

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
NOVEMBER 12, 2010**

AGENDA ITEM: F-3

FILE NO: HRC-10-101

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

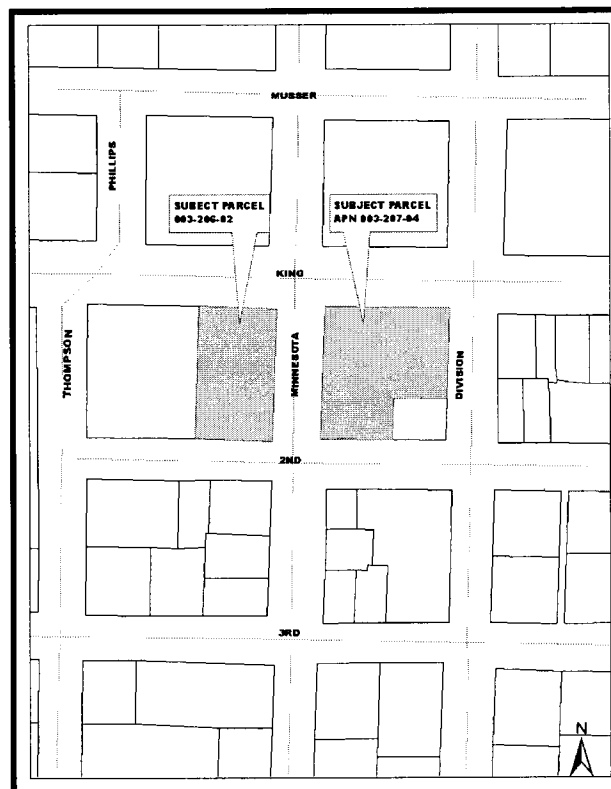
REQUEST: To approve the Brewery Arts Center street closure conceptual plan on property zoned Public Regional (PR) and known as the Brewery Arts Center.

APPLICANT: John P. Copoulos

OWNER: Carson City

LOCATION/APN: 449 West King Street/003-207-04

RECOMMENDED MOTION: It is recommended that the Historic Resources Commission "Move to approve HRC-10-101, a request from John P. Copoulos with the Brewery Arts Center (property owner: Carson City), to approve the Brewery Arts Center street closure conceptual plan, on property zoned Public Regional (PR), located at 449 West King Street, APN 003-207-04, subject to the conditions of approval contained in the staff report. This approval is based on the understanding that any stipulations to the commission by the applicant may be considered as conditions to the approval".



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the attached site development plan.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within 12 months of the date of final approval. An extension of time must be requested in writing to the Planning Division 30 days prior to the one year expiration date. Should this request not be initiated within one year and no extension granted, the request shall become null and void.
4. The applicant must sign and return the Notice of Decision within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item will be rescheduled for the next Historic Resources Commission meeting for further considerations.
5. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with any building permit application.
6. Approval is based on upon the project complying with the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, the Historic Resources Commission Policies and that the plans as submitted are in general conformance with the Secretary of the Interior's Standards.
7. Special Use Permit and Right-of-Way Abandonment review and approval is required for the proposed project, prior to commencing the use.

PREVIOUS REVIEWS:

AB-08-091: Abandonment of a portion of Minnesota Street was reviewed and conditionally approved by the Board of Supervisors.

SUP-07-216: The Planning Commission reviewed and approved a Special Use Permit to add a café as well as approve a comprehensive review of the site including existing uses, parking, signage and temporary outdoor events.

HRC-07-215: The HRC reviewed and approved new signage on site related to SUP-07-216.

MPR-07-214: City staff reviewed the proposed café addition as well as additional requirements for the site in order to come into conformance with city standards.

HRC-05-022: The Historic Resources Commission approved an application to allow a 70 square foot porch roof addition to the Brewery Arts Center to improve roof drainage and the snow dumping problem at the main entrance.

H-99/00-29: The Historic Resources Commission approved an application 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 and improvement to the building entrance.

