

**CARSON CITY HISTORIC RESOURCES COMMISSION**

**Minutes of the February 9, 2006 Meeting**

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A regular meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Thursday, February 9, 2006 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

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

**STAFF:** Walter Sullivan, Planning and Community Development Director  
Jennifer Pruitt, Senior Planner  
Heidi Eskew-Herrmann, Associate Planner  
Michael Suglia, Senior Deputy District Attorney  
Kathleen King, 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 considered public record. These materials are available, in the Clerk-Recorder's Office, for review during regular business hours.

**A. CALL TO ORDER AND DETERMINATION OF QUORUM (1-0009)** - Chairperson Drews called the meeting to order at 5:31 p.m. Roll was called; a quorum was present. Vice Chairperson Lopiccio was absent.

**B. ACTION ON APPROVAL OF MINUTES - JANUARY 12, 2006 (1-0015)** - Commissioner Smith moved to approve the minutes. Commissioner Baker seconded the motion. Motion carried 5-0-1, Commissioner Speulda abstaining.

**C. MODIFICATION OF AGENDA (1-0021)** - At Commissioner Darney's request, Chairperson Drews modified the agenda to address item F-2 following item F-4.

**D. DISCLOSURES (1-0030)** - Commissioner Darney advised of having received a phone call from Mark Beauchamp, of Shaheen-Beauchamp Builders representing the Presbyterian Church. Chairperson Drews advised that he and Commissioner Ossa met with Economic Development / Redevelopment staff, Supervisor Robin Williamson, and Planning and Community Development staff earlier in the week to discuss item F-1. Commissioner Darney advised he would excuse himself from discussion and action on item F-2.

**E. PUBLIC COMMENTS (5:34:41)** - None.

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**F. PUBLIC HEARING ACTION ITEMS:**

**F-1. HRC-05-268 DISCUSSION ONLY REGARDING AN APPLICATION FROM FRED DOLVEN (PROPERTY OWNER: PRESBYTERIAN CHURCH) TO ALLOW DEMOLITION OF THE EXISTING 4,235-SQUARE-FOOT SANCTUARY BUILT IN 1864 AND REPLACEMENT WITH A 9,600-SQUARE-FOOT CHURCH AND NARTHEX, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 110 NORTH NEVADA STREET, APNs 003-214-03, -04, AND -05 (5:35:04)** - Chairperson Drews introduced this item. Ms. Pruitt introduced Mr. Suglia as the commission's legal counsel. She thanked the citizens for their attendance. She advised of having been in contact with First Presbyterian Church Building Committee Chairman Ken Pearson on almost a weekly basis since the January 12, 2006 commission meeting. She expressed appreciation for Mr. Pearson having provided information requested by staff. She provided background information on this item, and reviewed the action taken by the commission at their January 12<sup>th</sup> meeting to continue the item pending additional information to be provided by the applicant. She reviewed the agenda materials pertinent to this item. She acknowledged the difficulties associated with seeking a solution to satisfy the needs of the church as well as historic preservation in Carson City. She advised that Vice Chairperson Lopiccolo was unable to attend the meeting due to medical reasons. Ms. Eskew-Herrmann read a letter from Vice Chairperson Lopiccolo, dated February 9, 2006, into the record. Ms. Pruitt noted additional letters which had been provided to the commissioners and staff prior to the start of the meeting.

(5:42:36) First Presbyterian Church Building Committee Chairman Ken Pearson advised of the church's intent to provide information to the Planning and Community Development Division by February 21<sup>st</sup> for review at the commission's March 9<sup>th</sup> meeting. He referred to the February 2, 2006 letter included in the agenda materials. He advised that the church's engineer, Roger Hyytinen, and the builder, Mark Beauchamp, have been requested to develop a plan, including cost estimates, to re-use the south and east walls of the church. Mr. Pearson expressed understanding of the commission's opinion that work on the church should be performed by "historic professionals." He provided a brief background of Mr. Hyytinen's and Mr. Beauchamp's professional experience, and advised of the Building Committee's implicit trust in the qualifications of both gentlemen. He advised of Mr. Hyytinen's continued opinion that "the only way to reasonably and feasibly renovate the Presbyterian Church is to take it down, pour new foundations, and build new structural walls, and use the brick as a veneer at the very most." He noted that the church would "still be faced with soft brick that will deteriorate more quickly than ... new bricks would." He advised of the applicant's intent to present reports from Mr. Beauchamp and Mr. Hyytinen to the commission at its March meeting.

