

CARSON CITY HISTORICAL ARCHITECTURE REVIEW COMMISSION

Minutes of the February 12, 1997 Meeting

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A regular meeting of the Carson City Historic Architecture Review Commission was held on Wednesday, February 12, 1997 in the Community Center Sierra Room, 851 East William St., Carson City, NV at 5:30 p.m.

PRESENT: Chairperson Scott Klette
Vice Chairperson Verne Horton
Scott Brooks-Miller
Art Hannafin
Mark Lopiccolo
Peggy Twedt

STAFF: Rob Joiner, Principal Planner
Katherine McLaughlin, Recording Secretary
(HARC 2/12/97 1-0000.5)

NOTE - Unless otherwise indicated each item was introduced by Chairperson Klette. 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 Klette called the meeting to order at 5:35 p.m. A roll call was taken and a quorum was present although Commissioner Drews was absent.

B. APPROVAL OF MINUTES - None.

C. MODIFICATION OF AGENDA - None.

D. PUBLIC COMMENT - Chairperson Klette said he would return to this after the discussion of the agenda item.

E. PUBLIC HEARING

1. H-96/97-24 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST BY THE STATE OF NEVADA FOR EXPANSION OF THE GOVERNOR'S MANSION, SPECIFICALLY A BANQUET ROOM AND GARAGE LOCATED AT 606 NORTH MOUNTAIN STREET, APN 3-271-01 - (1-0039.5) Mrs. Miller commented on how the project had come about. She also said almost any charitable organization can request the use of the mansion based on insurance and availability of the date. She said it was now recognized that the future use of the house may be a need to expand the public areas of the house. She noted that currently the north and south parlor and the entryway extensively for any group over 35 people. She added that means picking up furniture and moving it upstairs to accommodate floor space for groups. She said it is hard on the furniture moving it up and down several times each week. This has led to the proposal for a new North Room to the mansion to be used by the public. She said the architect and designer come up with what they feel is a viable alternative for the continued public use.

(1-0061.5) Bret Ewing with Marnell Corrao Associates from Las Vegas had drawings of the project. He visually pointed out the location of the proposed expansion noting the area where the Governor and his family could enter and exit in a more private manner and which would keep the public use in another area. He also explained that the kitchen would be expanded and that a handicap elevator would be added. He said the North Room would consist of a foyer and a space of approximately 45' x 55' which seat 130 people at a banquet type table. He also pointed out where a small kitchen near the room would be located and showed where the restrooms would be.

(1-0095.5) He said the mansion coordinator lives on the second floor in a small area consisting of small bedroom and a small living space. He noted that the size of the project is 6,600 square feet. He also had a drawing of the exterior front view and visually pointed out the locations of the North Room and garage. He said they are trying to keep the structures as low as they can to allow the mansion to retain its prominence. He also explained how they would expand the trellis currently located near the garage.

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(1-0101.5) Mr. Joiner then commented that the property is zoned Public and as such does not require the same setbacks as other properties and is on a case by case basis and is handled administratively or by the Planning Commission.

(1-0115.5) Nolan Prater, who said he lives across from the mansion, expressed his concerns about the proposed changes. He suggested, given the size of the garage, it could be lowered with an apartment above it and would not disturb the view from the street and the mansion would basically look as it did when it was built.

(1-0189.5) Ernest Orvis lives in the area and said if it goes into a two floor building facing his back yard he would not be very happy. He explained if the current grade of the area running out of the mansion's property it could cause problems with flooding on his property. Mr. . said there is no breezeway connection and it would still allow for good visibility. He also felt that for the Governor and his family it was an easy way for them to get to their living quarters. He said there was very little grade issue and that and it would be put down as low as possible. He noted that they were going to make an attempt to speak to the concerns expressed to Public Works on the flooding issue by putting up a retaining wall and fixing the fence. He also noted that the current Governor and Ms. Miller have emphasized that the mansion should be open and not give the impression it is a fortress. He said it is easier to secure the house if the public drives in one driveway and the Governor and relatives drive in another.

