

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION

Minutes of the May 9, 2000 Meeting

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A regular meeting of the Carson City Historic Architecture Review Commission was held at 5:30 p.m. on Tuesday, May 9, 2000 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

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

STAFF: Rob Joiner, Principal Planner
Kathleen King, Recording Secretary
(HARC 05/09/00; Tape 1-0001)

NOTE: Unless indicated otherwise, each item was introduced by Chairperson Drews or Vice Chairperson Lopiccolo. 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 5:34 p.m. Roll call was taken; a quorum was present. Chairperson Drews arrived at 5:38 p.m.

B. APPROVAL OF MINUTES - APRIL 11, 2000 AND APRIL 25, 2000 (1-0006) - Commissioner Baker moved to approve the minutes of the April 11, 2000 and April 25, 2000 meetings, with a correction to the last line of page 1 of the April 25, 2000 minutes, to indicate the State Public Works Board. Commissioner Ossa seconded the motion. Discussion took place regarding Item H of the April 11, 2000 minutes. Vice Chairperson Lopiccolo called for a vote on the pending motion; motion carried 6-0.

C. MODIFICATION OF AGENDA (1-0029) - Commissioner Speulda suggested addressing item F-3 following item F-6.

D. PUBLIC COMMENTS (1-0038) - None.

E. DISCLOSURES (1-0045) - Commissioner Ossa advised that she had provided information regarding the Secretary of the Interior's Standards to one of the applicants to the Historic Housing Rehabilitation Program.

F. PUBLIC HEARINGS:

F-1. H-99/00-24 DISCUSSION AND ACTION REGARDING A REQUEST FROM STEVE AND CHRISTINE JOYCE, PROPERTY OWNERS AND APPLICANTS, FOR HISTORIC TAX DEFERMENT ON PROPERTY LOCATED AT 812 WEST TELEGRAPH STREET, APN 3-241-07 (1-0058) - Mr. Joiner reviewed the staff report included in the agenda materials. He explained the intent of the open space use assessment tax deferral program. He apologized to the Joyces for discovering this information after their application was received, but recommended that the Commission deny the

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application based on the fact that the house is not a historic structure. (Chairperson Drews arrived at 5:38 p.m.)

Mrs. Joyce explained the reason for applying for the tax deferment. Mr. Joiner advised that he had discussed the matter with Assessor Kit Weaver. Mr. Weaver advised of the considerable burden to the City if every property were to qualify for this program by virtue of being located in the district, regardless of age. Discussion ensued regarding qualifications for the program. Chairperson Drews provided a copy of the qualification guidelines which the Commission considers, and advised that in 47 years the Joyce property will meet all of the criteria. **Commissioner Smith moved to deny H-99/00-24 on the basis that the improvements are less than fifty years old. Commissioner Baker seconded the motion. Motion carried 7-0.**

Vice Chairperson Lopiccolo passed the gavel to Chairperson Drews.

F-2. H-99/00-21 DISCUSSION AND ACTION REGARDING A REQUEST FROM STANTON PARK DEVELOPMENT, INC., PROPERTY OWNER (COMPUTER CORPS, APPLICANT), TO INSTALL ONE, FREE-STANDING SIGN ON PROPERTY LOCATED AT 4681 MORGAN MILL ROAD, APN 10-581-14 (1-0190) - Chairperson Drews indicated that this item had been continued from the April meeting. Ron Norton, Program Director of Computer Corps, reviewed the drawings included in the agenda materials. He described the Computer Corps logo and then displayed the logo from his business card. In response to a question, he expressed a preference for the drawing which depicted routed wood filigree. **Commissioner Smith moved to approve H-99/00-21 in the form provided by staff with the understanding that the decorative trim piece along the top of the sign frame as submitted in the revised sign drawing will be close to the final design rather than using the ball finials, and the five standard conditions of approval.** (Staff's motion, as follows: Move to approve H-99/00-21, a request from Stanton Park Development, Inc., property owner (Computer Corps, applicant), to install one, free-standing sign on property located at 4681 Morgan Mill Road, APN 10-581-14. 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 five standard conditions of approval, and with the understanding that any stipulations to the Commission by the applicant may be considered as conditions to the approval.) **Commissioner Ossa seconded the motion. Motion carried 7-0.** A brief discussion ensued regarding the Computer Corps organization, recent development in the surrounding area, and the structure.

