

**CARSON CITY HISTORIC RESOURCES COMMISSION**

**Minutes of the April 13, 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, April 13, 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  
Kathe Green, Assistant 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 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 (5:30:20)** - Chairperson Drews called the meeting to order at 5:30 p.m. Roll was called; a quorum was present.

**B. ACTION ON APPROVAL OF MINUTES - March 9, 2006 and March 22, 2006 (5:30:50)** - Commissioner Baker moved to approve the minutes of March 9, 2006. Commissioner Darney seconded the motion. Motion carried 6-0. Commissioner Baker moved to approve the March 22, 2006 minutes. Commissioner Speulda seconded the motion. Motion carried 6-0.

**C. MODIFICATION OF AGENDA (5:31:33)** - Ms. Pruitt advised of having received a request by the applicant to continue item F-1.

**D. DISCLOSURES (5:32:19)** - Commissioner Ossa advised of having discussed the project, which is the subject of item F-2, with members of the State Public Works Board.

**E. PUBLIC COMMENT (5:32:41)** - None.

**F. PUBLIC HEARING ACTION ITEMS:**

**F-1. HRC-06-035 ACTION TO CONSIDER AN APPLICATION FROM MIKE SPEARS (PROPERTY OWNER: MARGARET SPEARS) TO ALLOW A 36-SQUARE-FOOT CHILDREN'S PLAYHOUSE AND FENCING, ON PROPERTY ZONED SINGLE FAMILY 6,000 (SF6), LOCATED AT 603 WEST ROBINSON STREET, APN 003-243-02 (5:33:07)** - Deferred.

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**F-2. HRC-06-050 ACTION TO CONSIDER AN APPLICATION FROM OXOBY ARCHITECTURE (PROPERTY OWNER: STATE OF NEVADA) TO ALLOW AN ADA ENTRANCE, GALLERY STRUCTURE, AND REMOVAL OF AN EXISTING MINE EXIT STRUCTURE, ON PROPERTY ZONED PUBLIC (P) / DOWNTOWN COMMERCIAL (DC), LOCATED AT 600 NORTH CARSON STREET, APN 003-283-05, -06 (5:33:09)** - Chairperson Drews introduced this item, and Ms. Pruitt reviewed the staff report. She advised that a special use permit application will be submitted to the Planning Commission in May.

(5:35:39) Robbie Oxoby provided an overview of the project using plan drawings and photographs which were displayed in the meeting room. He introduced Department of Public Works Project Manager Jeff Resler, and advised that other Public Works Department and Nevada State Museum staff were available to answer questions. [Commissioner Smith arrived at 5:38 p.m.] Mr. Oxoby described the characteristics of the existing architecture. He advised that Public Works Department representatives requested a light, minimal style of architecture for the addition. Transparency was necessary in order to not detract from the existing historic architecture, and to provide an entrance and gallery space that would not impede or encroach on the existing facilities. The proposed solution is a glass-encased steel structure with the idea of replicating the mine head frame. The primary purpose of the project is to provide, for the first time, a single point, ADA entrance into the Museum Complex with an elevator. Mr. Oxoby referred to displayed photographs and advised that the existing mine exit will be removed and the tunnel extended to the west, paralleling the Mint and Calhoun Buildings, discharging into the new ADA entrance structure. This will provide the opportunity for ADA entrance into the mine structure. Mr. Oxoby distributed to the commissioners smaller versions of the displayed drawings, and provided an overview of the drawings which were included in the agenda materials. He referred to the annual Coin Show which takes place during the summer months. He discussed the importance of preserving the ability to “have that show on both sides,” and advised that the connecting structure has large, wide, and tall doors which will open up on both sides of the connecting structure to allow people to pass from the west side to the east side through the gallery space. He reiterated the overall theme of the architecture was light and airy with some resemblance to the mine head frame. He advised there is no additional parking proposed. Access is being modified from both the east and the west, particularly from Carson Street. Access to the existing Mint Building is being de-emphasized and a new entrance sidewalk and approach to the ADA entrance is part of the project. Mr. Oxoby pointed out the entrance on the site plans.

