

**CARSON CITY HISTORIC RESOURCES COMMISSION**

**Minutes of the September 13, 2007 Meeting**

**Page 1**

A regular meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Thursday, September 13, 2007 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Chairperson Michael Drews  
Vice Chairperson Mark Lopiccio  
Gregory Hayes  
Rebecca Ossa  
Lou Ann Speulda

**STAFF:** Walter Sullivan, Planning Division Director  
Jennifer Pruitt, Senior Planner  
Sean Foley, Associate Planner  
Joel Benton, 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 (5:31:54)** - Chairperson Drews called the meeting to order at 5:31 p.m. Roll was called; a quorum was present. Commissioners Baker and Darney were absent.

**B. ACTION ON APPROVAL OF MINUTES - May 31, 2007, June 14, 2007, and July 12, 2007 (5:32:19)** - Commissioner Hayes moved to approve the minutes. Commissioner Speulda seconded the motion. Motion carried 5-0.

**C. MODIFICATION TO THE AGENDA (5:32:42)** - None.

**D. DISCLOSURES (5:33:01)** - Vice Chairperson Lopiccio advised of having discussed item F-4 with Commissioner Darney. He acknowledged he would abstain from voting on item F-4.

**E. PUBLIC COMMENTS (5:33:56)** - None.

**F. PUBLIC HEARING ACTION ITEMS:**

**F-1. HRC-07-087 ACTION TO CONSIDER AN APPLICATION FROM ED AND MAUREEN WATERHOUSE FOR HISTORIC TAX DEFERMENT STATUS, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 312 WEST MUSSER STREET, APN 003-211-03 (5:34:20)** - Chairperson Drews introduced this item. Ms. Pruitt reviewed the staff report, noting that staff had conducted a site visit on July 24, 2007 and found the site to be in excellent condition and in compliance with Historic District Design Guidelines. An additional site visit was conducted on September 7, 2007, during which new vinyl fencing was identified. Ms. Pruitt narrated pertinent slides. She advised of having provided the property owner with an application for the fencing. She anticipates the application will be submitted by the end of the month, and noted staff's recommendation for continuance of this item. Chairperson Drews entertained a motion. **Commissioner Ossa moved to continue this item to the next meeting. Commissioner Hayes seconded the motion. Motion carried 5-0.**

**CARSON CITY HISTORIC RESOURCES COMMISSION**

**Minutes of the September 13, 2007 Meeting**

**Page 2**

**F-2. HRC-07-126 ACTION TO CONSIDER A REQUEST FROM ROBBIE OXOBY (PROPERTY OWNER: STATE OF NEVADA) TO ADD TO THE STATE MUSEUM A 3,000-SQUARE-FOOT ADA ENTRANCE AND GALLERY STRUCTURE THAT WILL CONNECT TO THE EXISTING CALHOUN BUILDING TO THE SOUTH; REMOVAL OF THE EXISTING MINE EXIT STRUCTURE, AND A NEW UNDERGROUND EXIT TO BE CONNECTED TO THE PROPOSED ENTRANCE STRUCTURE, ON PROPERTY ZONED PUBLIC (P), LOCATED AT 600 NORTH CARSON STREET, APNs 003-283-05 AND 003-283-06 (5:38:17)** - Chairperson Drews introduced this item. Ms. Pruitt advised of having been in contact with the applicant, who informed her he would attend the meeting. At her request, this item was deferred until arrival of the applicant. (6:10:18) Chairperson Drews reopened this item. Ms. Pruitt reviewed the staff report. She noted, for the record, that the historic Mint Building has a Public zoning designation. Within the last thirty days, the zoning designation of the northern parcel was changed to downtown mixed-use. Ms. Pruitt advised that the applicant is aware the project has to be resubmitted to the Planning Commission. Staff has recommended changing the zoning designation of the northern parcel to Public, and that the applicant process a lot line deletion since the proposed addition will be across the property line. Ms. Pruitt noted the presence of the applicant and invited him to make his presentation.

