

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION
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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 11, 1999 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Vice Chairperson Mark Lopiccolo
Richard Baker
Art Hannafin
Rebecca Ossa
Peter Smith
Louann Speulda

STAFF: Rob Joiner, Principal Planner
Kathleen King, Recording Secretary
(HARC 05/11/99; 1-0001)

NOTE: Unless indicated otherwise, each item was introduced by 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 normal business hours.

A. CALL TO ORDER AND DETERMINATION OF QUORUM (1-0009) - Vice Chairperson Lopiccolo called the meeting to order at 5:36 p.m. Roll call was taken and a quorum was present. Chairperson Drews was absent.

B. APPROVAL OF MINUTES - APRIL 13, 1999 (1-0014) - Commissioner Baker moved to approve the minutes of April 13, 1999. Commissioner Smith seconded the motion. Motion carried 5-0-1-1; Commissioner Hannafin abstaining.

C. MODIFICATION OF AGENDA (1-0032) - Vice Chairperson Lopiccolo modified the agenda to address item F-1 following item F-5.

D. PUBLIC COMMENTS (1-0035) - None.

E. DISCLOSURES (1-0041) - Commissioner Hannafin disclosed that he had been assisting Wayne Chimarusti with item F-3 and would be abstaining from any vote. (1-0248) Commissioner Smith disclosed a professional/ social relationship with Mr. Chimarusti, but had no professional involvement regarding item F-3. He believed there was no need to abstain from discussion or voting.

F. PUBLIC HEARINGS:

F-1. DISCUSSION AND ACTION REGARDING TREE PRESERVATION AND REPLACEMENT WITHIN THE HISTORIC DISTRICT (1-1198) - Mr. Joiner advised of discussing this matter with John Flansberg, Streets Operations Manager, who conveyed he would welcome a tree replacement program. Mr. Joiner further advised that the Shade Tree Council was developing a plan to landscape certain main streets and boulevards and was seeking funding for the same. He will invite a Shade Tree Council member and Mr. Flansberg to the next meeting. Discussion ensued with regard to funding sources, the process by which to secure funding, and requesting to be placed on the Board of Supervisors Agenda for their May 17, 1999 meeting. Commissioner Smith moved to request funding from the Carson City Board of Supervisors for \$10,000 for the coming fiscal year for the purpose of planting trees on public rights-of-way in the Historic District of Carson City. Commissioner Hannafin seconded the motion. Discussion regarding replacement of previously removed trees followed. Vice Chairperson Lopiccolo called for a vote on the pending motion. Motion carried 6-0-1-0. Discussion ensued with regard to twelve Hawthorne trees being removed from the old Lucky store parking lot, funding sources for a tree replacement program, appearing before the Board of Supervisors, and the function of the Shade Tree Council.

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F-2. H-98/99-26 DISCUSSION AND ACTION REGARDING A REQUEST FROM JOHN AND BONNIE BULLIS, PROPERTY OWNERS (JON M. YAPLE, APPLICANT) TO ADD ONE 7 FT. X 1 FT. 4 IN. SIGN TO EXISTING, FREE-STANDING SIGN, AND TWO WALL SIGNS, EACH MEASURING 1 FT. X 4 FT. ON PROPERTY LOCATED AT 201 SOUTH DIVISION STREET, APN 3-122-07 (1-0048) - Mr. Joiner referred the Commissioners to the sketch attached to Mr. Yaple's application. Mr. Yaple described an additional 4.5" x 19" sign to be mounted on the front door of his office. Discussion ensued with regard to the proposed wall signs. Commissioner Smith moved to approve the language of the proposed motion prepared by staff referring to this item H-98/99-26, as written. (Said language as follows: "Move to approve H-98/99-26, a request from John and Bonnie Bullis, property owners (Jon M. Yaple, applicant) to add one 7 ft. x 1 ft. 4 in. sign to existing sign holder on property located at 201 S. Division St., APN 3-122-07. 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 HARC 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.") Following discussion regarding the proposed door sign, Commissioner Smith amended his motion to approve inclusion of a 4.5" x 19" door sign identifying Mr. Yaple's office. Commissioner Baker seconded the motion. Discussion ensued with regard to the sign permit process. Vice Chairperson Lopiccolo called for a vote on the pending motion. Motion carried 6-0-1-0.

F-3. H-98/99-27 DISCUSSION AND ACTION REGARDING A REQUEST FROM WAYNE AND SALLY CHIMARUSTI, PROPERTY OWNERS AND APPLICANTS, FOR DEMOLITION OF EXISTING, DETACHED ONE-CAR GARAGE AND RECONSTRUCTION OF DETACHED TWO-CAR GARAGE; AND CONSTRUCTION OF A DINING NOOK ON SOUTH SIDE OF EXISTING, SINGLE-FAMILY RESIDENCE ON PROPERTY LOCATED AT 610 N. PHILLIPS ST., APN 3-275-02 (1-0143) - Mr. Chimarusti clarified that the address on the application is his office address. He advised he had obtained written endorsements of the elevation drawings from several neighbors surrounding the subject property. He discussed the age and condition of the existing building and the plans for the proposed breakfast nook. Discussion ensued with regard to the garage doors depicted in the proposed site plan, the intention of the Chimarustis to obtain "period" doors, the age and origin of the house, and disposition of the windows. Mr. Hannafin explained the garage will be rebuilt on the existing footprint. Discussion followed regarding a comparison of the existing house siding with the existing garage siding, the possibility that the garage predates the house, and disposition of the doors and windows. Commissioner Smith moved to approve H-98/99-27 in the form of the motion prepared by staff with the amendment that this approval does not apply to the garage doors and that the Commission will leave open, for some future time, another submission for the garage doors. (Motion prepared by staff is as follows: "Move to approve H-98/99-27, a request from Wayne and Sally Chimarusti, property owners and applicants, for demolition of existing, detached one-car garage and reconstruction of detached, two-car garage; construction of a dining nook on south side of existing, single-family residence on property located at 610 N. Phillips St., APN 3-275-02. 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 HARC 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 5-0-1-1; Commissioner Hannafin abstaining.

