

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION

Minutes of the April 14, 1998 Meeting

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A regular meeting of the Carson City Historic Architecture Review Commission was held on Tuesday, April 14, 1998 in the City Hall Capitol Conference Room, 201 No. Carson St., Carson City, NV at 5:30 p.m.

PRESENT: Chairperson Mike Drews
Vice Chairperson Peggy Twedt
Richard Baker
Mark Lopiccolo
Rebecca Ossa

STAFF: Rob Joiner, Principal Planner
Tara Hullinger, Senior Planner
Fran Smith, Recording Secretary
(HAR 4/14/98 1-0000.5)

NOTE - Unless otherwise indicated each item was introduced by Chairperson Drews. 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 - Chairperson Drews called the meeting to order at 5:35 p.m. A roll call was taken and a quorum was present although Commissioners Hannafin and Klette were absent and Vice Chairperson Twedt did not arrive until 5:36 p.m.

B. APPROVAL OF MINUTES - Commissioner Baker moved to approve the Minutes of the March 10 and 24 meetings. Commissioner Lopiccolo seconded the motion. Motion carried 4-0-3-0.

C. MODIFICATION OF AGENDA - Chairperson Drews asked to move Item H-97-98-30 to be heard last and the Commissioners agreed.

Vice Chairperson Twedt arrived at 5:36 p.m.

D. PUBLIC COMMENT - Laura Adler talked about the Carson City Preservation Coalition she works with and said they are desirous of saving historic structures even if it means relocating them and that they would like to view some of the films from SHPO. She also asked if moving the Adams house is being anticipated. Chairperson Drews said a decision has not been made. She then commented on Question #18 and asked if perhaps some of that funding could be for a site for a park with a historic theme in the Historic District.

E. DISCLOSURES - Chairperson Drews said he and Mr. Joiner had talked about H-97/98-30, the Adams house, and it was their belief it should be preserved where it is although failing that he was considering moving it himself but did not believe he had a conflict of interest.

F. PUBLIC HEARINGS

1. H-97/98-29 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM PHIL AND LISA HERSEY, APPLICANT AND PROPERTY OWNER, FOR PLACEMENT OF A WOOD PICKET FENCE AROUND FRONT YARD ON PROPERTY LOCATED AT 700 W. TELEGRAPH ST., APN 3-244-02 - (1-0035.5) Mr. Joiner said the applicants were out of town and, although they did not expect action on the item, they would appreciate input and direction from the Commission regarding their project. They had provided plans and a drawing which the Commission studied. Discussion ensued and it was agreed the fence would be as depicted. Vice Chairperson Twedt moved that the Commission approve the project as drawn. Commissioner Baker seconded the motion. Motion carried 4-0-2-0.

3. H-97/98-31 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM VICTOR CLYDE, PROPERTY OWNER (DENNIS GREEN, APPLICANT) FOR REPAIR OF A PORTION OF THE ROOF ON PROPERTY LOCATED AT 312 MOUNTAIN ST., APN 3-191-01 - (1-

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0083.5) Dennis Green - William Crowell, Attorney for the applicant - Photographs of the structure had been provided which showed the section of the roof that is in need of repair. Mr. Crowell said the part of the roof being discussed is the northern exposed section which is currently an asphalt composite and that the rest of the roof is milled wooden shingle. He explained that Mr. Clyde had started replacing the wooden shingles with asphalt composite shingles. However, because he had gotten a stop work order, that had not proceeded. Mr. Crowell then said the section of the roof that needs repair is not visible. He added that the colors of the replacement material closely match those of the existing composite as well as the rest of the roof. He had a sample of the proposed material and pointed out how the color would match. He did not believe the repair of that section of the roof would have any major impact on the neighboring area and said some of the newer homes in the area have composite roofing.

(1-0167.5) At this point Mr. Crowell said he believed it would be a financial hardship for the applicant to re-do the entire roof. He added his feeling that in the near future the property would probably have a new owner who could handle that type of restoration. Vice Chairperson Twedt said the concern of the Commission was not that composite shingles would be used but rather it would be half one material and half another and that a precedent could be set on inconsistency. Mr. Crowell felt as long as Mr. Clyde replaces the existing situation he would be within parameters of what could be authorized. Commissioner Lopiccolo agreed the shingles would not be visible and Mr. Crowell said the home is set back far enough that unless someone walks up to inspect the roofing, especially because there are trees, it would be difficult to see. He did not believe it is meant to be a temporary patch and said nowadays when composites are used the idea is that the owner wants them to be weather guaranteed for a reasonable period of time so the contractor must make an effort to see it will last. Commissioner Lopiccolo asked if a double thick course could be used when the work is being done. The Commissioners felt that would be a good idea and Mr. Crowell said that could be done. Chairperson Drews said his concern was that the motion be sure to include that the section of roof would be replaced with in kind material because he did not want to set a precedent. He added this is an ideal condition for the Commission to seek funding to help when someone cannot afford to do a project. Vice Chairperson Twedt asked Mr. Crowell for the record if he could represent what the condition is on the south side. He commented it is in good condition and does not need replacement at this time. Commissioner Lopiccolo commented if the roofer puts in the extra course it would make the roof blend in to where it would not be noticed as different. Vice Chairperson Twedt moved to approve H-97/98-31, a request from Victor Clyde, property owner (Dennis Green, applicant) for repair of a portion of the roof on property located at 312 Mountain St., APN 3-191-01; subject approval is based on the findings 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 that this is a replacement of a portion of a roof with a like kind material; also subject to the condition that the applicant has agreed to save the cap and to lay the composite shingling in such a way as to try to match the existing roof covering on the south side of the house and subject to the five general conditions of approval. Commissioner Lopiccolo seconded the motion. Motion carried 5-0-2-0.