DISCUSSION:

The Brewery Arts Center is located at the southeast corner of South Minnesota and King Streets. The subject site is 25,116 square feet and is improved and developed. According to the survey of 1988, the brick structure is two stories in height and is a commercial variant of Classical Revival styling. The segmental arched windows reflect both Classical and Italianate influences. This structure is larger in scale and height than the surrounding residences but is smaller than the office building across the street. This structure is important culturally as well as architecturally. Built in about 1862, this early industrial building served as the home of "Tahoe Beer" for over a century.

At this time the applicant is introducing the proposed Right-of-Way Abandonment and Brewery Arts Center street closure conceptual plan. The proposed conceptual plan includes the Conceptual Vision associated with the BAC Master Campus Plan, which includes, but is not limited to a future backstage expansion, site improvements and amphitheater.

In the Carson City Historic District Design Guidelines the following guidelines are applicable with the proposed project:

5.25 Guidelines for Landscape Elements

The Carson City Historic District is characterized by a typical rectangular grid street system without alleys. The streets vary in width, but all are characterized by "L" shaped concrete curbs and gutters, a sidewalk and planting strip between the street and sidewalk. Generally this planting strip contains a row of deciduous trees and lawn. Individual lots are usually rectangular in shape with the main building centered on the parcel and a front setback which allows for a modestly sized front yard. Front yards are typically delineated by a low profile fence, with a gate and walkway leading to the front entry. Accessory buildings are often found in rear yards. These basic elements create a strong visual quality to the district which is consistent and should be encouraged. Two unique landscape elements in the district are hitching posts (generally of

cast iron) and carriage steps (generally of cut stone). These are most likely to be found in the planting strip between the street and the sidewalk. These should be retained.

5.25.1 Guidelines for Historic Properties

Historic landscape features should be retained when at all possible. Fences, trees, hitching posts, carriage steps, sidewalks and walkways provide a visual consistency and harmony of setting to the district. (*Standards Number: 2, 3, 4, 5, 9*)

5.25.2 Guidelines for New Construction

New construction in the district should include landscape elements which reflect the scale, rhythm, texture, material, color, style and visual qualities of the historic landscape present. (*Standard Number: 9, 10*)

5.25.3 Parking Areas

The construction of parking areas in association with commercial development in the district often presents a difficult design task. They need to be designed and located in such a manner that their effect on the district's environs is minimized.

5.25.5 Sidewalks

See Carson City Municipal Code (CCMC), Development Standards, Division 12.12, Sidewalks, Curb and Gutter, Driveway Approaches, Curb-Cuts, Alleys and Bikeways.

5.25.6 Landscaping and Trees

See CCMC Development Standards Division 3, Landscaping.

5.26 Guidelines for Additions to Historic Buildings

The primary objective of the Carson City Historic Resources Commission (HRC) is to protect and maintain the integrity of the historic resources in the Historic District. However, the Commission is committed to provide for the development of these resources in such a manner that does not impair their utility. It is recognized that additions are often necessary for a historic building to become functional in a modern context. It is also recognized that additions must be designed to be compatible and not detract from the building, its immediate surrounding or the district as a whole.

5.26.1 Guidelines for Additions to Historic Buildings

Additions to historic buildings need to be compatible in their configuration, design, style, scale, materials and architectural details with the distinctive character defining elements of the building. Additions shall be done in such a manner that they do not destroy significant original historical or architectural material, and if removed in the future, will not impair the essential form and integrity of the building nor damage historic fabric. Additions which seek to create an earlier appearance shall not be approved. Additions which are obviously incongruous to the building, or buildings in the immediate vicinity, or the district shall not be approved. (*Standard Number: 9, 10*)

With the recommended conditions of approval and based on upon the project complying with the Secretary of the Interior's Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, the Historic Resources Commission Policies, and that the plans as submitted are in general conformance, it is recommended that the Historic Resources Commission approve HRC-10-101 subject to the recommended conditions of approval within this staff report. This approval is with the understanding if there are portions of the conceptual plan that the HRC would like to review in more detail the applicant will, at a later date when development plans are more defined, return to HRC for a more detailed review.

PUBLIC COMMENTS:

Public notices were mailed to the adjacent property owners to the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. No comments have been received in favor or in opposition of the proposed project. Any comments that are received after this report is completed will be submitted prior to or at the Historic Resources Commission meeting, depending on their submittal date to the Planning Division.