(1-0289.5) Commissioner Twedt asked if the project needs a special use permit or would it come before the Commission to complete the process. Mr. Joiner again noted it is zoned Public and in Title 18 it says public projects require a special use permit for issues such as development standards, setbacks, heights, etc. However, there is a provision in NRS that precludes and gives an exception to projects that are just expanding on the existing use. He noted that the State had asked that the provision be applied in this case.

(1-0299.5) Commissioner Brooks-Miller said he had gone over the first draft of the plans and that it it a well thought out plan with balance and symmetry. He noted that comments to his office had been incorporated and these had included the size and scale of the windows on the north side. Commissioner Hannafin agreed it is a well balanced plan and an outstanding solution when the size of the available ground is considered. He liked the exterior and felt it is well designed and organized. He also said he shared the comments made at this meeting about the garage. He said he understood the difficulty the design team had in trying to create a balance. He also noted he had a great admiration for the sweeping porch which tends to identify the signature side. He mentioned that after the Governor and his family park in the garage they still have to go outside in order to enter the building. He felt that might give some freedom to do other things and asked that the architects respond to a possibility, that being considering moving the garage west to the left hand side of what would be the public entrance from Robinson. He said it would take away from the garden somewhat but would preserve the view of the mansion from the south and southeast corners. He added the public could still walk by and perhaps there could be a covered walkway to tie the garage to the ramp area. He also felt this could remove some of the criticism of having a garage directly in front of the second most imposing side of the building. The architect noted that the garage doors are to the back and that the area could be landscaped. Commissioner Twedt asked from the first family's standpoint would the location of the garage suggested by Commissioner Hannafin be an inconvenience. Mrs. Miller said she did not want to take down the 100 year old willow trees to make room for the garage so that was never an option. Discussion ensued on needing to meet the fire codes and being ADA accessible.

(1-0493.5) Chairperson Klette noted that the funding for the project had been under attack and asked for Mrs. Miller's input. She said it would all be publicly funded and explained there is a group of businessmen from both Northern and Southern Nevada who are soliciting contributions. It was noted the goal is \$5 million dollars and Mrs. Miller said not a penny of state dollars will go into the project. Commissioner Twedt reported a concern she had heard was that putting in a facility of this size would increase the use of the mansion. Mrs. Miller explained that cost of hiring staff to serve at the function would limit it as would the maintenance. She added it was not the intent to add any more functions but rather to make them more successful for the people who would use the facility. Commissioner Horton said he had seen the plans at the Planning Commission and commented his concern was the garage and it was his personal feeling that there is no other viable place for the garage on the property given the constraints the property has. He commended the Governor's family, the architects, and staff on what they were able to put together considering the constraints. Commissioner Lopiccolo said that after looking at the plans

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he was impressed with the job that was done.

(1-0605.5) Commissioner Hannafin asked that the architects take a moment to furnish the Commission with the materials and finishes that are going to be on the outside. It was noted that the cornice height on the mansion is about 22 feet above the porch which is up about four feet. The North Room is about 14 feet from grade and the garage is 11 feet from grade. The slate roofing would be matched and the same drop siding would be the same dimension and that the intent is to use wood on these elements with the proper priming and painting. The columns would be simple Doric and the trim around the windows and doors would be matched the way the mansion windows are trimmed. The trellis would be wood lattice similar to what is there at the present time.

(1-0641.5) Chairperson Klette echoed the concerns of the other Commissioners about the garage. He expressed his desire that the impact of it be minimized. It was noted by the architects that they would explore taking some footage off. Chairperson Klette then commented on what had been said about moving the furniture up and down the stairs and said he realized the hassle but on the other hand a lot of the furnishings on the first floor are antiques and moving them does them absolutely no good. He added that based on that he felt there is a lot to be said about the addition and for the preservation of those furnishings. He agreed with doing something about changing the size of the garage. Discussion ensued on this and the architect visually pointed out several options. Commissioner Twedt asked if in the future there is too heavy a use of the facilities that would impact the neighbors is there anything from the City's standpoint that can be done. Mr. Joiner said there is no current special use permit that the City would have a condition upon. He noted if someone made a formal complaint they would see which department it would affect and pursue it that way. He felt other than that the complainant could contact whoever is the first family at that time. He added that is what has happened over the years.