In response to a question, Mr. Oxoby advised of an original concept to construct the addition using wood; however, fire code requirements prevented this. He discussed the idea for the steel to be as close in color to wood, and advised that dark brown tones are proposed. He described the glass curtain wall system, and responded to questions regarding proposed glazing. He discussed energy conservation requirements. In response to a question, he discussed the intent to maintain visibility of the exhibits from one street to the next. He responded to additional questions regarding the structural steel. Vice Chairperson Lopiccolo expressed a concern over the steel looking too industrial, and Mr. Oxoby advised this will be avoided. Mr. Oxoby described the glass-encased passenger elevator. Commissioner Speulda commented that the elevator design is clever, but expressed concern over its height. Mr. Oxoby referred to a drawing, included in the agenda materials, and explained that the top of the elevator shaft, which forms the base for the wheel, is lower than the eave line of the existing Mint Building roof. The wheel itself would project up higher than the perimeter eave of the Mint Building, but would be quite a bit lower than the ridge of the Mint Building and considerably lower than the cupola. Mr. Oxoby further explained that the height was dictated by the floor-to-floor separation and the clearance required from the top of the elevator to any structure

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above the elevator. He narrated corresponding photographs and drawings. He acknowledged that the addition will not connect at all to the Mint Building. He responded to questions regarding the proposed design; the wrought iron fence, walkways, and stone planters. In response to a further question, he advised of discussions regarding the possibility of restoring the front entrance to the Mint Building. He expressed the opinion that modifying the steps or entryway would detract from the architecture. He advised the front entrance will still be used as an emergency exit, and described the location of a sidewalk connector.

Chairperson Drews called for public comment and, when none was forthcoming, entertained additional questions or comments from the commissioners. In response to a question, Mr. Oxoby described the renovation and restoration project done at the Courthouse on Carson Street. He anticipates the subject project may be similar, and discussed available sandstone restoration products.

(5:57:52) In response to a question, Nevada State Museum Facility Supervisor Scott Klette advised he was uncertain as to the method used for the connection. He advised that the connection is watertight. He described gutters installed as part of a previous restoration project.

Commissioner Darney commended the Public Works Department for pursuing the subject design. Chairperson Drews thanked Mr. Oxoby for the good design. He noted the Courthouse, the Attorney General's Office, and other projects done by Mr. Oxoby, and commended him on his sensitivity to the historic fabric of each building. Commissioner Speulda noted that the proposed design restores the original footprint of the Mint Building.

(6:01:42) Mr. Klette advised that the proposed design salvages "the original look from looking southwest from that corner of the structure." He advised that the Liberty Bell will be relocated to the north side of the Nevada map, which will improve the aesthetics of the front of the Mint Building. He acknowledged that landscaping will be planted as part of the project. Mr. Oxoby advised that significant landscape will be planted around the new entrance to the building.

Chairperson Drews entertained a motion. **Commissioner Darney moved to approve HRC-06-050, a request from Jeff Resler, Project Manager, Oxoby Architecture representing the Nevada State Museum, to allow the construction of a 3,000-square-foot ADA entrance and gallery structure with connection between the Calhoun Building on the south and the FIB Building to the north. Commissioner Baker seconded the motion. Motion carried 6-0-1, Commissioner Ossa abstaining.** Chairperson Drews thanked the gentlemen for their presentation.

**F-3. HRC-06-043 ACTION TO CONSIDER AN APPLICATION FROM JOHN BLOCK (PROPERTY OWNER: SPEAR AND PHILLIPS LLC) TO ALLOW TWO GATES FACING PHILLIPS STREET; ONE ON EACH SIDE OF THE CARRIAGE HOUSE, AND A GATE AND FENCE FACING WEST SPEAR STREET, ON PROPERTY ZONED SINGLE FAMILY 6,000 (SF6), LOCATED AT 602 WEST SPEAR STREET AND 504 PHILLIPS STREET, APN 003-243-04**

(6:04:35) - Chairperson Drews introduced this item, and Ms. Green provided an overview of the staff report. Jed Block presented the application. In response to a question, he advised the fence will be painted to match the carriage house. He acknowledged the proposed design as a six-foot fence with horizontal ship lap. He further acknowledged there will be no spindles attached to the top of the fence. Commissioner Darney suggested vertical slats rather than horizontal. Ms. Green advised the fence is limited to a six foot height by ordinance. Commissioner Darney expressed no problem with the proposed location of the fences

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and gates, but a preference for posts and frame, with some kind of cap, if the slats are to be horizontal. Ms. Green acknowledged that caps would take the fence above the six-foot height limitation. Chairperson Drews suggested exposing the posts. Commissioner Darney suggested a turned down trim to stop the horizontal siding at each opening "so they look like panels." Discussion took place with regard to the same.