(5:47:56) First Presbyterian Church Senior Pastor Bruce Kochsmeier advised that the Building Committee has been seeking to continue conducting due diligence and "to be a representation, at the very least, of the historical nature of the part of Carson City we find our building located in." He advised of the difficulty in considering anything other than demolition and replication "because of the need to expand from the approximately 4,000 to 4,500 square feet to 9,000 square feet to meet the needs of a 21<sup>st</sup> century congregation." He noted that studies have indicated trying to save any walls would be considerably more expensive than new construction to emulate the look of the original. He referred to an earthquake study, released earlier in the week by the U.S. Geological Survey, and cited in

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a *Nevada Appeal* article. He suggested the study indicates a “strong statement as to the need for a contemporary building with current seismic safety standards.” He reviewed statistical information provided by the study, and advised that the church’s present building would not withstand the predicted 7.0 event. He advised there are hundreds of people in the building on a regular basis.

Pastor Kochsmeier advised that research into funding for historic churches has indicated the church is not eligible for grants that could be allocated toward actual construction of the building. He referred to a letter from the First Presbyterian Church of Napa, California, which details “the reality that this church has not ... received monies for restoration or upkeep as has been suggested.” He advised that the Napa church “has been forced to spend its mission dollars on repairing its old building.” Pastor Kochsmeier advised of having left the old building over four years ago because it was draining the church’s missions resources. He fears that retaining any portion of the old structure would require the First Presbyterian Church to spend funding “in ways that are unconscionable ... as a worshipping community called to mission beyond ourselves.” Pastor Kochsmeier advised that First Presbyterian Church representatives will continue to research and provide materials in a timely manner for review at the March commission meeting. He thanked the commissioners and staff for working with the First Presbyterian Church, and expressed the hope that the work of the building professionals will be considered sufficient to substantiate the request to proceed with the building project.

(5:52:24) Pastor Kochsmeier introduced Jim Robertson, former Carson City Mayor and an elder in the First Presbyterian Church congregation. He provided an overview of Mr. Robertson’s presentation. Mr. Robertson advised that he had served as Carson City’s mayor from 1963 to 1969, and that he has always been very much in favor of historic restoration. He stated that historic restoration makes “good common sense.” He recalled that the ordinance forming the commission was passed at the time he served as mayor. He further recalled the word “compromise” was used in several presentations at the January 12<sup>th</sup> commission meeting. He referred to an old photograph which was displayed in the meeting room, and pointed out the church’s bell tower. In terms of compromise, he advised of the intent to replicate the building “as close as we can architecturally.” He narrated plan and landscape drawings which were also displayed in the meeting room. He advised that the First Presbyterian Church Building Committee has been working on a compromise, including replication of the architecture, re-use of the stained glass windows from the old building, replacement of the bell tower, and utilization of the old brick wherever possible. He further advised there was never any intent to obtain a permit to demolish the old building and just construct a building to house the church’s sanctuary. “We want it to look beautiful, we want it to be noticeable.” He pointed out the east and south walls of the existing sanctuary, and expressed the opinion the proposed design would result in a beautiful building. He advised that if the cost estimates “are anywhere near close of what it would cost to try and save these two walls, it just does not make sense and it would be impossible for us to do.” He reiterated the Building Committee will present to the commission the latest estimates of cost at the March meeting. He requested the commission to consider the proposed design, recognizing its beauty and attractiveness.

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Chairperson Drews thanked the First Presbyterian Church representatives for their presentations. He reiterated that he and Commissioner Ossa had met with Economic Development / Redevelopment staff earlier in the week. Economic Development / Redevelopment Manager Joe McCarthy had requested the attendance of an architect and a structural engineer at that meeting.

(6:00:22) Redevelopment Authority Chairperson Robin Williamson introduced herself for the record. She advised that the issues associated with this item are not unique to the First Presbyterian Church. She further advised of having offered redevelopment funding to bring experts to the table and work together to develop plans for identifying the needs of valuable historic buildings which continue to contribute to the landscape of Carson City's redevelopment area.

