

# CARSON CITY HISTORIC RESOURCES COMMISSION

## Minutes of the May 11, 2004 Meeting

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A meeting of the Carson City Historic Resources Commission was scheduled for 5:00 p.m. on Tuesday, May 11, 2004 to tour property at 602 West Spear Street, Carson City, Nevada. The following Commissioners were present: Vice Chairperson Mark Lopiccolo, Richard Baker, Robert Darney, Rebecca Ossa, and Louann Speulda. Senior Planner Jennifer Pruitt was also present.

The meeting was scheduled to reconvene at 6:00 p.m. in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

**PRESENT:** Chairperson Michael Drews  
Vice Chairperson Mark Lopiccolo  
Richard Baker  
Robert Darney  
Rebecca Ossa  
Louann Speulda

**STAFF:** Jennifer Pruitt, Senior Planner  
Kathleen King, Recording Secretary

**NOTE:** A tape recording of the proceedings which took place in the City Hall Capitol Conference Room is on file in the Clerk-Recorder's Office, and is available for review during regular business hours.

**A. CALL TO ORDER AND DETERMINATION OF QUORUM (1-0007)** - Vice Chairperson Lopiccolo called the meeting to order at 6:00 p.m. Roll was called; a quorum was present. Commissioner Smith was absent. Chairperson Drews arrived shortly after roll call and Vice Chairperson Lopiccolo passed the gavel.

**B. ACTION ON APPROVAL OF MINUTES - April 13, 2004 (1-0019)** - Commissioner Baker moved to approve the minutes. Commissioner Ossa seconded the motion. Motion carried 6-0.

**C. MODIFICATION OF AGENDA (1-0027)** - None.

**D. PUBLIC COMMENTS (1-0033)** - Chairperson Drews advised that he had invited Supervisor Pete Livermore to attend the meeting, and welcomed him. Supervisor Livermore commended the Commissioners on their efficiency, and thanked them for their dedication to Carson City.

**E. DISCLOSURES (1-0068)** - Vice Chairperson Lopiccolo advised of having met with Mr. Block at the 602 West Spear Street property approximately one week ago. He further advised of having done work in the past for Frances Brooks.

### **F. PUBLIC HEARING: ACTION ITEMS**

**F-1. HRC 04-056 DISCUSSION ONLY REGARDING A REQUEST FROM JOHN BLOCK, APPLICANT (PROPERTY OWNER: ROBERT McFADDEN), TO REMOVE FIRE DAMAGED GARAGE AND BUILD A NEW GARAGE WITH AN APARTMENT UPSTAIRS ON PROPERTY LOCATED AT 602 WEST SPEAR STREET, APN 003-243-04 (1-0076)** - Ms. Pruitt commented on the site visit which took place prior to the start of the meeting. She advised of having strongly suggested the site visit to the applicant, and that he provide plans and elevations to the Commission for review.

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Mr. Block displayed elevation drawings and reviewed the same. He displayed samples of proposed siding and roofing materials, historic photographs of the structure, and conceptual and demonstration photographs. He advised that the legal, non-conforming use of the property is a five-unit apartment building. He reviewed the proposal to construct a garage with an apartment over the top, in which he will reside. One of the current renters will be evicted in order to comply with the zoning requirements. Mr. Block advised that he will begin improving the landscape once the garage/apartment is constructed. He plans to begin restoring the main house to a single-family dwelling in approximately two years. He requested input from the Commission with regard to the additional information necessary to act on this item.

(1-0175) Frances Brooks, a resident of the neighborhood, commended Mr. Block on his efforts to contact everyone in the area. She advised of speaking with Carter Twedt, who expressed support for returning the property to a single-family dwelling. She expressed support for Mr. Block's proposal, and discussed the importance to the historic district and to the City of restoring an historic structure to a single-family dwelling.

(1-0203) Peggy Spears advised of having participated in the site visit, and Mr. Block reviewed specific details of the drawings at her request. Mrs. Spears expressed the opinion that although the proposed configuration of the structures still seemed dense, the concept had "come a long way." She expressed a preference for the new roof line as opposed to the previous design. Mr. Block advised that the roof pitch of the new structure will be the same as the main structure. He reviewed the setbacks, and advised that there would be no windows "on the back side." Mrs. Spears commented that the "look is much more aesthetically correct." Mr. Block advised that the second story of the garage/apartment structure will be 7' higher than the existing garage peak, but still lower than the second story of the house.