Engineering Division comments:

- The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices. Demolition and construction must meet all requirements of the State of Nevada and Carson City, and a construction permit from Carson City must be acquired before any demolition and construction work can begin. All requirements of Right of Way Abandonment #08-091 Conditions of Approval must be met.

Building Division comments:

- No Comments

Respectfully Submitted,

PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner

Attachments:

Application (HRC-10-101)
BAC workshop handout
Building Division comments
Engineering Division comments

File # (Ex: MPR #07-111)	<i>HRC-10-101</i>
Brief Description	<i>Street Abandonment</i>
Project Address or APN	<i>03-207-02/04</i>
Bldg Div Plans Examiner	<i>Kevin Gattis</i>
Review Date	<i>11-12-2010</i>
Total Spent on Review	

BUILDING DIVISION COMMENTS:

No Comments

Carson City Engineering Division
Historic Resources Commission Report

812 N. Division St.

File Number HRC 10-101

TO: Historic Resources Commission

FROM: Rory Hogen, Asst. Engineer

DATE: November 1, 2010

SUBJECT TITLE:

Review of a Historic Resources Commission application for abandonment of right of way for the section of S. Minnesota St. between W. King St. and W. Second St. adjacent to apn's 03-206-02 and 03-207-04.

RECOMMENDATION:

Development Engineering has no preference or objection to the request.

DISCUSSION:

The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices. Demolition and construction must meet all requirements of the State of Nevada and Carson City, and a construction permit from Carson City must be acquired before and demolition and construction work can begin. All requirements of Right of Way Abandonment #08-091 Conditions of Approval must be met.

Carson City Planning Division
108 E. Proctor Street • Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

RECEIVED

OCT 25 2010

**HISTORIC RESOURCES
COMMISSION**

CARSON CITY
PLANNING DIVISION

FILE # HRC - 10 -

HRC - 10 - 101

Brewery Arts Center

PROPERTY OWNER

449 W. King St

MAILING ADDRESS, CITY, STATE, ZIP

Carson City, Nv 89703

PHONE #

775-883-1976

FAX #

E-MAIL ADDRESS

Name of Person to Whom All Correspondence Should Be Sent

John P. Copoulos

885-7907

APPLICANT/AGENT

PHONE #

P.O. Box 2517 CC, NV 89702

MAILING ADDRESS, CITY, STATE ZIP

Carson City, Nv 89702

PHONE #

885-7907

FAX #

885-6806

E-MAIL ADDRESS

info@jpcarchitect.com

FEE: None

SUBMITTAL PACKET

- ☒ Application Form with signatures
- ☒ 14 Completed Application Packets-Application form, maps, supporting documentation (1 Original + 13 Copies)
- ☒ CD containing application data (pdf format)
- ☒ Documentation of Taxes Paid-to-Date

Application Reviewed and Received By:

L. K. Green

Submittal Deadline: See attached HRC application submittal schedule.

11/12/10
5:30

ORIGINAL

Project's Assessor Parcel Number(s):

03-207-04
03-206-02

Street Address

449 W. King St

ZIP Code

89703

Project's Master Plan Designation

Public

Project's Current Zoning

PR

Nearest Major Cross Street(s)

King & Minnesota

Briefly describe the work to be performed requiring HRC review and approval. In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. NOTE: The Historic District Ordinance and Historic District Design Guidelines, as well as Policy Statements, are available in the Planning Division to aid applicants in preparing their plans. If necessary, attach additional sheets.

Portion of Minnesota Street

Street closure between King & Second Street

with site improvements required to effect street abandonment

Does the project require action by the Planning Commission or the Board of Supervisors? ☒ Yes ☐ No If Yes, please explain:

Special Use Permit required and abandonment of
public right of way

Will the project involve demolition or relocation of any structure within or into the Historic District? ☐ Yes ☒ No If Yes, please describe:

Reason for project:

Closing Minnesota St between Brewery Arts Building & Performance
Hall helps achieve the following goals:

ADA & physical connection between buildings, improved
pedestrian safety between buildings, reduced coverage of
paving, alternate parking scheme along second st frees up site
for outdoor performance space, tent/vendor space for
community events, passive park for HRC kiosk and bike/walking
rest stop

SUPPORTING DOCUMENTATION

Each application requires 12 copies, folded to 8 1/2 x 11 inches, of quality site plan and drawings showing work to be performed on the subject project which requires HRC approval. Basically, this is any work which will affect the exterior of any structure and any modifications to the site, i.e., fences, walls, or major landscaping. The name of the person responsible for preparation of the plans and drawings shall appear on each sheet.

