

# CARSON CITY HISTORIC RESOURCES COMMISSION

## Minutes of the January 14, 2010 Meeting

### Page 1

A meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Thursday, January 14, 2010 in the Carson City Community Center, Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Chairperson Michael Drews  
Vice Chairperson Robert Darney  
Commissioner Derwin Bass  
Commissioner Gregory Hayes  
Commissioner Mark Lopiccolo  
Commissioner Rebecca Ossa  
Commissioner Lou Ann Speulda

**STAFF:** Jennifer Pruitt, Principal Planner  
Joe McCarthy, Director, Office of Business Development  
Jano Barnhurst, 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 (5:29:45)** - Chairperson Drews called the meeting to order at 5:29 p.m. Roll was called; a quorum was present.

**B. ACTION ON APPROVAL OF MINUTES (5:30:13)** - Commissioner Hayes moved to approve the minutes from the November 12, 2009 and December 10, 2009 meetings as written. Vice Chairperson Darney seconded the motion. Motion carried 7-0.

**C. MODIFICATION OF AGENDA (5:30:36)** - None.

**D. DISCLOSURES (5:31:09)** - Chairperson Drews disclosed that he met with Joe McCarthy and Jennifer Pruitt regarding item F-3.

**E. PUBLIC COMMENTS (5:31:31)** - None.

**F. PUBLIC HEARING MATTERS:**

**F-1. HRC-09-106 ACTION TO ELECT A HISTORIC RESOURCES COMMISSION CHAIRMAN AND VICE CHAIRMAN FOR THE PERIOD FEBRUARY 2010 TO JANUARY 2011 (Jennifer Pruitt) (5:32:05)** - Chairperson Drews introduced the item and Ms. Pruitt reviewed the staff report which is incorporated into the record. Chairperson Drews entertained nominations for Chair. **Vice Chairperson Darney nominated Michael Drews for Chair. Commissioner Ossa seconded the nomination. Chairperson Drews called for further nominations but seeing none, closed nominations. Motion carried 7-0. Chairperson Drews opened nominations for Vice Chair. Commissioner Hayes**

**CARSON CITY HISTORIC RESOURCES COMMISSION**

**Minutes of the January 14, 2010 Meeting**

**Page 2**

nominated Robert Darney for Vice Chair. Commissioner Bass seconded the nomination. Chairperson Drews called for further nominations but seeing none, closed nominations. Motion carried 7-0.

**F-2. HRC-09-104 ACTION TO CONSIDER A REQUEST FROM ST. PETER'S EPISCOPAL CHURCH (PROPERTY OWNER: EPISCOPAL DIOCESES OF NEVADA) TO ALLOW A NON-INTERNALLY ILLUMINATED DOUBLE-FACED SIGN, APPROXIMATELY 24 SQUARE FEET, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 300 NORTH DIVISION STREET, APN 003-201-01 (Jennifer Pruitt) (5:34:10)** - Chairperson Drews introduced the item and Ms. Pruitt reviewed the staff report which is incorporated into the record. She added that the proposed sign meets height and size requirements. She noted the presence of the applicants and recommended approval. Hallie Murphy displayed a photo of the old sign that is being replaced. Commissioner Speulda commented that the new sign has a nice design. In response to a question, Steve Reynolds replied that the sign is wood painted and has steel posts. Commissioner Lopiccolo and Vice Chairperson Darney both conveyed their approval of the design. Chairperson Drews called for public comment and seeing none, entertained a motion. **Commissioner Lopiccolo moved to approve HRC-09-104, a request from St. Peter's Episcopal Church (property owner: Episcopal Dioceses of Nevada) to allow a non-internally illuminated double-faced sign, 24 square feet, on property zoned Residential Office (RO), located at 300 North Division Street, APN 003-201-01, subject to the conditions of approval contained in the staff report. This approval is based on the understanding that any stipulations to the Commission by the applicant may be considered as conditions to the approval. Commissioner Bass seconded the motion.** In response to a question, Ms. Murphy acknowledged that she has reviewed and agrees with the conditions. **Motion carried 7-0.**