Chairperson Drews called for public comment and, when none was forthcoming, entertained a motion. Mr. Block acknowledged his agreement with the staff report and the conditions of approval. **Vice Chairperson Lopiccolo moved to approve HRC-06-043, a request from John Block to allow two gates facing Phillips Street, one on each side of the carriage house, and a gate and fence facing West Spear Street, on property zoned single family 6,000, located at 602 West Spear Street and 504 Phillips Street, APN 003-243-04, based on the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, and the Historic Resources Commission policies, with the eight recommended conditions of approval, with the additional stipulation that the applicant include 1x4 trim on the corners and around the gate. Commissioner Smith seconded the motion.** Mr. Block acknowledged his agreement with the stipulations. The commissioners responded to questions of clarification. Mr. Block reiterated his agreement with the stipulations and conditions of approval. Chairperson Drews called for a vote on the pending motion; **motion carried 7-0.**

**F-4. HRC-06-044 ACTION REGARDING AN APPLICATION FROM AMY AHISTROM, FOR HISTORIC TAX DEFERMENT STATUS ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 412 NORTH NEVADA STREET, APN 003-226-02 (6:14:54)** - Chairperson Drews introduced this item, and Ms. Pruitt reviewed the staff report. She advised that this application was submitted due to a recent change in ownership. She further advised that staff conducted a site visit and found the site to be in "great condition." The existing structure is 2,921 square feet. Commissioner Smith advised that the house had been on the market for some time. He expressed appreciation that it had been sold, and **moved to approve the application. Commissioner Baker seconded the motion. Motion carried 7-0.**

**F-5. ACTION TO CONSIDER AN HISTORIC RESOURCES COMMISSION POLICY REGARDING COMMISSIONERS REPRESENTING THEIR OWN PROJECTS (6:16:38)** - Chairperson Drews introduced this item, and Mr. Suglia provided background information on his research into the questions posed at the last regular commission meeting. He advised of having drafted a legal opinion which he planned to release next week. He further advised of having researched Nevada ethics opinions, and that a commissioner / resident of the historic district may present their own project to the commission. He cautioned that the commissioner / resident should not discuss the project with other commissioners prior to the meeting. In addition, the commissioner / resident should abstain from discussion and voting as a commissioner. Based on rulings of the Ethics Commission, presentation of the project must be purely factual. The commissioner / resident cannot fully advocate their position as an applicant with no connection to the commission could. Mr. Suglia advised that his written opinion would be provided to the commissioners next week. Ms. Pruitt agreed that action on this item should be continued to the next meeting.

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**F-6. ACTION TO CONSIDER SELECTION OF THE HISTORIC PRESERVATION AWARDS FOR 2006 IN RECOGNITION OF SIGNIFICANT PRESERVATION ACCOMPLISHMENTS AND IN CELEBRATION OF NATIONAL HISTORIC PRESERVATION MONTH, MAY 2006** (6:20:15) - Chairperson Drews introduced this item, and Ms. Pruitt reviewed the pertinent agenda materials. Chairperson Drews recommended the RCI building on the corner of Minnesota and Telegraph Streets. He advised of a recent newspaper article which requested nominations from the public. Commissioner Speulda suggested the V&T Depot building. Chairperson Drews suggested nominating Peter Wilday and Paul Ferrari for individual awards. In response to a question, he reviewed the nomination criteria. In response to a further question, he suggested compiling a list and agendaizing it for review and action at the special May 1<sup>st</sup> commission meeting.

Chairperson Drews commented that the Albertson's building on the east side of town is one of few corporate structures with an historic theme. He suggested the building could serve as great publicity for the V&T Railroad project. Commissioner Smith nominated the Bliss Bungalow.

(6:25:10) Jed Block suggested Supervisor Robin Williamson and Economic Development / Redevelopment Manager Joe McCarthy for their efforts regarding the First Presbyterian Church.

Chairperson Drews requested the commissioners to submit additional nominations to Ms. Pruitt for review at the next meeting.