F-3. DISCUSSION REGARDING AN UPDATE ON RELOCATION OF THE HOUSE ON PROPERTY LOCATED AT 303 FLEISCHMANN WAY, APN 1-172-01 (MICHAEL AND MICHELLE ALMARAZ, PROPERTY OWNERS) (1-1019) - Mr. Joiner reviewed the staff report and indicated that Dr. Almaraz's plans for construction have been postponed indefinitely.

F-4. H-99/00-22 DISCUSSION AND ACTION REGARDING A REQUEST FROM CHARLES E. RAFFETY, PROPERTY OWNER AND APPLICANT, FOR REVIEW OF REPORT TO CONSOLIDATE ARCHAEOLOGICAL STUDIES FROM ADJACENT SITES, ON PROPERTY LOCATED ON THE NORTHWEST CORNER OF EAST COLLEGE PARKWAY AND GONI ROAD, APNS 8-124-11, 8-124-12, AND 8-124-19 (1-0369) - Glen Martel, of Lumos & Associates, introduced Chuck Raffety and Craig Young. He referred to the presentation made at the April meeting regarding the wetlands mitigation project being undertaken by Mr. Raffety and the consolidation

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of reports requested by the State Historic Preservation Office (“SHPO”). He referred to the report included in the agenda materials. Dr. Young commented on the consolidation of past mitigation efforts in order to establish a good “paper trail” and record. He discussed his research and the need to consider the archaeological sites OR-1 and OR-9 in combination. He responded to questions regarding the boundaries of the 5,000 square foot area.

At the request of Commissioner Smith, Chairperson Drews explained the Army Corps of Engineers policy to have consultation with outside, interested parties. As a certified local government, Carson City qualifies as an interested party. Commissioner Hannafin referred to the map on page 2 of the Overview and explained the objective to take a clouded area that straddles Goni Road, the property on the east, and Mr. Raffety’s property on the west, and consolidate all the archaeological reports to reduce the site to a 5,000 square foot preservation. Chairperson Drews advised that there are varying densities of cultural remains in the area. He provided historical information regarding previous excavation and monitoring which began in 1994 when Goni Road was extended and Mr. Raffety began his development. Dr. Young and Dan Amic, of DRI, determined that the area around the 5,000 square foot parcel contained the most significant cultural remains. They recommended, at that time, preserving the area and Mr. Raffety dedicated the area for preservation in 1994. Chairperson Drews indicated that the recommendations presented are a carry over from the work done in 1994.

Commissioner Speulda inquired as to the deed record, and Mr. Martel explained that based upon input received from Tribal representatives in 1994, minimal attention has been drawn to the sites. There are no deeds recorded on the property in order to minimize public accessibility to the information. Discussion took place regarding the process for preventing future development on the site. Chairperson Drews advised that a protection plan was approved in 1994 and is reiterated in the consolidation report. Mr. Joiner clarified that the Commission is not being asked to approve a project. The wetlands and storm drainage projects referenced in the report will take their own courses through City development review processes. **Commissioner Speulda moved to approve H-99/00-22 for the consolidation of archaeological studies for the northwest corner of East College Parkway and Goni Road as submitted by staff.** (Staff’s motion, as follows: Move to approve H-99/00-2, a request from Charles E. Raffety, property owner and applicant, for review of report to consolidate archaeological studies from adjacent sites, on property located on the northwest corner of East College Parkway and Goni Road, APNs 8-124-11, 8-124-12, and 8-124-19; 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 five standard conditions of approval, and with the understanding that any stipulations to the Commission by the applicant may be considered as conditions to the approval.) **Vice Chairperson Lopiccio seconded the motion. Motion carried 7-0.** Chairperson Drews thanked Mr. Raffety for his continued support.