(6:01:37) Economic Development / Redevelopment Manager Joe McCarthy introduced himself for the record. He advised that historic preservation is typically judged as a sound investment when considering economic development projects. By most accounts, it is the most efficient and profitable way to preserve historic buildings rather than to construct new ones. Landmarks such as the First Presbyterian Church typically maintain or boost values of surrounding properties. Nearly any way the effects are measured, direct or indirect, historic preservation tends to yield significant benefits to the local economy and to the surrounding community. Mr. McCarthy acknowledged the dilemma represented by the subject application, but noted that historic preservation is both a public and a private concern with monetary and non-monetary purposes and ends. Historic preservation represents an intrinsic public good with benefits derived collectively by a community. Mr. McCarthy advised that economic development analysis is represented in many forms, including basic cost studies, economic impact studies, regression analysis, and surveys of consumer preferences. The public values historic preservation as an economic development tool.

Mr. McCarthy advised of having met earlier in the week with Paul Ferrari, a principal with Ferrari Shields and a professional structural engineer, who volunteered his time and services. Mr. Ferrari has worked on such projects as the historic Riverside Hotel in downtown Reno and is currently providing assistance to St. Mary's of the Mountains in Virginia City. Also present at the meeting, by telephone, was Mel Green. Mr. Green assisted the City in rewriting portions of the Municipal Code to meet seismic regulations. Mr. Green has worked on such projects as the Mint Building and the Brewery Arts Center. Renowned Northern Nevada architect Peter Willday was also present at the meeting, and expressed an interest in providing assistance as part of a team. Mr. McCarthy proposed to allocate redevelopment operating funds to retain these gentlemen to join with the First Presbyterian Church's building team to assist in working through some of the issues and to consider proactive ways to address this complicated issue. He expressed the hope that a field inspection, a cost estimate, and long-range alternative solutions will be generated. He advised that this effort would provide a blueprint for other, similar projects anticipated in the future. He suggested the effort could establish a positive precedent and generate positive publicity for the benefit of other communities. He acknowledged the aforementioned gentlemen are prepared to meet prior to the commission's March 9<sup>th</sup> meeting, if desired by the commission and church representatives.

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Chairperson Drews advised of having been encouraged by the meeting in that the offer by Redevelopment represents an opportunity to bring in local expertise at no cost to the church to assist in evaluating the feasibility of historic preservation. He noted the commission's charge to consider feasibility and National Register significance. He expressed understanding for the church's desire to begin its project, but requested a little more time to get the church's building professionals and the professionals offered by Redevelopment together. In response to a comment, he expressed the opinion that the entire process would be assisted by getting as much information as possible prior to the commission rendering a decision. He reiterated the request for more time and inquired as to the church representatives' willingness to meet with the other professionals offered by Redevelopment. In response to a question regarding the possibility of scheduling a special meeting, Chairperson Drews anticipated that the process may take longer than what could be accomplished in a two-hour meeting. He suggested that less than a quorum of commissioners participate in the discussions which may be spread out over a period of a couple months. He opened this item to public comment.

(6:10:49) Guy Rocha advised of having been asked by staff to provide a letter to the commission. He reiterated some of the points of the letter which was distributed to the commissioners and staff prior to the start of the meeting.

(6:13:16) Mr. Pearson provided background information on Roger Hyytinen's involvement with the Presbyterian Church as its engineer. He advised of a familiarity with Paul Ferrari and Mel Green. He commented "it's a little bit of a slap in the face it seems like with Roger." He referred to Mr. Hyytinen's experience in the area, and noted that the First Presbyterian Church selected him and "wouldn't ask him to do anything less than what he feels he should do." He advised of having spoken to Mel Green, of having faxed him the requirements for a building condition survey, and that he was still awaiting a return phone call. He expressed support for "a spirit of cooperation," and the opinion the commission was making it "kind of tough."

