

## **CARSON CITY HISTORIC RESOURCES COMMISSION**

### **Minutes of the February 11, 2003 Meeting**

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A regular meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Tuesday, February 11, 2003 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

**PRESENT:** Chairperson Michael Drews  
Vice Chairperson Mark Lopiccolo  
Richard Baker  
Robert Darney  
Rebecca Ossa  
Peter Smith  
Louann Speulda

**STAFF:** Jennifer Pruitt, Associate Planner  
Kathleen King, Recording Secretary

**NOTE:** A tape recording of these proceedings is on file in the Clerk-Recorder's Office and is available for review and inspection during regular business hours.

**A. CALL TO ORDER AND DETERMINATION OF A QUORUM** (1-0001) - 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 - November 12, 2002; December 10, 2002; and January 14, 2003** (1-0008) - Commissioner Ossa moved to approve the minutes. Commissioner Smith seconded the motion. Motion carried 4-0. [Vice Chairperson Lopiccolo and Commissioners Baker and Darney arrived at 5:31 p.m.]

**C. MODIFICATION OF AGENDA** (1-0015) - None.

**D. PUBLIC COMMENTS** (1-0020) - None.

**E. DISCLOSURES** (1-0028) - Commissioner Darney advised that he would be abstaining from action on item F-4.

#### **F. PUBLIC HEARING: ACTION ITEMS**

**F-1. H-02/03-7 DISCUSSION AND ACTION REGARDING A REQUEST FROM THE CHILDREN'S MUSEUM, APPLICANT (PROPERTY OWNER: CARSON CITY) TO REMOVE AND REPLACE EXISTING SIGNAGE TO IDENTIFY MUSEUM ON PROPERTY LOCATED AT 813 NORTH CARSON STREET, APN 002-164-01** (1-0037) - Ms. Pruitt reviewed the application and the dimensions of the proposed sign. She circulated samples of the sign material, and advised that the colors will be the same as the existing sign. In response to a question, Deanna Magnusson of SignPro, advised of the dimensions of the existing sign and that the proposed sign will be 11" larger. The height will remain the same and the court jester depicted on the sign will be larger. She referred to the design page included in the agenda materials, and a brief discussion took place with regard to the same.

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Chairperson Drews called for public comment on this item; however, none was provided. **Commissioner Ossa moved to approve H-02/03-7 as written in the staff report. Commissioner Darney seconded the motion. Motion carried 7-0.**

**F-2. H-02/03-8 DISCUSSION AND ACTION REGARDING A REQUEST FROM BOB ROBINSON, APPLICANT (PROPERTY OWNER: CALIFORNIA FEDERAL BANK) TO REMOVE AND REPLACE ONE PYLON, ONE MONUMENT SIGN, AND INSTALL THREE WALL AND MULTIPLE REGULATORY AND DIRECTIONAL SIGNS ON PROPERTY LOCATED AT 308 NORTH CURRY STREET, APN 003-228-01 (1-0092) -** Ms. Pruitt provided historic information on the property, and reviewed the application and dimensions of the proposed signage. She advised of a meeting with the applicant earlier in the day to review sign ordinance requirements. Mr. Robinson introduced himself and advised that, after meeting with representatives of Citibank earlier in the day, the monument sign will be withdrawn from the proposal. Joanne Murphy and Kimberly Furman, of Citibank, introduced themselves for the record, and discussion took place with regard to the location of the proposed signs.

Commissioner Smith expressed a concern that one of the signs appears to be internally lit which would be a violation of the City's sign ordinance. He noted that there appeared to be no effort to conform the proposed signage to the character of the historic district. Ms. Murphy advised that the proposed signage represents Citibank's corporate identity. In response to a question, Ms. Pruitt displayed slides of the existing signs. Ms. Furman advised that the existing pylon and monument signs are illuminated. In response to a question, she advised that the illuminated signage will be on a timer and that the lights will come on just before dark. She acknowledged that the signs would be lighted all night. In response to a question, Ms. Pruitt advised that the existing signage was not submitted to the Commission. After having researched the matter, she surmised that the signage was previously approved through the Downtown Design Review process.

(1-0220) Joyce Cynar Harrington, owner of the Bliss Mansion, agreed with earlier comments that the signage appears very modern and not in keeping with the "essence of the neighborhood."

Ms. Furman acknowledged that Citibank owns the building. Discussion took place regarding the number of illuminated signs. Mr. Robinson noted that the photographs included in the agenda materials are "much brighter" than the material sample provided. Discussion took place regarding alternatives to internally illuminated signs. Ms. Murphy advised that the Commissioners could be provided with information regarding the illumination and with nighttime photographs. Chairperson Drews advised his main concern was the illuminated signs. He acknowledged that the building is modern with existing signage, but that the lighting is "somewhat subdued." He suggested turning the lighted signs off after a certain hour in the evening and the Citibank representatives agreed this could be done.

Commissioner Smith expressed disagreement with allowing any new internally illuminated signs. Discussion took place regarding action to be taken. Chairperson Drews suggested the motion should indicate that internally illuminated signs do not meet the criteria of the Historic Resources Commission guidelines, but that the conflict was allowed with the existing signage and is, therefore, "grandfathered" for the proposed new signage. Commissioner Smith reviewed the proposed signage with the applicant and the property owner's representatives. **Commissioner Smith moved to approve H-02/03-8, a request from Bob Robinson, applicant, California Federal Bank, property owner, now Citibank, to remove**

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**and replace one pylon sign, two directional signs, and to install two wall signs on the east and north faces of the building which will not be internally illuminated, all for the property located at 308 North Curry Street, APN 003-228-01, based on the standards and guidelines and the language proposed by staff, with the six conditions of approval. Commissioner Baker seconded the motion.** Following discussion regarding a possible amendment, Chairperson Drews called for a vote on the pending motion. **Motion carried 7-0.** Chairperson Drews thanked Mr. Robinson for the comprehensive information included in the agenda materials.

