A regular meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Thursday, January 10, 2008 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

- PRESENT: Vice Chairperson Mark Lopiccolo Robert Darney Gregory Hayes Rebecca Ossa
- **STAFF:** Walter Sullivan, Planning Division Director Jennifer Pruitt, Senior Planner

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 (1-0016) - Vice Chairperson Lopiccolo called the meeting to order. Roll was called; a quorum was present. Chairperson Drews and Commissioner Speulda were absent.

B. ACTION ON APPROVAL OF MINUTES - December 13, 2007 (1-0024) - Commissioner Ossa moved to approve the minutes. Commissioner Darney seconded the motion. Motion carried 4-0.

C. MODIFICATION OF AGENDA (1-0030) - Ms. Pruitt advised of a request from Chairperson Drews to continue items F-1, F-7, and F-10 to the February 14, 2008 commission meeting. Vice Chairperson Lopiccolo requested to continue item F-3 as he would be abstaining from discussion and action which would leave less than a quorum of the commission.

D. DISCLOSURES (1-0045) - None.

E. PUBLIC COMMENT (1-0047) - None.

F. PUBLIC HEARING ACTION ITEMS:

F-1. DISCUSSION ONLY REGARDING THE REQUIREMENTS OF THE CARSON CITY BUILDING DIVISION CONCERNING ACCESSIBILITY AS IT RELATES TO THE BUILDING CODES - Continued.

F-2. HRC-07-204 ACTION TO CONSIDER A REQUEST FROM JIM PECKHAM, CHILDREN'S MUSEUM (PROPERTY OWNER: CARSON CITY LIBRARY) TO ALLOW TWO NON-ILLUMINATED, SINGLE-FACED SPONSOR SIGNS (APPROXIMATELY 48 INCHES x 31 INCHES EACH) ON PORCH RAILINGS, AND TO ADD WILDHORSE THEATER SIGN (APPROXIMATELY 2 FEET x 7 FEET OR 3 FEET x 7 FEET) TO THE EXISTING

FREESTANDING CHILDREN'S MUSEUM SIGN, ON PROPERTY ZONED PUBLIC COMMUNITY (PC), LOCATED AT 813 NORTH CARSON STREET, APN 002-164-01 (1-0059) - Vice Chairperson Lopiccolo introduced this item. Ms. Pruitt reviewed the staff report, and noted the letter of support included in the agenda materials from Carson City Office of Business Development Deputy Director Tammy Westergard. Ms. Pruitt narrated slides of the proposed Wildhorse Theater sign location, and discussed staff's recommendation of the 2'x7' signage dimensions. She referred to condition of approval 13. She read condition of approval 11 into the record, and provided background information on the origin of the language. In response to a question, she advised that the subject signage has been affixed to the existing signage. She provided additional clarification of condition of approval 11.

(1-0168) Carson City Children's Museum Director Jim Peckham provided background information on the sponsorship signage. He requested approval of the signage, and referred to the letter of support included in the agenda materials from Carson City Convention and Visitors Bureau Executive Director Candace Duncan. In response to a comment, Ms. Pruitt noted the requirement for historic district signage to closely match the architectural style of the building. Mr. Peckham advised that the sponsorship signage will be changed each month. He acknowledged having reviewed the staff report and his agreement with the conditions of approval.

Commissioner Ossa expressed no opposition to the temporary signage which will be changed monthly and not permanently attached to the building. She expressed no opposition to the proposed permanent signage. Mr. Peckham responded to questions regarding the materials to be used for the proposed Wildhorse Theater sign. With regard to the temporary sponsorship signage, Commissioner Hayes requested Mr. Peckham to be sensitive to the historic building and the historic district. He expressed a preference for the permanent signage to include wood in the design. Mr. Peckham advised that the sign posts are wooden. Commissioner Darney suggested including a standard border in the design of the temporary signage. Commissioner Hayes expressed agreement. Vice Chairperson Lopiccolo entertained additional comments from the commissioners and comments from the public; however, none were forthcoming.

