

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the March 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, March 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
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 QUORUM (1-0007) - Vice Chairperson Lopiccolo called the meeting to order at 5:34 p.m. Roll was called; a quorum was present. Commissioner Smith was absent. Chairperson Drews arrived at 5:40 p.m.

B. ACTION ON APPROVAL OF MINUTES - February 11, 2003 (1-0013) - Commissioner Baker moved to approve the minutes. Commissioner Speulda seconded the motion. Motion carried 5-0.

C. MODIFICATION OF AGENDA (1-0018) - None.

D. PUBLIC COMMENTS (1-0022) - None.

E. DISCLOSURES (1-0028) - None.

F. PUBLIC HEARING: ACTION ITEMS

F-1. H-02/03-11 DISCUSSION AND ACTION REGARDING A REQUEST FROM GARY DANKWORTH, APPLICANT (PROPERTY OWNER: GARY S. AND ANN DANKWORTH FAMILY TRUST) TO REMOVE AND REPLACE EXISTING SIGNAGE WITH INTERNALLY ILLUMINATED SIGNAGE TO IDENTIFY BUSINESS ON PROPERTY LOCATED AT 812 NORTH NEVADA STREET, APN 001-192-07 (1-0031) - Ms. Pruitt advised of a conversation with Dr. Dankworth earlier in the day, wherein she informed him of staff's concerns over the height of the sign and was assured that it will not exceed the maximum allowed height of six feet. Ms. Pruitt further advised of the reason for staff's recommended denial of the application in that the proposed sign will be internally illuminated. Ms. Pruitt displayed slides depicting the existing sign, and reviewed its dimensions and location on the property. She distributed a letter to the Commissioners and staff from Trevor Jones, Design Supervisor of Chrisad.

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Dr. Dankworth reviewed the length of his residency in Carson City and the length of time in medical practice at the North Nevada Street location. He discussed the proposal to orient the proposed sign on the southeast corner of the property in order that it will be more visible from Washington Street. [Chairperson Drews arrived at 5:40 p.m.] Dr. Dankworth expressed appreciation for the historic district, and advised that he enjoys the location of his office and strives to maintain and enhance the interior and exterior of the building in order to retain its vintage. He further advised that his office is adjacent to a 1950s vintage office building, which has been unoccupied for approximately three years, and across the street from a Best Western hotel. He discussed the intent of the proposed sign to softly light the letters of his name, the family medical practice, and the telephone number. He advised that the border of the proposed sign would not be illuminated, described the design, and discussed the recommendation of his advertising consultants.

In response to a question, Ms. Pruitt advised that the City's sign ordinance allows internally illuminated signs; the historic district ordinance prohibits them. In response to a comment, she advised that external illumination of the sign would be required to meet lighting standards so that it does not encroach upon adjacent parcels. Discussion took place regarding lighting alternatives, and Ms. Pruitt advised that City staff would work with Dr. Dankworth on appropriate lighting options. In response to a question, Dr. Dankworth clarified that the proposed sign will be installed in the location of the existing sign, but rotated to face the southeast. He circulated a color drawing of the proposed sign and discussion took place regarding the colors, the posts, and lighting options. Ms. Pruitt suggested having the applicant stipulate to the height and that the sign will not be internally illuminated. **Commissioner Darney moved to approve H-02/03-11, a request from Gary Dankworth for the removal and replacement of signage on his property located at 812 North Nevada Street, given the stipulations of lighting as discussed at this meeting, a maximum height of six feet, no internal illumination, the addition of a post cap on the two supporting posts, and with the stipulation that the lexon would have to be an approved material, such as wood. Commissioner Baker seconded the motion.** Dr. Dankworth provided clarifications regarding the purpose of the plexiglass/lexon specified in the design description provided by Chrisad. Chairperson Drews called for a vote on the pending motion; **motion carried 6-0.**

Ms. Pruitt advised she would telephone Dr. Dankworth to explain the process for issuing the Notice of Decision and the sign permit. Vice Chairperson Lopiccolo agreed to sign off on the changes and passed the gavel to Chairperson Drews. Dr. Dankworth thanked the Commission.

F-2. UPDATE REGARDING THE FIRST PRESBYTERIAN CHURCH WINDOW REPLACEMENT (1-0364) - Ms. Pruitt provided background information on this item, and advised that she had been in contact with church representatives. She advised of a conversation with Mr. Berger earlier in the day, and that he is in the process of developing an application packet for review by the Commission at the April meeting. In response to a question, Ms. Pruitt expressed a concern with regard to tracking changes to the church building. She has advised church representatives of the requirement to submit projects to the Commission prior to beginning them. She acknowledged that requiring the church to remove the windows would be within the Commission's purview. She has explained to church representatives the importance of presenting details of the project at the April Commission meeting. She responded to questions regarding the building's classification as commercial and associated permit requirements. She is awaiting the application packet from Mr. Berger. Discussion took place regarding

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the time period required to begin a project after it has been approved by the Commission.

