

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION
Minutes of the October 12, 1999 Meeting
Page 1

A regular meeting of the Carson City Historic Architecture Review Commission was held at 5:30 p.m. on Tuesday, October 12, 1999 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews
Vice Chairperson Mark Lopiccolo
Richard Baker
Art Hannafin
Rebecca Ossa
Peter Smith

STAFF: Rob Joiner, Principal Planner
Kathleen King, Recording Secretary
(HARC 10/12/99; Tape 1-0001)

NOTE: Unless indicated otherwise, each item was introduced by the 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 (1-0002) - Vice Chairperson Lopiccolo called the meeting to order at 5:40 p.m. Roll call was taken; a quorum was present. Commissioner Speulda was absent. Chairperson Drews arrived at 5:50 p.m.

B. APPROVAL OF MINUTES - SEPTEMBER 14, 1999 (1-0007) - Commissioner Baker moved to approve the minutes of September 14, 1999. Commissioner Smith seconded the motion. Motion carried 5-0-2-0.

C. MODIFICATION OF AGENDA (1-0018) - Vice Chairperson Lopiccolo suggested modifying the agenda to address items F-1 and F-2 following items F-3 and F-4.

D. PUBLIC COMMENT (1-0023) - None.

E. DISCLOSURES (1-0032) - None.

F. PUBLIC HEARINGS

F-3. H-99/00-11 DISCUSSION AND ACTION REGARDING A REQUEST FROM ST. TERESA OF AVILA CATHOLIC CHURCH, PROPERTY OWNER (CARSON CITY, APPLICANT) FOR PLACEMENT OF A SMALL, HISTORIC PLAQUE DESIGNATING IT AS THE "JOHN MCGREGOR CHARTZ HOME," BUILT IN 1914, LIFETIME HOME OF JIMMY CHARTZ ON PROPERTY LOCATED AT 408 WEST ROBINSON STREET, APN 3-236-01 (1-0039)

- As reported at the last meeting, Commissioner Hannafin advised that Marcie Smith, Mr. Chartz's sister, had contacted him and requested that a plaque be placed on the building. As the property is owned by St. Teresa of Avila Catholic Church, placement of the plaque will need to be approved by a representative of the church. Mr. Joiner suggested that verbiage be drafted, and a location be chosen, before presenting the proposal to the church. Commissioner Hannafin acknowledged that Ms. Smith had indicated a willingness to purchase the plaque. Discussion ensued with regard to ensuring Mr. Chartz's correct name was used on the plaque, and reviewing the obituary for interesting information on Mr. Chartz's life. Commissioner Hannafin will confirm the proposed wording with Ms. Smith. Commission consensus was to reagendaize the item for approval once the details are confirmed. Discussion ensued with regard to addressing similar future requests and applications, and Commission consensus was to encourage similar plaques which are "tasteful, informative, and historically accurate." No formal action was taken.

F-4. H-99/00-12 DISCUSSION AND ACTION REGARDING A REQUEST FROM PAUL J.