Mr. Block responded to questions regarding the proposed configuration on the lot of the garage/apartment, the construction specifications of the garage, the proposed upstairs windows and gable, and the long-term project phases. In response to an additional question, he advised that there is not yet a floor plan for the interior of the apartment. Discussion took place regarding the proposed placement of windows in the garage/apartment structure. Chairperson Drews commented that the new profiles clarify discussion from the last meeting. Mr. Block acknowledged that John Copoulos is his architect. He responded to additional questions regarding access to the garage apartment.

The Commissioners requested a full set of plans, including floor plans and site plans; window, siding, and roofing detail. Ms. Pruitt advised that a phasing plan would be helpful. She explained that since the project requires a special use permit, all the information discussed at this meeting, including the floor plan and the phasing plan will be important at the Planning Commission level. She recommended including the same information in the Historic Resources Commission application materials. Chairperson Drews expressed the understanding that the second phase of the project will include a great deal of discovery and adaptation. He suggested that Mr. Block work together with the Commission over the next three years. He further suggested that it may be easier to restore the main structure working from the inside out.

(1-0445) Mrs. Spears commented that Mr. Block had "made a lot of adaptations here to make it more desirable for the neighborhood, for the look of the home, to keep the integrity together of that particular property and block and the historic district." She advised of being much more receptive to the project than she was previously.

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Chairperson Drews thanked Mr. Block for his willingness to work with the neighbors. In response to a comment, Mr. Block reiterated his intention to restore the main structure.

(1-1698) The Commissioners responded to questions regarding the materials and information to provide for the next meeting.

**F-2. HRC 04-040 ACTION REGARDING A REQUEST FROM FRANCES BROOKS 1983 TRUST FOR AN OPEN SPACE USE ASSESSMENT ON PROPERTY LOCATED AT 604 WEST ROBINSON STREET, APN 003-275-03 (1-0491)** - Ms. Pruitt displayed slides of the subject property, and reviewed the staff report, specifically the four criteria associated with tax deferment. She advised that there are no complaints on file in the Planning and Community Development Department with regard to this property, and recommended approval of the tax deferment request.

(1-0533) Ms. Brooks advised that she has lived in the house since 1963. The only additions to the structure over the years have been a breezeway to the old carriage house and a lattice-work car port.

**Commissioner Speulda moved to approve HRC 04-040, with the standard conditions of approval. Vice Chairperson Lopiccolo seconded the motion. Motion carried 6-0.**

**F-3. HRC 04-081 ACTION REGARDING A REQUEST FROM ABC HEATING AND SHEET METAL, APPLICANT (PROPERTY OWNER: CARSON MASONIC LODGE F&AM), TO INSTALL AN AIR CONDITIONING CONDENSER ON THE OUTSIDE OF THE BUILDING ON PROPERTY LOCATED AT 729 NORTH CARSON STREET, APN 004-261-01 (1-0563)** - Ms. Pruitt displayed slides of the subject property, reviewed the staff report, and referred to an article published in yesterday's newspaper which contained factual errors.

(1-0594) Marguerite Brown, of ABC Heating and Sheet Metal, reviewed the proposal to install the air conditioning condenser. She advised that the condenser would be visible from approximately one foot below the eave once it is installed. She advised that the condenser unit is beige and that the mounting equipment can be painted to match the building. She described the dimensions of the unit, as follows: 3' wide and 1' deep from the wall. She responded to questions regarding the proposed location for the condenser and the condenser plumbing.

