

**CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION**  
**Minutes of the June 8, 1999 Meeting**  
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A regular meeting of the Carson City Historic Architecture Review Commission was held at 5:30 p.m. on Tuesday, June 8, 1999 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

**PRESENT:** Chairperson Michael Drews  
Vice Chairperson Mark Lopiccolo  
Richard Baker  
Rebecca Ossa  
Peter Smith  
Louann Speulda

**STAFF:** Rob Joiner, Principal Planner  
Kathleen King, Recording Secretary  
(HARC 06/08/99; 1-0001)

**NOTE:** Unless indicated otherwise, each item was introduced by Chairperson Drews. 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 (1-0002)** - Chairperson Drews called the meeting to order at 5:35 p.m. Roll call was taken and a quorum was present. Commissioner Hannafin was absent. Commissioner Ossa arrived at 5:36 p.m. Vice Chairperson Lopiccolo arrived at 5:43 p.m.

**B. APPROVAL OF MINUTES: MAY 11, 1999 (1-0006)** - Commissioner Smith moved to approve the minutes. Commissioner Baker seconded the motion. Motion carried 4-0-3-0.

**C. MODIFICATION OF AGENDA (1-0011)** - Mr. Joiner suggested addressing item F-3 prior to item F-1 as the applicants for said item were not yet present at the meeting. Commissioner Baker moved to modify the agenda accordingly. Member Speulda seconded the motion. Motion carried 4-0-3-0.

**D. PUBLIC COMMENTS (1-0025)** - None.

**E. DISCLOSURES (1-0029)** - Chairperson Drews advised of a meeting with the Brewery Arts Center design group regarding their sidewalk project.

**F. PUBLIC HEARINGS**

**F-1. H-98/99-30 DISCUSSION AND ACTION REGARDING A REQUEST FROM CARSON-TAHOE HOSPITAL, PROPERTY OWNER AND APPLICANT, FOR BOLLARD LIGHTS TO BE INSTALLED IN THE NEW PARKING AREA TO SERVE FUTURE BUILDING ON PROPERTY LOCATED AT 608 W. WASHINGTON STREET, APN: 1-201-15 (1-0116)** - Mark Palmer, of Palmer & Lauder Engineers, Inc., discussed the cost of installing historic lighting, the Carson-Tahoe Hospital ("CTH") Risk Manager's requirements for lighting, and future commitments for historic lighting along the frontage of Washington Street following building construction. Thomas Metcalf, CTH Board Trustee and Chairman of the CTH Building Committee, explained the role of the Building Committee and the process for approval of building projects. He discussed the cost of the parking lot project and the increase in cost historic fixtures would cause; the design of the project; the goals of the Building Committee; and security issues. Mr. Palmer then displayed the plans and discussed lighting needs, light standards, shadowing effects, and the cost of the "shoebox" fixtures discussed at the last meeting as compared to historic fixtures. Mr. Metcalf discussed the concerns of the CTH Risk Manager; the goal of improving parking for the employees, patients/visitors and neighbors; and the parking lot being constructed adjacent to the Adams House. Discussion ensued with regard to the cost of historic lighting fixtures, lighting requirements, the height of the proposed shoebox lighting as compared to the existing lighting, the proposed

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lighting for Washington Street, other alternatives to the shoebox fixture, the Bollard lights to be used on Fleischmann Street, the landscaping in the center, and alternative lighting styles. Vice-Chairperson Lopiccolo moved to approve H-98/99-30, a request from Carson-Tahoe Hospital, property owner and applicant, to install shoebox lighting in the new parking area to serve future building on property located at 608 W. Washington St., APN: 1-201-15; the subject approval is based on the finding that the plans, as submitted, comply in general conformance with the Secretary of the Interior's Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, and with the Historic Architecture Review Commission policies; subject to the following conditions, and with the understanding that any stipulations to the commission by the applicant may be considered as conditions to the approval; that the hospital will agree to install historic-themed lights on Washington Street; and that we will go with the shoebox lighting previously submitted and the five standard conditions of approval. Commissioner Speulda seconded the motion. Discussion on the motion followed. Motion carried 6-0-1-0. Mr. Metcalf invited the Commission members to the next CTH Building Committee meeting.