(6:13:20) Architect Robbie Oxoby explained that the Nevada State Legislature recently approved the necessary funding to move forward with the project. Bramer Brothers Construction will serve as the general contractor. Mr. Oxoby anticipates the construction schedule will be approximately 14 months. He advised there have been no changes to the original project previously approved by this commission. He provided a brief overview of the project details, and anticipates the zoning changes will have no impact on the overall project. The Division of State Lands is working with the applicant on the lot line abandonment.

In response to a question, Ms. Pruitt provided background information on the proposed zoning redesignation. She advised that the zoning map amendment and the special use permit will be processed concurrently. She doesn't foresee any difficulties.

Chairperson Drews called for public comment and, when none was forthcoming, entertained a motion. **Commissioner Speulda moved to approve HRC-07-126, as prepared by staff. Vice Chairperson Lopiccio seconded the motion. Motion carried 4-0-1, Commissioner Ossa abstaining.**

**F-3. HRC-07-128 ACTION TO CONSIDER A REQUEST FROM CRAIG AND CINDY McEWAN TO INSTALL A NON-ILLUMINATED, WOODEN SIGN (36" x 36") AND ALLOW IMPROVEMENTS TO THE EASTERN FAÇADE WHICH INCLUDE A PATIO / DECK (10' x 12'); INSTALLATION OF FRENCH DOORS TO PROVIDE ACCESS TO THE PROPOSED PATIO / DECK; INSTALLATION OF A MULTI-PANE WINDOW TO MATCH THE FRENCH DOORS AND EXISTING ENTRY; AND INSTALLATION OF AWNINGS OVER THE FRENCH DOORS AND PROPOSED REPLACEMENT WINDOW, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 206 SOUTH MINNESOTA STREET, APN 003-121-04 (5:39:16)** - Chairperson Drews introduced this item. Ms. Pruitt reviewed the staff report, and noted the guidelines for signs, porches, new construction, doors, and windows outlined therein. She referred to the conditions of approval outlined in the staff report, read condition of approval 8 into the record, and reviewed conditions of approval 12 and 14. She narrated pertinent photographs.

(5:46:06) In response to a question, Mr. McEwan provided background information on the proposed improvements. Commissioner Hayes expressed a preference for wooden French doors rather than the proposed steel. Ms. Pruitt read a portion of Section 5.17.3, Guidelines for Doors, into the record.

## CARSON CITY HISTORIC RESOURCES COMMISSION

### Minutes of the September 13, 2007 Meeting

#### Page 3

Chairperson Drews provided comment with regard to the Secretary of the Interior's Guidelines. In response to a question regarding the existing sign posts, Ms. Pruitt noted past limitations to six feet in overall height as well as approval of signage for 36" x 36" "and larger on this property." She further noted the signage is located within the right-of-way and could be blocked by parked cars. She advised that the sign posts have been in their present location for many years, but that signage within the right-of-way is not normally approved. Mr. McEwan responded to questions regarding the location of the sign posts.

Vice Chairperson Lopiccolo expressed a preference for no grids in the windows or the French doors. Commissioner Ossa expressed concern with regard to "changing out original windows ... for this one big, ... gridded, modern window." She inquired as to the proposed type and style of awning, and how it will be attached. She advised that awnings in the 1940s were different from modern awnings. She expressed additional concern over the proposed shutters, and requested additional detail. She requested an alternative to the proposed windows. She expressed concern over the proposed deck and the French doors in that they "totally change the front view of that house." She inquired as to whether any consideration had been given to putting the deck and the French doors on the southern façade. She suggested that a door could swing open on the southern façade and the deck could wrap around the front, thereby retaining the existing picture window. Commissioner Hayes advised of having driven by the property prior to the meeting and that there are a number of large trees on the south side of the house. He suggested considering Commissioner Ossa's suggestions for the western façade.

