

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION
Minutes of the April 13, 1999 Meeting
Page 1

A regular meeting of the Carson City Historic Architecture Review Commission was held at 5:30 p.m. on Tuesday, April 13, 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

STAFF: Rob Joiner, Principal Planner
Tara Hullinger, Senior Planner
Kathleen King, Recording Secretary
(HARC 04/13/99; 1-0000)

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 normal business hours.

A. CALL TO ORDER AND DETERMINATION OF QUORUM (1-0001) - Chairperson Drews called the meeting to order at 5:30 p.m. Roll call was taken; a quorum was present. Vice Chairperson Lopiccolo and Commissioner Speulda were absent. Supervisors Livermore and Plank were present at the invitation of the Commission.

B. APPROVAL OF MINUTES - MARCH 9, 1999 (1-0005) - Commissioner Baker moved to approve the March 9, 1999 minutes. Commissioner Smith seconded the motion. Motion carried 5-0-2-0.

C. MODIFICATION OF AGENDA (1-0010) - Chairperson Drews modified the agenda to address item 5 first.

D. PUBLIC COMMENTS (1-0019) - None.

E. DISCLOSURES (1-0027) - Commissioner Ossa advised she had been working with Pam Graber on the Adams House nomination to the National Register. Chairperson Drews and Commissioner Hannafin advised of their involvement with the Adams House Committee.

F. PUBLIC HEARINGS:

F-1. H-98/99-22 DISCUSSION AND ACTION REGARDING AMBROSE-CARSON RIVER NATURE STUDY AREA (1-0298) - Chairperson Drews reviewed the request of the Carson River Advisory Committee ("CRAC") for support of the name "Ambrose-Carson River Nature Study Area" for the BLM/Carson City joint-use access area. Discussion ensued regarding the extent to which the Indian word "cayuse" will be used in the signage. Supervisor Plank advised that the name chosen by the CRAC will additionally be submitted for approval to the Parks and Recreation Commission and to the Board of Supervisors. Further discussion ensued with regard to recent street improvements in the area and the origin of the word "cayuse." Commissioner Smith moved to make note of the Commission's support of the proposed name Ambrose-Carson River Nature Study Area for the joint BLM project on the Carson River. Commissioner Ossa seconded the motion. Motion carried 5-0-2-0.

F-2. H-98/99-23 DISCUSSION AND ACTION REGARDING THE POSSIBLE ESTABLISHMENT OF FENCE STANDARDS FOR PROPERTIES LOCATED WITHIN THE HISTORIC DISTRICT AND FOR NON-CONTIGUOUS HISTORIC PROPERTIES (1-0434) - Chairperson Drews reviewed the issue of fence standards and the most recent incident of a fencing contractor constructing a chain link fence in the historic district without prior approval of the HARC or the Community

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION
Minutes of the April 13, 1999 Meeting
Page 2

Development Department. Discussion ensued with regard to supplying the Commission's fence standards to local fencing contractors, together with a letter; amending the ordinance to require a permit for any fence constructed in the historic district; reprinting, updating and re-distributing HARC guidelines to all historic district residents; attaching stop work orders to construction in violation of the guidelines; the stipulation for removal of the Chartz fence; changing the word "Guidelines" to "Standards"; and ensuring that the fencing standards correspond with the ordinance revisions. Mr. Joiner read into the record the letter he sent to local fencing contractors inviting them to this meeting. Further discussion ensued regarding the sections of the ordinance which address fence standards and construction, including sections 18.05.110, 18.07.070, and 18.07.100; staffing a compliance officer position and possible funding sources for the same; and civil penalties and/or fines for violations. No formal action was taken.

F-3. H-96/97-22 DISCUSSION AND ACTION REGARDING THE HISTORIC ARCHITECTURE REVIEW COMMISSION'S STRATEGIC PLAN (1-0859) - Mr. Joiner reviewed the strategic plan included in the Commissioners' packets. Discussion ensued with regard to completing the draft ordinance prior to making revisions to the strategic plan and a workshop meeting to accomplish the same. Chairperson Drews requested that the media be invited to the workshop meeting and discussion ensued regarding public participation, publicizing notice of the workshop meeting, prioritizing the ordinance revisions over the strategic plan revisions, and dates for the workshop meeting. Commission consensus was to schedule the workshop meeting for Monday, May 3, 1999 at 6:00 p.m. and agenda revisions to Title 18 and the strategic plan. No formal action was taken.

