

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION

Minutes of the April 11, 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, April 11, 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
Arthur Hannafin
Rebecca Ossa
Peter Smith
Louann Speulda

STAFF: Rob Joiner, Principal Planner
Kathleen King, Recording Secretary
(HARC 04/11/00; Tape 1-0001)

NOTE: Unless indicated otherwise, each item was introduced by Vice Chairperson Lopiccolo or 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 (1-0005) - Vice Chairperson Lopiccolo called the meeting to order at 5:35 p.m. Roll call was taken; a quorum was present. Chairperson Drews arrived at 5:55 p.m.

B. APPROVAL OF MINUTES (1-0805) - Commissioner Baker moved to approve the March 14, 2000 minutes. Commissioner Ossa seconded the motion. Motion carried 5-0-0-2; Commissioners Hannafin and Speulda abstaining.

C. MODIFICATION OF AGENDA (1-0007) - Commissioner Smith suggested addressing item F-2 prior to item F-1.

D. PUBLIC COMMENT (1-0021) - None.

E. DISCLOSURES (1-0027) - None.

F. PUBLIC HEARINGS

F-1. H-99/00-19 DISCUSSION AND ACTION REGARDING A REQUEST FROM NEVADA PRESS ASSOCIATION, PROPERTY OWNER (CENTRAL SIERRA CONSTRUCTION, INC., APPLICANT) TO PAINT AND REPAIR EXTERIOR OF STRUCTURE, RESTORE EXISTING PORCH ON SOUTH ELEVATION, REMOVE PORCH WALL INFILLS THAT ARE

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NOT ORIGINAL, REPAIR AND IMPROVE LANDSCAPING, REPLACE PICKET FENCE “IN KIND”, ADD SECOND FLOOR EXTERIOR EXIT STAIR ON NORTH ELEVATION, ADD NEW ADA RAMP ON NORTH ELEVATION, REPAIR ROOFING, AND REPAVE PARKING LOT, LOCATED AT 102 NORTH CURRY ST., APN 3-215-04 (1-0082) - Bill Ramsden, President of Central Sierra Construction, Inc., introduced Steve Whitfield, General Manager of Central Sierra Construction, and Kent Lauer, President of the Nevada Press Foundation. Mr. Ramsden referred to the plans included in the agenda materials and reviewed the proposed project, including restoration of the south elevation porch to its original appearance, and additions to the north elevation of a handicapped ramp and a second-floor exit. Mr. Ramsden explained that the proposed stairway was designed in conformance with the existing architecture of the building. Other elements of the project include painting and repairs to the exterior of the building, and repairing, cleaning and repainting the roof.

Discussion took place regarding the fencing materials, the reason for the second level exit door, the ADA ramp, the stairway, and restoration of the south elevation porch. In response to a question, Mr. Ramsden advised that the remaining pieces of ornamental trim existing on the porch will be copied. He acknowledged that he would provide sketches of the porch railing for review by the Commission. Discussion regarding the trash enclosure followed, and Mr. Joiner advised that the Code requires the use of masonry materials. Mr. Ramsden advised that the masonry would be clad in redwood. Discussion regarding the age of the existing fence followed, and Mr. Ramsden discussed options for the fence, i.e., use similar materials or use wrought iron. Commissioner Hannafin requested that, if the owner chooses wrought iron, plans be submitted to Mr. Joiner for review by the Commission. Commissioner Hannafin expressed appreciation for the efforts to restore the building.

Chairperson Drews arrived at 5:55 p.m.

Mr. Joiner advised of possible tax credits through the State Historic Preservation Office (“SHPO”) for interior work done in compliance with their standards. He pointed out that the first floor plan reflects changes to some rooms. Commissioner Ossa explained the 20% rehabilitation tax credit, and Mr. Ramsden advised that the property owner will not be seeking the tax credit. **Commissioner Hannafin moved to approve H-99/00-19, a request from Nevada Press Association, property owner (Central Sierra Construction, Inc., applicant) to paint exterior structure, restore existing porch on the south elevation, remove porch wall infills that are not original, repair and improve landscaping, replace picket fence “in kind”, add second floor exterior stair on north elevation, add new ADA ramp on north elevation, repair roofing, and repave parking lot, located at 102 North Curry Street, APN 3-215-04; 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 following conditions, and with the understanding that any stipulations to the Commission by the applicant may be considered as conditions to the approval; conditions of the approval are the five standard conditions, in addition to a sixth condition of approval that the applicant will submit to Rob Joiner, of Community Development, plans that would indicate the**

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restoration of the porch, to include trim, railing, and stairs. Commissioner Baker seconded the motion. Motion carried 6-0-0-1; Chairperson Drews abstaining.

Mr. Lauer advised that the project will begin the first part of June. Discussion regarding the sign followed, and Mr. Ramsden acknowledged that a proposal will be submitted to the Commission for review and approval at a later date.

Vice Chairperson Lopiccolo passed the gavel to Chairperson Drews.

