

# CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION

## Minutes of the July 14, 1998 Meeting

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A regular meeting of the Carson City Historic Architecture Review Commission was held on Tuesday, July 14, 1998 in the City Hall Capitol Conference Room, 201 N. Carson St., Carson City, NV at 5:30 p.m.

**PRESENT:** Chairperson Mike Drews  
Richard Baker  
Art Hannafin  
Rebecca Ossa

**STAFF:** Rob Joiner, Principal Planner  
Tara Hullinger, Senior Planner  
Fran Smith, Recording Secretary  
(HAR 7/14/98 1-0000.5)

**NOTE** - Unless otherwise indicated each item was introduced by Chairperson Drews. Individuals speaking are identified following the heading of each item. A tape recording of these proceedings is on file in the Clerk-Recorder's office. This tape is available for review and inspection during normal business hours.

**A. CALL TO ORDER** - Chairperson Drews called the meeting to order at 5:33 p.m. A roll call was taken and a quorum although Vice Chairperson Twedt and Commissioners Klette and Lopiccolo were absent.

**B. APPROVAL OF MINUTES - June 9, 1998** - Commissioner Hannafin moved to approve the Minutes of the June 9, 1998 meeting correcting the year shown on Page 3 to 1901 instead of 1991. Commissioner Ossa seconded the motion. Motion carried 4-0-3-0.

**C. MODIFICATION OF AGENDA** - None.

**D. PUBLIC COMMENT** - None.

**E. DISCLOSURES** - None.

**F. PUBLIC HEARINGS**

**1. H-98/99-1 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM GARY AND GALA MCDONALD, PROPERTY OWNER (ROGERS CONSTRUCTION COMPANY, APPLICANT) TO REPLACE EXISTING DAMAGED EXTERIOR STAIRWAY, REPLACE BROKEN WINDOW WITH BAY WINDOW AND HIP ROOF TO MATCH, INSTALL NEW SIDING AND TRIM ON PROPERTY LOCATED AT 711 ELIZABETH ST., APN 3-273-01** - Roy Houghton was representing the applicants. He said they have an exterior stairway coming off the second story addition that had been put on the house approximately fifteen years ago. He added they had a large cottonwood tree in the yard which had lifted the concrete that supports the stairway and has damaged its structural integrity. He said they want to take the stairway down, replace the concrete footings, and put in a new stairway. He provided some pictures of the damage done to the concrete. Other pictures were of the front of the house where they want to replace a window. He explained that the seal was gone and they want to replace it with a bay window. He also provided a picture of the type of window they want to use. He also had samples of the siding they plan to install. He commented it is the type that is being used on other historic buildings. He said for the record that the replacement window is an Anderson window and that he will provide the identification number. Commissioner Hannafin moved to approve H-98/99-1, a request from Rogers Construction Company, applicant, Gary and Gala McDonald, property owners, to replace existing damaged exterior stairway, replace existing broken with bay window and hop roof to match, install new siding and trim on property located at 711 Elizabeth St., APN 3-273-01; subject approval is based on the finding that the plans as submitted comply in general conformance with the Secretary of the Interior's Standards and Guidelines for rehabilitation, Carson City Historic District Guidelines, and with HARC policies subject to the following conditions and with the understanding that any stipulations to the Commission by the applicant may be considered as conditions to the approval, one through five, which are standard and condition six that the applicant will submit the actual identification number for the Anderson bay window that is going to be installed. Commissioner Ossa seconded the motion. Motion carried 4-0-3-0. At his point Mr. Houghton said the number of

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the window was 45-3442-20.

**2. H-98/99-2 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM GEORGETTE MADDOX, PROPERTY OWNER AND APPLICANT, TO INSTALL A WOOD PICKET FENCE ON PROPERTY LOCATED AT 406 MOUNTAIN ST, APN 3-241-06 - (1-0205.5)** Mr. Joiner said Commission Lopiccolo had contacted him and was to have plans. Commissioner Lopiccolo was absent but the applicant had a picture of what the house looks like now and also had a drawing of the fence design. These were studied by the Commissioners. Chairperson Drews felt that the fence meets the guidelines. Commissioner Baker moved that the Commission approve the project with the five standard conditions as stated in the staff report. Commissioner Ossa seconded the motion. Motion carried 4-0-3-0.

**G. 1. Commission Member Reports - (Non-Action) - (1-0283.5)** Chairperson Drews said there had been a meeting on July 1 with the C-TH people regarding the Adams House at which they had discussed possible alternatives. He added at the end of the meeting the resolution was pretty much that he and Commissioner Ossa needed to visit the site to give the owners their recommendations for preservation in terms of out buildings, fencing, etc. He added that the house is staying and the parking lot will come up to the well house in the back. However, he said the three out buildings had to go. Mr. Joiner said he had been contacted about going in and cleaning out the barn and cataloging what is there for auctioning. Chairperson Drews sketched the location of the parking which was discussed. Commissioner Hannafin expressed his hope that there would be some landscaping and Chairperson Drews explained what they plan to do. Mr. Joiner commented for the time being the hospital plans to have a gravel parking lot which does not trigger the landscaping requirements. However, when they go to an non pervious surface then landscaping is a requirement. Commissioner Hannafin asked if the hospital has a timetable and Mr. Joiner said he did not know but at the present time they are working on a Master Plan.

**2. Staff Reports - (Non-Action) - (1-0409.5)** Mr. Joiner said the Commission needs to deal with the CLG grant from the State at the next meeting. He added that the Commission needs to respond with a scope of work and how it would be spent so that an agreement can be developed.

(1-0415.5) Mr. Joiner also said he had a request from the Childrens Museum asking for some funds to replace some of the windows in the basement because they had been turned down on their request for CLG funding. He added there are some windows that are out and they want to eventually upgrade all the windows with some that are energy efficient and that this would cost approximately \$8,000. He said he had asked the Museum to submit a request for a scaled back amount for just replacing the windows that are completely missing. He added that this would be on the agenda for the next meeting.

(1-0447.5) Mr. Joiner also noted that consultant Anita Watson was hired to do research on properties in the District. He also said the design guidelines booklet needs to be updated and printed and that this will also be on the next agenda.

**3. Future Commission Items - (1-0471.5)** Previously discussed. However, Mr. Joiner said the Commission needs to look at the abandonment of Caroline Street. He noted the State purchased the FIB building and are rehabilitating it. He talked about tying the annex to the State Museum and said it would be an archway. He added he had advised them to come to the Commission with their plan. He commented that right now the City is going to replace curbs across the street closing it so the beautification project can be completed.

(1-0495.5) Commissioner Hannafin said at the most recent Redevelopment Authority meeting they had discussed possible help from the City to preserve the Cafe Del Rio building. Mr. Joiner said the owner of the property had indicated he would consider the economics of keeping the building and had hired consultant Mel Green to look at the building. He added that Mr. Green would be writing a report for the owner.

**H. ADJOURNMENT** - There being no further business Commissioner Hannafin moved to adjourn. Commissioner Baker seconded the motion. Motion carried 4-0-3-0. Chairperson Drews adjourned the meeting at 6:09 p.m.

The Minutes of the July 14, 1998 meeting of the Carson City Historic Architecture Review Commission

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ARE SO APPROVED \_\_ 8/11 \_\_, 1998

/s/ \_\_\_\_\_  
Mike Drews, Chairperson