

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION
Minutes of the August 10, 1999 Meeting
Page 1

A regular meeting of the Carson City Historic Architecture Review Commission was held at 5:30 p.m. on Tuesday, August 10, 1999 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews
Vice Chairperson Mark Lopiccolo
Art Hannafin
Rebecca Ossa
Peter Smith

STAFF: Rob Joiner, Principal Planner
Juan Guzman, Senior Planner
Vern Krahn, Parks Planner
Kathleen King, Recording Secretary
(HARC 08/10/99; 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 5:37 p.m. Roll call was taken; a quorum was present. Commissioners Baker and Speulda were absent. Commissioner Smith arrived at 6:00 p.m.

B. APPROVAL OF MINUTES (1-0008) - Commissioner Hannafin moved to approve the minutes of July 13, 1999 of the Carson City Historic Architecture Review Commission. Commissioner Ossa seconded the motion. Motion carried 4-0-3-0.

C. MODIFICATION OF AGENDA (1-0016) - None.

D. PUBLIC COMMENT (1-0022) - Nowland Prater discussed a roof problem which he discovered following the rain storm on Friday, August 6. He would like to re-roof his house using the same material used on his garage, which was previously approved by the Commission. He requested a special meeting of the Commission to approve this project as soon as possible. Mr. Prater acknowledged that the proposed roofing materials were previously approved by the Commission for the existing garage and the new addition to his home. The same roofing materials have also been approved by the Commission for other projects in the historic district. He offered to provide a sample, and acknowledged that he will not be installing the new roof over the old shingles. Commission consensus was to allow the Chairperson or the Vice Chairperson to sign off on the application at the Community Development Department.

E. DISCLOSURES (1-0090) - Commissioner Hannafin advised of a conversation with the applicants for Item F-1 prior to the start of the meeting.

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 EAST WILLIAM, APN 2-181-01 (1-0111) - Mr. Krahn advised that the services of John Copoulos have been retained for rehabilitation of the building, and that the Park Foundation is in support of the rehabilitation project. Mr. Copoulos reviewed the proposed drawings for the exterior of the house. He had toured two similar houses in town, but neither gave any indication of the type of windows which may have been present in the Wungnema House. He concluded there may have been double-hung windows on the house due to an

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION

Minutes of the August 10, 1999 Meeting

Page 2

interior mullion on the wide windows. The house was the site of the Kiwanis Haunted House for a number of years and, consequently, the inside is in very poor condition. Mr. Copoulos plans to renovate the stairs to comply with Building Code requirements and to install an ADA-compliant restroom. The roof and exterior wood-shake siding will be replaced, and the porch rehabilitated. A guess was made regarding the type of porch railing which may have been present. The east elevation indicates the possibility of a previous balcony with a door leading to the outside. Part of the wood ceiling in one room of the second floor is still intact; the other room has a fiber board ceiling. Mr. Copoulos plans to install double hung wood windows, as indicated on the proposed plans. He has not made any decision regarding the style of doors to install. Mr. Krahn advised that use for the building has not yet been determined by the City, however, two ideas have emerged: The first would be to use and operate it as a museum, similar to the Roberts House; or as a caretaker's residence. Parks and Recreation Director Kastens' preference is to utilize the building as a meeting room and a museum. Discussion ensued with regard to exterior lighting, funding sources, signage, fencing, researching old photographs, and the date of the house. Commissioner Hannafin expressed a preference for glass in the doors if historic photographs are not available. Discussion with regard to the project time table followed, and Mr. Krahn advised of a series of project reviews with the Park Foundation, the Parks and Recreation Commission, and the Board of Supervisors. Mr. Copoulos plans to start moving forward with the drawings and advised that the civil drawings are 90% complete. The plans will additionally be submitted to the State Historic Preservation Office for review and approval. Mr. Copoulos acknowledged the building is being rehabilitated under commercial Building Code standards. Discussion followed regarding square footage, the exterior mortar, and graffiti removal. Commission consensus was to request that the applicant return once the plans are completed. Discussion ensued with regard to Question 18 funding, park improvements, proposed fencing around the house, and traffic circulation issues. Mr. Krahn advised that interior demolition is underway, asbestos abatement will begin prior to school starting, and the contractor is setting aside certain items Mr. Copoulos requested him to save. Chairperson Drews requested this item be agendaized for the next monthly meeting. No formal action was taken.

