A special meeting of the Carson City Historic Architecture Review Commission was held at 5:30 p.m. on Tuesday, June 20, 2000 at the Brewery Arts Center, 449 West King Street, Carson City, Nevada.

PRESENT: Vice Chairperson Mark Lopiccolo

Richard Baker Arthur Hannafin Rebecca Ossa Peter Smith Louann Speulda

STAFF: Rob Joiner, Principal Planner

John Flansberg, Streets Operations Manager

Kathleen King, Recording Secretary (HARC 06/20/00; Tape 1-0001)

NOTE: Unless indicated otherwise, each item was introduced by 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 (1-0008) Vice Chairperson Lopiccolo called the meeting to order at 5:35 p.m. Roll call was taken; a quorum was present. Chairperson Drews was absent.
- **B. APPROVAL OF MINUTES** None.
- C. **MODIFICATION OF AGENDA** (1-0023) None.
- **D. PUBLIC COMMENTS** (1-0031) None.
- **E. DISCLOSURES** (1-0043) None.
- F. PUBLIC HEARINGS
- F-1. H-99/00-29 DISCUSSION AND ACTION REGARDING A REQUEST FROM J.P. COPOULOS, APPLICANT (PROPERTY OWNER: CARSON CITY), FOR CONSIDERATION OF IMPROVEMENTS TO THE BREWERY ARTS CENTER, INCLUDING PARKING AND WALKWAY SITE IMPROVEMENTS, PREPARATION WORK FOR FUTURE LANDSCAPING IMPROVEMENTS, IMPROVEMENTS TO THE GENERAL APPEARANCE OF THE SITE AND IMPROVEMENTS TO THE BUILDING ENTRANCE, ON PROPERTY LOCATED AT 449 WEST KING STREET, APN 3-207-04 (1-0051) Mr. Copoulos referred to drawings and site plans, smaller versions of which were included in the agenda materials. He displayed the front elevation plan, and explained that Joe McCarthy, Executive Director of the Brewery Arts Center, had requested a design to

improve the main entrance. Based on the direction provided and the overall goal to improve the site, the proposed plan includes improvements to parking and circulation.

Mr. McCarthy was recently approached by a gentleman who proposes to operate a small foundry at the location of the kiln. It will be done as a public art exhibit so that as he is doing castings, people will be able to watch from a safe distance. The kiln area will, therefore, need to be screened. The proposal includes retention of some of the existing brick which was part of the original landscape design. With regard to the courtyard, Mr. Copoulos explained that sap from the existing trees essentially ruins any outdoor activities there. He advised of the Cultural Affairs grant which Mr. McCarthy was successful in securing to fund the site improvements. The grant specifically excludes landscape material, however, and Mr. Copoulos explained that the proposal was developed based primarily on grant funding for hardscape improvements. Demolition of landscape materials is included in the plan, and a landscape plan will be provided; however, it will not be implemented at this time as it would be in violation of the grant. Mr. McCarthy will be seeking grant funding for a landscape project. Mr. Copoulos advised that the City Streets Department had done some volunteer work at the rear of the arts center, and Streets Operations Manager John Flansberg has been approached with regard to further participation in a portion of the project. This will provide inkind funding for the grant. Depending upon approval from the Commission and the State Historic Preservation Office ("SHPO") on the scope of work, Mr. Copoulos anticipates having plans out to bid in four to six weeks.

Mr. Copoulos reviewed the plan, and discussed reconstruction of the parking lot, removal and reconfiguration of an existing stone wall, upgrading and increasing the parking, provision of legitimate handicapped parking spaces, good circulation between the old Brewery building and what will become the new entrance to the Brewery Arts Center, development of a courtyard with seating and the opportunity for a sculptured garden, expanding the walls of the kiln to make room for the proposed foundry, a proposed walkway, replacement of the north sidewalks and provision of new driveway access, removal and replacement of some of the existing stone wall, utilizing the stone wall as a flood control element, reconfiguration of the storm drain with a back check gate to eliminate flooding in the parking lot, and restriping and regrading the parking lot. He indicated an area on the site plan which depicted paver material, and advised that he would be returning to the Commission for review and approval. He advised that the screen around the transformer will be modified and a wood screen wall at the condensing units will be provided. There will still be minor visibility to the kiln area from the south. He reviewed the demolition plan, including tree removal, and explained the proposal to leave the trees to the west but demolish the trees in the existing courtyard and out front in order to accomplish the parking plan.

