

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION

Minutes of the March 14, 2000 Meeting

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A regular meeting of the Carson City Historic Architecture Review Commission was held at 5:30 p.m. on Tuesday, March 14, 2000 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews
Vice Chairperson Mark Lopiccolo
Richard Baker
Rebecca Ossa

STAFF: Rob Joiner, Principal Planner
Kathleen King, Recording Secretary
(HARC 03/14/00; Tape 1-0001)

NOTE: Unless otherwise indicated, each item was introduced by Chairperson Drews. A tape recording of these proceedings is on file in the Clerk-Recorder's Office and is available for review and inspection during regular business hours.

A. CALL TO ORDER AND DETERMINATION OF QUORUM (1-0004) - Chairperson Drews called the meeting to order at 5:34 p.m. Roll call was taken; a quorum was present. Commissioners Hannafin, Smith and Speulda were absent.

B. APPROVAL OF MINUTES - FEBRUARY 8, 2000 (1-0009) - Commissioner Ossa moved to approve the minutes. Commissioner Baker seconded the motion. Motion carried 4-0.

C. MODIFICATION OF AGENDA (1-0013) - Chairperson Drews recommended addressing item F-4 prior to F-1. Mr. Joiner recommended addressing item F-5 following item F-4.

D. PUBLIC COMMENT (1-0031) - Eileen Cohen, of the Carson City Preservation Coalition, distributed flyers for "A St. Patrick's Celebration."

E. DISCLOSURES (1-0050) - Vice Chairperson Lopiccolo advised of a conversation with Mark Beauchamp regarding the fence at 412 West Musser Street. Chairperson Drews advised that he had also spoken with Mr. Beauchamp.

F. PUBLIC HEARING

F-1. H-98/99-15 DISCUSSION AND ACTION REGARDING A REQUEST FROM THE FIRST UNITED METHODIST CHURCH, PROPERTY OWNER (BRUCE R. SCOTT, MEMBER OF THE BOARD OF TRUSTEES, APPLICANT), FOR CONSTRUCTION OF INTERNAL FENCE AROUND THE EXISTING PLAYGROUND AREA ON PROPERTY LOCATED AT 412 W. MUSSER ST., APN 3-202-04 (1-0289) - Chairperson Drews reminded the Commissioners of discussion of this item and direction provided to Mr. Scott at the January meeting. He provided information on the plans submitted following the January meeting and the reason for agendaing this item for further review and action by the Commission.

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Mr. Scott introduced Mark Beauchamp, of Shaheen-Beauchamp Builders, who has been working with the church as a contractor on the fencing project. Following the January meeting and Vice Chairperson Lopiccio's suggestion that wrought iron fence in sections be considered, Mr. Scott and Mr. Beauchamp looked into the possibility and found it to be very cost effective.

Mr. Scott displayed a site plan for review by the Commissioners, and reiterated the objectives for installing the fence. He requested input with regard to the style and detail, and reminded the Commissioners of the design and detail of the existing wrought iron fence which runs along Division and Proctor Streets. Mr. Scott acknowledged that the fence will be internal and advised that it will replace an existing lattice-work fence. In response to questions, Mr. Beauchamp advised that the posts will be 2x2 wrought iron, and that finials had not been considered because of a safety concern. Discussion ensued with regard to the height of the fence, and Mr. Beauchamp suggested a decorative ball as an alternative. Vice Chairperson Lopiccio requested that the large finials be included on the posts, and Mr. Scott indicated that he would "figure out a way to make it work." Discussion followed regarding placement of the finials, and Commission consensus was to place them on all the posts. **Commissioner Baker moved to approve H-99/00-15, a request from the First United Methodist Church, property owner (Bruce R. Scott, member of the Board of Trustees, applicant), for construction of internal fence around the existing playground area on property located at 412 West Musser Street, APN 3-202-04; the 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 Historic Architecture Review Commission policies, subject to the five standard conditions of approval, and with the understanding that any stipulations to the Commission by the applicant may be considered as conditions to the approval; and the addition of a sixth condition of approval to provide decorative finials on the posts. Commissioner Ossa seconded the motion. Motion carried 4-0.**

F-2. H-98/99-7 DISCUSSION AND ACTION REGARDING PROPOSED REVISIONS TO CARSON CITY MUNICIPAL CODE (CCMC) 18.07, HISTORIC DISTRICT ORDINANCE (1-0690) - Chairperson Drews requested that this item be reagendaized in order that the full Commission could be present. No formal action was taken.

