

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION

Minutes of the May 12, 1998 Meeting

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A regular meeting of the Carson City Historic Architecture Review Commission was held on Tuesday, May 12, 1998 in the City Hall Capitol Conference Room, 201 No. Carson St., Carson City, NV at 5:30 p.m.

PRESENT: Vice Chairperson Peggy Twedt
Richard Baker
Scott Klette
Mark Lopiccolo
Rebecca Ossa

STAFF: Rob Joiner, Principal Planner
Tara Hullinger, Senior Planner
Fran Smith, Recording Secretary
(HAR 5/12/98 1-0000.5)

NOTE - Unless otherwise indicated each item was introduced by Vice Chairperson Twedt. Individuals speaking are identified following the heading of each item. A tape recording of these proceedings is on file in the Clerk-Recorder's office. This tape is available for review and inspection during normal business hours.

A. CALL TO ORDER - Vice Chairperson Twedt called the meeting to order at 5:33 p.m. A roll call was taken and a quorum was present although Chairperson Drews and Commissioner Hannafin were absent.

B. APPROVAL OF MINUTES - April 14, 1998 - Commissioner Baker moved to approve the Minutes. Commissioner Lopiccolo seconded the motion. Motion carried 4-0-0-1. (Commissioner Klette abstained as he had not been present.)

C. MODIFICATION OF AGENDA - None.

D. PUBLIC COMMENT - None.

E. DISCLOSURES - Vice Chairperson Twedt said Dale Swain had spoken to her about the procedures on coming before HARC and that the applicants in Item 1 had also spoken to her about the same thing. However, she did not feel those discussions represent a conflict of interest.

F. PUBLIC HEARINGS

1. H-97/98-32 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM WAYNE AND SALLY CHIMARUSTI, APPLICANT (RAYMOND GRABER, II, PROPERTY OWNER) TO REPLACE EXISTING FRONT DOOR ON PROPERTY LOCATED AT 610 N. PHILLIPS ST., APN 3-275-02 - (1-0043.5) Mr. Chimarusti said his mother-in-law, Louise Pheasant, lives on the property and that he and his wife are in the process of purchasing the property from Mr. Graber. He had provided photos of the front of the house which showed the front door was delaminating. He described the type of glass in the door saying it is fragile and is held in place with nails that are coming loose. He said the proposed door is solid wood for security purposes and the glass in it is thicker than that which it currently has. He then said the door would be painted to match the existing color. Commissioner Klette moved to approve H-97/98-32, a request from Raymond Graber II, property owner (Wayne and Sally Chimarusti, applicant), to replace existing front door on property located at 610 N. Phillips St., APN 3-275-02; 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 HARC policies; subject to the following conditions, and with the understanding that any stipulations to the Commission by the applicant may be considered as conditions of approval and these are the five standard conditions. Commissioner Lopiccolo seconded the motion. Motion carried 5-0-2-0.

2. H-97/98-33 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM MARILYN L. HARPER, PROPERTY OWNER AND APPLICANT, TO REMOVE AND REPLACE EXISTING WINDOWS; AND REMOVE SIDING FROM EASTERN ADDITION TO HOME AND REPLACED WITH MATERIAL MATCHING THE ORIGINAL STRUCTURE ON PROPERTY

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LOCATED AT 405 N. NEVADA ST., APN 3-225-06 - (1-0123.5) Dale Swain, the contractor for the applicant, described the existing windows and said the applicant wanted to update them. He said they were requesting approval to use wood windows, single or double hung, to match but with aluminum cladding for better weather resistance. He added they would be white with the same appearance but the wood would only be on the interior. He said the exterior and interior trim would replace that which exists and that he wants to use hardboard siding which would very closely match the existing material on the front of the house. Commissioner Ossa asked if the windows are the snap in type. Mr. Swain said they would be non-gridded. Ms. Harper said three windows had been replaced about ten years ago and, per the approving agency, they had to be wood. She then said she wanted to replace the old windows with some that look like the newer windows because the old windows are in such bad condition they cannot be repaired. Vice chairperson Twedt asked how many windows would be replaced and Mr. Swain said there are six. Commissioner Ossa asked if repairing the old windows had been considered. Mr. Swain said no because the new ones will be thermal. Commissioner Ossa then said SHPO has information on options for retrofitting historic windows. Ms. Harper said she could review it but she wanted something that will last. At this point Vice Chairperson Twedt asked what would be done about the horizontal window shown in the photo of the addition. Mr. Swain said they had not discussed it and that it is an unusual size compared to others of that period. He felt that two windows would probably be the best way to approach it. Commissioner Lopiccolo suggested the possibility of using three windows.