F-4. H-98/99-24 DISCUSSION AND ACTION REGARDING ESTABLISHMENT OF CRITERIA TO IMPLEMENT HISTORIC STRUCTURE REHABILITATION PROGRAM FOR LOW/MODERATE INCOME PERSONS (1-1253) - Mr. Joiner explained Community Development had applied for and received a \$25,000 block grant for this program. The grant was awarded on a trial basis this year with the possibility of funding for next year. He advised that he checked into trust funds through State Housing, however, these monies are not available because of Carson City's involvement in the Housing Consortium. The criteria for the rehabilitation program must be established and the CDBG funds allocated in a timely fashion. Mr. Joiner has received telephone calls on a regular basis from home owners needing assistance with roofs, weatherization, and other critical issues which are beyond their means to address. Discussion ensued with regard to criteria, establishing a point system, and notifying the public of the availability of these funds. Commissioner Ossa will check with other certified local governments to determine if similar programs exist and the criteria used. Further discussion ensued with regard to criteria, including age of the building and income of the owner; establishing a fixed amount for each project; determining whether funds will be expended on exterior and/or interior rehabilitation; distributing the funds throughout the historic district; evaluating the projects on a severity basis; and utilizing matching funds. Ms. Hullinger acknowledged that the grant is for any historic house, including those outside the historic district. Further discussion ensued with regard to requesting the Board of Supervisors to augment the grant and the time table for utilizing these funds. Chairperson Drews, Commissioner Ossa and Mr. Joiner will meet prior to the workshop to draft proposed criteria.

F-5. H-98/99-25 DISCUSSION AND ACTION REGARDING NATIONAL REGISTER NOMINATION FOR THE ADAMS HOUSE LOCATED AT 990 N. MINNESOTA ST., APN 1-201-04 (1-0041) - Commissioner Ossa provided information on the National Register Nomination Application prepared by Mella Harmon. Pam Graber, Executive Director of the Carson-Tahoe Hospital Foundation, provided information on Carson-Tahoe Hospital's acquisition of the Adams House property and the plans to restore the house for use by the Foundation. She advised that once the house is listed on the National Register, the Foundation will be eligible to obtain a \$10,000 certified local government grant which will be used to replace the roof and windows, and to install a handicapped ramp. Discussion ensued with regard to the nomination application; the significance of preserving the house; future title transfer and the possible implications of the same for grants, tax credits and National Register status. Supervisor Livermore suggested the CTH Board of Trustees be informed of any implications involved in a transfer of title. Commissioner Ossa will research the matter and advise the Commission and the Adams House Committee of her findings. Commissioner Hannafin moved that for item H-98/99-25, the Historic Architecture Review Commission

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION
Minutes of the April 13, 1999 Meeting
Page 3

support the National Register nomination for the Adams House located at 990 North Minnesota Street, APN 1-201-04. Commissioner Smith seconded the motion. Motion carried 5-0-2-0. Chairperson Drews thanked Ms. Graber for her presentation.

F-6. DISCUSSION AND ACTION REGARDING TREE PRESERVATION AND REPLACEMENT WITHIN THE HISTORIC DISTRICT (1-1692) - Mr. Joiner requested this item be continued to a future meeting in order that John Flansberg, of the Streets Department, can be present. Discussion ensued regarding the issues of tree preservation and replacement within the right-of-way of the historic district; the jurisdiction and activities of the Shade Tree Council, their funding sources, and inviting a member of the Shade Tree Council to a HARC meeting. Commission consensus was to invite a member of the Shade Tree Council to the next regular meeting, and to place this matter first on the agenda. No formal action was taken.

G-1. COMMISSION MEMBER REPORTS (NON-ACTION) (1-1821) - Commissioner Ossa advised that she had received a call from St. Theresa's Catholic Church regarding their future relocation to a new church building. Discussion ensued with regard to the possible removal of stained glass windows and other exterior fixtures, relocation of the Catholic school, and conversion of the building. Chairperson Drews reported the multi-media Walk Through Time is back on track. The Historical Society is still closed; however, an arrangement has been made with Jeff Kintock at Archives to loan the needed maps in order to make digitized copies. The goal is to have a product to present to the Board of Supervisors by the end of June. Two possible venues for the multi-media presentation are the Nevada State Museum and City Hall.

G-2. STAFF REPORTS (NON-ACTION) (1-2119) - Previously covered.

G-3. FUTURE COMMISSION ITEMS (1-1982) - Discussion ensued with regard to preservation awards. Commission consensus was to select a project during the workshop meeting and present it during Preservation Week.

H. ADJOURNMENT (1-2131) - Commissioner Smith moved to adjourn the meeting at 7:32 p.m. Commissioner Ossa seconded the motion. Motion carried 5-0-2-0.

The Minutes of the April 13, 1999 Carson City Historic Architecture Review Commission meeting

ARE SO APPROVED _____, 1999.

MICHAEL DREWS, Chairperson