CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION
Minutes of the September 14, 1999 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, September 14, 1999 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews
Richard Baker
Art Hannafin
Rebecca Ossa
Peter Smith
Louann Speulda

STAFF: Juan Guzman, Senior Planner, Community Development
Vern Krahn, Parks Planner, Parks and Recreation
Kathleen King, Recording Secretary
(HARC 09/14/99; Tape 1-0001)

NOTE: Unless indicated otherwise, 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 (1-0002) - Chairperson Drews called the meeting to order at 5:32 p.m. Roll call was taken; a quorum was present. Vice Chairperson Lopiccolo was absent.

B. APPROVAL OF MINUTES (1-0006) - Commissioner Smith moved to approve the minutes of the August 10, 1999 meeting. Commissioner Hannafin seconded the motion. Motion carried 6-0-1-0.

C. MODIFICATION OF AGENDA (1-0012) - Chairperson Drews modified the agenda by moving items F-3 and F-4 to the end of the agenda, and addressing items F-7 and F-8 following item F-2. (1-0870) Chairperson Drews further modified the agenda to address item F-4 following item F-8.

D. PUBLIC COMMENT (1-0030) - None.

E. DISCLOSURES (1-0035) - Commissioner Hannafin advised of assisting Jane Carol Staehli with Item F-7, and that he would be abstaining from discussion and action on this item. Commissioner Ossa advised she would be abstaining from discussion and action on Item F-1 as she will be reviewing the project once it is submitted to the State Historic Preservation Office.

F. PUBLIC HEARINGS

F-1. H-99/00-5 DISCUSSION AND ACTION REGARDING A REQUEST BY CARSON CITY PARKS AND RECREATION DEPARTMENT STAFF, APPLICANT (CARSON CITY, PROPERTY OWNER) FOR PROPOSED HISTORIC REHABILITATION OF THE WUNGNEMA HOUSE LOCATED AT MILLS PARK (SEELY LOOP AT SALIMAN ROAD), 851 E. WILLIAM, APN 2-181-01 (1-0060) - John Copoulos advised of research done on this project, and the resulting interview with Leon Kowan, a former employee of Mr. Wungnema. The interview included discussion regarding the window styles, door styles, exterior light fixtures, and the east elevation of the house. He reviewed the "conference notes" from the interview, and the subsequent revisions to the drawings. Once the working drawings are complete, Mr. Copoulos will return to the Commission for review of the same. The working drawings will additionally be submitted to the State Historic Preservation Office for review and approval. Mr. Copoulos then displayed proposed specification sheets for the exterior and interior light fixtures, the exterior uplighting fixtures, and the windows. He explained that, because of the adjacent apartment building, the uplighting would be done on three sides of the building only. Mr. Krahn reviewed the time frame for the project and discussion ensued with regard to the same. Further discussion followed regarding the door style,

material, and color; the exterior lighting; and landscaping. Commissioner Hannafin moved to approve the application for historic rehabilitation of the Wungnema House located at Mills Park (Seely Loop at Saliman Road), 851 East William, APN 2-181-01, referred to as H-99/00-5, with the approval of two light fixtures as shown by the architect on the handout, model SPJ29-02A, and ground lights as identified in the handout also as 301 direct burial. Commissioner Baker seconded the motion. Motion carried 5-0-1-1, Commissioner Ossa abstaining. Clarification noted that one planter box was approved, as shown on the drawings, only at one elevation.

F-2. H-99/00-6 DISCUSSION AND ACTION REGARDING A REQUEST FROM S/A PROPERTIES, PROPERTY OWNER (ALBRITTEN/SLATES CPAs, LLC, APPLICANT) TO PLACE ONE, FREE-STANDING SIGN ON PROPERTY LOCATED AT 508 W. THIRD STREET, APN 3-121-06 (1-0550) - Chairperson Drews referred to Mr. Joiner's August 31, 1999 memo, advising that the design meets Title 20 and design guidelines requirements. Discussion regarding disposition of the lilac bushes ensued. Commissioner Smith moved to approve the application H-99/00-6 in the form submitted by staff with the standard conditions of approval. Commissioner Baker seconded the motion. Motion carried 6-0-1-0.

F-7. H-99/00-9 DISCUSSION AND ACTION REGARDING A REQUEST FROM JANE CAROL STAEHLI, PROPERTY OWNER (JANE CHESNEY-STAEHLI, APPLICANT), FOR CONSTRUCTION OF A DETACHED GARAGE ON PROPERTY LOCATED AT 503 W. ROBINSON STREET, APN 3-232-06 (1-0610) - Commissioner Hannafin referred the Commissioners to the application and the site plan. He explained the need for the garage, and the owner's desire to construct it as a detached building rather than detract from the character of the house by attaching it. She will be applying for a variance for the side yard. Commissioner Hannafin described the dimensions of the garage and referred the Commissioners to the elevations page of the plans for a review of the existing house. He advised that the garage has been designed as a simple structure, the roof pitch will match that of the house, the roofing material will be similar, and the size of the garage has been reduced so as not to impose more than necessary on the house itself. Ms. Chesney-Staehli described the existing roofing material on the house, and plans to re-roof with the same material as used for the garage roof. Discussion ensued with regard to the variance requirement. Commissioner Ossa moved to approve H-99/00-9, a request from Jane Carol Staehli, property owner (Jane Chesney-Staehli, applicant), for construction of a detached garage on property located at 503 West Robinson Street, APN 3-232-06, with the rest of the motion as written by staff and the standard five conditions of approval. Commissioner Baker seconded the motion. Motion carried 5-0-1-1, Commissioner Hannafin abstaining.