2. H-97/98-30 DISCUSSION AND POSSIBLE ACTION REGARDING A FUTURE MEETING WITH THE CARSON-TAHOE HOSPITAL BOARD REGARDING THE ADAMS HOUSE, LOCATED AT 990 N. MINNESOTA ST., APN 1-201-04 - (1-0353.5) Mr. Joiner said the property is owned by the hospital and that they have discussed what they want to do with the house and the site. He added they want to use it short term for parking and want to incorporate it into their long term plans and that they have recently hired a planner to design a master plan for the hospital. He then said they have put HARC on their meeting agenda for April 30 in the Sierra Room and would like the Commission to be there at 7:30 p.m. to meet with them and discuss ideas on keeping the structure. He added he had talked to the Chairperson of the Hospital Board, Jo Salisbury, who had supported keeping it and had said she hoped the Commission could come up with some use ideas. He said he had also gotten a comment from one of the building committee members who is also on their Board. He added it is something of a classic example of builders not being versed in how to deal with older buildings and said it was clear to him that the person is not aware of the conservation section of the Uniform Building Code. He felt these are some of the things the Commission can provide them with. He then talked about the possibility of having an open house at the site and felt Connie Trujillo, the hospital engineer, could arrange that. He added that he and Commissioners Hannafin and Ossa had gone through the house and said he would like to get more of the Commissioners to do that before the April 30 meeting to see the materials and conditions of the house. He felt the Commission should not

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tell the hospital how to conduct their business but it is known they are renting office space adjacent to the hospital from private individuals. He felt it would make economic sense to rehabilitate the house and save on the rent. He said it is a 1,500 square foot structure built in 1918 and is in very good condition. He noted that Commissioner Hannafin had been excited about it and felt he would want to be involved in talking to the hospital board. He talked about urging the hospital to take down the out structures on the property and use that space for parking. He said he would contact Ms. Trujillo to see when the Commissioners could visit the site. He also noted it would have to be posted as a possible quorum. He felt after the Commissioners see the house an agenda item could be a discussion on what talking points they could use at the April 30 meeting and felt they could stress the age of the house and what it qualifies for as a historic building. He also noted that SHPO could bring up the issue that the hospital benefits from Medicare as one example of Federal funding. He added that would not mean they could not move the house but perhaps they would look at it differently before they do. He also said they might be more open to an adaptive re-use. Chairperson Drews commented that although the house could qualify for the National Register they could still move it or do whatever they want with it although they would have to go through the process of Register evaluation. Chairperson Drews said regardless of the outcome the hospital should still give the Commission documentation. Vice Chairperson Twedt asked how many parking spaces could be established and Mr. Joiner expressed his doubt that the hospital has done a conceptual plan yet. At this point he asked the Commission for dates they would be available to visit the site. After discussion they agreed to be there April 27 at 8:00 a.m. and Mr. Joiner said he would arrange this with Ms. Trujillo. It was also decided it would be considered a tour and Vice Chairperson Twedt, as an attorney, said it could be agendized as a workshop. No formal action was taken.

G. 1. Commission Member Reports (Non-Action) - (1-0625.5) Chairperson Drews said he and Mr. Joiner had talked about the remodel of the old Federal building. He asked that Mr. Joiner send a letter to Ron James at SHPO why a structure listed in the National Register is being remodeled but has not come to the attention of the Commission. Vice Chairperson Twedt asked if the work is being done on the outside or just the interior. Chairperson Drews said he has seen windows being worked on. Mr. Joiner said several months ago he had been told it would all be interior work and the only thing to be done on the outside would be some painting. He added he had told them that anything beyond that would have to be reviewed by HARC.

2. Staff Reports (Non-Action) - (1-0667.5) Mr. Joiner said there is an interim committee that reviews budget requests to see if they are valid enough to go into a formal request process. He noted that the \$10,000 request to fund a portion of the walk through time proposal, the kiosk computer project, has made it through that process. He added it is not a supplemental request but rather a budget request and felt there is a good possibility it will get funded. Chairperson Drews said he would talk to Eric Ingbar to find out if a short demonstration of what the Commission intends to do could be put together for presentation to the Board when they hear the request. Discussion ensued on what the \$10,000 would cover if it is allocated and Mr. Joiner said he did not have a date yet but it would be scheduled for the Board sometime in the first or second week in May.

(1-0807.5) Mr. Joiner said Tish Sammon of CATF called him regarding the Commission's video production programs. He added she is in direct competition with Dave Morgan and had said she would like to talk about what could be available through cable access but it would not have to be a full Commission meeting but rather could possibly be just a meeting with the Chairperson and staff. Chairperson Drews felt that is a good idea and asked Mr. Joiner to set it up.

(1-0843.5) Mr. Joiner then provided copies of the information he had received from the National Alliance of Preservation Commissions in Georgia relating to changing ordinances.

3. Future Commission Items - Previously discussed.

H. ADJOURNMENT - There being no further business Vice Chairperson Twedt moved to adjourned. Commissioner Baker seconded the motion. Motion carried 5-0-2-0. Chairperson Drews adjourned the meeting at 6:39 p.m.

The Minutes of the April 14, 1998 meeting of the Carson City Historic Architecture Review Commission

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ARE SO APPROVED __5/12__ , 1998

/s/ _____
Mike Drews, Chairperson