

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION

Amended Minutes of the June 9, 1998 Meeting

Page 1

A regular meeting of the Carson City Historic Architecture Review Commission was held on Tuesday, June 9, 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
Art Hannafin
Scott Klette
Mark Lopiccolo
Rebecca Ossa

STAFF: Rob Joiner, Principal Planner
Tara Hullinger, Senior Planner
Fran Smith, Recording Secretary
(HAR 6/9/98 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 5:30 p.m. A roll call was taken and a quorum was present although Commissioner Hannafin did not arrive until 5:33 p.m.

B. APPROVAL OF MINUTES - May 12, 1998 - Commissioner Baker moved to approve the Minutes. Commissioner Lopiccolo seconded the motion. Motion carried 6-0.

C. MODIFICATION OF AGENDA - None.

D. PUBLIC COMMENT - None.

E. DISCLOSURES - Commissioner Lopiccolo said he had the project in Item 2 of the agenda and would be abstaining from a vote. Chairperson Drews referred to Item 4 and said he had talked to Pam Graber regarding the Adams House project.

F. PUBLIC HEARINGS

1. H-97/98-34 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM MARK FAEDI, APPLICANT (KEITH, H. FAM. TRUST PROPERTY OWNER), TO REPLACE FASCIA, ADD SHUTTERS, ADD BRICK ACCENT TO EXISTING WINDOWS, REMOVE EXISTING SLIDER WINDOW AND REPLACE WITH A DOUBLE-HUNG WINDOW, ADD FRONT DOOR TO ORIGINAL LOCATION, ADD PLANTER BOXES BELOW UPPER WINDOW ON WEST ELEVATION AND UPPER WINDOW ON EAST ELEVATION, ADD WOOD BELLY BAND ON TWO-STORY SECTION, REPAINT ENTIRE HOUSE, REPLACE EXISTING HANDICAPPED PARKING AREA AND ADD QUOINS CORNER BLOCK TO EXTERIOR ON PROPERTY LOCATED AT 515 W. FOURTH ST., APN 3-127-01 - (1-0049.5) Mr. Faedi said he was in process of purchasing the property and that it would be remodeled and used as an office and that the use was approved several years ago. He had plans of the project depicting the changes. He said the exterior of the house is in poor condition and he would like to renovate it and bring it up to date. He referred to the ADA parking area and said the retaining wall is broken and caving in and he would get a permit for a new one which would be in the same location and square footage. Mr. Joiner said the review mentioned earlier was in 1992 and there had been an ADA access issue at that time which would not meet the current standards. Vice Chairperson Twedt asked if he would be removing any of the trees and he said he did not although there is the possibility of removing a pine tree on the north elevation near some windows. She also asked about an elm tree on the west side which appeared to be in line with the door. Mr. Faedi said it somewhat is but does not plan to remove it because it is actually a bit to the left of the door. At this point it was noted that the

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION
Amended Minutes of the June 9, 1998 Meeting

Page 2

house is circa 1930s. Chairperson Drews asked if he was going to match the existing fascia. Mr. Faedi said he wanted to use 2x12 material rather than the existing 1x12. Vice Chairperson Twedt asked what he would use for the front door. He said he might build one which would be similar to that shown in the plans and said he probably would use an Anderson double hung. He also said he plans to have shutters but that they will not be functional. Chairperson Drews asked about the attic vents and Mr. Faedi said they would be decorative. He had samples of the brick and blocks he plans to use and said the bricks would match those at the windows and that it would be a mixture of used bricks. At this point Mr. Faedi said they had studied the houses in the neighborhood and said it was his plan to tie his house in with the ambiance of the others. Commissioner Hannafin asked if he would consider moving the front door to the right and the applicant said he could not. He explained that the interior floor plan is such that inside the door is an elevated platform which turns left and down, then right and down. Commissioner Lopiccolo said despite the age of the house it is not historic but he had been in the house and liked the plans for the exterior. They also discussed the wainscoting. At this point Vice Chairperson Twedt said when the applicant does not have a specific door for Commission approval they had occasionally made a motion subject to approval of a Commissioner when meeting with the applicant to see what the plans are for the door. Mr. Faedi said he could have one drawn or have one built. The Commissioners again reviewed the plans making comments on the fascia, corner blocks, shutters, brick, double doors, removal of the existing ramp, windows, gable vents, and the chimney. Chairperson Drews said some of these items were not included in the agenda item but Vice Chairperson Twedt felt they were in the scope of work presented by Mr. Faedi. Commissioner Klette moved to approve H-97/98-34, a request from Mark Faedi, applicant (Keith, H. Fam. Trust, property owner), to replace fascia, add shutters, add brick accent to existing windows, remove existing slider window and replace with a double-hung window, add front door to original location, add planter boxes, add wood belly band on two-story section, repaint entire house, replace existing handicapped parking area and add quoins corner block to exterior on property located at 525 W. Fourth St., APN 3-127-01; 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; we have our five standard conditions of approval; we also have on the May 27, 1998 dated scope of work list for 515 W. Fourth St. project Item 1 as it stands, Item 2 as it stands, Item 3 add brick accent above two existing windows on north elevation; add brick accent to two new gable vents and over double doors on west elevation; Item 4 as it stands, Item 5 regarding the 3068 front door back to original location presently welled over to west elevation; the applicant will submit detailed drawings of that west elevation main door to Planning and one or more people will approve it at that time, Item 6 as it stands, Items 7, 8 and 9 as they stand, Item 10 replace existing handicapped parking area presently falling down using an engineered concrete block with a sandstone veneer, Item 11 as it stands, and Item 12 leave brick veneering chimney; we have also asked on the plans that they will say: to scale to size to simulate the actual function of the shutters, to remove the wainscoting brick veneer on the east elevation and the belly band placement will be as drawn on the east elevation and not the west with the understanding that the west elevation window on the second story needs to be moved up on the drawing. Commissioner Baker seconded the motion.