Attached is a Plan Checklist to aid preparation of plans and architectural drawings. It is understood that all checklist items will not be included in all projects. The list is intended to give the applicant an idea of the breadth of review by the Commission on those items which are included in the subject project. Photographs can be used for illustration and discussion, but are not acceptable as substitutes.

Owner's Signature

J. M. Shelton

Owner's Printed Name

Applicant's/Agent's Signature

John P. Copoulos

Applicant's/Agent's Printed Name



BASIS OF BEARING IS THE CENTERLINE OF MOUNTAIN STREET
 PARCEL MAP FILE NO. 14221 (N 20° 00' 00" E 150.00' S 150.00' E)
 PARCEL MAP FILE NO. 14221 (N 20° 00' 00" E 150.00' S 150.00' E)

BASIS OF ELEVATION IS NAVD 83 ON NEOT CONTROL POINT
 150.00' S 150.00' E, ELEV. 517.00'

4 PARCELS CREATED WITH SEARS, THOMPSON AND SEARS
 DIVISION (REGISTERED 2/7/1980) PORTION OF N 1/4, SE
 1/4, SW 1/4, SW 1/4, SW 1/4, SW 1/4, SW 1/4, SW 1/4,
 SECTION 17, T. 15 N., R. 20 W., M. 10 N.

CITY, LOCATIONS SHOWN ARE BASED ON FIELD SURVEYS OF
 SURFACE LINES AND UTILITY LOCATING PROVIDED BY THE
 UTILITY COMPANIES.