**F-3. H-02/03-9 DISCUSSION AND ACTION REGARDING A REQUEST FROM JOYCE HARRINGTON, APPLICANT (PROPERTY OWNER: JOYCE CYNAR) TO INSTALL A FREESTANDING SIGN TO ADVERTISE BUSINESS ON PROPERTY LOCATED AT 608 ELIZABETH STREET, APN 003-274-02 (1-0443)** - Ms. Pruitt reviewed the dimensions of the proposed sign and its proposed location. Ms. Harrington advised that the address for the Bliss Mansion was recently changed because the front door is actually on Elizabeth Street. She circulated a sample of the proposed material and, in response to a question, described how the sign will be manufactured. She displayed the Bliss Mansion logo, and responded to questions regarding proposed lighting and the number of guest rooms in the mansion. She invited the Commissioners to stop by the mansion, and discussed the recent increase in business. **Commissioner Ossa moved to approve H-02/03-9 as written by staff. Commissioner Speulda seconded the motion. Motion carried 7-0.** Ms. Harrington responded to questions regarding installation of the sign.

**F-4. H-02/03-10 DISCUSSION AND ACTION REGARDING A REQUEST FROM JACK McLAUGHLIN, APPLICANT (PROPERTY OWNERS: JACK W. JR. AND SHERYL McLAUGHLIN) TO REMOVE AND REPLACE OR RESTORE EXISTING SIDING AND WINDOW TRIM ON PROPERTY LOCATED AT 611 WEST ROBINSON STREET, APN 003-243-01 (1-0546)** - Commissioner Darney reiterated that he would be abstaining from action on this item. He reviewed the details of the project as outlined in the agenda materials. He responded to questions regarding the windows, plans for a future addition, the siding on the end gables, and displayed a sample of the proposed color scheme. He acknowledged that the siding will be single board, cedar material and that the owners are prepared to purchase all new siding if necessary. **Commissioner Smith moved to approve H-02/03-10 in the form of the motion presented by staff, with the four conditions of approval. Vice Chairperson Lopiccolo seconded the motion. Motion carried 6-0-1, Commissioner Darney abstaining.**

**F-5. DISCUSSION REGARDING GRANTS (1-0683)** - Teddy Keeton introduced herself and her associate, Joanna Petrone. She provided background information on her experience and her contract with the City. She discussed her purpose to act as a grants clearinghouse for the City. Ms. Petrone distributed a brochure to the Commissioners and staff. Ms. Keeton commended the Commission on its diligence in preserving the historic district, and discussed her historic home in Idaho. She advised her company will be researching available grants, and requested Ms. Pruitt to provide a needs assessment on behalf of the Commission.

Chairperson Drews discussed the HUD grants for rehabilitation which were made available to the Commission approximately two years ago. He advised of problems associated with locating grant recipients due to the low income requirement of the grant. He suggested considering CDBG grant possibilities, and advised that the Commission annually pursues Certified Local Government grants through

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the State Historic Preservation Office. He advised of the Commission's interest in brick and mortar work throughout the historic district. Ms. Keeton requested the Commission to provide information on current projects and needs, future plans, etc. She discussed the importance of coordinating the City's grants in order that City departments are not pursuing "the same pot of money."

Ms. Keeton acknowledged that her contract with the City expires mid-summer 2003. She discussed grants applied for and recently received. She advised that her company is capable of working with the Commission in conjunction with or separate from the City and providing grant writing training. In response to a question, she discussed including administration fees in grant applications. She and Ms. Petrone explained the process for researching available grants. Ms. Keeton discussed the benefit of collaborative coalitions. Discussion took place regarding survey work, the possibility of establishing a revolving loan fund for rehabilitation, and the Stewart Indian School.

**G. FUTURE COMMISSION ITEMS (1-1160)** - Commissioner Smith advised he would be out of town for the March meeting, but requested staff to agendize for the April meeting a presentation by Assessor Dave Dawley regarding property valuations in the historic district. Chairperson Drews requested Ms. Pruitt to agendize discussion regarding National Preservation Week, and suggested that the Commissioners consider historic preservation awards for businesses and private property owners in the historic district as well as the State for the courthouse restoration project. Commissioner Ossa requested an update on the houses for which demolition permits were requested.

In response to a question, Ms. Pruitt discussed the Downtown Design Review process. She suggested that interested Commissioners could attend Downtown Design Review meetings. In response to a further question, she advised that Planning and Community Development Director Walter Sullivan and Principal Planner Lee Plemel serve as the hearing examiners. She further advised that Commissioners Baker and Darney qualify, as architects, and Commissioner Smith qualifies, as an attorney, to serve as hearing examiners. Ms. Pruitt acknowledged that interested Commissioners could be invited to the next hearing. Discussion took place regarding the grants management needs assessment.

**H. ACTION ON ADJOURNMENT (1-1325)** - Commissioner Smith moved to adjourn the meeting at 6:38 p.m. Commissioner Ossa seconded the motion. Motion carried 7-0.

The Minutes of the February 11, 2003 meeting of the Carson City Historic Resources Commission are so approved this 11<sup>th</sup> day of March, 2003.

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MICHAEL DREWS, Chair