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION

Minutes of the October 12, 1999 Meeting

Page 2

RODD FAMILY TRUST, PROPERTY OWNER (NEVADA PACIFIC, APPLICANT) FOR ADDITION OF TWO DOORS AND A BALCONY TO EAST ELEVATION ON PROPERTY LOCATED AT 212 WEST ANN STREET, APN 1-187-04 (1-0131) - (Chairperson Drews arrived at 5:50 p.m.) Lewis Pierce, of Nevada Pacific, described the narrow width of the existing stairs in the building. The balcony was designed in order to move furniture in to the second floor. He referred the Commissioners to the drawing and explained that the proposed doors are consistent with the windows which were presented and approved at a previous meeting. Mr. Pierce referred to the balcony as a functional change as opposed to a design change. The balcony doors will open inside, and the balcony railing will be consistent with the front porch railing. Mr. Pierce reviewed the history of the building, including the additions, and explained that approximately forty percent of the original studs remain in the building. The trusses could not be saved and the addition walls, which have been removed, contained no studs. Discussion ensued with regard to the disposition of the original T & G siding found after removal of the asbestos siding. Mr. Pierce explained why the original T & G siding was impossible to save, and advised that 8" clapboard siding will be added to maintain the same look. He provided details with regard to the time frame for completion of the project, including installation of windows; final inspection for the roof nailing; and selection of roofing materials. At the request of the Commissioners, Mr. Joiner read the conditions of approval for the original application into the record. Discussion ensued with regard to the original and proposed front porch railing, the windows, the doors, and the fact that very little of the original building remains. Chairperson Drews pointed out that the Commission needs to remember this project when addressing other "historic restoration projects." Discussion ensued with regard to the problems experienced with this particular project, and ensuring that, once existing materials are determined to be unusable, the owner is not authorized to include them in the demolition process. Vice Chairperson Lopiccolo suggested that the Commission should be notified once a property owner determines that existing materials are not structurally sound and, in turn, provides structural calculations to the City. Mr. Joiner suggested that policies and understandings would need to be established with the Building Department, and that the Commission would need to be more specific on approvals. Vice Chairperson Lopiccolo requested that Mr. Pierce include corbels beneath the balcony. Commissioner Hannafin diagramed the same and discussion followed regarding structural requirements. Commission consensus was to allow Mr. Pierce to submit the design to Mr. Joiner's office, for approval by the Chairperson or Vice-Chairperson. Commissioner Hannafin moved to approve H-99/00-12, a request from Paul J. Rodd Family Trust, property owner (Nevada Pacific, applicant) for addition of two doors and a balcony to east elevation on property located at 212 West Ann Street, APN 1-187-04. 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 Architectural Review Commission 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; and the five standard conditions of approval, together with an additional condition, as follows: That the owner will submit a drawing showing structural corbels in place of the 45-degree closed bottom to the deck for approval to the Planning Department. Chairperson Drews seconded the motion. Motion carried 6-0-1-0.

Vice Chairperson Lopiccolo passed the gavel to Chairperson Drews, who referred back to Public Comments.

D. PUBLIC COMMENT (1-0585) - C.J. Wang advised of his interest in purchasing a piece of property to construct a manufacturing facility at the corner of Goni Road and College Parkway. He discussed a parcel of land, approximately 50' x 100', which has been donated to the City because of its designation as historical Indian land. He is attempting to obtain information regarding any existing agreement between the owner, Chuck Rafferty, and the City. Chairperson Drews explained that OR1 is a prehistoric Washoe Indian site which was in the general vicinity of the subject parcel. He provided information with regard to testing done at the site and the subsequent agreement between Mr. Rafferty and the City. He suggested that landscaping be designed into the area to keep from disturbing it. He expressed the belief that Mr. Rafferty had placed enough fill on the property, since the original construction, that irrigation lines may not be an issue now; however, deep excavation should be avoided, as a human bone was found during the testing/monitoring period. Chairperson Drews advised Mr. Wang to contact the Planning Department if, during the excavation, any further finding is made. The State would then become involved as there is a protocol which must be

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION

Minutes of the October 12, 1999 Meeting

Page 3

observed. Chairperson Drews advised he had left a copy of the report with Mr. Guzman and that Mr. Wang could pick it up at Community Development. Mr. Wang advised he had no problem designing around the subject parcel. Commissioner Smith suggested that Mr. Wang designate the parcel as dedicated open space and, thereby, receive some tax advantages. Chairperson Drews advised that when Mr. Rafferty developed the property, several utility and sewer trenches were dug. He believes the consultant's observations are fairly well founded and that Mr. Wang should have no problem if he leaves the subject parcel undisturbed. Mr. Wang thanked the Commission.

F-1. H-99/00-3 DISCUSSION AND ACTION REGARDING CARSON CITY HISTORIC HOUSING REHABILITATION PROCEDURES AND STANDARDS (1-0738) - Commissioner Ossa advised that she and Commissioner Smith had met approximately two weeks ago and revised the draft procedures. Discussion ensued with regard to scheduling a special meeting to finalize the procedures. Commission consensus was to schedule the special meeting for October 26, 1999 at 12:00 p.m. in the Capitol Conference Room. Commissioner Ossa acknowledged she could have the draft standards mailed by Friday, October 15, 1999. