

HISTORIC ARCHITECTURE REVIEW COMMISSION

Minutes of the November 13, 2001 Meeting

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A regular meeting of the Carson City Historic Architecture Review Commission was scheduled for 5:30 p.m. on Tuesday, November 13, 2001 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews
Robert Darney
Rebecca Ossa
Louann Speulda

STAFF: Jennifer Pruitt, Associate Planner
Lee Plemel, Senior Planner
Pat Hughey, Management Assistant
Steve Kastens, Parks and Recreation Director
Rob Joiner, Economic Development/Redevelopment Manager
Kathleen King, Recording Secretary
(HARC 11/13/01)

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 5:37 p.m. Roll was called; a quorum was present. Vice Chairperson Lopiccolo and Commissioners Baker and Smith were absent.

B. APPROVAL OF MINUTES - SEPTEMBER 25, 2001 (1-0008) - Commissioner Ossa moved to approve the minutes. Commissioner Darney seconded the motion. Motion carried 4-0.

C. MODIFICATION OF AGENDA (1-0015) - Chairperson Drews modified the agenda to address items F-3 through F-6 prior to item F-1.

D. PUBLIC COMMENT (1-0027) - None.

E. DISCLOSURES (1-0031) - Commissioner Ossa advised of a conversation with the applicant for item F-5.

F. PUBLIC HEARING

F-1. DISCUSSION ONLY REGARDING CLG FUNDING FOR 2002 PROJECTS, DUE DECEMBER 1, 2001 (1-1157) - At the request of Ms. Pruitt, Mr. Plemel and Ms. Hughey introduced themselves and provided information on their potential involvement in the 2002 CLG projects. At the request of Chairperson Drews, Mr. Plemel provided information on his background and experience. Ms. Pruitt distributed the Commission's "Grant Wish List" as discussed at the October meeting, and

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Chairperson Drews reviewed and discussion took place with regard to the same.

Mr. Joiner suggested pre-qualifying recipients for CDBG housing rehabilitation funding in order that he can include a request in the CDBG application. Chairperson Drews suggested concentrating the funding on the east side of town this year. Mr. Joiner agreed and pointed out that the funding can be used on any historic house. He advised that the program will now be administered by City staff, and discussion took place regarding potential candidates. Ms. Pruitt advised that Planning and Community Development Director Walter Sullivan mentioned the possibility of one-shot funding from the Board of Supervisors for certain projects. Discussion took place with regard to the same. In response to a question, Ms. Hughey explained the time frames for applying for one-shot and discretionary funding. Chairperson Drews suggested submitting the projects which are not funded by the CLG grant. Mr. Joiner noted that many other funding sources will become available to the City once it receives entitlement status.

Commissioner Ossa encouraged Ms. Pruitt and Ms. Hughey to submit all the projects on the Grant Wish List in the CLG application. Chairperson Drews requested that staff agendaize this item monthly. Discussion took place regarding assigning costs to each project. (1-1748) At the request of Chairperson Drews, Ms. Pruitt indicated she would determine the total cost for projects 1, 3, and 4. Chairperson Drews suggested that the MacDonald Toll Road map could be developed for approximately \$2,000.

F-2. DISCUSSION ONLY REGARDING REDEVELOPMENT PROJECTS AND FUNDING (1-0812) - Chairperson Drews discussed the proposal for the Commission to assume design review responsibilities for the downtown redevelopment district. Mr. Joiner advised that he has discussed the proposal with other management and with district attorney's staff. He suggested that the Commission work on expansion of the historic district to add more of the dedicated and eligible National Register properties. He further suggested that the Commission could provide more input on projects and/or designate a representative to attend design review hearings. He noted the commitment to the community, included as part of the downtown design review ordinance, to facilitate progress and make the process "seamless." As part of this commitment, downtown design review hearings are generally scheduled within five business days of the application.

