

**CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION**

**Minutes of the February 13, 2001 Meeting**

**Page 1**

A regular meeting of the Carson City Historic Architecture Review Commission was scheduled for 5:30 p.m. on Tuesday, February 13, 2001 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

**PRESENT:** Chairperson Michael Drews  
Vice Chairperson Mark Lopiccolo  
Richard Baker  
Rebecca Ossa  
Peter Smith  
Louann Speulda

**STAFF:** Rob Joiner, Principal Planner  
Kathleen King, Recording Secretary  
(HARC 01/13/01; Tape 1-0001)

**NOTE:** Unless indicated otherwise, each item was introduced by the Chairperson or the Vice Chairperson. 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 (1-0001)** - Vice Chairperson Lopiccolo called the meeting to order at 5:35 p.m. Roll was called; a quorum was present. It is noted for the record that Commissioner Hannafin has resigned from the Commission. Chairperson Drews arrived at 5:41 p.m.

**B. APPROVAL OF MINUTES - JANUARY 9, 2001 (1-0007)** - Commissioner Baker moved to approve the minutes. Commissioner Smith seconded the motion. Motion carried 4-0-2-1, Commissioner Speulda abstaining.

**C. MODIFICATION OF AGENDA (1-0015)** - None.

**D. PUBLIC COMMENTS (1-0020)** - None.

**E. DISCLOSURES (1-0026)** - None.

**F. PUBLIC HEARINGS: ACTION ITEMS**

**F-1. H-00/01-11 A REQUEST FROM U.S. FOREST SERVICE, PROPERTY OWNER AND APPLICANT, FOR NOMINATION OF THE U.S. FOREST SERVICE WHITE HOUSE TO THE CARSON CITY HISTORIC DISTRICT, ON PROPERTY LOCATED AT 1536 SOUTH CARSON STREET, APN 3-063-09 (1-0030)** - Mr. Joiner reviewed the agenda materials and inquired as to the boundaries of the subject property. Terry Birk, of the U.S. Forest Service ("USFS") referred to the sketch map included in the agenda materials in answer to the question. At the request of Vice Chairperson Lopiccolo, Mr. Birk reviewed the proposal as outlined in the January 17, 2001 letter and attachments, also included in the agenda materials. He discussed the reasons for the nomination request, and advised that the decision to pursue preservation and restoration of the building was not recently made. He explained

# CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION

## Minutes of the February 13, 2001 Meeting

### Page 2

that USFS staff has been in the process of a forest-wide review and evaluation of all historic structures, and that the white house is one of the buildings which emerged from the evaluation process with the potential eligibility of nomination to the National Register of Historic Places. Mr. Birk provided an overview of the reasons the Administrative Unit of the Carson Ranger District believes the building may be appropriate for inclusion in the Carson City Historic District and in the National Register.

Mr. Birk acknowledged that there are plans for the outside of the building, and advised that the USFS engineering staff has developed cost estimates for the same. He listed the projects, including painting, re-roofing, rehabilitation of the east side porch, and landscaping improvements. He acknowledged that any proposed improvements would first be submitted to the State Historic Preservation Office ("SHPO"). Mr. Birk advised that he has begun drafting a preservation plan, a part of which would include formal evaluation of the building.

Discussion took place regarding the City's proposal to connect Highway 395 and Curry Street, the adverse effects of the proposal to the USFS property, the purview of the Commission with regard to this matter, the requirement for National Historic Preservation Act §106 review, and the direction of the Commission/historic district with regard to potential historic properties.

In response to a question, Mr. Birk explained that the structure was built according to the "standard Forest Service plan." The style is different in that the building includes a guard station/dormitory which makes it atypical. Discussion took place with regard to the same, and Mr. Birk acknowledged that the structure is unique in Nevada. He responded to questions regarding the garbage dump, the utility trench, the materials excavated from the utility trench, and the significance of the same. He acknowledged that this aspect of the site is interesting and, in compliance with §106 review, additional testing would be required to determine the presence of intact deposits along the north boundary of the property. In response to a question, Chairperson Drews explained that under the purview of §106, federal buildings are subject to the same standards prescribed for Carson City Historic District buildings. Discussion took place regarding the Secretary of the Interior's Standards and Guidelines, and Mr. Birk advised that the USFS is obligated to follow federal legislation regarding historic properties, and has every intention of maintaining good will with SHPO and local government entities. In response to a question, Commissioner Ossa provided background information on the November 8, 1999 letter included in the agenda materials.

