

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the December 9, 2010 Meeting

Page 1

A meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Thursday, November 12, 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 Gregory Hayes
Commissioner Rebecca Ossa
Commissioner Lou Ann Speulda

STAFF: Lee Plemel, Planning Director
Jennifer Pruitt, Principal Planner
Tamar Warren, 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 (5:30:01) –
Chairperson Drews called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Commissioner Lopiccolo was absent as excused.

B. ACTION ON APPROVAL OF MINUTES (5:31:38) – Commissioner Speulda moved to approve the minutes from the October 14, 2010 meeting. Vice Chairperson Darney seconded the motion, which carried unanimously.

C. MODIFICATION OF AGENDA (5:31:48) – None.

D. DISCLOSURES (5:32:03) – Chairperson Drews mentioned that he had spoken to Mr. Copoulos at the last scheduled meeting. He also said that he had met with Mr. Bauer and his real estate agent numerous times, over the last four months, to “talk about his property and give him some guidance”.

E. PUBLIC COMMENTS (5:32:35) – None.

F. PUBLIC HEARING MATTERS:

F-1 HRC-10-099 ACTION TO CONSIDER A REQUEST FROM MARK GAMES (PROPERTY OWNER: C & A INVESTMENTS, LLC) TO DEMOLISH AND REMOVE AN EXISTING CABIN/SHED ON EAST SIDE OF PROPERTY; TO DEMOLISH AND REMOVE A GARAGE STRUCTURE ON SOUTH SIDE OF PROPERTY, LEAVING THE MAIN STRUCTURE INTACT, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 913 B NORTH NEVADA STREET, APN 001-187-01. (5:33:12) – Chairperson Drews introduced the item. Ms. Pruitt gave background

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the December 9, 2010 Meeting

Page 2

and presented the staff report and recommendations, which are incorporated in the record. She stated that the property owner had submitted a demolition permit to the Building Division, which is currently on hold, pending a decision from the Historic Resources Commission. She also thanked the applicants who were present, and apologized for not having a meeting last November, due to lack of quorum. Ms. Joanne Ballardini, co-owner of the property, responded to Vice Chairman Darney's question by stating that there were no current redevelopment plans for the demolished area. She also mentioned that the carriage house was rented out at first, but there was "something wrong with the fireplace that almost burnt down". Vice Chairperson Darney said that he had driven by the place, and had noted that the structures appeared to be add-ons. Chairperson Drews referred to the 1907 and 1923 Sanborn Maps, incorporated in the record, stating that neither structure was shown on the maps. Chairperson Drews suggested offering some of the salvageable materials to the V&T Railroad, to be used for reconstruction projects. Ms. Ballardini stated she did not mind, as long as it was done prior to the demolition, or the hauling away of the materials. Chairperson Drews called for public comments, and Mr. Jed Block commented that the rock and mortar in question had no structural integrity, and that it would most likely fall down in the next six months. Since there were no additional comments, Chairperson Drews entertained a motion. **Vice Chairperson Darney moved to approve F-1 HRC-10-099, a request from Mark Games (property owner: C & A Investments, LLC) to demolish and remove an existing cabin/shed on the east side of the property; to demolish and remove a garage structure on the south side of the property, leaving the main structure intact, on property zoned Residential Office (RO), located at 913 B North Nevada Street, APN 001-187-01, with the provision that a representative from V&T reconstruction be notified, in order to evaluate the materials. The motion was seconded by Commissioner Hayes, and carried 5-0.**

F-2 HRC-10-101 ACTION TO CONSIDER A REQUEST FROM JOHN P COPOULOS (PROPERTY OWNERS: BREWERY ARTS CENTER (BAC) AND CARSON CITY PARKS DIVISION) FOR STREET CLOSURE AND TO ABANDON THE PUBLIC RIGHT OF WAY OF A PORTION OF MINNESOTA STREET BETWEEN KING STREET AND SECOND STREET LOCATED BETWEEN PROPERTIES ZONED PUBLIC REGIONAL (PR), LOCATED AT WEST KING STREET AND 449 WEST KING STREET, APNS 003-207-04 AND 003-206-02. (5:45:10) – Chairperson Drews introduced the item. Ms. Pruitt stated that the project was associated with the conceptual plan of the BAC, and was scheduled to be evaluated by the Planning Commission the following week. She suggested evaluating the specifics of the components and materials at a later date, and dealing with the conceptual plan at hand. Ms. Pruitt then invited Mr Copoulos for further elaboration. Mr. Copoulos, reminded the HRC that they had presented the design goals of the BAC, so that two separate elements would be combined into one campus, to avoid patrons getting lost on their way to an event. He also said the area would be offered, as a passive park, to the neighborhood. He reminded the Commission that the BAC had received a special use permit to close Minnesota Street, during special events. Now, he continued, they were asking to close the street permanently, and to use the right-of-way space. He said that the plan would be executed in phases, and that Phase I, in summer 2011, would be the street abandonment. Phase II, he added, would be the relocation of the large kiln, and the building of a kiln garden, and Phase III would be the construction of the north and west parking lots to provide ADA access to the site. Lastly, he said, Phase IV would be to build the park, and Phase V would see the construction of a grass amphitheatre and stage platform. In response to Commissioner Ossa's question, Mr. Copoulos assured the Commission that they would come in front of the HRC during each phase, especially when obtaining permits. Mr. Copoulos elaborated that even though they would like to tear up the street and plant grass there, it would now be "sewer and gutter stuff", and the utilities will all be left in place, but without the traffic hazard it posed now. Chairperson Drews reminded Mr.

