairperson Drews called for public comment.

(5:36:15) Greg Hayes, a resident of 411 West Fourth Street, pointed out that the wooden posts were existing, but had been much closer together. All previous signs were much smaller in lettering and dimension. Mr. Hayes expressed the opinion that the proposed sign is “really an in-your-face, abrupt sort of thing.” He explained that the size of the sign contributes to this as well as the oversized lettering. He compared the size and lettering of the proposed sign to others in the area, and expressed the opinion that it is “really different ... way beyond what is necessary.” He complimented the design of the sign but questioned its size.

In response to a question, Ms. Green advised that 36 square feet is the maximum size allowed for signs in the residential office zoning district.

(5:40:44) Kathy Stading advised that the sign had been moved from a previous location on East John Street. She advised of not having known about the sign requirements in the historic district. She circulated a photograph of the sign among the commissioners. She acknowledged that the posts had been moved from their original position. She pointed out that the proposed sign is within the maximum size requirements for the zoning district. She advised that the sign had been expensive, and requested to be able to use it if it is “within the limits.”

Commissioner Darney suggested lowering the height of the sign to twelve inches from grade. Chairperson Drews suggested planting landscape around the sign. Commissioner Speulda suggested adding shading to the lettering to reduce the boldness, and Ms. Stading agreed to look into this. In response to a question, Ms. Stading advised that her company logo was not established. Commissioner Smith noted that the photograph of the sign is more informative than the sketch included in the application materials. He agreed with the suggestions of lowering the sign height as well as shading the lettering to tone down the contrast between it and the background.

Chairperson Drews entertained a motion. **Commissioner Darney moved to approve HRC-06-174, a request from Kathy Stading, to allow a non-illuminated, double-faced sign, on property at 402 South Minnesota Street, with all conditions of the staff report and those discussed in this meeting. Vice Chairperson Lopiccolo seconded the motion. Motion carried 6-0.**

F-3. HRC-06-171 ACTION TO CONSIDER AN APPLICATION FROM ALPINE SIGN (PROPERTY OWNER: NBG INVESTMENTS LLC) TO ALLOW A NON-INTERIOR ILLUMINATED, DOUBLE-FACED BUSINESS SIGN ON EXISTING POSTS (APPROXIMATELY 34.5 INCHES x 60 INCHES), ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 223 SOUTH DIVISION STREET, APN 003-123-01 (5:46:59) - Chairperson Drews introduced this item. Ms. Green reviewed the staff report and narrated pertinent slides. Vice Chairperson Lopiccolo advised he would abstain from discussion and action on this item. Commissioner Darney expressed the belief that the height of the proposed sign is not an issue because of

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its location set back from the corner. Chairperson Drews agreed, and commented that the massing is different. Commissioner Smith noted that the sign was situated behind a large tree.

(5:49:27) Cathy Deitch, of Alpine Signs, acknowledged that the sign posts are existing. (5:50:47) Ms. Deitch advised that the proposed sign is smaller than the previous.

Chairperson Drews opened this item to public comment; however, none was provided. (5:51:01) Commissioner Speulda expressed the opinion that the lettering and colors are an improvement on the previous application. Chairperson Drews entertained a motion. **Commissioner Smith moved to approve HRC-06-171, in the form of the motion provided by staff with eleven conditions of approval. Commissioner Speulda seconded the motion. Motion carried 5-0-1, Vice Chairperson Lopiccolo abstaining.**

F-4. DISCUSSION AND POSSIBLE ACTION TO CONSIDER FUTURE CLG GRANTS AND A PROGRAM CALLED THE COMMISSION ON CULTURAL AFFAIRS (“CCA”), A PROGRAM FOR NON-PROFIT AND GOVERNMENTAL AGENCIES FOR THE REHABILITATION OF AN HISTORIC BUILDING FOR USE AS A CULTURAL CENTER (I.E., MUSEUM, COMMUNITY MEETING PLACE, PERFORMANCE CENTER, ETC.) (5:51:42) - Chairperson Drews introduced this item. Ms. Pruitt reviewed the agenda materials, and requested the commissioners to make a decision with regard to the grants to be pursued. Commissioner Ossa provided background information on the Commission for Cultural Affairs (“CCA”) grant program. She suggested the Brewery Arts Center and the Roberts House as excellent candidates for the program. She advised that the application process is highly competitive, and that applications are due by October 2nd. In response to a question, Commissioner Ossa advised that the program does not require a match, but that the Commission on Cultural Affairs prefers to see a match. At Chairperson Drews’ request, Commissioner Ossa reviewed other projects which have received CCA grant funding in the past.