Vice Chairperson Lopiccolo passed the gavel to Chairperson Drews.

Chairperson Drews reviewed the criteria listed in Mr. Joiner's January 26, 2001 letter included in the agenda materials, and discussion took place regarding the involvement of conscientious objectors, the minimum criteria for nomination, the creation of the Carson Ranger District of the Humboldt-Toiyabe National Forest, and the significance of the building type. **Commissioner Smith moved to approve H-00/01-11, a request from the U.S. Forest Service, property owner and applicant, for nomination of the U.S. Forest Service white house to the Carson City Historic District on property located at 1536 South Carson Street, APN 3-063-09, on the basis of findings by this Commission that this structure meets the criteria of Carson City Municipal Code Chapter 18, Section 07.080, that the age of the structure is clearly over fifty years, that the structure is in good physical condition, that the structure reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, or architectural past because of the long history of federal presence in Carson City, because of the**

**CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION**

**Minutes of the February 13, 2001 Meeting**

**Page 3**

construction of the building by conscientious objectors which constitute a little known, possibly religious, minority segment of American society, because the bricks used were recycled from some other historic building that was torn down and in recognition of the value of that building material especially during war time, and the distinguishing characteristics of the design being a transition from pre-war minimal traditional and post-war early ranch styles, and because it is a rare building type being the only known federal structure east of the Sierras made out of brick; all as further described by the Statement of Significance and Historical Overview included in the Historic Facilities Survey form prepared for the Humboldt-Toiyabe National Forest, dated August 16, 1999. Commissioner Ossa seconded the motion. Commissioner Baker pointed out that the documentation included in the agenda materials indicates the bricks were removed from Floriston by the conscientious objectors; however, there is no indication that they helped to construct the building. Discussion took place with regard to the same, and Commissioner Smith amended his motion to clarify that the conscientious objectors contributed to construction of the building during World War II. Commissioner Ossa continued her second. Motion carried 6-0-1-0. Mr. Birk thanked the Commissioners for their consideration.

**F-2. H-00/01-12 DISCUSSION REGARDING EXTENSION OF THE TIME PERIOD FOR APPLYING FOR THE POSITION OF THE DESIGN PROFESSIONAL (1-1055)** - Mr. Joiner reviewed the term expirations for each of the Commissioners, and advised that Chairperson Drews and Vice Chairperson Lopiccolo had applied for reappointment. He discussed the City's tenure policy and advised that Commissioner Hannafin filled one of two required positions of architect/residential designer. Discussion took place regarding the definition of residential designer and readvertising the position. In response to a question, Commissioner Ossa advised that she has a degree in architecture. Consensus of the Commission was to readvertise the position and determine whether Commissioner Ossa can serve a dual role as an architect/SHPO representative.

**G. FUTURE COMMISSION ITEMS (1-1282)** - Commissioner Ossa advised that Historic Preservation Week is coming up in May. Mr. Joiner has the events advertising form which should be completed and turned in to the SHPO. Mr. Joiner suggested scheduling a meeting in the Wungnema House during Preservation Week, and the Commissioners concurred. Mr. Joiner requested updated resumés/CVs from each of the Commissioners. Commissioner Ossa inquired as to whether the City gives preservation awards, and discussion took place with regard to the same. Chairperson Drews requested that the following items be agendaized for the next meeting: A status report on the grant recipient awards projects, and preservation awards.

**H. ADJOURNMENT (1-1385)** - Commissioner Ossa moved to adjourn the meeting at 6:47 p.m. Commissioner Baker seconded the motion. Motion carried 6-0.

The Minutes of the February 13, 2001 meeting of the Carson City Historic Architecture Review Commission are so approved this \_\_\_\_\_ day of March, 2001.

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MICHAEL DREWS, Chairperson