CARSON CITY HISTORIC RESOURCES COMMISSION
Minutes of the December 11, 2008 Meeting
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A regular meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Thursday, December 11, 2008, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews
Rebecca Ossa
Gregory Hayes
Mark Lopiccolo
Lou Ann Speulda

STAFF: Lee Plemel, Planning Division Director
Jennifer Pruitt, Senior Planner
Darlene Rubin, Recording Secretary
(5:30:00)

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: Chair Michael Drews called the meeting to order at 5:30 p.m. Roll was called and a quorum was present. Vice Chair Robert Darney was absent.

B. ACTION ON APPROVAL OF MINUTES: Commissioner Rebecca Ossa moved to approve the minutes of the November 13, 2008 meeting. The motion was seconded by Commissioner Mark Lopiccolo and carried 5-0.

C. MODIFICATION OF AGENDA: None

D. DISCLOSURES: Commissioner Ossa disclosed she had spoken to Jennifer Pruitt, Senior Planner, regarding Item No. F-1 prior to the meeting. Commissioner Lopiccolo disclosed he had spoken to architect Art Hannafin prior to the meeting. Commissioner Hayes disclosed he had a short conversation with Jed Block on F-1 in the previous week.

E. PUBLIC COMMENTS: Jed Block advised that following the last meeting of the Commission, regarding the project that Casey Neil & Associates had on the corner of Spear and Nevada, he found two photos from the backside of the Brower Bath House, both taken prior to the ship-lap siding. One of the windows on that side was filled in, and another doorway was made into a window. On the back side of the building he found about an inch where the original ship-lap was revealed. It was about three inches wide, the same ship-lap as on the building at 206 North Curry ("in the front part of it, that old red thing.") He added that the applicants were very excited about the find.

F. PUBLIC HEARING MATTERS (5:32:35)

F-1 HRC-08-122 Action to consider a request from Art Hannafin, Architect, (property owners: Jack and Cheryl McLaughlin) to allow the demolition of an existing building addition, exterior remodel and the construction of several additions to an existing residence. The additions will include a two-car garage, additional living space on the second floor and a third floor loft, on property zoned Single Family 6000 (SF6), located at 611 West Robinson Street, APN 003-243-01. Jennifer Pruitt, Planning Division, reported the inclusion of some late information which included some amended elevations provided by the architect, which would be shown in the PowerPoint presentation that followed, as well as a pertinent letter received from Jed Block, all attached hereto and made a part hereof by reference. Ms. Pruitt's presentation showed the subject site, located on the southeast corner of Elizabeth and Robinson Street. The site was 7,692 sf., with a primary two-story dwelling unit on-site of 2,270 sf. There was also a detached guest building of 612 sf. The primary dwelling unit was constructed in 1870, remodeled in 2003, and renovated in 2005. In 2002, the carriage house was converted into a guest dwelling unit, approved by this Commission and the Planning Commission.

Ms. Pruitt reported that the major portion of the proposed addition included a two-car garage with access to the primary dwelling unit with minor additions of a new office area, expanded entrance and game room expansion on the first floor; a new bathroom on the second floor and a loft area proposed on the third floor. She added that if the addition was approved at this meeting, the overall square footage of the structure would be 3,500 sf approximately. Included in the packet were the guidelines for additions, starting on page 3 of the staff report. Within those guidelines there were also guidelines that addressed scale and massing, and Ms. Pruitt noted especially that pursuant to the Development Standards, 5.27.1 the overall size and height of the building should be consistent with the surrounding buildings. The overall scale and massing of the proposed addition were considered "major" and would result in a significant increase of the existing structure on the site. At a staff level, they had evaluated structures in the immediate area and those ranged in square footage massing and building height, however, she noted that the proposed scale and massing would be consistent with some of the buildings in the surrounding area. The proximity of the site to significant houses in Carson City should be taken into consideration. For example, the Bliss Mansion, the Governor's Mansion, and other significant structures in the area. An evaluation of the square footage ranged from at least 1,600 sf, but there were other structures that were large–3,300 sf; 8,000 sf, 4,000 sf–in the immediate vicinity. There were a range of structures, shapes and massing.