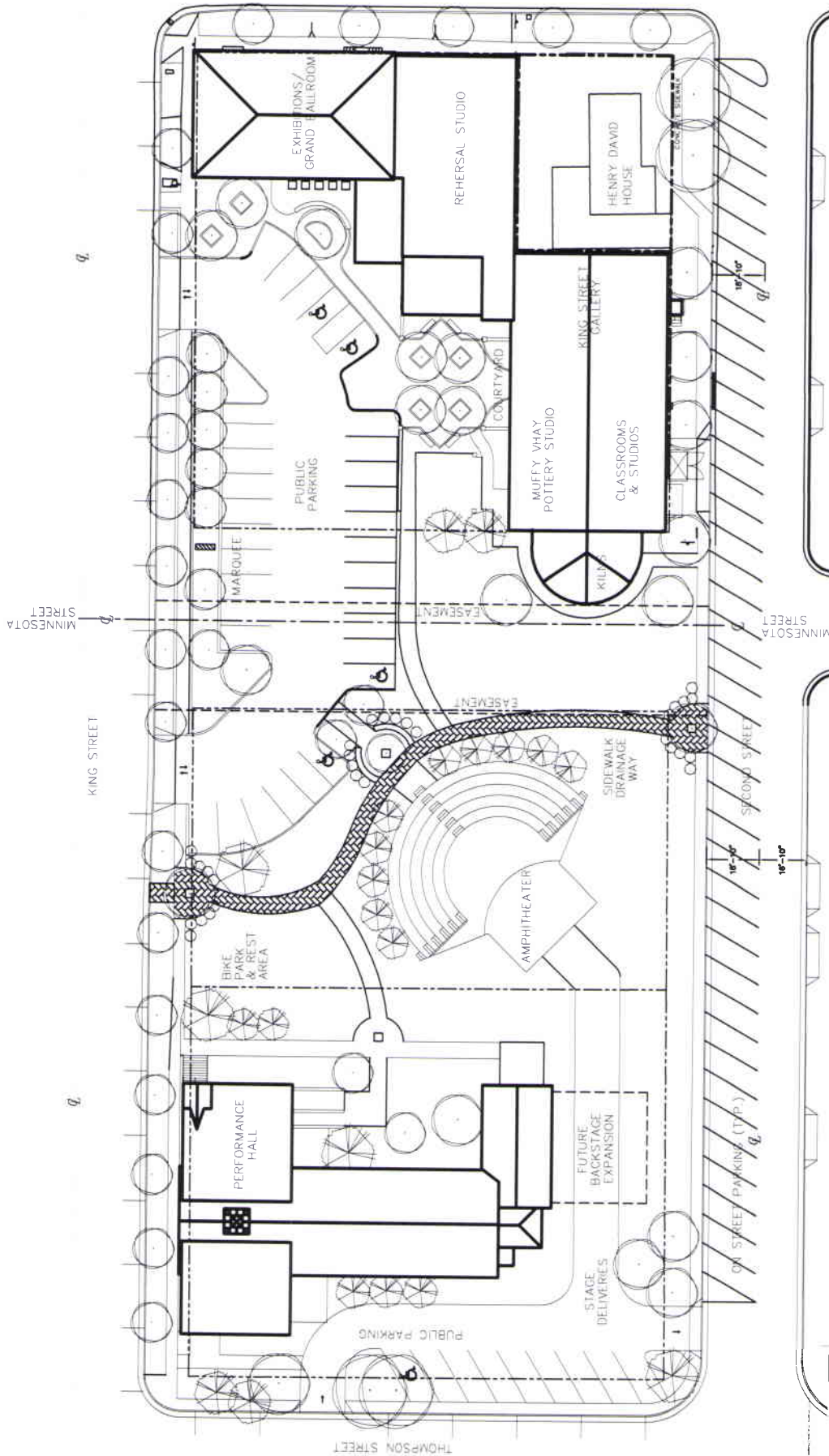
SEE ENLARGED
VIEW, SHEET 2

$\therefore \text{HRC} = 10 - 10$

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OCT 25 2010

CARSON CITY
PLANNING DIVISION



BREWERY ARTS CENTER STREET CLOSURE CONCEPT PLAN PARKING

EXISTING		NEW	
STREET	ON SITE	STREET	ON SITE
39	72	63	41
TOTAL	111	TOTAL	104

RECEIVED

OCT 25 2010

CARSON CITY
PLANNING DIVISION

HRC - 10 - 101

J.P. COPPOLA ARCHITECT @
P.O. BOX 2977 CARSON CITY, NEVADA 89702
WWW.JPCOPOLAA.COM

Brewery Arts Center



Street Closure & Site Expansion Plan



General Design Goals

- Accomplish Future Vision
- Achieve Simplicity of Plan
- Respect Evolution of the Site
- Offer Passive Park to Community

An abstract graphic in the top left corner consisting of several overlapping, curved shapes in various shades of blue, creating a sense of movement and depth.

