A regular meeting of the Carson City Historic Architecture Review Commission was scheduled for 5:30 p.m. on Tuesday, August 14, 2001 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

STAFF: Jennifer Pruitt, Assistant Planner

Kathleen King, Recording Secretary

(HARC 08/14/01)

NOTE: Unless indicated otherwise, each item was introduced by Chairperson Drews or Vice Chairperson Lopiccolo. 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 (1-0001) Vice Chairperson Lopiccolo called the meeting to order at 5:32 p.m. Roll was called; a quorum was present. Commissioners Darney and Speulda were absent. Chairperson Drews arrived at 5:35 p.m.
- **B.** APPROVAL OF MINUTES JULY 10, 2001 (1-0008) Commissioner Smith moved to approve the minutes. Commissioner Ossa seconded the motion. Motion carried 3-0-1, Vice Chairperson Lopiccolo abstaining.
- C. MODIFICATION OF AGENDA (1-0018) None.
- **D. PUBLIC COMMENTS** (1-0021) None.
- **E. DISCLOSURES** (1-0029) Commissioner Ossa advised of discussions with representatives of St. Peter's Episcopal Church and the Presbyterian Church.
- F. PUBLIC HEARINGS: ACTION ITEMS
- F-1. H-01/02-1 DISCUSSION AND ACTION REGARDING A REQUEST FROM JOHN TORRES (PROPERTY OWNER, ST. PETER'S EPISCOPAL CHURCH), TO REPAIR, PRESERVE AND RESTORE THE WINDOWS OF THE CHURCH, ON PROPERTY LOCATED AT 300 NORTH DIVISION STREET, APN 003-201-01 (1-0037) John Torres referred to the photographs included in the agenda materials and reviewed the proposed project. He displayed a sample of the proposed anodized aluminum framing material to be used on the inside of the existing molding, and advised that the windows will be cleaned and glazed. He acknowledged that the framing material is available in white. In response to a question, Steve Reynolds advised that four of the windows will be

disassembled and restored. During the restoration, a decision will be made as to whether or not the clear panels will be replaced. It appears that the company doing the stained glass windows for St. Teresa's Catholic Church will also be doing the windows at the Episcopal Church. The other four windows do not need renovation and will have only the protective glass covering applied. In response to a question regarding the time frame for completion of the project, Mr. Torres advised that a deposit is required by September 2001 and the project will begin in late November/early December. The project is anticipated to be complete by March 2002. In response to a question, Mr. Reynolds advised that as each window is removed, temporary glass will be inserted. Mr. Torres acknowledged that the window design will remain the same. Mr. Reynolds advised of a recent study which indicated that the windows need to be repaired or they will "fall apart in the next couple to three years." In response to a question regarding the function of the existing clear layer, Mr. Reynolds indicated he would have to ask the contractor.

Commissioner Ossa moved to approve H-01/02-1, a request from John Torres (property owner: St. Peter's Episcopal Church), to repair, preserve, and restore the windows of the church on property located at 300 North Division Street, APN 003-201-01, with the five standard conditions of approval as written in the motion provided by staff. Commissioner Baker seconded the motion. Motion carried 5-0. Vice Chairperson Lopiccolo passed the gavel to Chairperson Drews.

F-2. H-01/02-2DISCUSSION AND ACTION REGARDING A REQUEST FROM THE FIRST PRESBYTERIAN CHURCH OF CARSON CITY TO DEMOLISH EXISTING CHURCH STRUCTURE (APPROXIMATELY 4,385 SQUARE FEET), AND CONSTRUCT A NEW SANCTUARY, NARTHEX, CHOIR REHEARSAL ROOM AND **RESTROOMS** (APPROXIMATELY 9,766 SQUARE FEET), ON PROPERTY LOCATED AT 110 NORTH NEVADA STREET AND 191 NORTH DIVISION STREET, APNs 003-214-03, 003-214-04, AND 003-214-05 (1-0160) - Ms. Pruitt advised of a meeting with the applicants yesterday after which a request was made to change this agenda item to discussion only. She commented that the meeting with the applicants was successful and that Community Development staff hopes to have additional meetings to discuss suggestions from the Commission. A tour of the site is proposed as part of the September Commission meeting in order to view areas of concern as expressed by church representatives.

Brad Linn, representing the applicant, introduced Fred Dolven, of Dolven Architectural Associates, and referred to the proposed project outlined in a booklet included in the agenda materials. In response to a question regarding the parking issues, Ms. Pruitt advised that she had consulted with Economic Development/Redevelopment Manager Rob Joiner, who agreed to develop a written proposal. She indicated that no documentation has been located which specifically states the amount of parking required for the last addition to the church or for the proposed 500-seat sanctuary. At the request of Chairperson Drews, Mr. Linn reviewed the engineering reports done over the years. Discussion took place regarding Mel Green's report and the proposed plan.

