CARSON CITY HISTORIC RESOURCES COMMISSION

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A regular meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Thursday, February 14, 2008 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews

Vice Chairperson Mark Lopiccolo

Robert Darney Gregory Hayes Rebecca Ossa Lou Ann Speulda

STAFF: Walter Sullivan, Planning Division Director

Jennifer Pruitt, Senior Planner

Kevin Gattis, Chief Building Official

Don Wilkins, Plans Examiner

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** (5:30:51) 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 January 10, 2008** (5:31:15) Commissioner Ossa moved to approve the minutes. Commissioner Hayes seconded the motion. Motion carried 3-0-1, Commissioner Speulda abstaining. [Commissioner Darney arrived at 5:31 p.m.]
- **C. MODIFICATION OF AGENDA** (5:31:38) Chairperson Drews advised of a request to address item F-3 following item F-1.
- **D. DISCLOSURES** (5:32:12) Commissioner Ossa disclosed that she and Mara Thiessen Jones, the applicant for item F-2, work in the same office. In response to a question, she advised of not having discussed item F-2 with Ms. Jones. [Vice Chairperson Lopiccolo arrived at 5:32 p.m.]
- **E. PUBLIC COMMENTS** (5:32:43) None.
- F. PUBLIC HEARING ACTION ITEMS:
- F-1. DISCUSSION ONLY REGARDING THE REQUIREMENTS OF THE CARSON CITY BUILDING DIVISION CONCERNING ACCESSIBILITY AS IT RELATES TO THE BUILDING CODES (5:33:16) Chairperson Drews introduced and Ms. Pruitt provided an overview of this item. Mr. Gattis and Mr. Wilkins introduced themselves for the record, and narrated a PowerPoint presentation. Mr. Gattis responded to questions regarding ramp variations according to site constraints. He noted the requirements for ADA accessible parking and an accessible route from the parking lot to the

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building entrance. Chairperson Drews referred to a recently-presented project which had an existing deck with a 4.5 inch elevation. The property owners were considering a railing and a ramp. Chairperson Drews expressed understanding for the ramp, but inquired as to the requirement for the railing. Mr. Gattis explained that ramps require railing and hand railing depending upon the change in elevation from the bottom to the top. Pursuant to the building code, guards are required for elevations above 30 inches. Mr. Gattis advised of being unfamiliar with the example cited by Chairperson Drews, but anticipated that a rail would not be required for a 4.5 inch drop "unless it was ... adjacent to the ramp itself." Mr. Gattis acknowledged the commission's option to defer to the building division in such situations. Chairperson Drews called for additional commissioner questions or comments, and for public comment. When none was forthcoming, he thanked Mr. Gattis and Mr. Wilkins for their presentation.

F-2. HRC-07-152 ACTION TO CONSIDER A REQUEST FROM MARA THIESSEN JONES (PROPERTY OWNERS: ERICA AND DAN STARKEY) TO ALLOW THE ADDITION OF A SINGLE-CAR GARAGE OF 372 SQUARE FEET WITH CONNECTING BREEZEWAY, AN ADDITION TO THE EXISTING SINGLE-FAMILY RESIDENCE OF 262 SQUARE FEET, IN ADDITION TO WINDOW RELOCATION AND MINOR PIPE REMOVAL, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 310 SOUTH NEVADA STREET, APN 003-124-03 (6:13:24) - Chairperson Drews introduced this item. Ms. Pruitt reviewed the staff report and narrated pertinent slides. She expressed appreciation for all the information provided by Ms. Jones for the agenda materials. She advised that Ms. Jones would also provide materials samples. In response to a question, Ms. Pruitt advised that Ms. Jones has been in contact with "all of her neighbors" in one form or another.

(6:18:53) Mara Thiessen Jones introduced herself for the record, and provided an overview of the proposed project, as outlined in the agenda materials. She advised that both the project and the site are complicated for many reasons, and thanked Planning Division staff for their assistance and guidance through the application process. She reviewed the history of construction, the original owners' history, and the significance of the structure. She advised that the structure is eligible for the National Register of Historic Places, and that most of the structure's historic fabric is still present both inside and out. The one major exception is the kitchen; however, "in taking out the old kitchen, all the ghosts from the original cabinets as well as the original flooring and products were identifiable, and all the original colors." Ms. Jones reviewed in detail two themes with development of the property: restoration of the historic portion and rehabilitation of the property to more current use by the addition in the back and the addition of a single-car garage.