**F-3. HRC-09-100 PRESENTATION BY THE OFFICE OF BUSINESS DEVELOPMENT STAFF REGARDING THE CARSON CITY NUGGET DEVELOPMENT PROJECT (Joe McCarthy) (5:39:02)** - Chairperson Drews introduced the item and Ms. Pruitt gave background information noting that the project is not in the historic district. She introduced Mr. McCarthy who gave a detailed presentation of the project. He requested the HRC's support and partnership in ensuring that Carson City take advantage of its history. He advised that it is a public/private partnership involving federal dollars. He discussed the Nugget's history and advised that they are considering a hotel, conference space, mixed use parking garage and a potential to attract private investment. He reviewed Steve Neighbors' background who is at the helm of the project, and gave a detailed description of how the project is laid out. He noted that the goal of the Mae Adams Foundation is to be of service to Carson City. He explained development and presented a PowerPoint presentation which is incorporated into the record. He explained that components consist of a digital media lab and library, and a public plaza and transit hub are being considered. He added that the private side will provide retail, residential and entertainment components.

In response to a question, Mr. McCarthy reviewed the timeline schedule which is incorporated into the record as part of his PowerPoint presentation. He explained that a 1/8th cent sales tax investment projected at \$12.4 million will leverage nearly \$88 million of private investment and generate enough new tax to build the infrastructure. He stressed that the tax increment will be used only for public use and public improvements. He requested assistance from the HRC in helping the design team remain consistent with

# CARSON CITY HISTORIC RESOURCES COMMISSION

## Minutes of the January 14, 2010 Meeting

### Page 3

Carson City's authenticity. In response to another question, he replied that the project should pay for itself and they're not "borrowing from Peter to pay Paul." In response to another question, he replied that they are trying to identify federal funding and are considering broadband and the Community Development Block Grant (CDBG) program. In response to another question, he replied that they are working with the Library and the Department of Cultural Affairs to collaborate with cultural institutions. He explained that the Library is the catalytic jumpstart allowing the project to move forward and it was the wish of the Mae Adams Trust and Foundation that a library be built as part of the anchor.

Chairperson Drews narrated a slide presentation on the historic Sanborn maps. He explained that with federal funding, there will be a lot of involvement regarding cultural resources and interesting background work could be done in the area. He noted that the Nugget was built in 1957 on top of nearly 100 years of development. He noted that they may be able to work the archeology in the design and celebrate it within the public space. In response to a question, Mr. McCarthy replied that when the design team is chosen, the community could be asked to participate and view public excavations. Chairperson Drews commented on an opportunity to celebrate a block of Carson City's history. Ms. Pruitt thanked Mr. McCarthy for his presentation. Mr. McCarthy noted that more information can be obtained from the project's website at [www.Nevadasworkingcapital.com](http://www.Nevadasworkingcapital.com) as well as [www.downtownanswers.com](http://www.downtownanswers.com). Commissioner Hayes thanked Mr. McCarthy for his presentation. Mr. McCarthy replied that seeing the Nugget take the lead in a unique way is fascinating. Mr. Block commented on a county museum and thought this may be a good opportunity to get it off the ground.

**F-4. 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** (*Jennifer Pruitt*) (6:35:52) - Chairperson Drews introduced the item and Ms. Pruitt reviewed the staff report which is incorporated into the record. She advised that once the funding agreement is signed, they will be entering into a contract within the next 30 days and noted that work has to be completed by June 30.

Vice Chairperson Darney and Commissioner Ossa left the meeting at 6:36 p.m.

## **G. STAFF REPORTS**

**G-1. COMMISSIONER REPORTS/COMMENTS** (6:37:18) - Chairperson Drews introduced the item and advised that he received an e-mail requesting applications for Historic Preservation Month. He added that they also need to be thinking about the Preservation Awards for the May Board of Supervisors meeting.

**PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION** (*Jennifer Pruitt*) (6:38:23) - Ms. Pruitt advised that the next meeting is March 11 which will include a presentation on the 2009 HRC annual report.

**FUTURE AGENDA ITEMS** (6:39:05) - Chairperson Drews noted the Historic Preservation Awards and National Register District Nominations.

**CARSON CITY HISTORIC RESOURCES COMMISSION**

**Minutes of the January 14, 2010 Meeting**

**Page 4**

**H. ACTION ON ADJOURNMENT** (6:40:03) - Commissioner Speulda moved to adjourn the meeting at 6:40 p.m. Commissioner Hayes seconded the motion and it carried unanimously.

The Minutes of the January 14, 2010 Carson City Historic Resources Commission meeting are so approved this 11th day of March, 2010.

---

MICHAEL DREWS, Chair