**F-7. ACTION TO CONSIDER UPDATE OF THE HISTORIC RESOURCES COMMISSION POLICIES AND PROCEDURES MANUAL** (6:26:15) - Chairperson Drews introduced this item. Ms. Pruitt requested the commissioners to thoroughly review the manual, and suggested a three-month time frame in which to complete the update process. She expressed a preference to coordinate proposed changes to the historic district ordinance with proposed changes to the policies and procedures manual. Chairperson Drews suggested incorporating demolition criteria into the policies and procedures manual. Ms. Pruitt advised that there are outdated handouts in the existing manual, and that Commissioner Ossa has provided information to update the handouts. A revised manual will be provided to the commissioners at the May meeting. Ms. Pruitt requested the commissioners to submit proposed revisions to the manual.

**F-8. ACTION TO CONSIDER LANDSCAPING CRITERIA FOR THE HISTORIC DISTRICT** (6:29:33) - Chairperson Drews introduced this item. Ms. Pruitt referred to the pertinent agenda materials, and provided background information. She requested the commissioners to provide input, and advised that the list had been reviewed by Contract Urban Forester Molly Sinnott. Chairperson Drews advised of having spoken with Shade Tree Council Chairperson Carol Roberts, who offered to provide input to the commission. He further advised of having marked those trees on the Carson City Tree List for Commercial Projects which are either available, appropriate, or existing in the historic district. He reiterated that Ms. Sinnott had reviewed the list. Commissioner Smith expressed appreciation for the inclusion of hawthorns, and surprise at the inclusion of giant sequoias. Chairperson Drews requested the commissioners to review the list and submit comments to Ms. Pruitt. He called for public comment.

(6:34:20) Nicole Wegener inquired as to restrictions for planting in proximity to structures. Chairperson Drews advised there are no restrictions, but suggested contacting the Cooperative Extension for information.

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**F-9. ACTION TO CONSIDER HISTORIC RESOURCES COMMISSIONERS' TRAINING**

(6:35:48) - Ms. Pruitt referred to the pertinent agenda materials, and advised that funds for training are available and should be utilized. She discussed the importance of sufficient timing to plan for training and possibly involve other cities and counties. She referred to a previous suggestion by Chairperson Drews with regard to partnering with other cities and counties to provide training. Chairperson Drews reviewed the National Alliance of Preservation Commissions CAMP training, informational material for which was included as part of the commissioners' late material. He discussed the possibility of partnering with other historic commissions across the State. He requested the commissioners to consider training topics. He advised that the National Trust had recently published a list of training and preservation publications. He will be reviewing these with Ms. Pruitt and possibly purchasing various copies for the Library and the Planning and Community Development Division. Commissioner Smith expressed an interest in training regarding unreinforced masonry. In response to a question, Ms. Pruitt advised she would verify the amount of the commission's training budget.

**F-10. ACTION TO CONSIDER FUTURE CERTIFIED LOCAL GOVERNMENT GRANTS FOR CARSON CITY** (6:39:44) - Ms. Pruitt requested the commissioners to provide ideas for suggested projects and grant opportunities. In response to a question, Commissioner Ossa advised that the grant application deadline is December 1<sup>st</sup>. Ms. Pruitt advised this item would be agendaized for the next meeting.

**G. FUTURE COMMISSION ITEMS** (6:41:01) - Chairperson Drews noted continuance of items F-1, and F-5 through F-10.

**H. INTERNAL COMMUNICATION AND ADMINISTRATIVE MATTERS**

**H-1. COMMENTS AND STATUS REPORTS FROM STAFF** (6:41:56) - Ms. Pruitt reminded the commissioners of the special meeting scheduled for Monday, May 1<sup>st</sup>.

**H-2. COMMENTS AND STATUS REPORTS FROM COMMISSIONERS** (6:42:27) - Ms. Pruitt acknowledged the Historic District Guidelines are available in PDF format. Chairperson Drews suggested providing a copy to the National Alliance for Preservation Commissions. Commissioner Darney advised that Gigi Valenti will most likely invite the commissioners for a walk through of her structure prior to resubmitting her application.

**I. ACTION ON ADJOURNMENT** (6:43:48) - Commissioner Baker moved to adjourn the meeting at 6:43 p.m. The motion was seconded and carried 7-0.

The Minutes of the April 13, 2006 Carson City Historic Resources Commission meeting are so approved this 8<sup>th</sup> day of June, 2006.

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MICHAEL DREWS, Chair