In response to a question, Mr. McEwan explained the house has 910 square feet. The proposed deck and French doors would "expand in a sense to make it feel more open." Mr. McEwan advised that the front of the house "has very nice morning sun." He confirmed there are large trees on the south side of the house, and advised there is also a fireplace on the south wall which would make constructing the deck and installing French doors difficult. He suggested the front of the house "seemed to be a ... more natural fit." Discussion followed. In response to a question, Mr. McEwan explained the purpose for replacing the two windows on the front of the house. In response to a further question, he explained that the original front door faces north; the door which faces east was added. He acknowledged that the north-facing doorway could "potentially" connect to the deck area. In response to a further question regarding the feasibility of locating the deck on the north side, he advised that the fence line is six to eight feet from the house on that side.

Mr. McEwan acknowledged the intent to have a full set of plans developed for the project. In response to a question, Commissioner Ossa provided additional suggestions with regard to awning preferences. She further suggested an awning design similar in appearance to those from the 1940s. She responded to questions regarding divided light windows in the 1940s. Commissioner Hayes noted the importance of making improvements without losing the character of the house's era. Discussion took place regarding the existing windows, the location of the proposed deck, the possibility of relocating windows and installing a single French door. Chairperson Drews suggested that Mr. McEwan consider relocating the sign posts onto the front lawn and reducing their height.

Chairperson Drews noted the importance of like materials and being cautious not to disturb "too much of the existing building." In response to a question, he advised the commission hadn't really addressed decking materials. He expressed a preference for redwood decking material. Vice Chairperson Lopiccolo expressed concern with regard to the required maintenance and durability of redwood decking material. He suggested that because decks are flat and not visible from the street, a manufactured product would be better. He acknowledged that the railing and skirt board should be wood. Commissioner Hayes requested the applicant to provide a sample of the proposed decking material. He expressed support for the awnings

**CARSON CITY HISTORIC RESOURCES COMMISSION**

**Minutes of the September 13, 2007 Meeting**

**Page 4**

suggested by Commissioner Ossa, and suggested considering awnings for the south-side windows as well. Chairperson Drews offered his and Commissioner Ossa's assistance, and Vice Chairperson Lopiccolo volunteered to assist as well.

Mr. McEwan reviewed his understanding of the commission's direction, as follows: a single French door on the south side; more angular, aluminum awnings; shutters were not as common in the 1940s; consider moving the sign to the front lawn and reducing the height to less than six feet; leaving the front, picture window; leaving the windows on the north side facing east or replacing them with one over ones. Commissioner Ossa clarified that the window could be modernized but similar to what is being replaced. Chairperson Drews thanked Mr. McEwan and reiterated the offer to provide assistance. No formal action was taken.

**F-4. HRC-07-130 ACTION TO CONSIDER A REQUEST FROM TERRY REINHART (PROPERTY OWNER: LOPICCOLO INVESTMENTS LLC) TO REPLACE AND ADD TO EXTERIOR SIGNAGE, TOTALING APPROXIMATELY 399.5 SQUARE FEET; INSTALL GOOSENECK EXTERIOR LIGHTS FOR SECOND-FLOOR SIGNS AND LIGHTS ON COLUMNS ON THE NORTH, FIRST-FLOOR ELEVATION; REMOVE AND REPLACE DAMAGED COLUMN WRAPS; ADD AWNINGS OVER SECOND-FLOOR WINDOWS; BRICK IN SOUTH, FIRST-FLOOR WINDOWS AND MAINTAIN A 4-INCH DEEP RELIEF TO PRESERVE THEIR OUTLINES, ON PROPERTY ZONED DOWNTOWN MIXED-USE (DT-MU), LOCATED AT 310 SOUTH CARSON STREET (ST. CHARLES HOTEL BUILDING), APN 003-113-09 (6:17:36)** - Chairperson Drews introduced this item. Ms. Pruitt noted that the application packet was very clear. She advised that there had not yet been a clear determination from the District Attorney's Office with regard to the propriety of commissioners advocating for their own projects. She expressed a preference to leave the presentation and responsibility for answering questions with Mr. Reinhart. She advised that Planning Division staff is working with the District Attorney's staff to develop appropriate policy language with regard to commissioners advocating for their own projects. She reiterated confidence that the application materials and Mr. Reinhart's presentation would be sufficient for the commission to make an appropriate decision. She advised there was no need for Vice Chairperson Lopiccolo to leave the meeting table. Mr. Foley reviewed the staff report, and narrated pertinent slides.