In response to a question, Ms. Jones explained that she will be requesting four variances. She acknowledged and described a proposed shed addition depicted as part of the garage. She further acknowledged that the shed will be enclosed with a shed roof and that the siding will match. She advised that the proposed addition to the rear of the residence will resolve a lot of roof drainage issues. She described the roof design. She responded to questions regarding the proposed height of the garage. She acknowledged a desire to "liberate" what is under the existing siding, but expressed concern over potential replacement costs. She advised that the existing roofing material is no longer manufactured. She displayed exemplars of two alternative roofing materials.

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Commissioner Darney expressed support for the hip on the new garage roof "to soften the corner." In response to a question, Ms. Jones discussed plans to determine the appropriate garage door. Commissioner Darney expressed a preference to have both garage doors at the same height. He suggested decreasing the plate height of the garage addition roof by approximately a foot. He expressed the opinion that the roof pitch should be the same as the house. He expressed approval for the layout, and the opinion that it "works well." He wished Ms. Jones luck with her variance applications. In response to a question, Ms. Jones discussed plans for exterior lighting. Chairperson Drews advised her of the requirement to present proposed lighting for review by the commission. In response to a further question, Ms. Jones discussed plans to install a tankless water heater.

Commissioner Ossa expressed appreciation for the care taken in design of the proposed single-car garage addition. She expressed agreement with Commissioner Darney's suggestion to lower the roof line. She expressed the belief that the proposed garage addition meets the Secretary of the Interior's Standards and Guidelines; it's compatible but distinguishable to a different era by the size. She applied the same comments to the proposed addition to the rear of the structure. She reiterated that the design is compatible and discernible from the historic structure through use of windows, light fixtures, and other foundation elements. She expressed no opposition to proposed removal of the pipe. She expressed the opinion that the front of the structure is a more appropriate location for the historic window, and support for its relocation. Commissioner Speulda agreed. Commissioner Hayes expressed appreciation for all Ms. Jones' homework.

Chairperson Drews called for public comment. (6:50:21) Jed Block, the previous property owner, advised there had been shutters on the building which he had removed. He suggested the vent pipe may have been for the hot water heater "probably when they converted the house over to gas because the fire place is not operable inside."

Chairperson Drews called for additional public comment and, when none was forthcoming, echoed Commissioners Hayes' comments and thanked Ms. Jones for the extensive research. He commended her on taking care of the early 20th century house. He entertained a motion. Commissioner Darney moved to approve a request from Mara Thiessen Jones, property owners Erica and Dan Starkey, to allow a single-car garage of 372 square feet with connecting breezeway, an addition to the existing single-family residence of 262 square feet, and window relocation and minor pipe removal, with all the conditions and approvals from staff. Commissioner Speulda seconded the motion. Chairperson Drews noted a letter of support from the neighbors and called for a vote on the pending motion. Motion carried 6-0.

F-3. HRC-07-019 UPDATE TO A PREVIOUS PRESENTATION / DISCUSSION ONLY REGARDING THE STEWART LANDSCAPE PLAN AT THE STEWART INDIAN SCHOOL BY PATRICK WYSS, WYSS ASSOCIATES, INC., AND WARD PATRICK, STATE OF NEVADA, ON PROPERTY LOCATED AT 5500 SNYDER AVENUE, APN 009-241-19 (5:47:33) - Chairperson Drews recessed the meeting at 5:47 p.m. He reconvened the meeting at 5:50 p.m. and introduced this item. State of Nevada Public Works Board Chief of Design Ward Patrick provided background information on this three-phase project. He advised of having worked with Wyss & Associates, the State Historic Preservation Office, the Division of State Lands, State Buildings and Grounds, and Nevada State Parks.

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(5:52:37) Patrick Wyss, of Wyss & Associates, Inc., advised that one of his company's specialities is historic landscape restoration. He expressed appreciation for the opportunity to work on the subject project. He advised that an inventory was completed in July 2007, as part of phase 1. He advised of having researched records specifically pertaining to landscape features, including outdoor activities, outdoor recreation, and the landscape components. Stewart Indian School alumni were also interviewed in the presence of an oral historian, as part of phase 1. Phase 1 of the project identified "what's there, what is the resource." Mr. Wyss advised that the second phase will interpret the meaning of the resource, i.e., conditions, problems, priorities. He circulated among the commissioners a preliminary record, and advised that the PowerPoint presentation on CD would be left with staff. Commissioner Ossa offered to e-mail the presentation to the other commissioners.