F-3. DISCUSSION REGARDING HISTORIC PRESERVATION WEEK ACTIVITIES -

MAY 11-18, 2003 (1-0496) - Chairperson Drews provided background information on this item, and suggested honoring the Brower-Bath Mansion and the Courthouse renovation with an award to be presented at the May Commission meeting. Discussion took place with regard to the same, and Chairperson Drews requested Ms. Pruitt to agendize this as an action item for the April meeting.

F-4. STATUS REPORT ON HISTORIC PROPERTIES (1-0571) - Ms. Pruitt provided

background information on this item, and advised that she visited the Maytan Music Center building and the buildings located at 211 West Seventh Street and 208 South Nevada Street following the last Commission meeting. Ms. Pruitt displayed slides of the existing Maytan Music Center building and advised that it is within the historic district. In response to a question, she advised that the building is owned by CNA Investments. She spoke with Mrs. Ballardini, who advised the building was purchased in 1999 and that the owners plan to present a project to the Commission which includes demolition of the existing building. Ms. Pruitt has suggested that the owners submit their project to the City's major project review process. In response to a question, she advised that the building was constructed in 1918 and that the parcel is split-zoned which will require a special use permit by the Planning Commission.

Ms. Pruitt displayed slides of the 211 West Seventh Street residence, and advised that it is located within the downtown design district but not within the historic district. The project to construct two duplexes on the site has received downtown design review, major project review, and special use permit approvals. Ms. Pruitt acknowledged that the existing building will be torn down, and advised that the project manager has been in contact with Commissioner Ossa to discuss the photographic documentation requirement. Ms. Pruitt advised that the project manager has pulled a permit for the demolition and, in response to a question, discussed design of the duplex units. She advised that the building was constructed in 1935. Commissioner Ossa discussed remodels and additions to the structure over the years. Ms. Pruitt advised that the project will again be submitted to the Planning Commission, and eventually to the Board of Supervisors, with a proposal to abandon the alley to the east of the property. Commissioner Ossa advised that the owner is agreeable to having materials salvaged from the site.

Ms. Pruitt displayed slides of the 802 South Nevada Street property and advised that it is not located within the historic district. She advised that the City has been working on the structure for a couple years. The property owner's address is listed as 802 South Nevada Street. No one lives in the structure and the Assessor's role designates the parcel as vacant. Ms. Pruitt advised that a post office box address was located and provided to Compliance Officer Alan Biddle, who has been working with City Building Department staff on the nuisance issue. A complaint has been initiated and Ms. Pruitt advised that the owners are delinquent in their taxes but not yet by one full year. She assured the Commission that Planning and Building Department staff will continue to work together to mitigate the situation, and advised that the District Attorney's office is aware of the situation. In response to a question, Ms. Pruitt advised that the listed owners are Brent, Eric, and Tammy Bartel. Commissioner Ossa discussed an addition to the back of the residence which was later torn down.

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Commissioner Darney requested staff to check with the owner of the 700 Elizabeth Street property regarding whether he has project plans. In addition, he requested Ms. Pruitt to check into possible Code violations at the purple residence on Robinson Street. Ms. Pruitt will provide an update at the next Commission meeting.

F-5. DISCUSSION REGARDING GRANTS (1-0803) - Ms. Pruitt advised she had nothing new to report, and that this item will be reagendized monthly. In response to a question, Commissioner Ossa advised that the State Historic Preservation Office is still awaiting final budget figures. The Commission for Cultural Affairs grant award process is scheduled for this week.

G. FUTURE COMMISSION ITEMS (1-0812) - Chairperson Drews reviewed agenda items for the April meeting, including National Preservation Week awards. Ms. Pruitt advised that the Presbyterian Church will be agendized for the next meeting and church representatives strongly encouraged to attend.

H. ACTION ON ADJOURNMENT (1-0855) - Commissioner Baker moved to adjourn the meeting at 6:19 p.m. Commissioner Ossa seconded the motion. Motion carried 6-0.

The Minutes of the March 11, 2003 meeting of the Carson City Historic Resources Commission are so approved this 8th day of April, 2003.

MICHAEL DREWS, Chair