In response to a question, Mr. Joiner reiterated the suggestion to add National Register properties to the historic district. He advised that downtown design guidelines are, in some cases, more strict than historic district guidelines. Following discussion regarding the downtown design guidelines and various properties within the historic district, Mr. Joiner suggested maintaining active dialogue on this matter and working toward a solution. Chairperson Drews suggested forming a task force with the Redevelopment Authority Citizens Committee ("RACC"), and requested that Mr. Joiner agendaize this matter for the December RACC meeting. Chairperson Drews discussed possible projects such as retaining Mel Green to conduct a seismic study along Carson Street. Discussion took place regarding possible funding sources. Chairperson Drews thanked Mr. Joiner.

F-3. H-01/02-8 DISCUSSION AND ACTION REGARDING A REQUEST FROM ALPINE SIGNS (PROPERTY OWNER: KING FAMILY TRUST, ET AL.), TO INSTALL A FOREST GREEN AND WHITE, 30 SQUARE FOOT, TWO-SIDED, FREESTANDING, WOODEN

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SIGN ON 4" BY 4" WOOD POSTS OF SIX FEET IN OVERALL HEIGHT, LOCATED AT 1000 NORTH DIVISION STREET, APN 001-181-01 (1-0040) - Ms. Pruitt advised that Deputy Building Official Larry McPhail has indicated that the proposed location appears to be within the right-of-way and that the applicant will be required to obtain an encroachment permit from the City's Engineering Department. Ms. Pruitt further advised that the height and square footage of the sign are in compliance with the City's sign ordinance. Discussion took place regarding the point at which the right-of-way ends and, in response to a question, Chairperson Drews advised that the applicant would not be required to return to the Commission regarding the sign location. **Commissioner Ossa moved to approve H-01/02-8, a request from Alpine Signs to install a forest green and white, 30 square foot, two-sided, freestanding wooden sign on 4" x 4" wood posts of 6' in overall height, located at 1000 North Division Street, APN 001-181-01, based on the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines and with HARC policies, subject to the five conditions of approval. Commissioner Speulda seconded the motion. Motion carried 4-0.**

F-4. H-01/02-6 DISCUSSION ONLY REGARDING A REQUEST FROM THE FIRST UNITED METHODIST CHURCH (PROPERTY OWNERS: FIRST UNITED METHODIST CHURCH AND CHRISTIAN SCIENCE SOCIETY, TO DISCUSS CONCEPTUAL ISSUES FOR PROPERTIES, LOCATED AT 412 WEST MUSSER STREET AND 213 NORTH MINNESOTA STREET, APNs 003-202-04 AND 003-202-01 (1-0123) - Ms. Pruitt provided background information on this item. Bruce Scott, of Resource Concepts, Inc., introduced Robert Jennings-Teats, Senior Pastor of the First United Methodist Church. Mr. Scott described the property boundaries of the Methodist Church and the Christian Science Society, and advised that Christian Science Society representatives have expressed a desire to sell the property. Mr. Scott indicated that Methodist Church members are interested in purchasing the property for the purpose of expanding facilities to accommodate the growing needs of the church. He solicited input from the Commissioners regarding such possibilities as utilizing the existing building on Christian Science Society property, or removing the existing building and taking advantage of the footprint. Mr. Scott advised that a proposal has not yet been developed, and that Methodist Church representatives are interested in receiving input from the Commissioners and responding to questions regarding the needs of the church.

Pastor Jennings-Teats provided information on the history of the church and the structure, and indicated that the congregation has reached a point where facilities must be expanded in order to remain in the same location. Mr. Scott responded to questions regarding the construction date and proposed uses for the Christian Science Society property. He advised of a garage between the Methodist Church preschool and the Christian Science building which the Methodist Church would like to demolish. He explained that the garage has no foundation and no real historic value, and that demolishing it would "open things up a bit." This would be submitted for review as part of a plan if purchase of the Christian Science facility takes place. Mr. Scott responded to questions regarding plans to create additional space. In response to a further question, Mr. Scott advised that the Methodist Church has parking agreements with a number of property owners in the area. He indicated that, even with overlapping services of the Presbyterian, Episcopalian, and Catholic Churches, parking has not been a major problem. He suggested that parking issues may decrease due to the Brewery Arts Center's purchase of the Catholic Church. Commissioner Ossa suggested a site visit. In response to a question, Mr. Scott indicated that Methodist Church representatives are

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responding to the Christian Science Society's proposal. He agreed with scheduling a site visit and consensus of the Commission was to schedule the meeting for Tuesday, November 27th at noon. In response to a question, Mr. Scott indicated that Methodist Church and Christian Science Society representatives have been working closely together. He will advise them of the meeting. Mr. Scott and Pastor Jennings-Teats thanked the Commissioners.