Regarding setbacks, Ms. Pruitt advised that the applicant had submitted the setback data in the packet and the proposed addition would not satisfy the setback requirement pursuant to the *Carson City Municipal Code.* They did have options: (1) they could always scale back the proposed addition to meet the required setbacks, (2) they did have the possibility of applying for a variance and staff had provided that information to the applicant. She further noted relative to Development Standards 5.27.5 materials, information the applicant had provided in the additional "late information" (included in the packet) had addressed the proposed siding which would be a stained wood siding product to match the existing, and by referring to page A3.1, at the bottom right-hand corner of the page, it addressed the materials that the applicants proposed. They also proposed a wood trim product, a wood window product, and a comp

roofing product, and the applicant had provided some information regarding the proposed garage door for the Commission's evaluation. Initially (in the submittal packet) the applicant had proposed skylights but as a result of the modification identified on A3.1 and A3.2, the skylights had been eliminated.

Within the packet was a letter from Mr. Block who had some concerns regarding setting a precedent of allowing a third story addition in the historic district. Mr. Block would expand on those concerns later in the meeting. Notices were sent out to seven adjacent property owners and the only comments received were from Mr. Block. Staff received comments from the Engineering Division who had no preference or objection to the proposed addition. The Building Division provided standard but specific building permit comments, but no real concerns. Additionally, Ms. Pruitt provided photographs of the various elevations and facades of the main dwelling and the guest dwelling.

Ms. Pruitt stated staff had provided the findings for approval of the addition before the Commission as well as included some language regarding massing and scale for review and discussion.

Art Hannafin, Architect, came forward and noted that he always enjoyed coming before the Commission. He said the project in chief was an interesting one in that it included a third story small loft room about 12x10 sf, a tower form of sorts. The new addition of the garage (there was no garage currently) would require tearing out a portion of the existing house that was added not too long ago. The roof shapes in that portion of the house were a "confusion of geometric shapes" that were "hammered" into shape. With the new plan that "mess" would be gone and the garage would be for two cars. Mr. Hannafin proposed to ask for a variance to locate it on the property line which was about 9 feet back from the four-foot sidewalk. It would be almost 14 lineal feet. He said the plans kept the garage off the south wall so as not to get near foundations of an old stone wall which separated the two properties. He added that it was one of the nice old stone walls with the multicolored stone similar to the buildings out at the Stewart Indian School property and the renovated old house at Mills Park. It was kept back three and one-half feet which allowed one to walk by that way. Further, the proposed garage roof mainly had a ridge line running north and south, so that the water would not run toward the neighbors to the south. It had one garage door–it could have two, but the garage was only 20 feet and having two 8-foot doors made it tight. He said that they were trying to match the existing as well as meet the requirements of the owner to have the house accommodate modern use. In reference to the game room, which would be the gathering room for grandchildren, that would be the space under the tower that was formed by the third story. He planned to use similar materials to match throughout. The remodeled square footage of 3,000+ included the garage.

Commissioner Gregory Hayes remarked that the "first thing that jumped out at him" was the height [of the tower addition] because it was unusual and dramatic. Mr. Hannafin said the height was 28 feet, and Commissioner Hayes said he noted that the height limit was 26 feet. Mr. Hannafin said it was possible to get down to 26 feet. Jennifer Pruitt clarified maximum building height in that district was 26 feet, but that measurement was measured to the midpoint of the highest roof element, not the overall height of the roof.

Commissioner Hayes asked if there was any precedent about height–two-story versus three-story. Chair Drews said he was unaware of any precedent but if one looked at the Secretary of Standards there were

definite guidelines for massing and scale and it pertained not only to the neighborhood but to the building itself. If one had something totally out of scale to the building then the Secretary recommended that not be pursued.

