

## **CARSON CITY HISTORIC RESOURCES COMMISSION**

### **Minutes of the December 13, 2012 Meeting**

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A meeting of the Carson City Historic Resources Commission (HRC) was scheduled for 5:30 p.m. on Thursday, December 13, 2012, in the Carson City Community Center, Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Chairperson Michael Drews  
Vice Chairperson Robert Darney  
Commissioner Jed Block  
Commissioner Elizabeth Dickey  
Commissioner Gregory Hayes  
Commissioner Donald Smit  
Commissioner Lou Ann Speulda

**STAFF:** Lee Plemel, Planning Director  
Jennifer Pruitt, Principal Planner  
Joseph Ward, Senior Deputy District Attorney  
Kathy King, Deputy Clerk/Recording Secretary  
Transcribed by: Tamar Warren, Deputy Clerk/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=s Office. These materials are available for review, in the Clerk=s office, during regular business hours.

**A. CALL TO ORDER AND DETERMINATION OF QUORUM** (5:30:15) – Chairperson Drews called the meeting to order at 5:30 p.m. and requested a moment of silence to honor Art Hannafin, the most recent recipient of the Historic Preservation Award and a founding member of the Historic Resources Commission (HRC). Roll was called; a quorum was present.

**B. MODIFICATION OF AGENDA** (5:32:16) – Chairperson Drews introduced the item. Ms. Pruitt noted that there were no modifications to the agenda.

**C. DISCLOSURES** (5:32:36) – Chairperson Drews introduced the item. Commissioner Block disclosed that he was the current president of the Brewery Arts Center. Chairperson Drews disclosed that regarding agenda item F-2, he had acted on the demolition of the back porch in the form of a consent agenda item. Commissioner Smit noted that during the discussion of item F-2, he would leave the room since he was a representative of the applicants.

**D. PUBLIC COMMENTS** (5:33:20) – Chairperson Drews entertained public comments; however, none were forthcoming.

**E. ACTION ON APPROVAL OF MINUTES** (5:34:14) – Chairperson Drews introduced the item. **Commissioner Speulda moved to approve the minutes of the November 8, 2012 meeting as corrected. The motion was seconded by Commissioner Hayes. Motion carried 5-0.**

#### **F. PUBLIC HEARING MATTERS**

**F-1 HRC-12-139 DISCUSSION AND POSSIBLE ACTION TO APPROVE A REQUEST FROM WAYNE CHIMARUSTI (APPLICANT) TO REPLACE WINDOWS, COMPLETE FENCE IN FRONT YARD, REPLACE FRONT DOOR, AND FINISH/CAP FRONT PORCH WALL ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 309 WEST CAROLINE STREET, APN 003-286-02.** (5:36:10) – Chairperson Drews introduced the item. Ms. Pruitt gave background on the subject site and presented a Staff Report, incorporated into the record. She also noted that Mr. Chimarusti had included several options for the window and door

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replacements, in addition to the fencing material, in the Commissioners' packets, also incorporated into the record. Ms. Pruitt showed photographs of the existing "aluminum-type" windows and the vinyl fencing. Ms. Pruitt presented the Staff recommendation of approving the agenda item, "subject to proper selection by the Commission". Mr. Chimarusti explained that he was not aware of when the original windows were replaced, noting that they had not closed on the property yet, but were "trying to get a running start". He added that the windows were broken and would not open, and that the doors were splintered and in need of replacement. Mr. Chimarusti also explained that a stone or wooden "cap" was being considered, pointing to several photographs included in the packets, and stated his window and door preferences. Vice Chairperson Darney noted that based on his observations, the windows were old but not original, and in "terrible condition". Commissioner Dickey received confirmation that Mr. Chimarusti did not have an original photograph of the property. Discussion ensued regarding the original windows of this property and of the surrounding ones. Vice Chairperson Darney suggested wood windows and Commissioner Block stated his door preference. Chairperson Drews suggested using like materials and entertained public comments; however, none were forthcoming. **Commissioner Block moved to approve HRC-12-139, a request from Wayne Chimarusti (property owner: Carolyn Tate), to allow installation/replacement of windows, fencing, front door and front porch alterations, on property zoned Residential Office (RO), located at 309 W. Caroline Street, APN 003-283-02, based on the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, and with Historic Resources Commission Policies. Per Commissioner Hayes' suggestion, Commissioner Block amended the motion to include: "the window option in the supplemental information, option one of the front door style in the original packet, and the wrought iron fencing, circled in the original packet". The motion was seconded by Commissioner Hayes. Motion carried 7-0.**