F-5. H-01/02-7 DISCUSSION ONLY REGARDING A REQUEST FROM THE NEVADA LANDMARKS SOCIETY (PROPERTY OWNER: CARSON CITY PARKS AND RECREATION DEPARTMENT), TO DISCUSS CONCEPTUAL USES FOR PROPERTY, INCLUDING A BUILDING FOR AN OFFICE, STORAGE FOR PERMANENT DISPLAYS, AND RESTROOMS, AT THE REAR OF THE ROBERTS HOUSE, LOCATED AT 1207 NORTH CARSON STREET, APN 002-151-01 (1-0417) - Ms. Pruitt displayed a site plan and provided background information on the possibility of expanding or constructing a new structure on the site of the existing shed. She advised that the Planning and Community Development Department will be considering on-site parking. She distributed a written proposal submitted by Paula Cannon prior to the start of the meeting. Ms. Cannon thanked Mr. Kastens for attending the meeting. She introduced Nevada Landmarks Society President Sue Ballew and Vice President Dorothy Dolan, and reviewed the written proposal. Discussion took place regarding various options, and Chairperson Drews suggested that the National Landmarks Society representatives obtain carriage house drawings. He further suggested driving down D Street in Virginia City to view several newly-constructed carriage houses. Ms. Cannon thanked the Commissioners for their input.

(1-1704) Commissioner Speulda inquired as to any archaeological potential associated with demolition of the shed. Chairperson Drews advised that he had inspected the site when the irrigation and landscaping were installed, but didn't notice any areas of concern. Commissioner Ossa suggested that this could be added as a condition of approval at the time a plan is submitted.

F-6. H-01/02-9 DISCUSSION AND ACTION REGARDING A REQUEST FROM CARTER AND MARGARET TWEDT (PROPERTY OWNER: TWEDT FAMILY TRUST) TO CONSTRUCT A 3'8" PICKET FENCE ON THE NORTH AND EAST SIDES OF GARAGE AND HOUSE, LOCATED AT 500 WEST TELEGRAPH STREET, APN 003-231-04 (1-0733) - Ms. Pruitt thanked Mr. and Mrs. Twedt for the completeness of their application packet. Mrs. Twedt provided background information on the need for the fence, and referred to the site plan drawn by Mr. Twedt included in the agenda materials. She discussed the proposed Gothic Picket Fencing and advised that it would be painted white. Mr. Twedt acknowledged that the proposed fence will be approximately the same height as the adjacent property fence. Mrs. Twedt described the length of the fence. **Commissioner Ossa moved to approve H-01/02-9 in the form of the motion provided by staff. Commissioner Speulda seconded the motion. Motion carried 4-0.** Mr. and Mrs. Twedt thanked the Commissioners.

G. FUTURE COMMISSION ITEMS (1-1775) - Chairperson Drews reiterated his request to reagendaize item F-1. He advised of a receiving a report from the BLM on the Carson ware yard and provided a brief overview of the same. He further advised of receiving a telephone call regarding a request to install a cell tower at the northeast corner of the Lone Mountain Cemetery on the hill. He suggested that the caller contact Ms. Pruitt and request that the item be agendaized for a future meeting. Mr. Plemel

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advised that he had directed a Verizon representative to contact Mr. Kastens. He provided information on the subject parcel. At the request of Mr. Joiner, Chairperson Drews provided a status report on the Walk-Through-Time program. Ms. Pruitt distributed the 2002 HARC meeting schedule to the Commissioners.

H. ADJOURNMENT (1-1971) - Commissioner Speulda moved to adjourn the meeting at 7:16 p.m. Commissioner Ossa seconded the motion. Motion carried 4-0.

The Minutes of the November 13, 2001 meeting of the Carson City Historic Architecture Review Commission are so approved this _____ day of December, 2001.

MICHAEL DREWS, Chairperson