Chairperson Drews assured Mr. Pearson the commission's intention was not to offend anyone. Both the architect and the structural engineer who participated in the meeting were sensitive to the fact that Mr. Dolven and Mr. Hyytinen are their colleagues with whom they want to work. Chairperson Drews explained the intent to get the best experts together to solve the feasibility question and move on. He apologized for any misunderstanding that the church's retained architect and engineer weren't good enough. He reiterated the intent to get as many experts as possible together in order to determine the best decision. He noted the commission was holding the church to its standard, and advised that the Board of Supervisors would ask the exact same questions. "Covering these bases now will serve [the church] better ..." Chairperson Drews noted the commission's responsibility to make a decision on behalf of the community, and the importance of making the best decision. He requested the opportunity to work together and come to the best decision. He apologized to Mr. Dolven and to Mr. Hyytinen for any misunderstanding that the commission doesn't trust their work.

Mr. Pearson advised that the offer gives the impression the commission doesn't trust the opinion of the church's retained professionals regarding feasibility. He referred to his presentation at the January 12<sup>th</sup> commission meeting, and inquired as to when the information offered by the church will be sufficient. Commissioner Speulda compared the situation to obtaining a second opinion from a physician in the

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case of an illness. She noted the importance of getting as much information as possible before making a decision.

(6:19:46) Jed Block noted various locations around town on which previously stood historic buildings that were demolished. He provided background information on development of the historic district, and suggested the First Presbyterian Church could have considered, at that time, to not be included. He advised that he owns five historic properties in town, and discussed the associated review processes which are part of the commission's purview. He expressed curiosity as to the church's next step once phase 1 is complete. He expressed the hope the church representatives would be willing to work with the commission to save "even a little portion of the building."

Chairperson Drews advised that the commission was not considering phased development of the church. He requested the church representatives to respond to the offer by the commission and Redevelopment.

(6:23:36) Michael "Bert" Bedeau, a Carson City resident and Administrator for the Comstock Historic District in Virginia City, advised he was representing Preserve Nevada, a Nevada non-profit organization. He commended the efforts of the involved parties, and reiterated Preserve Nevada's encouragement to work together toward a solution for possible rehabilitation of the building. He expressed the opinion that the Redevelopment Authority's offer was extremely generous, and that the experts they offered are outstanding. He expressed the further opinion that the church's retained professionals are "good, quality people." He suggested collaborate efforts between the two groups will yield the most information and the basis upon which the commission could render a decision. He reiterated his offer of assistance as an architectural historian and preservation professional, and to provide whatever limited resources Preserve Nevada could bring to bear. He encouraged the church, the Redevelopment Authority, and the City to work together to develop a solution. "We owe it to the resource and we owe it to the people of Nevada ..."

(6:25:43) Guy Rocha, a resident of Carson City, advised of having known Paul Ferrari personally. He further advised of a familiarity with Mr. Ferrari's work at Piper's Opera House as well as the Riverside Hotel and the Washoe County Courthouse. He expressed the opinion that Paul Ferrari "is among the best in this state. ... He has tremendous credentials and he's very dedicated to historic preservation."

Commissioner Smith expressed the opinion that unreinforced masonry is one of the most interesting and difficult questions facing this commission. He expressed the understanding that his responsibility, as a commissioner, is to determine the feasibility of saving a building. He advised of not being familiar with the reputation of any of the aforementioned professionals, and appreciation for the opportunity to receive as much input "from as many different places as possible" in order to make the best decision. He looked forward to reviewing the church's report at the March 9<sup>th</sup> meeting. Commissioner Darney agreed, and expressed appreciation for the Redevelopment Authority's generous offer. He advised of having had the pleasure of working with all the aforementioned building professionals over the years. He highly recommended each of them as experts in their fields. He didn't perceive any slight in asking them to participate in a round table discussion regarding the feasibility of preservation. He expressed concern over the process dragging out and becoming detrimental to the church. Chairperson Drews

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reiterated that feasibility is the issue. He advised that Redevelopment's offer would remain, and thanked the church representatives for their presentation and their patience. He recessed the meeting at 6:29 p.m.

**F-2. HRC-05-209 ACTION TO CONSIDER AN APPLICATION FROM ROBERT DARNEY, ARCHITECT, (PROPERTY OWNER: SC & GV PROPERTIES LLC) TO ALLOW DEMOLITION OF THE EXISTING STRUCTURE AND TO ALLOW A TWO-UNIT DUPLEX STRUCTURE WITH VICTORIAN CHARACTER, ON PROPERTY ZONED SINGLE FAMILY 6,000 (SF6), LOCATED AT 711 WEST WASHINGTON STREET, APN 003-272-01**

(7:12:12) - Chairperson Drews introduced this item, and advised that Mr. Suglia had informed him Commissioner Darney should not participate in any way. Ms. Eskew-Herrmann reviewed the staff report, noting the pertinent agenda materials. Commissioner Darney left the meeting room at 7:14 p.m.; a quorum was still present. Ms. Pruitt referred to the structural assessment, included in the agenda materials, provided by Wayne H. Reid, Structural Engineer. She requested the commissioners to make very clear any additional information needed from the applicant.

(7:15:18) Gigi Valenti and Wayne Reid introduced themselves for the record. Ms. Valenti advised that, in consideration of the commission's input from the last meeting, the proposed structure had been redesigned to meet all height and setback restrictions possible. She further advised of having reviewed the Sanborn maps to verify additions to the structure discussed at the last meeting. She expressed the opinion that the redesign is more appropriate to the surrounding buildings. She requested approval to demolish the existing structure and construct a Victorian-style duplex, consistent with the characteristics of the surrounding neighborhood. She advised that neither the existing structure nor a rebuilt structure could be insured. She further advised she would be ineligible for historic tax credits.

Mr. Reid reviewed the structural report, beginning with the foundation, and narrated slides which were displayed in the meeting room. In response to a question, Ms. Valenti advised that she had located the house on the 1907 and 1923 Sanborn maps. Chairperson Drews advised that a V&T engine shop had been located across the street, and assumed the subject house was a V&T worker's house. He explained the commission's decision had to be based on the feasibility of preserving the structure and its historic significance. With regard to feasibility, Ms. Valenti advised she would be able to obtain a construction loan if the existing structure is demolished and a new one constructed. She will not be able to obtain a construction loan to rehabilitate the existing structure. She reiterated she would be unable to insure the structure, and expressed the opinion that these reasons address the issue of feasibility. She advised that the structure "is falling down right now." She discussed issues associated with heating the structure and attempts to repair the roof. She advised that the siding is rotted, and expressed the opinion there is nothing historically significant to save. She suggested the possibility of saving some of the windows, but advised most of them have been damaged. Chairperson Drews called for public comment.

(7:28:35) Guy Rocha advised he was not taking a position on the application and reviewed the history of the house through the 19<sup>th</sup> century. He advised that the house at 711 West Washington Street was constructed in 1873 for John Fasey, probably by carpenter and builder Calvin P. Stevens. The 1872 Ormsby County assessment roll indicates Mr. Stevens paid \$50 in taxes on the northwest corner of

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block 20 in the Phillips addition. No dwelling is noted. Stevens sold the unimproved property to John Fasey on November 18, 1872 for \$150 in gold coin. John Fasey sold the property to Horatio Kemp on May 18, 1873 for \$500 in gold coin, indicating a major improvement to the property. The 1873 Ormsby County assessment roll indicates Horatio Kemp paid taxes on the property, which included a dwelling. Horatio and Harriet Kemp sold the property to Donald Cameron on October 25, 1873 for \$575 in gold coin. In 1874, Donald Cameron paid taxes on the property which included a dwelling. Donald and Christina Cameron sold the property to John W. Corbett on December 15, 1874 for \$100 in gold coin. John Corbett is listed as a watchman at the U.S. Mint in the 1875 Ormsby County directory. Mr. Rocha advised that Horatio Kemp was a time keeper for the V&T Railroad. He further advised that the bird's eye view of Carson City shows the house at 711 West Washington Street. A dwelling was identified on the property during the years Mr. Corbett paid taxes on the property. John W. Corbett sold the property on August 31, 1878 for \$500 in gold coin. The property was subsequently sold to George W. Hawkins on June 25, 1879 for \$500 in gold coin. The 1878-79 Carson City Directory lists George Hawkins as a doorkeeper at the U.S. Mint. The 1880 U.S. Census enumerates Hawkins, 57, with wife, 26, and three children. The years in which Hawkins pays taxes on the property, a dwelling is identified. He owns the property through at least 1884. Ms. Dwayne LeRoy Bliss acquired the property in 1895 according to the assessor's map. The house is depicted on the June 1907 Sanborn fire insurance map.