Ms. Pruitt advised the commissioners of the option to delete condition of approval 11. Commissioner Hayes expressed a preference to retain condition of approval 11 in light of Commissioner Darney's suggestion to include a standard border for the temporary signage. Vice Chairperson Lopiccolo expressed agreement, and entertained a motion. Commissioner Darney moved to approve HRC-07-204, a request from Jim Peckham, of the Carson City Children's Museum, to allow two non-illuminated, single-faced signs on each side of the porch railings, and add a Wildhorse Theater sign below the existing free-standing Children's Museum sign, on property located at 813 North Carson Street, with all the conditions of approval and stipulations contained in the staff report. Commissioner Hayes seconded the motion. Motion carried 4-0.

F-3. HRC-07-207 ACTION TO CONSIDER AN APPLICATION FROM JENNY LOPICCOLO (PROPERTY OWNER: LOPICCOLO INVESTMENTS LLC) FOR HISTORIC TAX DEFERMENT STATUS ON PROPERTY ZONED DOWNTOWN MIXED USE (DTMU), LOCATED AT 310 SOUTH CARSON STREET, APN 003-113-09 (ST. CHARLES HOTEL) - Continued.

F-4. HRC-07-209 ACTION TO CONSIDER AN APPLICATION FROM ALPINE SIGNS (PROPERTY OWNER: THOMAS FAMILY INTERVIVOS TRUST) TO ALLOW ONE NON-ILLUMINATED, DOUBLE-FACED, PAINTED SIGNBOARD (APPROXIMATELY 58 INCHES x 48 INCHES) ON 4 INCH x 4 INCH x 6 FOOT WHITE POSTS, AND ONE NON-ILLUMINATED, SINGLE-FACED HANGING SIGN (APPROXIMATELY 20 INCHES x 55 INCHES), ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 512 NORTH DIVISION STREET, APN 003-237-03 (1-0334) - Vice Chairperson Lopiccolo introduced this item. Ms. Pruitt narrated pertinent slides, and reviewed the staff report. In response to a question, Cathy Deitch of Alpine Signs described the proposed signage materials. In response to a further question, she advised that the proposed sign would be placed parallel to Robinson Street.

Vice Chairperson Lopiccolo called for additional questions or comments from the commissioners, and comments from the public. When none were forthcoming, he entertained a motion. Commissioner Ossa moved to approve HRC-07-209, a request from Alpine Signs, property owner Thomas Family Intervivos Trust, to allow a non-illuminated, double-faced sign, 48 inches by 58 inches, and a single-faced, hanging sign, 55 inches by 20 inches, on property zoned residential office, located at 512 North Division Street, APN 003-237-03, subject to the conditions of approval contained in the staff report; approval based on the understanding that any stipulations to the commission by the applicant may be considered as conditions to the approval. Ms. Deitch acknowledged having reviewed the staff report and her agreement with the conditions of approval. Commissioner Hayes seconded the motion. Motion carried 4-0.

F-5. HRC-07-210 ACTION TO CONSIDER AN APPLICATION FROM ALPINE SIGNS (PROPERTY OWNER: THOMAS FAMILY INTERVIVOS TRUST) TO ALLOW ONE NON-ILLUMINATED, DOUBLE-FACED, PAINTED SIGNBOARD (APPROXIMATELY 48 INCHES x 48 INCHES) ON 4 INCH x 4 INCH x 6 FOOT WHITE POSTS, AND ONE NON-ILLUMINATED, SINGLE-FACED HANGING SIGN (APPROXIMATELY 12 INCHES x 60 INCHES), ON **PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 407 WEST ROBINSON** STREET, APN 003-237-02 (1-0445) - Vice Chairperson Lopiccolo introduced this item. Ms. Pruitt reviewed the staff report, and narrated pertinent slides. Vice Chairperson Lopiccolo entertained comments from the commissioners and from the public; however, none were forthcoming. Ms. Deitch acknowledged having reviewed the staff report and her agreement with the conditions of approval. Vice Chairperson Lopiccolo entertained a motion. Commissioner Ossa moved to approve HRC-07-210, a request from Alpine Signs, property owner Thomas Family Intervivos Trust, to allow a non-illuminated, doublefaced, 48 inches by 48 inches sign, and a single-faced hanging sign, 60 inches by 12 inches, on property zoned residential office, located at 407 West Robinson Street, APN 003-237-02, subject to the eleven conditions of approval contained in the staff report; approval based on the understanding that any stipulations to the commission by the applicant may be considered as conditions to the approval. Commissioner Hayes seconded the motion. Motion carried 4-0.