Commissioner Hannafin said although he felt the garage would look better if it was located some place else, he liked the overall scheme was very well done and that the Commission should be appreciative of the quality that will be seen in the project. Commissioner Hannafin moved to approve H-96/97-24 a request from Marnell Corrao Associates, property owner State of Nevada Public Works Board, to expand the Governor's mansion specifically a banquet room and a garage located at 606 North Mountain St., APN 3-271-01; file number H-96/97-24; 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, Carson City Historic District Guidelines and with HARC policies; subject to the following conditions and with the understanding of any stipulation to the Commission by the applicant may be considered as conditions to the approval; 1. All development shall be substantially in accordance with the attached site development plan and with an attempt to reduce the size of the garage as the Commission has discussed; 2. All on and off site improvements shall conform to City standards and requirements; 3. The use for which this permit is approved shall commence within twelve months of the day of final approval; an extension of time must be requested in writing to the Community Development Department thirty days prior to the one year expiration date; should this request not be initiated within one year and no extension granted the request shall become null and void. 4. The applicant must sign and return the acknowledgement of conditions of approval within ten days of receipt of notification; if the acknowledgement is not signed and returned within ten days then the item will be rescheduled for the next Historic Architectural Review Commission meeting for further consideration; 5. All of the departments' conditions of approval. Several Commissioners simultaneously seconded the motion. Motion carried 6-0.

(1-0889.5) Mrs. Miller asked that the Commission look at the design elements for the interior because they are trying to put it back to the way it was in 1909. She added that it originally had hardwood floors and the beams were natural wood and which they would also like to go back to. She expressed the hope that the public would like the North Room because they would like to make it as elegant as possible. Chairperson Klette pointed out for the public that the Commission does not have jurisdiction over the interior of structures. Mr. Cagley said they were trying to give the house dignity without making it red, white, and blue. He explained how they would install hardwood floors, strip the staircase back to its original wood, will reupholster the furnishings, and put in new wall covering. He also described the carpet they plan to install in the parlors, replacement of the marble in the entryway, reupholstering of the furniture in the dining room, and new draperies.

D. PUBLIC COMMENT - (1-0991.5) Chairperson Klette returned to this item. Commissioner Hannafin had an overall historic map and expressed his belief that the concept was to remove the Hyman Olcavich house. He

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was cautioned by Mr. Joiner that any discussion on this would have to be agendaized.

F. 1. Commission Member Reports (Non-Action) - (1-1053.5) Commissioner Hannafin reported he had gone by the Schnaser project and said the house had been literally moved and said he did not recall any discussion on that. Chairperson Klette said that had been approved by staff in several people's absence and is being moved so that the foundation can be built and is supposed to be put back where it was.

2. Staff Reports (Non-Action) - (1-1081.5) Mr. Joiner noted that at the recent work shop the Commission had directed staff to look into the feasibility of having a facilitator to work on their strategic plan. He added that Community Development Director Walter Sullivan had suggested contacting the Cooperative Extension who had been utilized on the Cable Access Board. He said he had done that and a Marlene Rebori-Tull had agreed to work with the Commission and would be available March 12. Discussion ensued and it was agreed to meet then and Mr. Joiner said he would locate a suitable meeting room.

3. Future Commission Items - (1-1141.5) Chairperson Klette reported he had been contacted by the Masonic Lodge which is the old V&T depot regarding a reroof and said the reason he was bringing this up was because the Chairperson has the empowerment to sign off on a reroof permit as long as the type of materials are approved and are in use in the District. However, he had not signed off because it is a significant building and added that they will be coming to the Commission meeting on March 11.

(1-1183.5) Pat Reddick said he owns duplexes and fourplexes in the District and plans to remove them and replace them with some other types of nice buildings. He said he would come to the Commission soon and would work with them on his projects.

G. ADJOURNMENT - There being no further business Chairperson Klette entertained a motion to adjourn. Commissioner Hannafin moved to adjourn. Commissioner Twedt seconded the motion. Motion carried 6-0. Chairperson Klette adjourned the meeting at 6:50 p.m.

The Minutes of the February 12, 1997 Meeting of the Carson City Historic Architecture Review Commission

ARE SO APPROVED _____, 1997

Scott Klette, Chairperson