Specific Design Goals

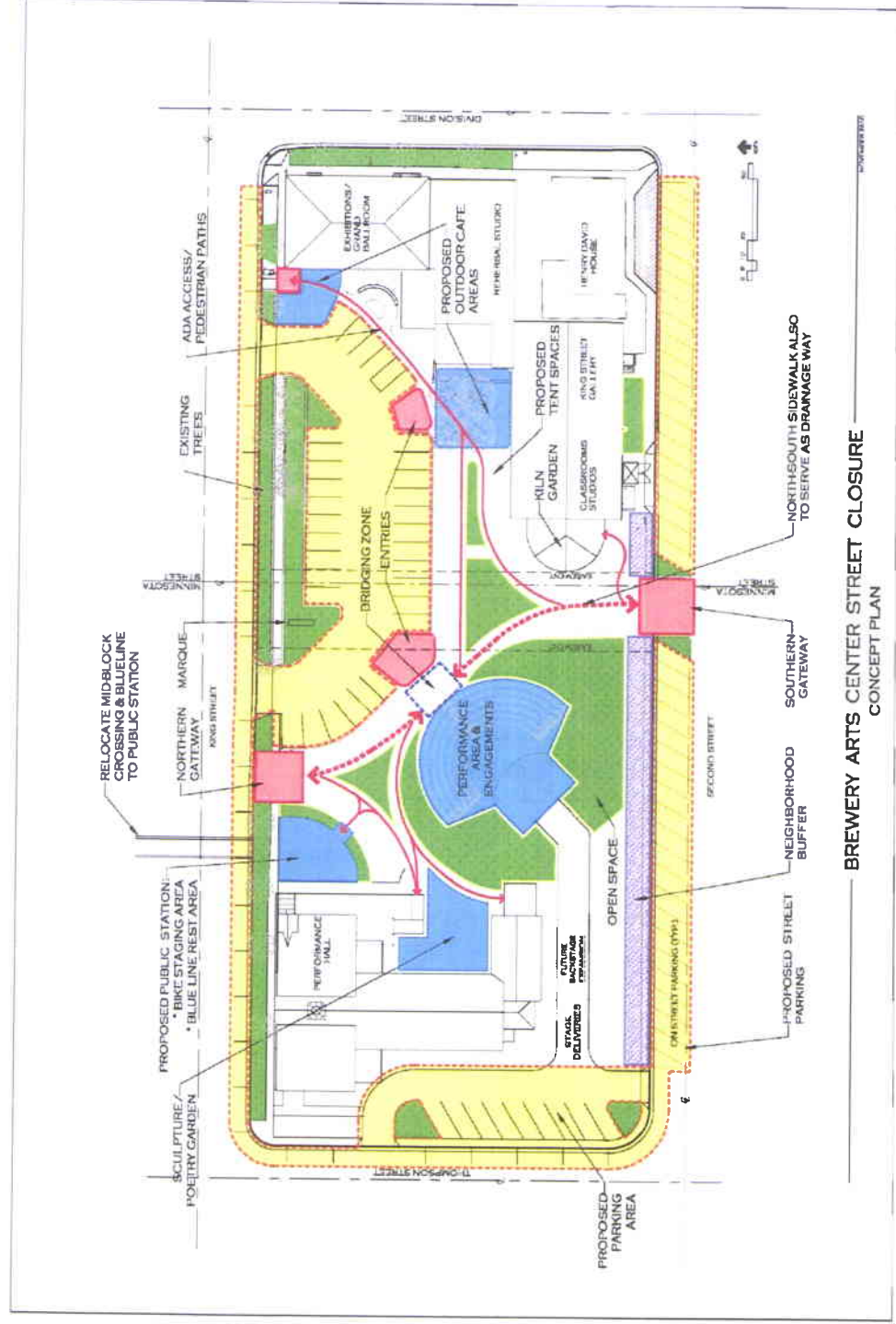
- ADA & Physical Connection Between Buildings
- Outdoor Performance -Entertainment Space
- Outdoor Tent Vendor Space
- Marquee & Site Signage
- Passive Park Component
- Perimeter Fencing to Define the Site
- Phasing & Cost Considerations



Passive Park Component

- Bike Park – Rest Stop
- Kit Carson Trail Historic Tour Stop – Kiosk
- Shade – Benches – Outdoor Lunch Space
- Other Ideas