(5:56:08) Fred Stanio, representing the Carson City Historical Society, advised of having met earlier in the day with City officials, who indicated that a grant application would be submitted to the CCA. The amount to be requested is \$47,250, and the funding would be used for roofing, painting, and repairs at the Roberts House.

Commissioner Smith provided an overview of discussion which took place at a meeting with Mr. Stanio earlier in the day. He expressed the hope that the commission could include a letter of support with the CCA application. Commissioner Ossa offered to review a draft of the grant application prior to its submittal.

Chairperson Drews referred to the other projects listed in the September 14th memo included in the agenda materials. He expressed a preference for updating existing historic surveys, and then addressing the structural study of historic churches and the survey of 1950s architecture. He inquired as to the possibility of another funding source for the structural study of historic churches. Commissioner Ossa knew of no other funding source. She suggested keeping mind that Carson City is a certified local government. She acknowledged the issue of the match requirement. She agreed with the need for updating the historic survey done in the 1980s. Commissioner Smith agreed with updating the existing historic surveys prior to venturing out to survey 1950s and later architecture. He expressed concern over unreinforced masonry in the historic churches, and support for pursuing the structural study. With regard to prioritizing update of the existing history survey, Commissioner Speulda agreed with Commissioner Ossa. Commissioner Speulda expressed a preference for placing a number two priority on structural study of historic churches.

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In response to a question, Commissioner Ossa advised that CLG grant applications are due December 1st. Chairperson Drews suggested issuing a request for quote for the structural study of historic churches.

Chairperson Drews called for public comment; however, none was forthcoming. In response to a question, he and Commissioner Ossa reviewed details of the CLG grant program. Ms. Pruitt offered to research the cost, the funding mechanism, and a time frame for updating the existing historic surveys. Chairperson Drews called again for public comment and, when none was forthcoming, entertained a motion. He suggested taking action to support the Commission on Cultural Affairs grant application and to direct staff to provide background on the other items listed in the agenda materials for consideration at the next meeting. **Commissioner Smith so moved. Commissioner Darney seconded the motion. Motion carried 6-0.**

G. FUTURE COMMISSION ITEMS (6:12:45) - Commissioner Smith requested Ms. Pruitt to agendize discussion regarding metal storage containers in the historic district. Chairperson Drews requested Ms. Pruitt to have Planning Division staff look into an apparent ongoing yard sale on Thompson Street. He requested staff to agendize discussion of vinyl signs in the historic district. Ms. Pruitt anticipates having a draft of the commission's policies and procedures available for review at the November meeting. She will provide a report, at the October commission meeting, on completion of the existing grant project done by Diana Painter.

H. INTERNAL COMMUNICATION AND ADMINISTRATIVE MATTERS

H-1. COMMENTS AND STATUS REPORTS FROM STAFF (6:16:17) - None.

H-2. COMMENTS AND STATUS REPORTS FROM COMMISSIONERS (6:16:28) - Commissioner Ossa inquired as to an update on the Presbyterian Church project. Ms. Pruitt advised that the project is in plan permit check. Commissioner Speulda discussed an article in the most recent *Old House* journal with regard to additions to historic buildings. Chairperson Drews suggested ensuring that the *Old House* journal is available at the Carson City Library.

I. ACTION ON ADJOURNMENT (6:18:20) - Commissioner Ossa moved to adjourn the meeting at 6:18 p.m. Commissioner Smith seconded the motion. Motion carried 6-0.

The Minutes of the September 14, 2006 Carson City Historic Resources Commission meeting are so approved this 12th day of October, 2006.

MICHAEL DREWS, Chair