Vice Chairperson Twedt suggested an amendment: Item 6, which is the replacement of an existing glass slider door that at the time the applicant submits the drawing of the door for Item 5 they also submit the drawing of the door for Item 6. Commissioner Klette amended his motion to reflect this addition. Commissioner Baker continued his second. Motion carried 7-0.

H-97/98-35 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM MARK A. LOPICCOLO, APPLICANT (SONNY & KELLI NEWMAN, PROPERTY OWNER) FOR REMODEL OF EXISTING MAIN HOUSE AND ADDITION ON WEST SIDE FOR EXPANSION OF LIVING AREA ON PROPERTY LOCATED AT 600 N. RICHMOND, APN 3-262-09 - (1-0895.5) Larry Henry, architect, said the house was built in 1901. He had drawings and described the existing structure. He also drew an outline of the entire project on a flip chart and provided an extensive description of each building and area on the property. A lengthy discussion ensued relating to the building style and materials. Included were comments on how the Commission liked the project although they felt they needed more specifics on some of its components. Chairperson Drews asked if the applicant had a timetable and Mr. Newman said he would like to start as soon as possible. Chairperson Drews asked about the possibility of having a special meeting to clarify some of the issues

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION

Amended Minutes of the June 9, 1998 Meeting

Page 3

such as elevations, etc. Discussion ensued on a date and if a quorum could be present. They agreed to meet June 17 at a time and place to be determined. Mr. Joiner said he could arrange for a meeting room. Commissioner Baker moved to continue this to Wednesday, June 17 at 5:30 p.m. at a location to be determined. Commissioner Hannafin seconded the motion. Motion carried 7-0.

4. DISCUSSION (NON-ACTION) REGARDING THE HOUSE LOCATED AT 900 N. MINNESOTA ST., KNOWN AS THE ADAMS HOUSE, AND PLANS FOR REHABILITATION BY CARSON-TAHOE HOSPITAL - (1-1563.5) Pam Graber, Director of the Carson-Tahoe Hospital Foundation; Guy Rocha, State Archives Records Administrator - Mr. Joiner felt that the hospital would like to take the Commission up on the offer it had previously made relating to this project. Ms. Graber corrected the address of the house to 990 No. Minnesota. She said Steve Smith, CEO of the hospital, had said it was his desire to go ahead and recommend that the hospital give the house to the Foundation with appropriate setbacks and a loan to get started on the restoration. She said she would like to see it restored as close as possible to its original look and that the the most recent resident of the house is trying to get old photos. She then commented that Mr. Smith was also going to recommend that, from the day of recommendation which is sixty days, that anything she wants to do with anything on the property other than the house and the setback needs to be taken care of and prepared so that they can come in and start on the placement of the parking lot. She said it was her belief that it would be somewhat temporary and that eventually a multi-level structure would be built somewhere near the hospital. She felt that the possible relocation of the barn elsewhere in the City is something to consider. Vice Chairperson Twedt asked how much land the foundation would be getting. Ms. Graber said they would be working on as wide a setback as possible to be a buffer zone. She also hoped that enough space be kept in the back to accomodate activities such as fund raisers, etc. Chairperson Drews said he, Mr. Joiner, and Roger Sedway, Construction Manager at the hospital, had met at the site and had walked the property. He added some of what they had seen was a partial fence on the north side of the house that runs along the lot line. He felt it could be extended to go across about half of the back and would leave a nice size lot for the house. He described what the fence was made of and said these could be documented and also felt that some of the material could possibly be re-used to fence the final footprint of the lot. He added basically what they had talked about was re-using as much of the material as they could noting there is a sandstone foundation from the house that was to the north which could be used for landscape berms, etc.