Mr. Rocha described the structure as a vernacular house, with a working class history. He speculated that the owner is dealing with a stream course, as there are a number that flow through the west part of town to the east. He noted the long history associated with the house, although the people who lived there were not high profile citizens of Carson City. Chairperson Drews thanked Mr. Rocha for his presentation.

(7:32:55) Steve Cote introduced himself, for the record, and reviewed attempted repairs to the building using the displayed slides.

Commissioner Ossa read the ordinance criteria into the record, and expressed the opinion the property represents a contributing element to the Carson City Historic District. She acknowledged that the structural report and the photographs were helpful, but noted that no cost estimates for demolition / new construction or rehabilitation had been provided. She requested additional information before providing any comment regarding the proposed site plan or designs.

Commissioner Smith advised of having toured the house in 1986 at which time he formed the distinct impression that it was beyond repair. He advised this was still his impression and that it had been confirmed by the applicant's presentation. He acknowledged the demolition criteria, but expressed the opinion rehabilitation of the building is infeasible. With regard to historic significance, he advised that Washington Street "was the railroad tracks," and that the house was built right on the tracks. He suggested the house "has served its time and it's time to let it go." Commissioner Ossa advised there are finite historic resources dating from 1873. She discussed other structures with questionable elements which have been rehabilitated. She expressed concern regarding consistency in addressing demolition applications.



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Commissioner Speulda noted the simplicity of the one-story building, and suggested the possibility of lifting it to construct a proper foundation would not be as daunting. She advised that a structure of that vintage is fairly rare in the City. She expressed concern over losing any of the community's historic fabric. She suggested considering the feasibility of retaining the front and oldest portion of the house, demolishing the additions, and adding on to it. Ms. Valenti acknowledged having considered the suggestion, and described what would have to be done. She discussed other historic structures which she has owned and rehabilitated in Virginia City and Carson City. She agreed to provide cost estimates for rehabilitation, but expressed concern the house may not survive being lifted to construct a proper foundation. She reiterated the house could not be insured, and discussed the elements which had been incorporated into redesign of the proposed new construction.

Chairperson Drews requested Ms. Valenti to provide cost estimates based on restoration of the house to its original configuration, including a proper foundation, floors and roof trusses, fixing the leaky attic, etc. He suggested it would be very helpful to request an architectural historian to provide more background. He agreed that the house is part of the City's historic fabric. He noted an argument could be made that, without the V&T shops, the house has lost its real association. He noted some association with the U.S. Mint. He advised that additional historic background and a detailed structural report, with associated cost estimates, would be helpful. He suggested including the insurance issue as part of the cost-benefit analysis.

Commissioner Ossa offered to provide information on building condition reports to Ms. Valenti. She clarified that the commission's request was for cost estimates associated with restoration of the main house, not the addition in the back; the rehabilitation of that house, plus an addition in the back to provide for the owner's needs; and new construction. She offered to provide information to Ms. Pruitt to forward to the applicant. She agreed with contacting someone with experience in rehabilitation, restoration, reconstruction, and preservation. She advised that rehabilitation allows for the most flexibility in dealing with historic structures.

Ms. Valenti agreed to work with the commission, but anticipates that rehabilitation will be very expensive. Chairperson Drews acknowledged the commission was interested in a cost breakdown. He agreed with Commissioner Ossa that rehabilitation allows for a wide range of treatments. He described the process of rehabilitation. He acknowledged an understanding of the existing defects, and requested detail with regard to what it would cost to fix those. The goal is to develop a project that preserves the historic structure and still meets the owners' needs. Mr. Cote discussed the intent to improve the neighborhood. Discussion took place to clarify the commission's request for additional information.