Commissioner Darney expressed support for painting the condenser frame to match the siding. **Commissioner Darney moved to approve item HRC 04-081, as requested by ABC Heating, in the form of the motion provided by staff with the six conditions of approval listed in the staff report, and additional conditions that the condenser frame be painted to match the siding and that any associated plumbing be hidden behind the unit. Commissioner Baker seconded the motion. Motion carried 6-0.**

**F-4. HRC 04-082 ACTION REGARDING A REQUEST FROM JOYCE HARRINGTON TO INSTALL A HANDICAP ACCESS RAMP AND DORMER WINDOW TO ALLOW FOR BATHROOM ADDITIONS ON PROPERTY LOCATED AT 408 WEST ROBINSON STREET, APN 003-236-01 (1-0702)** - Ms. Pruitt displayed slides of the subject property, and advised that this project had been reviewed by the Planning Commission at their April meeting. In response to a question, Ms. Harrington explained the purpose for adding the dormer window. She advised that the swamp cooler will be removed. She pointed out a portion of siding which will have to be replaced because of rot, and advised that it will be replaced with brick. She acknowledged that the proposed dormer will match the existing

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dormers. She advised that the access ramp is a requirement of the special use permit; there will not be a wheelchair-accessible room nor will there be events which require the ramp. In response to a question, Ms. Pruitt explained the special use permit requirements to comply with the ADA because of the change of use from residential to commercial. Vice Chairperson Lopiccolo suggested the alternative of a wheelchair lift, and advised that it would be less expensive than the ramp. Discussion took place with regard to the same, and Commissioner Ossa advised that the National Parks Service has a preservation brief which addresses the Americans with Disabilities Act. She offered to research the brief to determine possible alternatives to the ramp. Ms. Pruitt advised that the change of occupancy is the issue. She will check with Plans Examiner Lynn Winters with regard to possible alternatives.

Commissioner Darney expressed support for the project and for finding an alternative solution to the ramp which would still comply with ADA requirements. In response to a question, Ms. Harrington advised that the property is zoned residential office with a special use permit. She responded to questions regarding the proposed plans included in the agenda materials. Chairperson Drews requested that a wheelchair lift be resubmitted to the Commission, and Ms. Harrington agreed to do so. **Commissioner Darney moved to approve item HRC 04-082, a request from Joyce Harrington, in the form of the motion provided by staff with the standard conditions of approval, and with the additional conditions that the applicant resubmit window details and types, exterior brick, and any detail which may change the façade of the porch and the existing siding, and the recommendation that a lift be installed rather than a handicap ramp to meet the City's ADA requirements. Vice Chairperson Lopiccolo seconded the motion. Motion carried 6-0.**

**F-5. HRC 04-034 DISCUSSION ONLY REGARDING A REQUEST FROM PALMER & LAUDER ENGINEERS (PROPERTY OWNERS: GARR AND LINDA REYES) TO SUBMIT A NEW SITE PLAN TO DEMOLISH DETERIORATING EXISTING BUILDINGS ON PROPERTY LOCATED AT 517 WEST SECOND STREET, APN 003-121-01 (1-1048)** - Linda Reyes introduced her husband, Garr, and displayed a revised site plan. She clarified that the purpose of the revised site plan was to retain the existing building but demolish the existing garage. She advised that plans are in the process of being developed to remove the front porch and replace it with something "that is a little more desirable for the historic district." She provided historic information on construction of the house, and discussed plans to bring the structure into compliance with applicable codes and convert it to office cottages. Mr. Reyes explained the proposal to maintain the existing façade of the house, and to move it approximately ten feet.

Mrs. Reyes advised that the site is still in the planning stage, and discussed plans to abandon rights-of-way on portions of Second and Thompson Streets in order to increase the square footage of the lot. Ms. Pruitt thanked the applicants for submitting the site plan. She advised that the Planning Department considers minimum lot sizes and advised that, in its current configuration at 10,000 square feet, the lot is not large enough to split. She explained that occasionally the Engineering Department will allow abandonment of a portion of right-of-way. She recommended that the Reyes have a representative from their engineering firm meet with an Engineering Department representative as soon as possible. She discussed other issues associated with ADA requirements on the corners of the lot. Ms. Pruitt acknowledged that the Engineering Department would require curb, gutter, and sidewalk due to the change of use. She advised that a copy of the plan included in the agenda materials had been forwarded to the Engineering Department with a request for comments. She read Senior Engineer Robb Fellows' comments into the record. She discussed parking issues associated with the site plan, and encouraged the applicants to consider seeking a parking waiver from the Redevelopment Authority. She advised of the requirement for a variance on the substandard

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parcel, and for a reciprocal parking and access agreement. She noted that the split parcels will have to work independently. Ms. Pruitt discussed an additional issue of landscape, and suggested scheduling a site visit with Mr. Fellows. She acknowledged that the site has a lot of potential with modifications to the site plan.