Commissioner Rebecca Ossa opined that when one observed the existing house it was a "very simple folk Victorian" one and one-half/two-story home that was horizontal with gable roof elements. She asked the Commission to consider not only the majestic houses in the district–the Bliss Mansion, the Governor's Mansion, and others across the street (the two-story Victorian)–but also the houses to the south, the east, and to the north; they were simple, not as tall, but they had additions to them and they were also in keeping with the scale and the massing of the original historic building. She added that when she considered the design she felt that the addition "just overwhelmed it." She felt it went from horizontal to very lopsided; she was not suggesting the design had to be symmetrical but the tower was the thing her eye was drawn to and the historic image was lost in it. She had ideas, she added, but as the design was presently she could not support it based on the standards and historic district guidelines.

Commissioner Lou Ann Speulda commented that she, too, was "taken aback" by the size of the tower and the wall of windows that would be dominant. She referred to the *Preservation Briefs Park Service Guidelines* on new exterior additions to historic buildings which indicated there were three primary objectives which were: (1) Preserving the significant historic materials and features; (2) Preserving the historic character, and (3) Protecting the historical significance. She believed that "preserving the historic character" spoke to the issue being grappled with here. If the addition would change the relationship or the proportions of the historic building, or if one looked at the historic building in a different way, then what should be accomplished would be to put on an addition that did not take away from the other charming Victorian cottage elements of the building. A suggestion was made to put the new loft area above the garage, which was generally agreed to, as it could be "tucked in" to that separate building. She hoped that tower addition could be worked on.

Commissioner Mark Lopiccolo stated he had no problem with the building height. He felt it was the back side where the roof line appeared "massive" and he wondered if there was another way to make it more square, like a "widow's walk"-type tower and eliminate the mass. Art Hannafin felt the back portion (where there appeared to be a shed) could be eliminated and just have the square 12x10 going up and have a "cricket" behind the roof.

Commissioner Ossa asked if that "lost" space could be moved elsewhere; perhaps to the second floor of the garage, or added onto the east side of the new garage, and keep the building a two-story. Also, work with the roof line to keep it more of a gable than the odd hip or shed roof addition. It would make the roof less complex and not draw so much attention to it. Additionally, Ms. Ossa had some suggestions for the garage, influenced somewhat by the house on the corner of Minnesota and Robinson. That house had an addition on the south side that was similar; although one could tell it was a later addition, the roof line was very simple, it did not have "those little wings on the edge of the gable" and the windows in that garage had the divided lights. She felt that would bring the relationship of that garage door into the windows proposed for the rest of the house.

Mr. Hannafin commented that the gable was there so that the water and ice did not flow down and land in front of the garage door. He thanked the Commission for all their comments and noted they were "very good."

Commissioner Hayes commented that as a homeowner who had engaged Art Hannafin to design an addition which included a loft and a two-car garage, one of the ways they had accomplished it was to keep it more separate from the original structure, and they had matched the height of the original house. He realized that the applicant of the property in question wanted to preserve their yard area and he therefore saw the problem. He felt Commissioner Ossa had come up with some good ideas about going above the garage for that loft or study area. He added that in his own situation he had found a company in Sacramento that made two single-car garage doors that were very close to the style of the original garage, but still had the modern overhead lift, and so on.

Commissioner Speulda noted that the other side that had the gable could be brought out and made the roof line instead of the tower and there would not be as much height. Mr. Hannafin and the Commissioners had a general discussion about a variety of nuances for that area that had been considered or could be. He added that the owner (a journalist) had wanted that third-story loft to allow him space to get away and work. Mr. Hannafin was agreeable to doing some further studies to see what improvements could be made to that tower. Ms. Speulda felt that a room above the garage might facilitate his desire for privacy. Mr. Hannafin felt there could be a space there, though it might be narrow. Initially the owners wanted that for storage with a pull-down ladder. The older homes had little storage space.