(6:24:23) Terry Reinhart, of Lopiccolo Investments, LLC, introduced himself for the record. He expressed excitement over the proposed project. He expressed the opinion that the finished product will be one of the "better looking buildings in downtown Carson, and ... will give it a synergy to start kicking off more redevelopment ..."

Mr. Foley acknowledged the property is listed on the National Register of Historic Places. Chairperson Drews discussed the importance of ensuring that comments and analysis of the project consider no irreversible changes to the National Register-listed property. In response to a question, Commissioner Ossa offered to look into the style of awnings appropriate to the subject building.

(6:27:18) John Copoulos suggested researching a photograph to determine the appropriate awning style.

At Commissioner Ossa's request, Mr. Reinhart explained the purpose and method for replacing the existing column wraps. He acknowledged each of the columns has a post inside. At Commissioner Ossa's request, he explained the purpose and method for bricking in the windows on the south side of the building. He

## CARSON CITY HISTORIC RESOURCES COMMISSION

### Minutes of the September 13, 2007 Meeting

#### Page 5

acknowledged the treatment could be reversed. He further acknowledged that all the windows currently in those openings were previously replaced. In response to a further question, he explained the purpose for placing the lighting on the columns. He acknowledged there is no need to replace the deck at this time.

Chairperson Drews called for additional questions or comments of the commissioners. When none were forthcoming, he commented on the length of time the building has been vacant. He expressed the opinion that the proposed improvements “will do a whole lot for the building and for downtown.” He expressed the hope that the proposed signage will meet the City’s requirements. He commended presentation of the project.

Chairperson Drews called for public comment and, when none was forthcoming, entertained a motion. **Commissioner Hayes moved to approve HRC-07-130, a request from Terry Reinhart, as detailed by staff. Commissioner Speulda seconded the motion. Motion carried 4-0-1, Vice Chairperson Lopiccolo abstaining.**

**F-5. HRC-07-129 ACTION TO CONSIDER A REQUEST FROM J.P. COPOULOS, ARCHITECT (PROPERTY OWNER: ELKS LODGE) TO CONSTRUCT A GAME ROOM (APPROXIMATELY 703 SQUARE FEET) BETWEEN THE MAIN LODGE AND OFFICE, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 515 NORTH NEVADA STREET, APN 003-222-01 (6:34:39) - Chairperson Drews introduced this item. Mr. Foley reviewed the staff report, and narrated pertinent slides.**

(6:38:08) Architect John Copoulos introduced himself and Elks Club Lounge Manager Randy Ostrander for the record. Mr. Ostrander expressed the hope the game room will improve the appearance of the neighborhood. In response to a question, Mr. Copoulos advised the “left-hand side” building has asbestos siding and the other building has a different kind of siding. He suggested “the only good solution ... was to at least extend the addition out enough between the two so that it will look like its own type of thing.” In response to a further question, he advised of never having investigated to determine what is underneath the asbestos siding. In response to a further question, he advised that the roof pitch on the new addition matches the “T of the existing ... which is four and a half. ... And we changed the plate height of it so that the roof line ... would look different from that building.” He advised of being open to suggestions. Commissioner Ossa suggested lowering the roof line of the proposed addition and “just step it down so then there’s a transition.” She referred to a house on the corner of Mountain and Minnesota Streets, as an example. Discussion followed, and Mr. Copoulos offered to provide various options for review by staff. In response to a question regarding the floor, Mr. Copoulos advised of the intent to “step down between the two” buildings. He explained that, at the time the project was submitted to the City’s major project review process, one of the comments was to ensure ADA accessibility. He acknowledged the intent to “catch two levels with the same [handicap] ramp.” In response to a further question, he explained access between the three buildings. In response to a question, Mr. Ostrander described the siding and access on the building to the right of the proposed addition. Mr. Copoulos acknowledged that the original main entrance will remain and that the windows proposed for the addition will be similar in style to the original windows. He responded to questions regarding visibility of the south elevation wall. He reiterated the offer to present various possibilities for the roof pitch to Planning Division staff. He acknowledged that roofing materials will match the existing.