Mr. Wyss displayed aerial photographs of the Stewart Indian School. He advised that five eras of campus development were identified as part of phase 1. These eras primarily follow the "eras of the superintendents." Information has been categorized accordingly as part of phase 2. Mr. Wyss advised of having developed a color-coded map depicting building development within the five eras. He noted the Snyder era, 1919 through mid-1930s, was very important with respect to the landscape. He advised of having considered circulation patterns, and of having an arborist evaluate the trees with ratings of good, fair, and poor. The arborist will be requested to provide diagnostic recommendations for the trees. Mr. Wyss further advised that the sidewalks and parking areas have also been evaluated in terms of condition. He will conduct the same evaluation of the roadways through the campus.

Mr. Wyss advised of discussions with regard to projects to consider and the significance of the campus landscape. He further advised that Thomas Jefferson, in designing the University of Virginia in the early 1800s, originated the concept of dispersed buildings connected by landscape. This concept established the model for campus planning in the United States. Mr. Wyss advised that the "center green ... is a very significant landscape feature in the context of an educational center." He referred to a map of the complex, and described a secondary critical zone in front of building façades across the road from the green.

Mr. Wyss referred to a list of projects, and discussed plans to evaluate and prioritize them according to historic significance, condition, and funding criteria. The projects include the infirmary, which is the oldest standing structure on the campus; the entry corridor; Jacobsen and Gibson streets; the area in front of the swimming pool, to include a designation and an alumni memorial; the tennis court; and the commissary. He discussed plans for tree replacement, the area south of the gymnasium, the residential area streetscape, and lighting. Mr. Patrick discussed opportunities for interpretive signage. Mr. Wyss advised that priorities will be identified and project scopes developed. The third phase will be development of the master plan, "the actual projects with cost estimates and a strategic implementation plan and move ahead with this." Mr. Wyss suggested that communication between state departments is a benefit of the study.

In response to a question, Mr. Wyss advised that the entire complex is included in the project. He has been requested to contact the City Parks and Recreation Department to discuss the unified pathways master plan element. Commissioner Ossa disclosed that she has been meeting with Mr. Wyss and Mr. Patrick in her capacity as a SHPO representative. Commissioner Darney requested Mr. Patrick to reiterate the "overall goal of the use ... for the whole complex." Mr. Patrick explained that the property has been titled from the federal government to the state providing that some level of care is taken with the buildings. There are approximately 300,000 square feet of buildings and approximately 110 acres. The buildings occupy approximately 40 acres, and approximately 2/3 of the 300,000 square feet of building space is presently

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being used. Mr. Patrick advised that the intended use is for the state's benefit. State representatives will consider the option of use by non-profits or other entities, commensurate with the historic nature of the facility. In response to a further question, Mr. Wyss suggested that improving the usable outdoor athletic facilities would "make sense" if there is a partner or community group "that can be an active participant." Commissioner Darney discussed the community's growing need for recreational facilities. Mr. Wyss advised that one of the best ways to preserve historic landscapes is to identify a modern use.

Chairperson Drews thanked Mr. Patrick and Mr. Wyss for their attendance and presentation. He discussed the commission's past involvement in trying to identify partners to preserve the facility. He called for public comment; however, none was forthcoming. He discussed interest in the facility and expressed appreciation for the preservation efforts.

F-4. HRC-07-207 ACTION TO CONSIDER AN APPLICATION FROM JENNY LOPICCOLO (PROPERTY OWNER: LOPICCOLO INVESTMENTS LLC) FOR HISTORIC TAX DEFERMENT STATUS, ON PROPERTY ZONED DOWNTOWN MIXED USE (DTMU), LOCATED AT 310 SOUTH CARSON STREET, APN 003-113-09 (ST. CHARLES HOTEL) (6:52:44) - Chairperson Drews introduced this item. Vice Chairperson Lopiccolo advised he would abstain from discussion and action of this item. Ms. Pruitt reviewed the staff report and advised of no complaints regarding any of the recent improvements. She narrated pertinent slides.