Mr. McCarthy introduced himself, conveyed enthusiasm for the project, and offered to answer any questions. Commissioner Smith expressed approval for the overall plan, agreed that the parking has been in need of reconfiguration for a long time, but expressed concern over removing the trees at the northwest corner. He suggested delaying removal of the trees until the landscaping plan can be funded, and requested suggestions for alternatives to removing the trees. Mr. McCarthy provided background information on the design team which includes Mr. Copoulos, a landscape architect, a civil engineer, artists, Mr. Joiner, Chairperson Drews, etc. He commented that the design team had grappled with the issue of removing trees. In meetings with Urban Forester Consultant Molly Sinnott, he was advised that the trees are not native to

the area and that nothing will grow under them because of the residue they secrete. Additionally, he has walked the site throughout the daylight hours in the spring, summer and fall, and advised that the trees along King Street don't provide shade remedy for the property. The Minnesota Street trees provide an enormous amount of shade from the latter day sun. He explained that the purpose of the design is to make the outdoor area suitable for art exhibitions, fund raising activities, and outdoor concerts. The architectural design of the property should invite the community to come on to the property, and the existing trees and the wall create a barrier.

Commissioner Smith commented that public recognition of the building is more on the corner of Division and King Streets. He reiterated his concern over removing the trees, and expressed a preference for a plan that would preserve some of the trees. He acknowledged that taking out four or five of the trees would improve the health of the others, and requested that an intermediary step be considered first. Mr. Joiner commented on his experience working with the design team, and noted that nothing grows underneath the trees. He advised that Ms. Sinnott had recommended trees which are not a nuisance to the public as the subject trees are high pollen producers which have adverse effects on people as well as cars. Mr. Joiner commented that he is in favor of retaining trees once they get to a certain size if it makes sense to do so, but advised that he had been swayed by the viewpoint that the trees create a barrier. In addition, he pointed out that the existing trees could adversely affect other plant materials. He advised that fast-growing shade trees are available. Mr. Copoulos acknowledged that the hawthornes will remain on King Street. Mr. McCarthy advised that the Desert Gardeners are ready to plant a tree in September in memory of Thelma Calhoun. Mr. Copoulos assured the Commissioners that he will return with a landscape plan. He suggested that a portion of the trees which don't need to be removed for the improvement plan could remain until such time as they are replaced. He indicated the location of two water meters which will be utilized for the irrigation plan.

In response to a question, Mr. Copoulos acknowledged that the stones from the stone wall will be reused. Additional stone is located at the corporate yard, and Commissioner Hannafin advised that the stone had come from the Brewery Arts Center project. Discussion took place regarding the raised curb area indicated in the parking lot. Commissioner Hannafin expressed approval for the traffic circulation design and the walkways, and inquired as to the location of the proposed gate feature. Mr. Copoulos indicated the proposed location, and advised that the landscape architect is Rich Shock, of Stantech. He acknowledged that some of the brick wall on the south side of the parking lot will remain, and indicated the areas in which new brick wall will be constructed. Discussion took place regarding plans for the kiln and foundry operation, the brick wall screen, the viewing area, and proposed detail for the top of the wall. In response to a question, Mr. McCarthy advised that the area where the trees will be removed will continue to be used as a tree planter and will also be used as a display area for art work. Commissioner Hannafin inquired as to a remedy for the existing problem of cars coming into the parking lot from both sides. Mr. Copoulos advised that the entrances will be widened, but the problem could remain. At the request of Commissioner Hannafin, Mr. Copoulos indicated the trees which will remain on the west side. Commissioner Hannafin expressed a preference for retaining some of the trees until a landscape plan is presented.

Commissioner Smith moved to approve H-99/00-29, for improvements to the Brewery Arts Center, including parking and walkway site improvements, preparation work for future landscaping

improvements, improvements to the general appearance of the site, improvements to the building entrance on property located at 449 West King Street, APN 3-207-04, based on the findings as written out in the form of the motion provided by staff with the five standard conditions of approval and with the understanding that no more than four of the trees on the northwest corner will be removed without further consultation with the Commission. Following a brief discussion, Commissioner Smith amended his motion to approve removal of no more than six trees. Commissioner Hannafin seconded the motion. Mr. Copoulos committed to return with working drawings for the project. Commissioner Smith further amended his motion to include a condition that the Commission review working drawings and final plans before construction begins. Commissioner Hannafin continued his second. In response to a question, Mr. Flansberg advised this was the first time he had seen the plans. He will review them and provide comments. Motion carried 6-0.

Mr. McCarthy commented that the regional architect who helped design the project when the Carson City Arts Alliance took over the Brewery Arts Center in 1976 was Commissioner Hannafin. He further commented that Mr. Copoulos has been involved in the project for a long time. Commissioner Hannafin provided historical information on the project. Mr. McCarthy discussed current negotiations with Les and Jodi Kynett regarding the property on the southeast corner, and future plans for the same.

- **G. FUTURE COMMISSION ITEMS** (1-1835) None.
- **H. ADJOURNMENT** (1-1866) Commissioner Smith moved to adjourn the meeting at 6:28 p.m. Commissioner Baker seconded the motion. Motion carried 6-0.

The Minutes of the June 20	, 2000 meeting of the Carson Cit	y Historic Architecture l	Review Commission
are so approved this	day of July, 2000.		

MICHAEL DREWS, Chairperson