(1-1731.5) He said they had also discussed the archaeology and he had suggested at a minimum everything that is there should be mapped. He added that he and Ms. Graber had talked about forming a committee with several groups, including the Foundation and HARC, to start driving the project. He felt they could take it through the initial steps by trying to get the three outbuildings salvaged somehow. He also believed there could be fund raising opportunities because of some of the things in the loft of the barn. He felt if they could not find anybody to move the barn intact and keep it in town they could document it and take it apart to be sold in bundles as decorative siding or something similar in an effort to raise some money. Mr. Joiner said Roger Sedway had suggested perhaps the barn could be moved to the south of the Adams House. Chairperson Drews said there is a big setback on the south side of the house and felt if the barn could be moved it would be easy. He then asked Guy Rocha, State Historian, about the age of the house. Mr. Rocha said it appears to be late 1870s and provided an outline of its history. Chairperson Drews reiterated his desire to set up a committee to determine what can be done about the resource. It would include Commissioner Hannafin, Vice Chairperson Twedt and himself and perhaps Messrs. Joiner and Sedway. He added he had talked to the BLM archaeologist who had indicated an interest in helping out. He felt they could start by mapping out a plan and timeline on how they want to proceed. At this point Mr. Joiner said film maker Dave Morgan would like to document the process by video taping it. Chairperson Drews suggested that the Preservation Coalition be contacted about the project because they had also expressed their interest and Ms. Graber said she could work on arranging it.

3. DISCUSSION AND POSSIBLE ACTION REGARDING A JOINT CARSON CITY, RENO, AND COMSTOCK HISTORIC COMMISSIONS WORKSHOP ON JUNE 26, 1998 - (1-2101.5) Mr. Joiner said he and Commissioner Ossa had discussed the workshop with representatives of the Comstock and Reno groups to set up a schedule of where to meet and which sites would be desirable to visit. He felt they could discuss issues such as requests for demolition, economic hardship, etc. He also mentioned that Gerald Takano, the representative of the San Francisco District office of the National Trust, had been working with Reno on the project

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION

Amended Minutes of the June 9, 1998 Meeting

Page 4

to save the Mapes and felt that could be an interesting site to visit. He said there is a video of the Mapes which he felt would also be interesting and that he would be working on some of the activities. No formal action was taken.

G. 1. Commission Member Reports (Non-Action) - (1-2181.5) Vice Chairperson Twedt referred to Item 1 and said Mr. Rocha had gotten an old Sandborn map of the property which showed the structure at the corner of Thompson and West Fourth. She added it appears to be same configuration as that which exists. She felt it would be helpful to know how old some of these structures are and Chairperson Drews said the Historical Society has microfilm which he felt could be a good resource.

2. Staff Reports (Non-Action) - (1-2243.5) Mr. Joiner there there is a National Commission Forum conference scheduled for July 31 - August 2 in Denver and that it is sponsored by the National Trust, the Park Service, the Heritage Preservation Service, the National Conference of State Preservation Officers, Preservation Action, and Colorado Preservation Denver Landmark Group. He said several of the Commissioners could go because the training account has the funding. He then provided copies of the information on the conference schedule, etc. He said he could work on making flight and hotel reservations.

(1-2319.5) Mr. Joiner then said SHPO had allocated \$10,000 of CLG funding for 1998-99 and explained how it could be used.

3. Future Commission Items - Previously discussed.

H. ADJOURNMENT - There being no further business Commissioner Klette moved to adjourn. Vice Chairperson Twedt seconded the motion. Motion carried 7-0. Chairperson Drews adjourned the meeting at 7:43 p.m.

The Minutes of the June 9, 1998 meeting of the Carson City Historic Architecture Review Commission

ARE SO APPROVED _____, 1998

Mike Drews, Chairperson