F-4. H-98/99-28 DISCUSSION AND ACTION REGARDING A REQUEST FROM JANE CHESNEY-STAEHLI, PROPERTY OWNER AND APPLICANT, FOR TENTATIVE DESIGN APPROVAL FOR A PROPOSED HOUSE, LOCATED ON THE SOUTHEAST CORNER OF WEST ROBINSON AND NORTH PHILLIPS STREETS (ADJACENT TO 503 W. ROBINSON STREET) APN 3-232-05 (1-0922) - Mr. Joiner provided background information on this item and advised Ms. Chesney-Staehli was presenting a conceptual plan for review by the Commission. Ms. Chesney-Staehli described the proposed plan and discussion ensued with regard to ingress/egress and the position of the garage. Ms. Chesney-Staehli expressed a desire to restore an existing workshop and retain as many of the existing trees as possible. She explained her reasons for choosing the proposed design and discussion

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followed regarding the dimensions of the house, the roof height, the exterior paint colors, and the proposed siding. Commissioner Hannafin encouraged Ms. Chesney-Staehli to return with a site plan as well as photographs of her home and of the proposed site. Although the Commission was unable to approve the conceptual plan presented, consensus was favorable toward Ms. Chesney-Staehli's proposed design. No formal action was taken.

F-5. H-98/99-29 DISCUSSION AND ACTION REGARDING A REQUEST FROM PALMER AND LAUDER ENGINEERS, INC., APPLICANT (CARSON-TAHOE HOSPITAL, PROPERTY OWNER) FOR DESIGN APPROVAL OF A PARKING LOT ON PROPERTY LOCATED AT 608 W. WASHINGTON ST., APN 1-201-15 (1-0479) - Mark Palmer, of Palmer & Lauder Engineers, Inc., provided background information on the project and described the parcel. Four parking lots are proposed - two on Fleischmann, one of which is combined with Dr. Pershing's office parking lot; one next to the Adams House property; and one on Washington Street. The Commissioners reviewed plans provided by Mr. Palmer and discussed landscaping, existing fencing, storm drainage facilities, retention of the Adams House, the proposed lighting and alternatives to the same, and the hours of operation of the surrounding offices. Mr. Joiner advised of his recommendation to the Planning Commission that an improved buffer be established between the Adams House property and the two proposed parking lots adjacent to it. Commissioner Ossa moved to approve H-98/99-29, a request from Palmer and Lauder Engineers, Inc., applicant, Carson-Tahoe Hospital, property owner, for design approval of a parking lot on property located at 608 W. Washington St., APN 1-201-15; subject approval 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 and with the understanding that any stipulations to the commission by the applicant may be considered as conditions to the approval; the standard five conditions of approval and an additional condition that the light fixtures are not approved, other options to be submitted in a future meeting. Commissioner Smith seconded the motion. Motion carried 6-0-1-0. Mr. Palmer confirmed he would submit alternative light fixtures for review.

G-1. COMMISSION MEMBER REPORTS (Non-Action) (1-1386) - Commissioner Ossa reported that paint is being scraped from the Rinckel Mansion fence. Discussion ensued with regard to the building's vacancy and the problem of no egress from the upper story; and roof construction at 212 West Ann Street which has gone beyond the parameters previously approved by the Commission. Commissioner Hannafin reported a wooden fence has been constructed on the corner of Minnesota and Caroline without prior approval of the Commission. Discussion followed regarding the fence height and materials used.

G-2. STAFF REPORTS (Non-Action) (1-1760) - Mr. Joiner distributed a letter drafted by Chairperson Drews to local fence companies and discussion regarding revisions followed.

G-3. FUTURE COMMISSION ITEMS (1-1540) - Discussion ensued with regard to projects involving demolition within the Historic District; modifying the Historic District boundaries; the Governor's Mansion lighting, events, and remodel; and purview of the Commission over historic properties outside the district. (1-1902) Commission consensus was to address fencing issues, modification of Historic District boundaries, and tree replacement at a future meeting. Mr. Joiner advised the CLG grants applied for are on the final review list for approval. Discussion ensued with regard to the proposed Adams House improvements.

H. ADJOURNMENT (1-1963) - Commissioner Baker moved to adjourn the meeting at 7:43 p.m. Commissioner Smith seconded the motion. Motion carried 6-0-1-0.

The Minutes of the May 11, 1999 meeting of the Carson City Historic Architecture Review Commission

ARE SO APPROVED _____, 1999.

MICHAEL DREWS, Chairperson