Chairperson Drews advised that the Commission considers replacement structures in conjunction with demolition requests. He suggested holding off on the western portion of the development, and continuing to discuss demolition of the garage and relocation of the house on the parcel. He advised that finding an historic structure to move onto the property may be difficult. He suggested looking in Virginia City, and discussed the matter of historic significance in conjunction with structure and location. Commissioner Ossa suggested the alternative of adding onto the existing structure. Ms. Pruitt responded to questions regarding setback requirements. Mrs. Reyes discussed her plans for the highest and best use of the property. Chairperson Drews advised that scale will also be a consideration.

(1-1439) Catherine Mathiesen, the property owner to the east of the subject property, inquired as to the proposal to move the existing structure. Mrs. Reyes advised that the structure will be moved approximately 10 feet. In response to a question, she explained the purpose of the proposed abandonment and how it will affect adjacent properties. Chairperson Drews advised Ms. Mathiesen that she would be noticed each time this item is agendaized for a public meeting. Mr. and Mrs. Reyes thanked Ms. Mathiesen for attending the meeting, and advised the Commission that they would continue working on the site plan.

#### **F-6. DISCUSSION REGARDING THIS YEAR'S HISTORIC PRESERVATION AWARDS**

(1-1492) - Ms. Pruitt reviewed the list of properties nominated for historic preservation awards, as follows: the Glenbrook property at 504 West Fifth Street, a residence on King Street, and the National Best Sellers building. Discussion took place regarding the history of and improvements made to the King Street residence. Chairperson Drews solicited additional nominations and, when none were forthcoming, suggested agendaizing this item for action at the next meeting. Commissioner Darney suggested the Washington Street Station and the Nevada State Museum annex as future nominees.

Chairperson Drews suggested the following criteria for annual awards, as follows: restoration of an historic public structure, restoration of an historic private structure, and an infill or renovated residence or structure within the historic district. He further suggested scheduling the award presentation during or as near as possible to Historic Preservation Week. Discussion took place regarding the number of awards, and consensus of the Commission was to move forward with the three previously stated nominees.

#### **F-7. DISCUSSION REGARDING GRANTS IN 2004** (1-1628) - Ms. Pruitt advised that she had

been in contact with the grant contractor, Diana Painter, over the past month. Ms. Painter accomplished a great deal of work last time she was in town, and Ms. Pruitt advised that she is planning another trip in the near future. She has advised Ms. Painter of the August 31<sup>st</sup> deadline. Chairperson Drews advised of having provided Ms. Painter a copy of the Walk Through Time, the Sanborn maps, and the State Historic Preservation Office architectural data base. Ms. Painter has also been provided assessor data, and is in the process of acquiring business license and GIS data. (1-1728) Discussion took place regarding the purpose of the survey project.

Ms. Pruitt referred to the grant received to update some of the Commission's pamphlets and brochures, and advised that Planning Department staff will be doing this project in-house. She has solicited a quote from PIP Printing, whose representative advised that the products can be provided in a digital format for future updates.

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**G. FUTURE COMMISSION ITEMS (1-1860)** - Chairperson Drews and Ms. Pruitt reviewed the tentative agenda.

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

**H-1. COMMENTS AND STATUS REPORTS FROM STAFF (1-1882)** - None.

**H-2. COMMENTS AND STATUS REPORTS FROM COMMISSIONERS (1-1885)** - Commissioner Ossa advised of having provided Ms. Pruitt an invitation to the Preserve Nevada “Eleven Most Endangered” tour. She requested Ms. Pruitt to notify Economic Development/Redevelopment Manager Joe McCarthy. Discussion took place regarding the hearing scheduled in Las Vegas regarding Open Space use assessments.

**I. ACTION ON ADJOURNMENT (1-1909)** - Commissioner Baker moved to adjourn the meeting. Commissioner Ossa seconded the motion. Motion carried 6-0.

The Minutes of the May 11, 2004 meeting of the Carson City Historic Resources Commission are so approved this 8<sup>th</sup> day of June, 2004.

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MICHAEL DREWS, Chair