

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the March 11, 2010 Meeting

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A meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Thursday, March 11, 2010 in the Carson City Community Center, Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews
Commissioner Gregory Hayes
Commissioner Mark Lopiccolo
Commissioner Rebecca Ossa
Commissioner Lou Ann Speulda

STAFF: Jennifer Pruitt, Principal Planner
Jano Barnhurst, Recording Secretary
Transcribed by: Tamar Warren, 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 (5:30:04)** - Chairperson Drews called the meeting to order at 5:30 p.m. Roll was called; a quorum was present.
- B. ACTION ON APPROVAL OF MINUTES (5:30:19)** – Commissioner Hayes moved to approve the January 14, 2010 meeting minutes. The motion was seconded by Commissioner Speulda. Motion carried 5-0.
- C. MODIFICATION OF AGENDA (05:30:40)** – None.
- D. DISCLOSURES (5:30:59)** – None.
- E. PUBLIC COMMENTS (5:31:10)** – None.
- F. PUBLIC HEARING MATTERS:**

F-1. HRC-10-011 ACTION TO CONSIDER A REQUEST FROM WAYNE AND SALLY CHIMARUSTI TO ENLARGE AN EXISTING SINGLE FAMILY RESIDENCE, WITH PLANS SHOWING FIVE DIFFERENT ELEVATION OPTIONS BEING CONSIDERED, ON PROPERTY ZONED SINGLE FAMILY 6000 RESIDENTIAL (SF6), LOCATED AT 610 NORTH PHILLIPS STREET, APN 003-271-02 (5:31:48) – Chairperson Drews introduced the item. Ms. Pruitt gave background on the property and showed pictures of the structure facades. She referred to the Summary explaining the expansion and stated that adjacent property owners had been notified and no comments had been received. She added that they had received comments from the Engineering Division, and they had no objections to the requests. The Building Division had also submitted their comments. Mr. Chimarusti and Steve Joyce, contractor, clarified that they would be replacing the front, rubble part of the structure. In response to Chairperson Drews' question, Mr. Joyce clarified that the existing siding would stay. He then presented the five different elevations and responded to the Commissioners' questions. Discussion ensued regarding the approval of different elevations and roof treatments. **Commissioner Hayes moved to approve HRC-10-011, a request from Wayne and Sally Chimarusti, to allow an addition that includes an increase in the size of the bedrooms, the addition of a mud/laundry room, and an addition of a dining room on property zoned single-family 6000 residential (SF6), located at 610 North Phillips Street, APN 003-275-02. This approval is based on the understanding that any stipulations to the Commission by the applicant may be considered as conditions to the approval. The Commission approves with this motion elevation option A, with the understanding that this can include shingle choices on the sides and rear, as seen in proposed option C, and the rockwork as seen in proposed option D. Also, new windows should match the existing ones, and the Commission would require additional information regarding the craftsman door. The motion was seconded by Commissioner Lopiccolo. Motion carried 5-0.**

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F-2. HRC-10-015 ACTION TO CONSIDER A REQUEST FROM ST. PETER'S EPISCOPAL CHURCH (PROPERTY OWNER: EPISCOPAL DIOCESES OF NEVADA) TO INSTALL A WALKING LABYRINTH ON THE EAST SIDE CHURCH GROUNDS ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 300 NORTH DIVISION STREET, APN 003-201-01. (6:04:25) – Chairperson Drews introduced the item. Ms. Pruitt gave background and reviewed the staff report, stating that the comments from the Engineering and Building Divisions indicated that a building permit would not be required for the project. The applicants indicated that they “settled on a design”, not reflected in the pictures submitted with the application. Ms. Pruitt clarified that any landscaping enhancements would require a building permit. Various surfaces were suggested. It was agreed that the applicants would return, with the final plans, for approval.

F-3. HRC-10-016 ACTION TO CONSIDER A REQUEST FROM RICK JANSING OF AMERICAN SUN AND SOLAR (PROPERTY OWNER: SIERRA ACUPUNCTURE AND HEALING) TO INSTALL PHOTOVOLTAIC SOLAR PANELS ON THE A-FRAME PORTION OF THE EXISTING ROOF, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 512 N. DIVISION STREET, APN 003-237-03 (6:19:02) – Chairperson Drews introduced the item. Ms. Pruitt gave background and presented the staff report. She also stated that Commissioner Ossa had interpreted the Secretary of Interior's standards for rehabilitation and incorporation of solar panels, in the form of a handout to the Commissioners. Ms. Pruitt also said that they had seen an increase in panel installation inquiries. She added that the proposed panels would not be visible from the street or the sidewalk. Ms. Pruitt suggested that Carson City adopt design guidelines for solar panels in historic districts. In response to a public comment, Ms. Pruitt explained that the panels would be visible “from hundreds of feet away”; however, they would not be visible from the property. Mr. Jansing explained that they would blend the hardware with the shingles and make it less visible. Chairperson Drews called for public comments. Jed Block expressed concern about the visibility of the solar panels from certain areas. Discussion ensued regarding panel placement. **Commissioner Lopiccolo moved to approve HRC-10-016 a request from American Sun and Solar (property owner: Sierra Acupuncture and Healing) to allow the installation of photovoltaic solar panels as presented by the applicant in the application provided, on property zoned Residential Office (RO), located at 512 N. Division Street, APN 003-237-03, subject to the 11 conditions of approval. The motion was seconded by Commissioner Ossa. Motion carried 5-0.**