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the December 9, 2010 Meeting

Page 3

Copoulos that materials and texture must match the buildings to the east and west. Chairperson Drews called for public comments and Mr. Jack Mitchell, representing the property across from BAC, reminded the Commission that the street and thoroughfare plans were over a hundred-years-old, and that the closure would abandon that plan. He urged the Commission that “to turn your back on a street and thoroughfare plan that’s over a hundred-years-old is a very serious matter”. Chairperson Drews wondered if there was a way to delineate the old street alignment somehow in the design. Commissioner Ossa suggested raising the street curbing to show where the street went, and having planters to prevent cars from going through. Mr. Copoulos agreed that it would be possible, since there was an easement anyway, and nothing could be built there. Mr. Block suggested historical signage, and offered sandstone curbing he already had.

Commissioner Hayes moved to approve HRC-10-101, a request from John Copoulos (property owners: Brewery Arts Center and Carson City Parks Division) for street closure conceptual plan, and to abandon the public right of way of a portion of Minnesota Street, between King street and Second Street, located between properties zoned Public Regional (PR), located at west king street and 449 West King Street, APNs 003-207-04 and 003-206-02. This approval would be based on the understanding that any stipulations to the Commission by the applicant may be considered as conditions to the approval. Vice Chairperson Darney seconded the motion, which carried 5-0.

F-3 HRC-10-102 ACTION TO CONSIDER A REQUEST FROM AL SALZANO (PROPERTY OWNER: HERMAN BAUER) TO DEMOLISH THE EXISTING SINGLE FAMILY RESIDENCE, CARRIAGE HOUSE, AND SHED FOR REPLACEMENT WITH 8-UNIT APARTMENT COMPLEX, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 812 NORTH DIVISION STREET, APN 001-191-06. (6:07:42) – Chairperson Drews introduced the item and invited Ms. Pruitt to elaborate. Ms. Pruitt gave background and presented the staff report, incorporated in the record, including criteria for demolition. The applicant, Mr. Herman Bauer, according to Ms. Pruitt, had been in contact with City Staff, regarding the project, which had multiple elements. Ms. Pruitt, also stated that Mr. Bauer had received a recommendation of approval a few months ago, from the Planning Commission, for a right-of-way abandonment constituting of a portion of Ann Street, Division Street, and Minnesota Street. She added that Mr. Bauer would have to undergo a Major Project Review (MPR), an administrative review through the City, which would be undertaken after this evening’s decision. She added that multi-family structures required a special use permit approval from the Planning Commission. Ms. Pruitt told the Commission that the applicant was aware of the process before him, and that the project architect was at the meeting to address any questions. She stated that the applicant had received several support letters, also incorporated into the record. Ms. Pruitt acknowledged the applicant’s design team, and noted their availability to answer the Commission’s questions. She also said that the Staff was recommending the approval of the project.

(6:13:31) – Mr. Bauer introduced his team consisting of an architect, a broker and a partner. Vice chairperson Darney expressed concern over raising an existing historical house, dating from the 1860s, and worried about scale. Chairperson Drews agreed, and stated that the interior was in good condition. He said that he had discussed salvaging some of the materials, with Mr. Bauer, and that the V&T Foundation was interested in them. In response to Chairperson Drews’ question, Mr. Bauer explained that he did not have any historical information about the house. Mr. Block suggested inquiring with a few families who may have been acquainted with any of the previous owners. Chairperson Drews did not anticipate any major events tied to the historic significance of the house. Commissioner Ossa suggested taking extensive digital, high-resolution photos of the lot, as there may have been some landscaping or fruit trees from that era,

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the December 9, 2010 Meeting

Page 4

prior to demolishing the structure. Mr. Bauer explained that it could be done, since the Historical Society had already requested to take the house down piece-by-piece. Commissioner Speulda inquired about trees that could be saved, and was told only the apple tree could be saved. Ms. Pruitt referred to item 7 on the Conditions of Approval, which required photographic documentation of the existing structure.