**F-2 HRC-12-123 DISCUSSION AND POSSIBLE ACTION TO APPROVE A REQUEST FROM JOHN AND MARY SHULER (PROPERTY OWNERS) TO INCREASE THE SIZE OF THE ORIGINALLY APPROVED DECK, INCORPORATE AN ADA LIFT INTO THE NEW ENTRY PORCH, AND APPROVE THE PROPOSED BUSINESS SIGN, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 102 SOUTH NEVADA STREET, APN 003-217-12.** (5:58:05) – Chairperson Drews introduced the item. Commissioner Smit excused himself, since he represented the property owners. Ms. Pruitt noted that the subject site owners are new property owners and gave background information on the property. She also explained that the project was approved administratively; however, the new owners wished to make several changes which were different from the administratively approved ones, and for ADA compliance, including a lift and a disabled parking space. Ms. Pruitt noted that Staff was recommending approval, based on extensive discussions with the Building Department. Commissioner Block addressed Doreen Nelson, the applicant's representative, and commented that the property owners had "concealed the metal railing and the handicap lift" in a tasteful manner. In response to a question by Commissioner Speulda, Ms. Pruitt noted that the signage would "help screen the lift". Commissioner Speulda observed that the elevation overlooked another commercial building. Chairperson Drews entertained public comments, and when none were forthcoming, a motion. **Commissioner Hayes moved to approve HRC-12-123, a request from Don Smit (property owners: John and Mary Schuler), to allow installation/replacement of the rear porch/deck, installation of an ADA lift and signage, on property zoned Residential Office, located at 102 S. Nevada Street, APN 003-217-12, based on the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, and with Historic Resources Commission Policies. The motion was seconded by Commissioner Block. Motion carried 7-0.**

Commissioner Smit rejoined the Commission at 6:08 p.m.

**F-3 DISCUSSION ONLY TO PROVIDE FEEDBACK TO THE BREWERY ARTS CENTER (BAC) REGARDING THE POSSIBLE NEW SIGNAGE ON SITE.** (6:09:13) – Chairperson Drews introduced the item. Ms. Pruitt explained that she had received a request from the Brewery Arts Center (BAC) to provide input on possible new signage for the center. She also provided recent photographs of the Brewery Arts Center and the existing signage. Chairperson Drews invited John Shelton, Executive Director of the BAC, to provide additional information. Mr. Shelton distributed a presentation booklet, incorporated into the record, with current and proposed signage information. He discussed some of the issues such as the inability to promote events and the inability of patrons to find the BAC. Mr. Shelton noted that he would like to receive feedback from the Commission prior to deciding on signage. Discussion ensued regarding sign size versus lit signs. Chairperson Drews suggested having a temporary solution to direct people to

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the appropriate venues and looking at an integrated package later. Ms. Pruitt reminded the commission that the BAC is a publicly-zoned property and the signage is subject to a special use permit. Mr. Shelton explained that event promotion signs are not visible from the street and it “has a profound impact” on lost business. Discussion ensued regarding neon signage and how it could be appropriate when done right. Ms. Pruitt clarified that minor deviations are sometimes allowed under special use permit guidelines, and advised the BAC to submit their signage program to the Planning Division, citing the Carson Tahoe Hospital signage as an example. Chairperson Drews offered to work with Commissioner Block (as BAC president) on an “an interim plan”. Commissioner Block suggested that the Commission work with the surrounding businesses and offer assistance. Ms. Pruitt advised working with the State Historic Preservation Office (SHPO) if the signage were to be funded by any grant. Mr. Shelton noted that many historic buildings have successfully blended the old with the new and member Hayes suggested that he share some examples with the Commission. Mr. Shelton noted that this dialogue was beneficial and offered to provide the Commissioners with tours of the facility.