Concept Plan





Design Samples

Vendor Space



Fence Concept



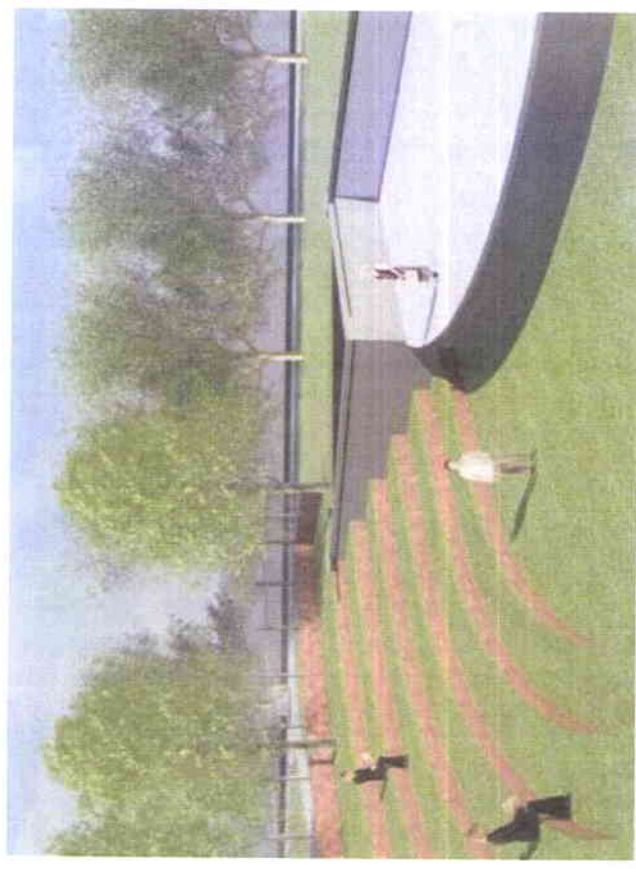


Design Samples

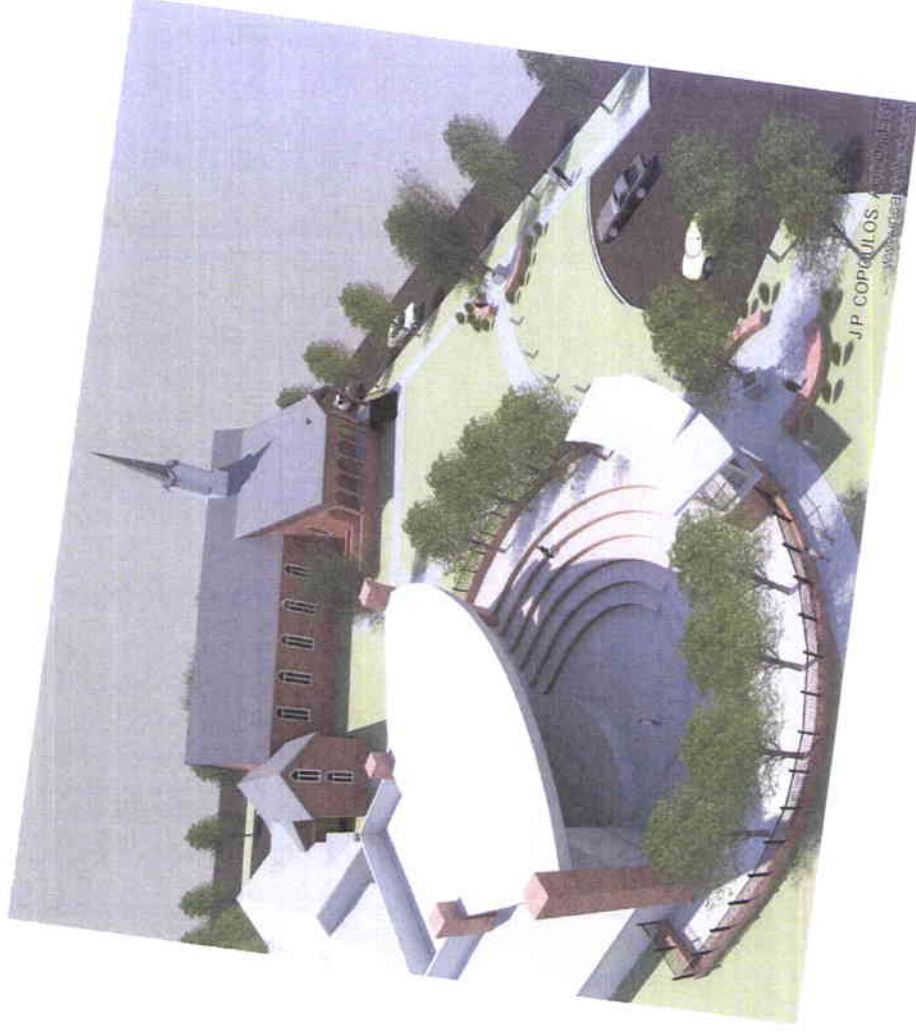
Marquee



Amphitheater Space



Brewery Arts Center



Street Closure & Site Expansion Plan

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

1. Address: 102 South Division (part of 449 West King) HPN 3-207-04
2. Common Name: Brewery Arts Center
3. Historic Name: Carson City Brewery
4. Present Owner: Carson City
5. Address (if not occupant): _____
6. Present Use: future home of Arts Alliance Original Use: brewery