(6:23:49) – Chairperson Drews suggested moving the discussion to the new plans. Commissioner Ossa was also concerned about “scaling and massing”, and wanted to know how the new structure related to the buildings around it. In addition, she suggested the exterior not be stucco, and instead have the siding similar to the current structure’s. Commissioner Ossa also expressed concern about the carport which seemed to be very modern-looking. Discussion ensued on the number of two-story units on the block, and Ms. Pruitt verified that there was one two-story structure on that block, while the rest were single-story structures. Chairperson Drews invited Mr. Salzano, the project engineer, to address some of the raised concerns. Vice Chairperson Darney, stated that the plan “occupied the site wall-to-wall”, and that the structure for parking was “a little heavy for that particular lot, and for that particular neighborhood”. Mr. Salzano explained that the lot in question was significantly larger than the other properties. Discussion ensued on the carport and its roofline, and there were many suggestions such as rotating the structure, keeping it as an open structure, building it like a craftsman-stlye, or making the carports look like an old carriage house, without doors. Ms. Pruitt responded to Vice Chairperson Darney’s question by stating that the parking code which did not require all parking to be on site, applied only to existing buildings. Chairperson Drews offered his help during the MPR process.

(6:42:37) – Commissioner Ossa suggested against vinyl windows, and suggested adding built-out panes, to add some depth. She wanted to see product brochures of the windows. Chairperson Drews inquired about approving the conceptual plan now, and directing the applicant to return with the final plans. Ms. Pruitt recommended deciding when to return for a design review, stating that it could happen before or after the MPR. Mr. Bauer agreed to return with the final design after the MPR, but prior to obtaining a special use permit. Commissioner Ossa suggested seeing more detail at that time, especially on the windows, doors, and parking structure design and materials.

(6:48:03) – Chairperson Drews called for public comments, and hearing none a motion. **Vice Chairperson Darney moved to approve HRC-10-102 request from Al Salzano (property owner: Herman Bauer) to demolish the existing single family residence, carriage house, and shed on property zoned Residential Office (RO), located at 812 North Division Street, APN 001-191-06, and approve the conceptual development plan presented, with the stipulation of providing more detail on possible covered parking alternatives and materials, also for the exterior siding of the main structures, with alternatives other than modern stucco. The windows as presented should be more conducive to the historical nature of the existing windows in the neighborhood, and applicant must show overall product information on basic material such as roofing, siding, trim, windows, and doors. In addition, the City or the Commission should reevaluate reusable materials from the demolition, prior to being removed from the site. Commissioner Speulda seconded the motion.** Ms. Pruitt clarified the conditions of the permit approval, which stated that work would commence “within 12 months from the date of approval, and an extension of time must be requested in writing to the Planning Division, thirty days prior to the one year expiration date”. She also explained that the 12-month timeframe would start at the time of the second approval. Chairperson Drews called for a vote. **The motion carried 5-0.** Ms. Pruitt explained to Mr.

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the December 9, 2010 Meeting

Page 5

Bauer that the Planning Division would be in contact with him or his team, to coordinate timeframes.

F-4 HRC-10-004 DISCUSSION ONLY REGARDING AN UPDATE OF THE HISTORIC PRESERVATION FUND (HPF) GRANT FOR 2010. (6:54:19) – Ms. Pruitt updated the Commission that they had the funding agreement from the state, and thanked Commissioner Ossa for her assistance with that. She also mentioned that a consultant is working with the City to finalize the City contract. She said that the Planning Division had sent a packet of information to the consultant, who would be visiting Carson City in the spring. She added that in the next couple of weeks, the Planning Division would be taking digital photographs of the fifty properties to be surveyed, and send them digitally to the consultant. She hoped that the contract would also be completed in the next few weeks. In response to a question, Ms. Pruitt stated that the contractor was Daniel Pezzoni, with whom the Commission had worked previously.

G. STAFF REPORTS (6:57:17) – None

G-1. COMMISSIONER REPORTS/COMMENTS. (6:57:22) – Chairperson Drews explained that since the Commission did not meet the previous month, he directed Ms. Pruitt to apply for matching funds for signage, to help the Department of Parks and Recreation, at Morgan Mill, Fuji and Fullstone Parks, and to do educational outreach. Additionally, to begin a mid-century architectural survey, for the neighborhood west of the historic district.

PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION (6:58:50) – Ms Pruitt reminded the Commission that the election of officers would take place on the following month. In addition, she said that the HRC annual report is required to be before the Commission at that time. Chairperson Drews recommended discussing the makeup of the Commission at the next meeting as well. Ms. Pruitt also suggested reviewing the 2011 schedule in the packets and letting her know if they have any questions. Chairperson Drews thanked the commissioners for their efforts all year, and asked that they make every effort to be present at the meetings, especially since they would lose the CLG funding if they don't meet. Ms. Pruitt also announced that the requested web site changes had been completed by Janice Brod, and suggested that the commissioners take a look at them. Commissioner Hayes was asked about the treasure hunt in May, and he agreed to do it. He suggested posting it on the web site as well.

FUTURE AGENDA ITEMS – Previously discussed.

H. ACTION ON ADJOURNMENT (7:03:02) – Chairperson Drews entertained a motion to adjourn. **Commissioner Hayes moved and Commissioner Ossa seconded the motion to adjourn. The meeting was adjourned at 7:03 p.m.**

The minutes of the December 9, 2010 meeting of the Carson City Historic Resources Commission are approved on this 13th day of January, 2011.

CARSON CITY HISTORIC RESOURCES COMMISSION
Minutes of the December 9, 2010 Meeting
Page 6

Michael Drews, Chairperson