F-5. DISCUSSION AND ACTION REGARDING DEVELOPMENT OF A PROGRAM TO UNDERGROUND UTILITIES IN THE HISTORIC DISTRICT (1-0715) - Commissioner Smith explained the reason for agendaizing this item. He advised of a conversation with the Sierra Pacific Power Company representative who is currently working on a similar project in Markleeville, California. The cost is \$125 per linear foot and each homeowner would be required to get a new service panel installed and trenched to their house. In addition, vaults would need to be installed underground in the right-of-way or on dedicated land to handle all the switching and transformers. Commissioner Smith advised that he will be looking for funding, and suggested developing a policy or encouraging people to underground utilities as much as possible as each development is proposed. Discussion took place regarding the cost

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effectiveness of requiring underground utilities, developing a utility district within the historic district, the possibility of acquiring FEMA funds, including underground utilities as part of the City's emergency management policy, and developing a formal policy. No formal action was taken.

F-6. H-99/00-3 DISCUSSION AND ACTION REGARDING HISTORIC HOUSING REHABILITATION PROGRAM APPLICANTS AND RECOMMENDING AWARDING OF GRANTS (1-0877) - Mr. Joiner advised that the applicants had not been notified of the meeting. He suggested that the Commissioners review the applications, decide which applications meet the criteria, and invite the eligible applicants to the next meeting to award the grants. Mr. Joiner referred to a letter from the State Economic Development Commission advising of the first draw down within nine months, and of a requirement for an environmental assessment on any property granted funding. He read the list of potential environmental impacts which need to be ruled out on each property.

(1-1040) - The Commissioners reviewed, discussed, and assigned funding amounts for each application, as follows:

Property	Amount Requested	Amount Assigned	Project(s)
808 Musser Street	\$18,712	\$6,500	Roof only
1080 Koontz Lane	NOTE: This house was not considered as there was some question regarding its qualifying age.		
700 Telegraph Street	\$11,800	\$4,000	Roof \$3500 Electrical Panel 100 Chimney 200 Gutters 200
214 West King Street	\$9,500	\$9,500	Replace windows
510 South Minnesota Street	\$5,778	\$5,000	Fix original windows
TOTAL	\$45,790	\$25,000	

Mr. Joiner checked the Assessor's records and determined that the Koontz Lane house was built in 1955 and, therefore, does not qualify as a historical structure. He noted that the applicant has the option to prove the house is older. He acknowledged that all the applicants understand they have to present their projects to the Commission for approval prior to beginning them. Chairperson Drews suggested scheduling a special meeting to announce the grant awards on Tuesday, June 23, 2000 at 12:00 p.m. Mr. Joiner will ensure the applicants' income qualifications in the mean time. He explained the income criteria. No formal action was taken.

F-7. H-98/99-7 DISCUSSION AND ACTION REGARDING FINAL DRAFT OF TITLE 18, AMENDING THE HISTORIC DISTRICT ORDINANCE (CCMC 18.07.010 - 18.07.208) (1-1015) - Chairperson Drews postponed this item to the next meeting. (1-2015) Mr. Joiner reviewed the staff report.

G. FUTURE COMMISSION ITEMS (1-2080) - Commissioner Hannafin requested agendaizing the following items: discussion regarding parking in the rights-of-way on the strip of grass between the sidewalk and the property; development of an ordinance to address trashiness; and discussion regarding

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the possible expansion of the historic district. Chairperson Drews provided a brief report on the joint workshop with the Preservation Coalition. Mr. Joiner advised Commissioner Hannafin that a complaint can be filed in Community Development regarding the parking issue. Chairperson Drews requested that item F-7 be reagendaized.

Commissioner Ossa provided an update on the garage at the Stewart Indian School which the State Buildings and Grounds Division wants to demolish. She advised that SHPO had responded to the request in writing and indicated that demolition is not supported. However, if State Buildings and Grounds chooses to demolish the garage, SHPO recommended salvaging the material and using it for the other historic buildings in the area. The letter also directed that the Carson City Community Development Department should be contacted in order to obtain the comments of the Commission. Discussion took place with regard to the same. Chairperson Drews provided a letter from the Preservation Coalition, and indicated that it should be included in the agenda materials when this matter comes before the Commission.

H. ADJOURNMENT (1-2264) - Commissioner Smith moved to adjourn the meeting at 7:25 p.m. Vice Chairperson Lopiccolo seconded the motion. Motion carried 7-0.

The Minutes of the May 9, 2000 meeting of the Carson City Historic Architecture Review Commission are so approved this _____ day of June, 2000.

MICHAEL DREWS, Chairperson