Vice Chairperson Lopiccolo disclosed that his company is doing construction work at both of the properties which are the subject of items F-4 and F-5, but that his company has nothing to do with the signage.

F-6. HRC-07-211 ACTION REGARDING A REQUEST FROM FRED STANIO (PROPERTY OWNER: CARSON CITY) TO DEMOLISH AN EXISTING STORAGE SHED, CONSTRUCT A ONE-STORY (PLUS MEZZANINE LEVEL) CARRIAGE HOUSE, AND TO ADD A FENCE ON THE EASTERN SIDE OF THE PROPERTY, ON THE SITE KNOWN AS THE FOREMAN-ROBERTS HOUSE, ON PROPERTY ZONED PUBLIC COMMUNITY (PC), LOCATED AT 1207 NORTH CARSON STREET, APN 002-151-01 (1-0500) - Vice Chairperson Lopiccolo introduced this item. Ms. Pruitt reviewed the staff report, and narrated pertinent slides. Fred Stanio introduced himself for the record. Architect John Copoulos introduced himself and Parks and Recreation Director of Operations Scott Fahrenbruch.

(1-0578) Mr. Copoulos provided background information on revisions to the previously-approved project. He proposed "to use similar materials to the Foreman-Roberts house, paint it with the same colors, … remove that shed … It'll have a very similar appearance." Commissioner Hayes expressed a preference for double-hung windows with wood trim and for "something … more traditional" than masonite siding. Mr. Copoulos agreed with the suggestion for wood-trimmed windows, and advised that the Parks Department will be responsible for building maintenance. He expressed the opinion that the masonite siding "is a like enough material. The size of the building and the spans between trim are such that we'll get pretty close to whole pieces." Mr. Copoulos expressed the opinion that the painted appearance will be sufficiently similar and will reduce maintenance responsibilities for the Parks Department.

(1-0621) Mr. Fahrenbruch discussed the importance of "ease of maintenance" in the face of City budget cuts. He advised that the proposed windows were selected based on the "most historic appearance" and the need to reduce maintenance costs. Commissioner Hayes discussed minimal maintenance associated with the wooden, double-hung windows he installed in his residence in 1987. He acknowledged the requirement to paint the wood periodically. He discussed the "higher value" of "trying to keep things as historic looking as possible." Discussion followed.

In response to a question, Mr. Copoulos estimated the height of the original building at 20 to 24 feet. He acknowledged that the height of the proposed new construction is 20 feet. In response to a comment, he offered to decrease the height of the roof plate. In response to a further question, he advised that the square footage of the proposed structure is less than previously proposed. Ms. Pruitt advised that the footprint of the previously-approved structure was 22' x 32'8", and two stories.

Commissioner Ossa discussed the importance of being able to differentiate between the historic building and the new structure. She advised that the use of masonite siding and vinyl-clad windows for the new structure is perfectly acceptable according to the Secretary of the Interior's Standards and Guidelines. She expressed the opinion that the proposed design is compatible with the Foreman-Roberts House. She noted the lower roof pitch and height of the carriage house in comparison to the main house. She advised that a carriage house "needs to be a little bit tall to give the illusion that it's accommodating a carriage house, but ... shouldn't be too grand to overshadow the Roberts House which is the main draw for that site." In response to a question regarding the three-foot setback along Corbett Street, Mr. Copoulos advised that during the on-site major project review, a decision was made to "match the adjacent building just to the east ..." Commissioner Darney expressed agreement with Commissioner Ossa's comments regarding the

importance of differentiating between the historic and new structures. Commissioner Ossa explained the importance of not creating a "false sense of history."

With regard to replacing the fence, Ms. Pruitt discussed staff's concern that the applicant not have to return for a separate hearing. She expressed the belief that the previous approval included a five-foot wooden fence as part of the project. Mr. Copoulos advised of the intent to install fencing between the building and the property line which will match the existing wooden fencing. In response to a question, he estimated the window dimensions. In response to a question, Mr. Stanio advised that the Foreman-Roberts House will be re-roofed within the year. He acknowledged that the two structures will eventually match. Vice Chairperson Lopiccolo advised that the roofing material will have to be approved by the commission. Mr. Fahrenbruch welcomed commission direction with regard to the roofing material, and the commissioners provided suggestions. Mr. Stanio responded to questions regarding the doors proposed for the carriage house.