Chairperson Drews called for additional questions or comments of the commissioners and the public. When none were forthcoming, he entertained a motion. **Vice Chairperson Lopiccolo moved to approve HRC-07-129, a request from John Copoulos Architect, as written by staff with the condition that if**

**CARSON CITY HISTORIC RESOURCES COMMISSION**

**Minutes of the September 13, 2007 Meeting**

**Page 6**

the roof line is substantially changed over the addition, it will have to come back before the commission. Commissioner Speulda seconded the motion. Motion carried 5-0.

**F-6. DISCUSSION AND POSSIBLE ACTION TO ADD TO THE EXISTING LIST OF POTENTIAL PROJECTS FOR CONSIDERATION OF FUTURE CERTIFIED LOCAL GOVERNMENT (CLG) GRANT PROGRAM FOR 2008** (6:50:01) - Chairperson Drews introduced this item, and Ms. Pruitt reviewed the September 13, 2007 memorandum included in the agenda materials. Chairperson Drews read the list of projects into the record. Vice Chairperson Lopiccolo expressed concern over limiting the scope of the workshops by listing specific topics. Chairperson Drews called for public comment.

(6:52:17) Jed Block discussed a recent article in *Old House* magazine regarding windows. Discussion followed. In response to a question, Ms. Pruitt advised that the workshops listed would likely be open to the public.

Chairperson Drews called for additional public comment; however, none was forthcoming. No formal action was taken on this item.

**F-7. DISCUSSION ONLY REGARDING THE SELECTION PROCESS FOR THE HISTORIC PRESERVATION AWARDS, MAY 2008** (6:55:57) - Chairperson Drews introduced this item, and Ms. Pruitt provided background information. She advised of the nomination form available on the Historic Resources Commission website or through the Planning Division. She further advised that this agenda item would be recurring. She requested the commissioners to utilize the nomination form.

**G. FUTURE COMMISSION ITEMS** (6:57:15) - Chairperson Drews reviewed the tentative October commission meeting agenda.

**H. INTERNAL COMMUNICATION AND ADMINISTRATIVE MATTERS:**

**H-1. COMMENTS AND STATUS REPORTS FROM STAFF** (6:57:43) - Ms. Pruitt advised of having received submittals for the 2007 grant for historic churches. She anticipates selecting a consultant over the next couple weeks.

**H-2. COMMENTS AND STATUS REPORTS FROM COMMISSIONERS** (6:58:35) - Commissioner Ossa thanked Ms. Pruitt for the copies of the preservation articles. Ms. Pruitt advised that the articles were provided by Management Assistant Rose Mary Johnson. Chairperson Drews advised of having made copies of the four Sanborn maps which he offered to Ms. Pruitt, if needed.

**I. ACTION ON ADJOURNMENT** (6:59:38) - Commissioner Hayes moved to adjourn the meeting. Commissioner Ossa seconded the motion. Motion carried 5-0.

The Minutes of the September 13, 2007 Carson City Historic Resources Commission meeting are so approved this 11<sup>th</sup> day of October, 2007.

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MICHAEL DREWS, Chair