F-8. H-99/00-10 DISCUSSION AND ACTION REGARDING A REQUEST FROM BIBEE FAMILY 1992 TRUST, PROPERTY OWNER (JOHN BIBEE, APPLICANT) FOR PLACEMENT OF A 4-1/2 FOOT WIDE BY 27 FOOT LONG CEMENT WALKWAY ON THE NORTH SIDE OF THE EXISTING STRUCTURE, BETWEEN THE STRUCTURE AND THE CURB, ON PROPERTY LOCATED AT 411 WEST THIRD STREET, APN 3-125-01 (1-0760) - Discussion ensued with regard to the purview of the Commission over this type of request. John Bibee introduced himself and advised he and his wife own the property at this location, and have maintained a small business there for the past ten years. He clarified that the subject sidewalk would be for access from an existing door in the building to the curb, and referred the Commissioners to the drawing and photograph contained in their packets. Consensus was to review the request and discussion ensued regarding the location of the fence, and the fact that there are no existing sidewalks parallel to the street along the curb line. Commissioner Smith moved to approve application H-99/00-10 in the form presented by staff, with the five standard conditions of approval, specifically a new walkway and gate to match the existing gate. Commissioner Ossa seconded the motion. Motion carried 6-0-1-0.

F-4. H-98/99-7 DISCUSSION AND ACTION REGARDING PROPOSED REVISIONS TO CARSON CITY MUNICIPAL CODE (CCMC) 18.07, HISTORIC DISTRICT ORDINANCE (1-0874) - Chairperson Drews advised he had updated the draft with the changes discussed at the July meeting. He distributed revised drafts to the Commissioners, and requested they review the same. Consensus was to

discuss further revisions at the next meeting. No formal action was taken.

F-3. H-99/00-3 DISCUSSION AND ACTION REGARDING CARSON CITY HISTORIC HOUSING REHABILITATION PROCEDURES AND STANDARDS (1-0918) - Chairperson Drews suggested forming a subcommittee to meet within the next two weeks and finalize the procedures and standards. Commissioners Smith and Ossa volunteered to serve on the subcommittee. Following discussion, Commissioner Smith moved to continue the item and set up a subcommittee to address this item H-99/00-3. Commissioner Baker seconded the motion. Motion carried 6-0-1-0.

Chairperson Drews passed the gavel to Commissioner Hannafin and left the meeting at 6:30 p.m. A quorum was present.

F-5. H-99/00-7 DISCUSSION AND ACTION REGARDING A REQUEST FROM CARSON CITY FOR A HISTORIC PLAQUE FOR TELEGRAPH SQUARE (1-0965) - Acting Chairperson Hannafin discussed the features of Telegraph Square, currently under construction by City staff. He referred the Commissioners to Mr. Joiner's August 31, 1999 memo and discussion ensued regarding the location of the square, and the determination made by State Archivist Guy Rocha regarding the original location of the telegraph. No formal action was taken.

F-6. H-99/00-8 DISCUSSION AND ACTION REGARDING A REQUEST FROM CARSON CITY TO ESTABLISH A DATE AND PROGRAM FOR AN ARCHITECTURAL TREASURE HUNT EVENT (1-1080) - Acting Chairperson Hannafin referred the Commissioners to Mr. Joiner's August 31 memo regarding this item, and read the same into the record. He provided a brief overview of the concept and the planning which has taken place to date, displayed photographs of architectural detail in the historic area, and discussed the appropriateness of the Commission supporting the event. David Morgan, of Nevada Video Productions, suggested displaying the photographs on his news broadcast, and described a similar program done by the Nevada State Museum. Acting Chairperson Hannafin discussed the plans to hold the event on an annual basis. No formal action was taken.

G. FUTURE COMMISSION ITEMS (1-1250) - Acting Chairperson Hannafin advised of the possible sale of the Chartz house on the northeast corner of Robinson Street and Minnesota Street. The Chartz family has requested a small plaque be placed on the house designating it as the "John McGregor Chartz Home, built in 1914, lifetime home of Jimmy Chartz." He requested this matter be agendized for the next monthly meeting. He commented on the street-post plaques identifying the historic district in Ashland, Oregon, and requested that discussion and possible action on signage be placed on the next agenda. Additionally, items F-3 and F-4 will be carried forward to the next agenda. Commissioner Ossa requested verification of prior approval by the Commission of additions to the house located at 408 West Third Street, and whether or not the roofing material to be used for the V&T Depot has been approved. Acting Chairperson Hannafin requested information regarding applicable restrictions to cars parking between the sidewalk and the property line in the historic district.

H. ADJOURNMENT (1-1380) - Commissioner Smith moved to adjourn the meeting at 7:47 p.m. Commissioner Ossa seconded the motion. Motion carried 5-0-2-0.

The Minutes of the September 14, 1999 meeting of the Carson City Historic Architecture Review Commission are so approved this _____ day of October, 1999.

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MICHAEL DREWS, Chairperson