Chair Drews asked the dimensions of the garage versus the third-story tower. Mr. Hannafin responded that it was 20x20, but due to the gable half the space was lost. A discussion ensued about adding dormer windows on the east side to expand that space, however, there could not be windows on the south side because they were at three-and-one-half feet and it had to be five feet or more to have an opening. The front gable could be taken up higher and get a window or two there, or in the back area, perhaps he could put a clerestory window. Ms. Ossa said that eliminating that tower and moving that space to the garage would make the design "not overwhelming" and more compatible with the historic house. She also questioned the new windows on the ground floor, feeling they looked "a little squat" in the drawing, and wondered if they would be taller and narrower. Mr. Hannafin said they would be, and the two that were almost square on the right would "disappear." Ms. Speulda asked when the additions were added, and Mr. Hannafin believed one had been added two or three years ago. She wanted it noted for the record that they were not the historic fabric of the house.

Chair Drews said he agreed with the Commission in that in every elevation, the tower seemed too massive. The *Secretary Standard Number 9* addressed that "new work shall be differentiated from the old and shall be compatible with massing size and scale," which the tower did not meet.

Once again Mr. Hannafin said the Commission's comments were good.

Jed Block came forward to state that he was a proponent of garages in the district based on the needs of the modern time, and he liked the idea of putting something over the garage. He had spoken to Peggy Spears who said she had no problem with that, but "Jack was a writer and it was a room that would inspire him." Mr. Block felt he could have the same inspiration over the garage. Although Mr. Block said he would love to put dormers on his own addition, he realized it was a case-by-case basis.

Chair Drews asked Mr. Hannafin if he wanted to take the matter back to the owners and come up with some other ideas on the problem areas, which Mr. Hannafin said he would do. Chair Drews asked for a motion.

A motion was made by Lou Ann Speulda to continue the matter of HRC-08-122, 611 West Robinson Street, APN 003-243-01 until the next meeting. It was seconded by Mark Lopiccolo and carried unanimously.

F-2. Discussion only regarding an update regarding CLG grant 32-08-21733(3), Carson City Mid Century Survey, Phase II, Carson City Context and training opportunities for the HRC and residents of the Historic District. (6:07:22) Jennifer Pruitt provided an update regarding the 2008 grant and also the 2009 grant application request. Regarding the 2008 grant, the funding agreement had been issued by the State Historic Preservation Office (SHPO) and at the present time the Planning Division was in the process of working with the contracts department for the city and also the consultants that would be doing the work. Regarding the 2009 grant application, the deadline date was December 1, 2008, and the application was submitted timely to SHPO. Page 2 of the memo stated the three projects included in the grant request. She felt sure that sometime in the spring they would find out if the grant had been funded and she would update the Commission at that time.

F-3. Discussion and possible action to consider HRC items for articles to appear in the *Nevada Appeal* promoting historic district/preservation. (6:09:09) Commissioner Gregory Hayes distributed an expanded list that included the six items that Ms. Pruitt had submitted plus others. The other possibilities had come out of the Guidelines book. He also added: Preserving History–philosophy, guidelines, regulations. It was more than simply stating regulations but conveying a sense of why and where it had come from. At the bottom he added: Demolition by neglect, which had been discussed previously and on which Ms. Ossa had given a reading. He also suggested an article about the process, part of which protected property rights; adding some photos with descriptions and so on, and finally, Item 11, was the one they had been trying to work on (but had been more difficult than they thought), capturing the first quarter century, the highlights and the Commission's accomplishments, in one or more articles. He said that he would get Item 6 done, and hoped to get 11 done soon. Ms. Pruitt noted, regarding number 11, they were doing the research at the present time and hoped to have it completed by next week.