F-4. HRC-10-007 ACTION TO ADOPT A RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS A PROCLAMATION DECLARING THE MONTH OF MAY AS HISTORIC PRESERVATION MONTH. (7:04:24) – Chairperson Drews introduced the item. Ms. Pruitt noted that May was Historic Preservation Month, and that this year's theme was “old is the new green”. She added that they had a draft of the proclamation which would go before the Board of Supervisors either in late April or in early May. **Commissioner Speulda moved to approve HRC-10-007 a resolution to recommend to the Board of Supervisors a proclamation declaring the month of May as Historic Preservation Month, as prepared by Staff. The motion was seconded by Commissioner Hayes. Motion carried 5-0.**

F-5. HRC-10-006 DISCUSSION AND POSSIBLE ACTION TO CONSIDER SELECTION OF THE HISTORIC PRESERVATION AWARDS OF 2010 IN RECOGNITION OF SIGNIFICANT PRESERVATION ACCOMPLISHMENTS AND IN CELEBRATION OF NATIONAL HISTORIC PRESERVATION MONTH OF MAY 2010. (7:06:19) – Chairperson Drews introduced the item. Ms. Pruitt reminded the viewing public that applications were available on the City's Planning web site, and added that anyone could submit an application and nominate a property and/or person. She added that no applications had been received from the public or Staff, therefore, they had selected the completed projects, along with before and after photographs, for the commission to award, should they choose to provide two or three awards. Ms. Pruitt then showed a PowerPoint presentation of all the completed projects that could be eligible for the awards. Commission members gave their opinions on the properties. It was agreed to give the award to the 612 West Robinson, 412 North Division, and 204 North Minnesota properties, and to Noreen Humphreys, if a contact could be found for her.

F-6. HRC-10-005 DISCUSSION ONLY REGARDING TRAINING OPPORTUNITIES FOR THE HISTORIC RESOURCE COMMISSION MEMBERS AND GENERAL PUBLIC FOR 1010-2011. (7:25:04) – Chairperson Drews introduced the item. Ms. Pruitt explained that due to reduced funding, they would need to “get

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creative” with training. She added that a self-training program featuring items of interest to the Commission, such as articles, would be simple to implement.

F-7. HRC-10-002 DISCUSSION AND ACTION TO APPROVE THE HISTORIC RESOURCES COMMISSION ANNUAL REPORT FOR 2009 TO BE REVIEWED BY THE BOARD OF SUPERVISORS.

(7:27:17) – Chairperson Drews introduced the item. Ms. Pruitt noted that this was a required item per the by-laws. She stated that in the future, this report would be ready in January. She also highlighted the Commission’s accomplishments and was pleased to see the increased number of applicants.

F-8. HRC-10-004 DISCUSSION ONLY REGARDING AN UPDATE OF CERTIFIED LOCAL GOVERNMENT GRANT 32-09-21834(2), HISTORIC STRUCTURES REPORT FOR THE BREWERY ARTS CENTER AND THE PERFORMANCE HALL.

(7:32:03) – Chairperson Drews introduced the item. Ms. Pruitt explained that the Planning Division Staff was working with the project consultants. She added that Chairperson Drews and Commissioner Ossa were scheduled to meet with the consultants on site to address any questions. Ms. Pruitt stated that the contract had been signed by the City and the District Attorney’s office and was being reviewed by the consultants. Commissioner Ossa thanked Ms. Pruitt for her efforts, stating that the “report looked really good”.

G. STAFF REPORTS

G-1. COMMISSIONER REPORTS/COMMENTS (7:34:55) – Commissioner Lopiccolo asked for clarification on how to handle urgent requests now that the Commission would meet bi-monthly. Ms. Pruitt explained that a provision in the rules and regulations allowed the Chairperson to call a special meeting. Chairperson Drews asked and Commissioner Hayes agreed to create a scavenger hunt to coincide with Historic Preservation Month.

PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION. (7:37:23) – Ms. Pruitt asked and received confirmation to draft information regarding renewable energy. Chairperson Drews suggested addressing it at the next meeting.

FUTURE AGENDA ITEMS (7:38:32) – None.

H. ACTION ON AJOURNMENT (7:38:35) – **Commissioner Speulda moved to adjourn. Commissioner Ossa seconded the motion. The meeting was adjourned at 7:39 p.m.**

The minutes of the March 11, 2010 meeting of the Carson City Historic Resources Commission are approved this 21st day of July, 2011.

Michael Drews, Chairperson