Chairperson Drews thanked Ms. Pruitt for her research, and entertained questions or comments from the commission. Commissioner Speulda commended the restoration project, and Chairperson Drews agreed. Chairperson Drews called for public comment and, when none was forthcoming, entertained a motion. Commissioner Hayes moved to approve HRC-07-207, a request from Jenny Lopiccolo for historic tax deferment, on property zoned downtown mixed use, DTMU, located at 310 South Carson Street, APN 003-113-09; approval based on the findings that the property is in general conformance with the Secretary of the Interior's Standards and Guidelines. Ms. Lopiccolo advised that the property addressed as 310 South Carson Street is actually located on two separate parcels. Ms. Pruitt advised that the Assessor's Office had only referenced one parcel in the agenda materials. Ms. Lopiccolo advised that the property owners receive three tax bills; one is for a separate parcel which is just the deck. At Chairperson Drews' request, Ms. Pruitt agreed to research the matter with the Assessor's Office. Chairperson Drews called for a second. Commissioner Speulda seconded the motion. Motion carried 5-0-1, Vice Chairperson Lopiccolo abstaining.

- F-5. DISCUSSION ONLY PRESENTATION OF CARSON CITY DISTRICT ATTORNEY LEGAL OPINION REGARDING COMMISSIONER CONFLICTS OF INTEREST (6:59:28) Chairperson Drews introduced this item. Mr. Benton reviewed the District Attorney Legal Opinion, copies of which had been previously distributed to the commissioners. He responded to corresponding questions of clarification. Chairperson Drews thanked Mr. Benton. Mr. Sullivan acknowledged that the opinion had been distributed to every member of this commission as well as to other advisory commission and committee members.
- F-6. DISCUSSION ONLY REGARDING PUBLIC EDUCATION OF THE HISTORIC DISTRICT STANDARDS, SPECIFICALLY FENCING STANDARDS (7:05:50) Chairperson Drews advised of Commissioner Hayes' suggestion to continue this item, and the commissioners concurred.

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F-7. DISCUSSION ONLY REGARDING CERTIFIED LOCAL GOVERNMENT (CLG) GRANT 32-07-21632(1), HISTORIC STRUCTURES REPORTS FOR ST. PETER'S EPISCOPAL CHURCH OF CARSON CITY AND THE UNITED METHODIST CHURCH OF CARSON CITY (7:06:32) - Chairperson Drews introduced this item. Ms. Pruitt advised that staff continues to work with the consultants, who developed a list of items requested of both the churches. She reported that both churches complied and have provided the requested information which has been sent to the consultants. The consultants are working with City staff to get contract issues clarified. The consultants are planning a trip to Carson City at which time they hope to meet with church representatives and this commission, and to review research which could not be photocopied.

- F-8. ACTION TO ELECT AN HISTORIC RESOURCES COMMISSION CHAIRMAN AND VICE CHAIRMAN FOR THE PERIOD FEBRUARY 2008 TO DECEMBER 2008 (7:08:55) Chairperson Drews introduced this item, and entertained nominations for chair. Commissioner Ossa nominated Michael Drews as chair for the period February 2008 to December 2008. Chairperson Drews entertained additional nominations and, when none were forthcoming, accepted the nomination. Commissioner Hayes seconded the nomination; nomination carried 6-0. Chairperson Drews entertained nominations for vice chair. Commissioner Lopiccolo nominated Commissioner Darney. Commissioner Hayes seconded the nomination. Nomination carried 5-0-1, Commissioner Darney abstaining.
- **G. FUTURE COMMISSION ITEMS** (7:10:30) At Commissioner Darney's request, Ms. Pruitt agreed to agendize discussion of the commission vacancy. Chairperson Drews requested the commissioners to read the article entitled *Growth Unfettered* which had been included in the agenda materials.
- **H. ACTION ON ADJOURNMENT** (7:11:34) Commissioner Ossa moved to adjourn the meeting at 7:11 p.m. Commissioner Hayes seconded the motion. Motion carried 6-0.

The Minutes of the February 14, 2008 Carson City Historic Resources Commission meeting are so approved this 13th day of March, 2008.

MICHAEL DREWS, Chair	