**F-2. H-98/99-31 DISCUSSION AND ACTION REGARDING A REQUEST FROM CARSON CITY, PROPERTY OWNER (J.P. COPOULOS, ARCHITECT, APPLICANT) FOR ADDITION OF A WINDOW AND DEMOLITION OF SOME SIDEWALK AND CURB AND PLACEMENT OF NEW SIDEWALK AND CURB ON THE NORTH, SOUTH, AND WEST SIDES OF THE BUILDING (BREWERY ARTS CENTER) ON PROPERTY LOCATED AT 449 W. KING ST., APN: 3-207-04 (1-0834)** - Mark Lepire, of J.P. Copoulos Architects, and Joe McCarthy, Executive Director of the Brewery Arts Center, introduced themselves to the Commission. Mr. Lepire distributed a description of the proposed window. Mr. McCarthy provided background information on the renovations at the Brewery Arts Center and discussed grants for site improvements; assembly of a design team; parking lot renovation and landscaping plans; and in-kind support from the Carson City Streets Department. Mr. Lepire referred the Commission members to a larger map depicting the sidewalk additions/replacement, and distributed a map of site revisions. Discussion ensued with regard to the proposed sidewalk configuration, landscaping design, the locations for the dumpster and the kiln, and the existing sidewalk configuration. Commissioner Smith moved to adopt the language presented by staff for item H-98/99-31, with the five standard conditions. (Staff's motion as follows: "Move to approve H-98/99-31, a request from Carson City, property owner (J.P. Copoulos, Architect, applicant) for addition of a window and demolition of some sidewalk and curb and placement of new sidewalk and curb on the north, south, and west side of the building (Brewery Arts Center) on property located at 449 W. King St., APN: 3-207-04; the subject approval is based on the finding that the plans as submitted comply in general conformance with the Secretary of the Interior's Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines and with Historic Architecture Review Commission policies; subject to the (five standard conditions of approval), and with the understanding that any stipulations to the commission by the applicant may be considered as conditions to the approval.") Commissioner Baker seconded the motion. Motion carried 6-0-1-0. Mr. McCarthy committed to keeping the Commission advised of every design concept and change.

**F-3. H-98/99-32 DISCUSSION AND ACTION REGARDING A REQUEST FROM DONALD AND EILEEN SUMMO, PROPERTY OWNERS AND APPLICANTS, TO REPLACE OLD FENCE WITH A NEW ONE ON PROPERTY LOCATED AT 110 S. CURRY ST., APN: 3-217-08 (1-0043)** - Mr. Joiner reviewed the application and Ms. Summo explained the age of the fence and its recent destruction due to high winds. Discussion ensued with regard to the proposed design and height, and Commission consensus was to allow the applicant to provide a statement that the fence dimensions will be 1"x6"x6' with dog-eared boards. No formal action was taken.

**F-4. H-98/99-24 DISCUSSION AND ACTION REGARDING ESTABLISHMENT OF CRITERIA TO IMPLEMENT HISTORIC STRUCTURE REHABILITATION PROGRAM FOR LOW/MODERATE INCOME PERSONS (1-1262)** - Mr. Joiner referred the Commission members to the HUD Housing Rehabilitation Standards and the City of Lovelock Housing Rehabilitation Procedures Manual contained in their packets. Discussion ensued with regard to prioritization of repairs, designating a rehabilitation specialist, the time frame for the funding agreement, utilizing the City housing inspector, the average and maximum award of funds, and reviewing notes from the recent workshop meeting. No formal

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action was taken.

**G-1. COMMISSION MEMBER REPORTS (Non-Action) (1-1655)** - Chairperson Drews distributed a test for historic preservation found on the National Park Service website and discussion ensued with regard to the same. He further distributed the latest revised version of CCMC Chapter 18.07 for review by the Commission members. Discussion ensued with regard to the Nugget parking lot improvements; construction at 212 West Ann Street; designating a Commission member to monitor construction and/or asking an applicant specifically how they intend to renovate/construct; and landscaping for the Chartz fence. Mr. Joiner will check into the agreement for the Nugget parking lot improvements and Vice Chairperson Lopiccolo will contact the Building Inspector regarding the renovations at 212 W. Ann Street. Chairperson Drews advised of recent developments for the Walk-Through-Time project and discussion ensued with regard to the same.

**G-2. STAFF REPORTS (Non-Action) (1-1964)** - Mr. Joiner referred the Commission members to the letter from Ron James contained in their packets and discussion followed regarding the same.

**G-3. FUTURE COMMISSION ITEMS (1-1980)** - Chairperson Drews requested that the revisions to Title 18 and discussion and action on block grants be agendaized for the next meeting.

**H. ADJOURNMENT (1-1987)** - Commissioner Smith moved to adjourn the meeting at 7:30 p.m. Commissioner Baker seconded the motion. Motion carried 6-0-1-0.

The Minutes of the June 8, 1999 meeting of the Carson City Historic Architecture Review Commission

ARE SO APPROVED \_\_\_\_\_, 1999.

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MICHAEL DREWS, Chairperson