Vice Chairperson Lopiccolo called for public comment; however, none was forthcoming. Mr. Stanio acknowledged having reviewed the conditions of approval and his agreement with the same. Ms. Pruitt advised that, with enough guidance from the commission, the roofing approval could be handled at the staff level with involvement of the commission chair or vice chair. Mr. Copoulos advised that the building would be changed to a ten-foot plate height, and that a 30-year laminated shingle, "something with a thickness to it" would be used for the roof. He acknowledged that a sample of the roofing material would be presented to Planning Division staff for review and approval. Following direction from Mr. Sullivan, Mr. Copoulos stipulated to a minimum 30-year roof and dropping the plate line to 10 feet rather than 11 feet.

Vice Chairperson Lopiccolo entertained a motion. Commissioner Hayes moved to approve HRC-07-211, a request from Fred Stanio, of the Carson City Historical Society, to demolish an existing, nonhistoric storage shed, take down two lights, and construct a detached carriage house and install fencing on the eastern portion of the site, on property zoned public community, located at 1207 North Carson Street, APN 002-151-01, subject to the conditions of approval contained in the staff report; approval based on the understanding that any stipulations to the commission by the applicant may be considered as conditions to the approval. Commissioner Ossa seconded the motion. Motion carried 4-0.

Mr. Stanio circulated photographs of Solomon Foreman among the commissioners, and provided historic information on his life and career. He advised that Mr. Foreman had constructed the Foreman-Roberts House. Vice Chairperson Lopiccolo commended the carriage house project.

F-7. DISCUSSION ONLY REGARDING PRESENTATION OF CARSON CITY DISTRICT ATTORNEY LEGAL OPINION REGARDING COMMISSIONER CONFLICTS OF INTEREST - Continued.

F-8. DISCUSSION ONLY REGARDING PUBLIC EDUCATION OF THE HISTORIC DISTRICT STANDARDS, SPECIFICALLY FENCING STANDARDS (1-0937) - Ms. Pruitt acknowledged that this item would be continued. She requested the commissioners to review the pertinent agenda materials and to submit suggested revisions prior to the February commission meeting. Mr. Sullivan advised that fencing design standards have previously been sent to all historic district property owners, as well as realtors, contractors, etc. Discussion followed. Ms. Pruitt advised that a grant application was submitted to cover costs associated with mailing the design standards. She estimated the mailing costs at approximately \$2,000.

F-9. DISCUSSION ONLY REGARDING CERTIFIED LOCAL GOVERNMENT ("CLG") GRANT 32-07-21632(1), HISTORIC STRUCTURES REPORTS FOR ST. PETER'S EPISCOPAL CHURCH OF CARSON CITY AND THE UNITED METHODIST CHURCH OF CARSON CITY (1-1005) - Vice Chairperson Lopiccolo introduced this item. Ms. Pruitt advised of several meetings among Planning Division staff, State Historic Preservation Office staff, the consultants, and a representative of St. Peter's Episcopal Church. The consultants have provided each church a list of research to be conducted. Chairperson Michael Drews provided research for both churches, copies of which have been provided to the consultants and each of the church representatives. Ms. Pruitt advised that details of the contract are in the process of being worked out, and the consultants are considering a visit in late February or early March. She further advised that SHPO staff had provided a list of needed items, which was fulfilled by Planning staff yesterday.

F-10. ACTION TO ELECT A HISTORIC RESOURCES COMMISSION CHAIR AND VICE CHAIR FOR THE PERIOD JANUARY 2008 THROUGH DECEMBER 2008 - Continued.

G. FUTURE COMMISSION ITEMS (1-1053) - Ms. Pruitt advised that the continued items would be re-agendized for the February commission meeting.

H. ACTION ON ADJOURNMENT (1-1054) - Commissioner Hayes moved to adjourn the meeting. Commissioner Ossa seconded the motion. Motion carried 4-0.

The Minutes of the January 10, 2008 Historic Resources Commission meeting are so approved this 14th day of February, 2008.

MICHAEL DREWS, Chair