**F-4 HRC-12-028 DISCUSSION ONLY REGARDING AN UPDATE OF THE HISTORIC PRESERVATION FUND (HPF) GRANT TO 2012.** (7:07:47) – Chairperson Drews introduced the item. Ms. Pruitt updated the Commission on the modified scope of work to Kings Canyon which was submitted to SHPO. She stated that SHPO had approved the modifications and now they were waiting for approval by the District Attorney’s office and the planning Division. Ms. Pruitt also noted that they would obtain final signatures from SHPO prior to hiring a consultant. She estimated the project to be completed by September 30, 2013.

**F-5 HRC-12-138 FOR POSSIBLE ACTION REGARDING THE 2013 CARSON CITY HISTORIC PRESERVATION AWARD APPLICATION FOR OUTSTANDING ACHIEVEMENTS IN HISTORIC PRESERVATION. FOR A NOMINATION TO BE CONSIDERED THE COMPLETED FORMS MUST BE POSTMARKED BY MARCH 01, 2013.** (7:09:51) – Chairperson Drews introduced the item. Ms Pruitt noted that Commissioner Dickey had requested this agenda item. She outlined the selection process and noted that she had included a list of candidates from previous years for reference in the packets, which is incorporated into the record. She noted that the selection would take place in the March 2013 meeting. Commissioner Hayes suggested photographic documentation of the properties for the January meeting. Several Commission members made additional suggestions for consideration.

**F-6 DISCUSSION ONLY REGARDING THE POSSIBILITY OF HISTORIC DISTRICT RECOGNITION SIGNAGE.** (7:13:50) – Chairperson Drews introduced the item. Ms. Pruitt noted that Commissioner Block had requested this item to be placed on the agenda. She presented several “sign topper” options and indicated that she had been in touch with the Carson City Transportation Manager to ensure that the considerations met the Transportation Department’s guidelines. She also suggested a design contest. Discussion ensued regarding the expenses and the availability of funds. Commissioner Block wished to consider signs purchased by each property owner. Chairperson Drews suggested additional discussions with the Nevada Department of Transportation (NDOT) for the freeway signs.

## **G. STAFF REPORTS**

**PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION.** (7:22:27) – Chairperson Drews introduced the item. Ms. Pruitt reported that, based upon the request of Commissioner Hayes), Staff had looked into the status of the windows on 403 N. Division Street. She clarified that the homeowner had replaced all windows except one, which was being restored, adding that the homeowner was aware that she had to return in March to update the Commission. Ms. Pruitt also noted that she had contacted the property owner of 412 N. Nevada Street and had learned that they had begun the roof restoration, to be completed within the next 30 days.

**COMMISSIONER REPORTS/COMMENTS.** (7:25:57) – Chairperson Drews introduced the item and noted that he and Vice Chairperson Darney had been reappointed to the Commission by the Board of Supervisors.

**FUTURE AGENDA ITEMS** (7:26:12) – Chairperson Drews introduced the item and was informed that there were no additional future agenda items.

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**H. PUBLIC COMMENTS** (7:26:30) – Chairperson Drews entertained public comments; however, none were forthcoming.

**K. ACTION ON ADJOURNMENT** (7:27:38) – Chairperson Drews entertained a motion to adjourn. **Commissioner Block moved to adjourn. The motion was seconded by Commissioner Hayes. The meeting was adjourned at 7:28 p.m.**

The minutes of the December 13, 2012 meeting of the Carson City Historic Resources Commission are approved on this 14<sup>th</sup> day of February, 2013.

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**Michael Drews, Chairperson**