

# CARSON CITY HISTORIC RESOURCES COMMISSION

## Minutes of the March 22, 2006 Meeting

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A meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Wednesday, March 22, 2006 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

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

**STAFF:** Walter Sullivan, Planning and Community Development Director  
Jennifer Pruitt, Senior Planner  
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 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 (5:32:12)** - Chairperson Drews called the meeting to order at 5:32 p.m. Roll was called; a quorum was present.

**B. DISCLOSURES (5:32:40)** - None.

**C. PUBLIC COMMENTS (5:32:56)** - None.

**D. PUBLIC WORKSHOP:**

**D-1. HRC-05-268 REVIEW AND DISCUSSION ONLY TO CONSIDER PLANS SUBMITTED BY FRED DOLVEN (PROPERTY OWNER: PRESBYTERIAN CHURCH), REGARDING THE REMODEL AND ADDITION OF THE FIRST PRESBYTERIAN CHURCH OF CARSON CITY, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 110 NORTH NEVADA STREET, APNs 003-214-03, -04, AND -05 (5:33:18)** - Chairperson Drews introduced this item, and invited Mr. Dolven and members of the First Presbyterian Church Building Committee to the meeting table. Mr. Dolven and Building Committee Chairman Ken Pearson introduced themselves for the record. Mr. Dolven reviewed plans and elevation drawings which were displayed in the meeting room. He advised that discussion, at the last meeting, indicated there was no longer a need to pursue duplicating or replicating all of the detail of the existing sanctuary and church. The proposed drawings represent an attempt "to create a bridge between the family life center and the historic building."

Commissioners Darney and Baker expressed support for the new plans. Mr. Dolven responded to questions regarding the interior layout, and access to the narthex and sanctuary. He advised that details of the interior of the historic buildings haven't yet been discussed and nothing has been programmed at this point. Commissioner Smith inquired as to a plan for seismically protecting the existing structure, specifically the brick and the footings. Mr. Dolven advised of discussions to apply gunnite to the interior walls, to install footings around the perimeter, and to re-analyze the roof. Chairperson Drews advised that Paul Ferrari or Roger Hyytinen will present information, at the next meeting, on preservation techniques to stabilize the historic portion of the building. Commissioner Smith commended Mr. Dolven on removal of the old fire

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escape. Commissioner Speulda expressed support for the method by which the new church had been separated from the old. She noted that the new plan alleviates the need to match materials and the existing architectural style. Blending it with the existing building “makes more sense and seems to be a good compromise.” Vice Chairperson Lopiccolo expressed concern over adding weight to the bell tower. Mr. Dolven advised that gunnite will be applied to the inside “all the way up so it’ll be strengthened from the ground up.” Vice Chairperson Lopiccolo commended everyone involved on the new plan. Mr. Dolven responded to questions regarding the round window depicted on the plans. He acknowledged the only plans for demolition apply to the 1940s buildings.

Commissioner Ossa expressed the opinion the proposed design is an improvement on the previous. She expressed concern over the shed roof depicted on the Division and King Streets elevation, and inquired as to the possibility of “bringing it down to scale.” She expressed concern over the drawing being out of scale with the buildings across the street. With regard to the Division Street side, she expressed concern over the “whole wall of stucco,” and suggested adding windows, bringing in more light. She expressed the opinion it appeared very imposing, and suggested it should be brought “down to a human scale.” She further suggested centering the door and making the narthex entry roof higher pitched to better announce the entrance. Mr. Dolven advised that Commissioner Ossa’s suggestions would be easy to achieve, with the exception of the shed roof. Commissioner Ossa referred to Peter Wilday’s conceptual design and suggested the King Street gable “brings it down to a ... pedestrian-friendly scale.” She suggested turning the shed roof into a gable false front. Mr. Dolven acknowledged a gable could be added, and that the roof materials, trim, and colors will match the Family Life Center. Chairperson Drews thanked Mr. Dolven, and requested him to incorporate some of the suggested design changes for the next meeting.

(5:52:02) Burt Bedeau, representing Preserve Nevada, commended everyone involved in the process and endorsed the design. With regard to reconstruction of the top element of the tower, he inquired as to sufficient documentation in the way of photographs, original drawings, etc. Mr. Dolven acknowledged photographs are available. Mr. Bedeau expressed the opinion the redesign is an excellent solution.

Chairperson Drews thanked Mr. Dolven, Mr. Pearson, the First Presbyterian Church Building Committee, and everyone involved. He advised that a special meeting would be scheduled in April in order to accommodate the church’s observance of Holy Thursday on April 13<sup>th</sup>.

(5:54:23) In response to a question, Chairperson Drews advised of the request to review the stabilization plans. Mr. Pearson advised that Mark Beauchamp is in the process of preparing a cost estimate after having discussed the stabilization procedure with Roger Hyytinen. In response to a question, Chairperson Drews advised of having discussed the request with Economic Development / Redevelopment Manager Joe McCarthy to ensure coverage of costs. Mr. Pearson anticipated having Mr. Beauchamp’s cost estimate by Friday, March 24<sup>th</sup>, and Chairperson Drews acknowledged it should be forwarded to Mr. Sullivan. He offered to meet with First Presbyterian Church representatives prior to the special meeting.

**E. ACTION ON ADJOURNMENT (5:56:27)** - Commissioner Baker moved to adjourn the meeting at 5:56 p.m. The motion was seconded and carried 7-0.

The Minutes of the March 22, 2006 Carson City Historic Resources Commission meeting are so approved this 13<sup>th</sup> day of April, 2006.

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MICHAEL DREWS, Chair