Chairperson Drews suggested that the commissioners consider the proposed new construction. In response to a previous question, Ms. Eskew-Herrmann reviewed the square footage of the house and the detached garage. At Chairperson Drews' request, Ms. Valenti reviewed the proposed new construction, as depicted on the plans included in the agenda materials. Commissioner Speulda expressed approval for the design, and appreciation that the roof pitch had been lowered. She expressed the opinion that the brick "works better" than the stone veneer. Chairperson Drews expressed approval for the new design, and commented it fits with the working class character of the existing structure. He suggested toning down the façade on the south side. Ms. Valenti responded to

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questions regarding parking. She reviewed the proposal to widen the driveway, locate garage doors, and provide for parking at the next door property. Mr. Sullivan acknowledged the proposal to include two additional spaces exclusively dedicated for the new duplex. He reviewed parking requirements associated with the property.

Chairperson Drews entertained a motion to continue pending more information regarding feasibility and the condition assessment. **Commissioner Baker moved to continue this item. Commissioner Speulda seconded the motion. Motion carried 4-0-1, Commissioner Smith abstaining.**

**F-3. HRC-06-013 ACTION TO CONSIDER AN APPLICATION FROM JED BLOCK, CURRY MUSSER PROCTOR AND GREEN LLC, TO ALLOW DEMOLITION OF AN EXISTING 25-SQUARE-FOOT SIGN AND REPLACEMENT WITH A NEW, APPROXIMATELY 37.5-SQUARE-FOOT SIGN (7 FEET 6 INCHES HIGH AND 5 FEET WIDE), ON PROPERTY ZONED RETAIL COMMERCIAL (RC), LOCATED AT 112 NORTH CURRY STREET, APN 003-215-02 (6:43:35) - Chairperson Drews reconvened the meeting at 6:43 p.m., and introduced this item. Ms. Pruitt reviewed the staff report and narrated pertinent slides.**

(6:46:06) Mr. Block described the existing sign and advised that the reason for the requested height is because of the fence in front of the building. He proposed to move the new sign to directly in front of the turret. He reviewed the proposed materials, and advised that it is the "same type of sign" that Brett Andreas installed at the State Farm Insurance office on the corner of Nevada and Washington Streets. He acknowledged the finished height of the sign would be 88 inches from the ground. He responded to additional questions regarding the proposed height of the sign. Ms. Pruitt referred the commissioners to the amended motion provided as late information prior to the start of the meeting. In response to a further question, Mr. Block anticipated the sign posts would be made of pressure treated wood or redwood.

Chairperson Drews called for public comment and, when none was forthcoming, entertained a motion. **Commissioner Smith moved to approve HRC-06-013 in the form of the motion provided by staff, as amended, to show the correct height of 7 feet 6 inches with the eight conditions of approval. Commissioner Speulda seconded the motion. Motion carried 6-0.**

**F-4. HRC-05-166 ACTION TO CONSIDER AN APPLICATION FROM HANNAFIN DESIGN ASSOCIATES (PROPERTY OWNER: MAXWELL, LARRY AND JULIE S. FAMILY TRUST) TO ALLOW AN ATTACHED GARAGE WITH A WORKSHOP AND LOFT, ON PROPERTY ZONED SINGLE FAMILY 6,000 (SF6), LOCATED AT 702 NORTH MINNESOTA STREET, APN 003-234-03 (6:50:32) - Chairperson Drews introduced this item. Ms. Pruitt reviewed the staff report and narrated pertinent slides. She advised that the project will require a variance and a special use permit, and that Mr. Hannafin has been working with Planning Division staff on those applications. She noted a historic fence on the site, and pointed it out on a displayed slide. She further noted an existing curb cut near the proposed detached garage location, and expressed the understanding there had been a garage or a carriage house in the location.**

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(6:53:46) Art Hannafin introduced Larry Maxell, the property owner, and noted having appeared before the commission last summer. He reviewed the design process, and reiterated the requirement to appear before the Planning Commission for a zoning variance and approval of a special use permit. He advised that research had revealed woven wire fences were made popular between 1900 and 1940. He expressed the opinion that the subject fence most likely fits into that time period, and advised that all evidence indicates the fence has been there for more than fifty years. With regard to a suggestion, Mr. Hannafin advised that a free-standing garage could be located in the front yard, but that it “would really ruin the appearance of that side of the house.” The garage is shown on the side of the house and Mr. Hannafin noted that most of the garages in the historic district are located in side yards. Only rarely does one appear to be in the front yard. Chairperson Drews expressed appreciation for the effort invested in saving the fence. He called for public comment; however, none was forthcoming.