F-2. H-99/00-20 DISCUSSION AND ACTION REGARDING A REQUEST FROM GEORGETTE MADDOX, PROPERTY OWNER AND APPLICANT, FOR HISTORICAL TAX DEFERMENT ON PROPERTY LOCATED AT 406 MOUNTAIN STREET, APN 3-241-06 (1-0032) - Mr. Joiner referred the Commissioners to the staff report included in the agenda materials. He noted that if Ms. Maddox sells the property, the new owner will be required to apply for a tax deferment. Commissioner Ossa moved to approve H-99/00-0, a request from Georgette Maddox, property owner and applicant, for historical tax deferment on property located 406 Mountain Street, APN 3-241-06; the subject approval is based upon 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 Guidelines, and with HARC policies, and the four standard conditions of approval. Commissioner Smith seconded the motion, and clarified that the item number is H-99/00-20. Commissioner Ossa amended her motion accordingly. Commissioner Smith continued his second. Motion carried 6-0-1.

F-3. H-99/00-21 DISCUSSION AND ACTION REGARDING A REQUEST FROM STANTON PARK DEVELOPMENT, INC., PROPERTY OWNER (COMPUTER CORPS, APPLICANT), TO INSTALL ONE, FREE-STANDING SIGN ON PROPERTY LOCATED AT 4681 MORGAN MILL ROAD, APN 10-581-14 (1-0420) - Mr. Joiner advised that the applicant had been notified of the meeting. He referred to the materials contained in the agenda packet, and advised that the sign has been placed but is not yet permanent. He briefly reviewed the staff report. Commissioner Hannafin recommended that the sign be secured by two posts rather than the one depicted in the photographs. Commissioner Smith moved to approve H-99/00-21 in the form drafted by staff with the five standard conditions of approval and a sixth condition that the approval also applies to a sign with two vertical supports instead of one. Commissioner Hannafin seconded the motion. Discussion ensued with regard to requiring a drawing of the proposed sign, and Mr. Joiner advised that the matter could be continued at the discretion of the Commission. Commissioner Smith withdrew his motion. Vice Chairperson Lopiccolo moved to continue the item. Commissioner Ossa seconded the motion. Motion carried 7-0.

F-4. H-99/00-22 DISCUSSION AND ACTION REGARDING A REQUEST FROM CHARLES E. RAFFETY, PROPERTY OWNER AND APPLICANT, FOR REVIEW OF REPORT TO CONSOLIDATE ARCHAEOLOGICAL STUDIES FROM ADJACENT SITES, ON PROPERTY LOCATED ON THE NORTHWEST CORNER OF EAST COLLEGE PARKWAY

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AND GONI ROAD, APNs 8-124-11, 8-124-12, AND 8-124-19 (1-0559) - Glen Martel, of Lumos and Associates, introduced Mr. Raffety and discussed the first study done on the property six years ago and the resulting report. He noted that the property owner is not seeking to change the recommendations of the report. He described the proposed project to develop a combination detention basin and wetlands mitigation plan which will even up the rough boundaries of the wetlands and provide a regional detention facility as indicated by the Carson City Municipal Code.

Mr. Martel advised that, as part of the proposal, SHPO has reviewed the project and requested the owner to research and consolidate the previous reports done in the area from the early 1970s to 1994. He referred to the Overview of Archaeological Research included in the agenda materials, and advised that he and Mr. Raffety had met with Dr. Young and Rebecca Palmer, of SHPO, to discuss the layout of the proposed development. Mr. Martel requested input from the Commission, and advised that Dr. Young will have completed his research by the end of April. He will submit a final draft report for review and approval at the next Commission meeting. He clarified that information on the first page, first paragraph, of Dr. Young's report should state that the development plans will impact .16 acres of wetlands instead of 7,000 acres.

Chairperson Drews requested that Dr. Young's report be provided to him and to Commissioner Speulda at least two weeks in advance of the May meeting. Mr. Martel advised that the report will be submitted to the Commissioners, the Army Corps of Engineers, SHPO, and the Tribe. Chairperson Drews provided background information on the previous studies and the purpose for review by the Commission. In response to a question, Mr. Martel advised that there will be no new proposed excavation. The site has been identified, isolated and set aside and, as part of the development in the area of the project, it will be placed under fill. Chairperson Drews requested an Executive Summary for distribution with the agenda packets. No formal action was taken.

G. FUTURE COMMISSION ITEMS (1-0837) - Chairperson Drews discussed a phone call from Mrs. Guinn's secretary regarding grant money which has been received for a project at the Governor's Mansion. A meeting is scheduled for Friday, April 14th at 10:00 a.m. to discuss possible projects. Mr. Joiner requested that Chairperson Drews advise that any project involving the pavilion behind the Governor's Mansion will require a special use permit from the City. Chairperson Drews requested that items F-3 and F-4 be reagendized; that discussion and action on revisions to Title 18 be agendized; and that the Rinckel Mansion be agendized if any further plans are submitted before the next meeting.

H. COMMISSION MEMBER COMMENTS (1-0953) - Vice Chairperson Lopiccolo requested that applicants not be allowed to submit pictures in place of their attendance. Chairperson Drews provided information on the workshop with the Preservation Coalition.

I. ADJOURNMENT (1-1045) - Commissioner Smith moved to adjourn the meeting. Commissioner Ossa seconded the motion. Motion carried 7-0.

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

MICHAEL DREWS, Chairperson