F-3. H-99/00-17 DISCUSSION AND ACTION REGARDING A REQUEST FROM AARON COVINGTON AND MARY WORKS, PROPERTY OWNERS AND APPLICANTS, FOR HISTORICAL TAX DEFERMENT ON PROPERTY LOCATED AT 312 MOUNTAIN ST., APN 3-191-01 (1-0530) - Vice Chairperson Lopiccio requested that site maps on all applications be included in the agenda materials. Mr. Joiner distributed photographs of the subject property, and discussion ensued with regard to whether or not it is listed on the Carson City Historic Survey. Chairperson Drews referred to the criteria listed in the agenda materials, and Commission consensus was that the house is most likely listed and that it is significant. The photographs indicated that the house is in good repair. Discussion ensued with regard to significant details such as date of construction (1879), and Ms. Works advised that preliminary research indicates that the house belonged to Governor Jewett Adams. **Commissioner Ossa moved to approve H-99/00-17, a request from Aaron Covington and Mary Works, property owners and applicants, for historical tax deferment on property located at 312 Mountain Street, APN 3-191-01; the subject approval is based on the finding that the property is in general conformance with the Secretary of the Interior's Standards and Guidelines for Rehabilitation, Carson City Historic District**

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Guidelines, and with HARC policies, with the four conditions of approval, as follows: (1) the property must have significance or be listed in the Carson City Historic Survey; (2) the property must be in good repair; (3) any alteration on the property must be of compatible historic character; and (4) the property must be in compliance with Historic Architecture Review Commission Guidelines. Vice Chairperson Lopiccolo seconded the motion. Motion carried 4-0. Chairperson Drews explained to the owners their relationship with the Commission.

F-4. DISCUSSION AND ACTION REGARDING A POSSIBLE WORKSHOP WITH THE EASTSIDE HISTORIC PROPERTY OWNERS AND THE CARSON CITY PRESERVATION COALITION (1-0059) - Ms. Cohen advised that April 8, 2000 has been scheduled for the workshop. Chairperson Drews advised that he, Commissioner Hannafin and Commissioner Ossa had attended the January 29th Preservation Coalition meeting, wherein interest was expressed by several east side residents regarding application for status in the historic district. Chairperson Drews requested that Mr. Joiner schedule the Cooperative Extension Conference Room for the workshop. No formal action was taken.

F-5. H-99/00-18 DISCUSSION AND ACTION REGARDING A REQUEST BY ROBERT McFADDEN, PROPERTY OWNER (ARTI AND BRIAN SHAW, APPLICANT), TO PLACE A WALL SIGN ON PROPERTY LOCATED AT 302 S. CARSON STREET (CAFÉ DEL RIO), APN 3-113-09 (1-0100) - Brian Shaw discussed the existing sign and plans for location of the proposed sign. He described the dimensions of the proposed sign, reasons for the location and the means of installation, and the problems experienced with making the public aware of the new location. Mr. Joiner pointed out that there are existing signs in the windows, and discussed the Commission's requirement that the Rentmaster sign be placed under the balcony. He suggested considering the addition of another sign to replace the rectangular one and hanging it under the balcony to maintain the theme. He made suggestions for tethering the sign. Mr. Shaw expressed concern over the liability of the sign falling down or snapping in half due to the force of the wind. Discussion ensued with regard to the Commission's requirements for previous sign applications and consideration of the building owner's preference. Commission consensus was that the window sign would not detrimentally affect the character of the building. **Vice Chairperson Lopiccolo moved to approve H-99/00-18, a request from Robert McFadden, property owner (Arti and Brian Shaw, applicant), to place a wall sign on property located at 302 South Carson Street (Café Del Rio), APN 3-113-09; the subject approval is based upon 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 Historic Architecture Review Commission Policies; subject to the five standard conditions of approval, and with the understanding that any stipulations to the Commission by the applicant may be considered as conditions to the approval. Commissioner Ossa seconded the motion. Motion carried 4-0.**

G. FUTURE COMMISSION ITEMS (1-0719) - Mr. Joiner acknowledged that he will notice the workshop meeting and poll the remaining three Commissioners with regard to their attendance. He recommended scheduling a meeting with the Builders Association and a public open house, once the Code revisions are in final draft, to request input prior to submitting the revisions to the Planning Commission. Commissioner Ossa requested that the Fleischmann Way property be agendaized for the next meeting.

H. COMMISSIONER COMMENTS (1-0732) - Chairperson Drews advised that the Walk Through Time presentation is close to being completed. Ms. Cohen added a significant number of east side

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properties. Chairperson Drews will schedule a presentation for Community Development Department staff and for the Board of Supervisors. He advised that computers are needed, and expressed a desire to have the presentation ready by Preservation Week. Discussion regarding locations, computer requirements, and security followed.

I. ADJOURNMENT (1-0890) - Commissioner Baker moved to adjourn the meeting at 6:45 p.m. Commissioner Ossa seconded the motion. Motion carried 4-0.

The Minutes of the March 14, 2000 meeting of the Carson City Historic Architecture Review Commission are so approved this 11th day of April, 2000.

MICHAEL DREWS, Chairperson