Commissioner Hayes said his goal was, if the *Nevada Appeal* wanted to do it, would be to have an article once a month (500 words approximately). There were questions about whether the paper would provide the photo and if the Commission had to pay for the article. Ms. Pruitt said no cost was involved. Generally there was a Sunday feature about the city. Chair Drews asked about submitting articles from other journals

and magazines, as he had uncovered several articles that would be ideal. Mr. Hayes said he would be glad to check it out, and requested copies of the articles in question.

Commissioner Speulda asked to add a new item, Number 12, regarding Mid Century Modern in Century City, which she said she would be happy to write.

Jed Block said he was approached by Dave Morgan who was doing a nightly show from 6:00 to 7:00 p.m. on the local access channel. Mr. Morgan expressed an interest in talking to Jed Block weekly about things that were happening in Carson City. Mr. Block felt that might be another forum, and he noted that a great many people were watching the public access channel. He suggested having that talk monthly in addition to the newspaper article.

A motion was made by Lou Ann Speulda to approve F-3 *Nevada Appeal* topics, the first six, and the addendum that Commissioner Hayes provided and the addition of the Mid Century Modern article suggested by Commissioner Ossa. It was seconded by Commissioner Lopiccolo and carried unanimously.

F-4. Discussion only regarding a presentation by John Lambert Founder/President of Abstract Masonry Restoration, Inc. for May 2009 in celebration of National Historic Preservation month. (6:16:12) Jennifer Pruitt reported that this item was on the agenda to provide an update with what staff had accomplished with getting training during May 2009. Mr. Lambert had said he would provide a presentation to the Commission and also the residents of Carson City, however, the (Sierra) room was not available on May 8, 2009. The HRC meeting would be on the second Thursday of the month and Mr. Lambert was not available that date. Ms. Pruitt asked for suggestions as to an appropriate location for the presentation, or have it on May 29, a Friday, when the room would be available.

Commissioner Hayes suggested the Brewery Arts Center (BAC) meting room. It was also suggested that the meeting be held where it could be recorded and broadcast on public access.

Mara Jones, a Carson City (Historic District) resident, came forward to state that she supported the Brewery Arts Center location for the reasons that the building was one with historic masonry and it had some significant issues and significant different time periods, both with the BAC and St. Theresa's as well. The other historic building that could be of interest was the Civic Auditorium (The Children's Museum) which is a 1930's building, which Mr. Lambert had seen (as well as the aforementioned two) and was interested in.

Jed Block, as a member of the Board of Directors at BAC, said he would contact Christy to see if the desired dates were available. John Procaccini had also been talking to the SHPO office about restoring the brick on the old brewery building, and because of the BAC going after the grant it would be more than reasonable for them to offer the use of the facilities at no cost. Mr. Block would speak to Mr. Procaccini about that. Additionally, with the proximity of the access channel across the street Mike Furlong could come in and record it.

Jennifer Pruitt said that once the location had been selected, the date had been set, that the time would be determined. The intent was to contact the *Nevada Appeal* and notify residents of the Historic District to invite them to the presentation. Chair Drews asked Ms. Pruitt to notify the Redevelopment Agency to make sure the Downtown sector was notified. Ms. Pruitt directed attention to page 2 of the memo which indicated the topics Mr. Lambert would be happy to cover.

F-5. Presentation only regarding Lead Hazard Reduction in Historic Buildings provided by the National Center for Preservation Technology & Training. (6:21:34) Jennifer Pruitt presented a 10-minute video on that subject, entitled *"The Best of Both Worlds."*

G. FUTURE COMMISSION ITEMS (6:36:12) Jennifer Pruitt advised that Item F-1 would be on the next agenda, as well as an item for selection of chair and vice-chair. Chair Drews and Commissioner Lopiccolo would be up for another term in March 2009.

H. ACTION ON ADJOURNMENT: Commissioner Hayes moved to adjourn. Commissioner Ossa seconded the motion and it carried unanimously.

Chair Drews adjourned the meeting at 6:37.

The minutes of the Carson City Historic Resources Commission meeting are so approved this 8th day of January, 2009.

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Michael Drews, Chair