(1-0323.5) Commissioner Lopiccolo then asked if the new siding would be the same pattern as the old. Mr. Swain did not feel he could locate an exact match and said he was considering six inch cottage laps and provided small samples which the Commission studied. Vice Chairperson Twedt then asked for confirmation that the applicant was willing to go with two or possibly three windows if the Commission would direct that and also the replacement of the horizontal window on the east side. Ms. Harper felt doing that would make it look better. Mr. Swain then expressed his belief that dropping the sill would not be a problem. Commissioner Lopiccolo moved to approve H-97/98-33, a request from Marilyn Harper, property owner and applicant, to remove and replace existing windows, and remove siding from eastern addition to home and replace with material matching the original structure on property located at 405 N. Nevada St., APN 3-225-06; 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 HARC policies, subject to the following conditions with the understanding that any stipulations to the Commission by the applicant may be considered as conditions to the approval and with the five standard conditions of approval and that she will take into consideration the back window and that the siding will be as close as possible and be six or seven inch lap. Commissioner Klette seconded the motion. Mr. Swain confirmed it was his understanding that the Commission would prefer three windows and that the sill be dropped if possible and with taller windows and there should be three windows as opposed to the one. Commissioner Lopiccolo amended his motion to include this. Commissioner Klette continued his second. Motion carried 5-0-2-0.

3. H-97/98-12 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM BOB PETERSON, PROPERTY OWNER AND APPLICANT, TO REBUILD THE CARRIAGE HOUSE ON THE REAR OF THE PROPERTY LOCATED AT 1114 N. CURRY ST., APN 1-177-02 (ABELL HOUSE ANTIQUES) - (1-0429.5) The applicant had previously appeared before the Commission and presented new plans at this meeting. He described the original roof saying it was five layers thick. He felt it would have to be redone very soon. He added that he had saved all the old material he could but did not believe it is in reusable condition. Vice Chairperson Twedt asked what kind of material they were planning to use. Tom Peters, the contractor, said some of the existing siding has metal in it and some does not. He added they were trying to stay with that of the main part of the house and that the new siding would match after it is painted and the trim would be cut to match. He also commented that they would use the hardware from the old doors if possible. Discussion ensued on the grids in the new windows and the type of materials on the roof. Commissioner Klette noted they did not have the specific name of the roofing, window or siding manufacturers. Mr. Peters said he could find out and the names could be added to the plans. Mr. Joiner said they could appoint a Commissioner to look at the amended plans and Commissioner Lopiccolo said he would. It was confirmed that the Commission wanted the brand name and style of the lap siding, the windows, color of the roof, the mandoor and the hardware for it. Commissioner Klette moved to approve H-97/98-12, a request from Bob Peterson (property owner and applicant), to rebuild the carriage house on the rear of the property located at 1114 N. Curry St., APN 1-117-02 (Abell House Antiques); subject approval is based on the finding that the plans as submitted comply in general conformance with the

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Secretary of the Interior's Standards and Guidelines for Rehabilitation, Carson City Historic District guidelines, and with HARC 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; these would be the five standard conditions of approval and that Commissioner Lopiccolo will assist staff in the final review of the plans which will spell out the specific manufacturer and type of mandoor, the specific manufacturer and width of the drop siding, the specific manufacturer, type and size of the windows, the specific manufacturer and the color of the dimensional comp roofing. Commissioner Lopiccolo seconded the motion. Motion carried 5-0-2-0.

G. 1. Commission Member Reports (Non-Action) - (1-0761.5) Commissioner Ossa talked about Historic Preservation Week and said she had recently visited Las Vegas and toured their historic district.

2. Staff Reports (Non-Action) - (1-0799.5) Mr. Joiner said he and Commissioner Ossa had discussed the available funding for training and how it could be spent. He mentioned that Comstock and Reno could join HARC in meetings and felt they could fill a couple of days of activities. He felt the group could do a CLG review and also suggested a tour of the ongoing activities at the opera house. Commissioner Ossa said she would work on a presentation. Mr. Joiner suggested doing this in the middle of June because the funding needs to be spent before June 30. Discussion ensued on when the Commissioners could be able to be there and who could be invited as speakers. Mr. Joiner will work on the schedule.

(1-1015.5) Mr. Joiner also talked about a meeting that was held on a medical office zoning district. He added that they meet the first and third Tuesdays and asked that a Commissioner or Commissioners plan to attend, perhaps alternating. He anticipated that their business could be wrapped up in six or eight weeks. Commissioner Lopiccolo volunteered to attend.

3. Future Commission Items - (1-1171.5) Mr. Joiner will work on the training session and should have an update at the next meeting. He then said the Episcopalian Church on Telegraph are having problems with their windows and want to attend the next meeting to discuss replacing them.

H. ADJOURNMENT - There being no further business Commissioner Klette moved to adjourn. Commissioner Baker seconded the motion. Motion carried 5-0-2-0. Vice Chairperson Twedt adjourned the meeting at 6:48 p.m.

The Minutes of the May 12, 1998 meeting of the Carson City Historic Architecture Review Commission

ARE SO APPROVED _____, 1998

Mike Drews, Chairperson