F-2. H-98/99-7 DISCUSSION AND ACTION REGARDING PROPOSED REVISIONS TO CARSON CITY MUNICIPAL CODE (CCMC) 18.07, HISTORIC DISTRICT ORDINANCE (1-0563)
- Commission consensus was to defer this item to the next monthly meeting. No formal action was taken.

F-3. H-99/00-3 DISCUSSION AND ACTION REGARDING CARSON CITY HISTORIC HOUSING REHABILITATION PROCEDURES AND STANDARDS (1-0575) - Mr. Guzman advised that Mr. Joiner had prepared the draft procedures and standards for review and comment by the Commission. He borrowed "heavily" from the Lovelock, Nevada standards. The Commissioners then reviewed the draft procedures and standards page-by-page, and made revisions. Discussion ensued with regard to assigning value to various needs, grant program policies, and the source of the draft procedures and standards. Chairperson Drews and Commissioner Ossa will meet with Mr. Joiner to discuss the point system previously drafted. (1-1253) Mr. Prater requested consideration by the Commission for the antiquity and tangible value of historic properties. Discussion with regard to the purpose of cost-to-value ratio followed. No formal action was taken.

F-4. H-99/00-4 DISCUSSION AND ACTION REGARDING A REQUEST FROM M2 PROPERTIES, PROPERTY OWNER (ART HANNAFIN, APPLICANT), FOR INSTALLATION OF AN AWNING OVER THE MAIN ENTRANCE, A SIGN FOR EXISTING BRACKET, AND A NEW DOOR (ON THE TELEGRAPH STREET FACADE) ON PROPERTY LOCATED AT 320 N. CARSON ST., APN 3-229-02 (1-1409) - Commissioner Hannafin advised he is an owner of the property located at 320 North Carson Street. He explained the building actually consists of two structures: the front portion has terra cotta tile detail and was built in the early 1930s; the back portion is a concrete structure, added on approximately 30-40 years ago. The tenant occupying the front portion of the building has requested installation of an awning to reduce the glare of the morning sunlight. The proposed awning would be similar to others in the downtown area and Commissioner Hannafin referred the Commissioners to the conceptual photographs attached to the application. Installation of a 4' wide by 16" high wooden sign is also proposed, for the existing sign bracket above the door facing Carson Street, to identify the Jewelry Bench business currently occupying the property. In addition, installation of a door on the Telegraph Street side of

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION
Minutes of the August 10, 1999 Meeting
Page 3

the back portion of the building is proposed. Commissioner Hannafin referred the Commissioners to page A-4 of the application and indicated the location of the proposed door. Discussion ensued with regard to the proposed awning. (Mr. Joiner arrived at 7:00 p.m.) Mr. Joiner discussed the existing banner sign on the side of the building and Title 18 requirements with regard to the same. He pointed out that portable signs are prohibited. Commissioner Ossa moved to approve H-99/00-4, a request from M2 Properties LLC, property owner (Art Hannafin), for installation of an awning over the main entrance, a sign for existing bracket, and a new door (on the Telegraph Street facade), on property located at 320 N. Carson Street, APN 3-229-02. 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; and the five standard conditions of approval. Commissioner Smith seconded the motion. Motion carried 4-0-2-1; Commissioner Hannafin abstaining.

G. FUTURE COMMISSION ITEMS (1-1745) - Chairperson Drews advised that the first three agenda items will be reagendaized for the September meeting. He further advised that he and Commissioner Ossa would like to schedule a meeting with Mr. Joiner regarding item F-3. Commissioner Hannafin requested that an architectural event, and a program for placing plaques on historic homes, be agendaized for the next meeting.

H. ADJOURNMENT (1-1818) - Commissioner Smith moved to adjourn the meeting. Vice Chairperson Lopiccolo seconded the motion. Motion carried 5-0-2-0.

The Minutes of the August 10, 1999 Historic Architecture Review Commission meeting are so approved this _____ day of September, 1999.

MICHAEL DREWS, Chairperson