In response to a question, Mr. Hannafin advised that the two double-hung, six over six windows will be reused somewhere else, if possible; perhaps on the back side of the new garage or on the east side. In response to a further question, Mr. Hannafin advised that the garage roof pitch will match the highest pitch to the left. The little, double-hung window will be incorporated near the doorway going into the loft. At Chairperson Drews’ request, Mr. Hannafin reviewed the project materials which he indicated will be similar to or an exact match to the existing materials. Mr. Maxwell advised he will re-roof the entire house in the near future. Mr. Hannafin responded to questions, and discussion took place, regarding the windows. Chairperson Drews expressed the opinion that the garage problem had been adequately solved. He commented that the proposed garage is distinct from the existing structure. He called again for public comment.

(7:04:34) Mike Spears suggested a carriage-house design for the garage doors instead of the proposed. He commended the plan otherwise.

In response to a question, Mr. Maxwell advised he could be flexible with regard to the garage door design. Discussion followed and (7:08:45) Jeremy Spears suggested custom garage doors.

Ms. Pruitt reviewed stipulations by the applicant, as follows: that he will re-roof the entire structure and re-use the existing windows if possible. Mr. Maxwell acknowledged his agreement, and further agreed to consider having the garage door manufactured in such a way as to appear as two eight-foot doors. Chairperson Drews entertained a motion. **Commissioner Darney moved to approve HRC-05-166, a request from Hannafin Design Associates to allow an attached garage with a workshop and loft, as provided in staff’s recommended motion, with the stipulations of the 16-foot garage doors being carriage house style, the windows being re-used as possible, and the roofing being consistent throughout the project. Commissioner Baker seconded the motion. Motion carried 6-0.**

**F-5. POLICY REGARDING COMMISSIONERS PRESENTING PROJECTS (8:07:03) -**  
At Ms. Pruitt’s request, Chairperson Drews continued items F-5 and F-6 to a future meeting.

**F-6. SELECTION OF CHAIR AND VICE CHAIR - Deferred.**

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**G. FUTURE COMMISSION ITEMS (8:08:20)** - Commissioner Darney returned to the meeting room. Chairperson Drews requested staff to reagendize items F-5 and F-6. In response to a question, Chairperson Drews suggested the possibility of holding a special meeting with Paul Ferrari and Peter Willday to discuss the issue of unreinforced masonry in the historic district. Discussion followed, and Chairperson Drews requested staff to agendize a special meeting to discuss and take action on Redevelopment's offer in conjunction with item F-1. Commissioner Ossa suggested agendizing discussion and action to begin updating the commission's manual, and to develop documentation standards. She further suggested agendizing discussion of the possibility of retaining an expert or creating a fund to facilitate building condition surveys as needed. Chairperson Drews noted that May is Historic Preservation Month, and requested the commissioners to begin considering nominations for historic preservation awards. He requested staff to agendize an appropriate item for the March meeting. Ms. Pruitt advised that staff has been reviewing the commission's procedure manual, and anticipates presenting a draft in April.

**H. INTERNAL COMMUNICATION AND ADMINISTRATIVE MATTERS**

**H-1. COMMENTS AND STATUS REPORTS FROM STAFF (8:22:19)** - None.

**H-2. COMMENTS AND STATUS REPORTS FROM COMMISSIONERS (8:22:38)** - Commissioner Ossa advised of having reviewed Carson City's CLG status, in her capacity as staff at the State Historic Preservation Office, and commended the City on meeting the requirements. Chairperson Drews advised of having discussed, with Commissioner Ossa, the possibility of developing a tour which would include post-World War II structures.

**I. ACTION ON ADJOURNMENT (8:23:30)** - Commissioner Smith moved to adjourn the meeting at 8:23 p.m. Commissioner Ossa seconded the motion. Motion carried 6-0.

The Minutes of the February 9, 2006 Carson City Historic Resources Commission meeting are so approved this 9<sup>th</sup> day of March, 2006.

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MICHAEL DREWS, Chair