(1-0650) Bill Young, a member of the Presbyterian Church, expressed the opinion that reconstruction of the building to replicate the original would be much safer than trying to save any of the walls. (1-0670) Joanne Jacques, also a member of the Presbyterian Church, discussed problems with the electrical wiring. She commented that it is difficult to consider changing the church, but knows it is the best thing to do.

Commissioner Baker requested a copy of the Green report, and a citizen provided a copy for his review.

(1-0700) Nancy Sweetland, a member of the Presbyterian church since 1960 and owner of the apartment building across the street, discussed the history of fund raising efforts, purposes for the same and plans for the church over the years. She inquired as to whether an official inspection of the church has been done to determine that it is, in fact, unsafe and, if so, how the building could be made safe.

(1-0725) Allen Wilson, Chairman of the Presbyterian Church Historic Materials Preservation Committee, discussed the history of the building phases. In response to a question, he advised that the brick structure is composed of stacked brick put together with a non-cement mortar. The bricks are stacked approximately five layers deep with no hollow space in between the layers, with the exception of the chimneys. In response to a further question, Mr. Wilson advised that the bricks in both the inside and the outside of the building are laid in the same direction and are uniform throughout. The walls have never been opened up to determine if the bricks inside were laid in a different direction.

Commissioner Smith discussed the purpose of the Commission to protect the exterior appearances of historic structures in Carson City. He expressed a reluctance to approve demolition of Nevada's oldest, continuously operating church. He expressed the hope that Commissioner Baker would find information in the Green report explaining alternatives for saving the north and east facing portions of the 1864 sanctuary, the bell tower, and the 1896 addition. He expressed the opinion that the west facing portion of the building has no architectural merit, and suggested the church may want to build out toward the west to take advantage of the land up to Division Street. He commented that parking should not really be an issue as the church requires parking on days other than regular business days. He requested additional information regarding alternatives for stabilizing the existing exterior walls. Commissioner Ossa concurred with Commissioner Smith's comments, and suggested additional discussion regarding the necessary steps to retrofit the building.

Commissioner Baker discussed the recommendations outlined in the Green report to strengthen the exterior walls, and repair and strengthen the roof. Commissioner Ossa pointed out that Mr. Green found a way to retrofit the Mint Building. Mr. Linn reiterated that one of the purposes of the proposal is to provide more space for the church. Commissioner Ossa advised of discussions regarding the possibility of taking out the west wall, because the inside has been structurally compromised, and adding on to the historic core of the building. She commented that Mr. Green managed to reinforce the Mint Building for much less than the original cost estimate, that he has extensive experience, and that he may be able to accomplish the church retrofit for much less than the cost estimate provided by Hyytinen Engineering. Discussion took place regarding possible funding sources and possible solutions.

(1-1155) Vaughn Peak expressed a concern regarding the condition of the brick and discussion took place regarding the same. (1-1193) Allen Wilson displayed photographs of the interior bell tower and advised that mortar is sloughing out of the brick. An additional area of concern is the rubble foundation which is made of rock with some brick in it.

Vice Chairperson Lopiccolo acknowledged that the proposal would be acceptable to the Commission if the

church were to work toward saving the three walls and integrating them into the new addition. Chairperson Drews referred Mr. Linn to the east and south elevation drawings, and requested that the facade be saved. Mr. Linn acknowledged that the bell tower will have to be taken down and reconstructed. Chairperson Drews requested that the new addition be done west of the south elevation footprint. He suggested contacting Mel Green to request his assistance in developing a way to accomplish the expansion while preserving the 1896 and 1864 elevations. He further suggested that the Commissioners be involved in future meetings between church representatives and Community Development staff. Commissioners Ossa and Baker volunteered. Chairperson Drews requested that Commissioner Ossa look into possible funding for consultation with Mr. Green.

Mr. Wilson advised of a PowerPoint presentation showing the phases of church construction from the beginning. He requested the opportunity to present it to the Commissioners. Chairperson Drews suggested viewing the presentation prior to an on-site tour. Discussion took place regarding scheduling a special meeting to conduct a tour of the building. Consensus of the Commission, staff, and church representatives was to schedule the meeting for Monday, September 10th at 5:30 in the sanctuary of the church.

- G. FUTURE COMMISSION ITEMS (1-1491) Commissioner Smith advised he will be submitting an application for a project on his own property. Commissioner Ossa requested that the application for CLG funding be agendized. Chairperson Drews suggested making a list of CLG projects and prioritizing them. Ms. Pruitt advised of an application received from Joan Wright to replace windows at 411 South Minnesota Street.
- **H. ADJOURNMENT** (1-1550) Commissioner Baker moved to adjourn the meeting at 6:52 p.m. Commissioner Ossa seconded the motion. Motion carried 5-0.

The Minutes of the August	14, 2001 meeting of the Carson City Historic Architecture Review Commission
are so approved this	day of September, 2001.

MICHAEL DREWS, Chairperson