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The brick structure is two stories in height and is a commercial variant of Classical Revival styling. The encircling cornice above the brick dentil-like banding with belt course below suggests this stylistic origin. The segmental arched windows reflect both Classical and Italianate influences. The tall windows of the second floor contain shutters and projecting sills. They are casement windows with three panes on each side. Ground level double doors are recessed with sidelights and arched transoms, divided vertically into lights. The first floor door at the south is single but recessed and three windows of varying size occur in that end of the building.

Shutters have been added and several windows and doors are boarded. The new contemporary arts center stands to the west and wraps around the Brewery to the south. It is essentially a one story building with sharply angled shed roof and forms surfaced in vertical wood siding.

RELATIONSHIP TO SURROUNDINGS:

The Brewery is larger in scale and height than the surrounding residences, but is smaller than the office building across the street at 400 West King. The structure utilizes a commercial/industrial form uncommon to this essentially residential area. Its age, material and scale of design elements however provide compatibility.

Street Furniture: -----

Landscaping: street trees

Architectural Evaluation: PS _____ NR X
District Designation: PD 2 NR _____

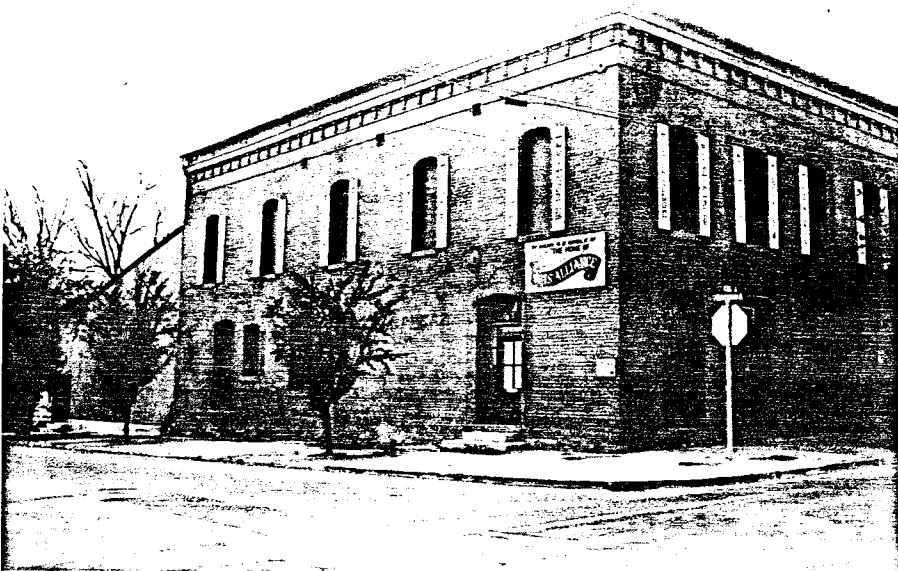
HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date March 1980



THREATS TO SITE:

None Known ☒ Private Development _____
 Zoning P Public Works Project _____
 Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential/offices

PHYSICAL CONDITION:

Excellent _____ Good _____ Fair ☒ Deteriorated _____

APPROXIMATE SETBACK: 5 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1860-62 Estimated _____ Factual ☒ Source: C.C. Historic Cookbook

Is Structure on Original Site? ☒ Moved? _____ Unknown _____

SIGNIFICANCE:

The structure is important culturally as well as architecturally. Built about 1862, this early industrial building served as the home of "Tahoe Beer" for over a century. The Carson City Brewery Building also served as the home of the Nevada Appeal. The structure was purchased through a community wide effort initiated by the Arts Alliance in order to protect and preserve it.

The building is a competent and well designed early industrial building and gains significance as a rare remnant of its type in the city.

SOURCES:

Carson City Historic Cookbook
 Brewery Arts Center brochure
 Carson City Guide, 1953

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

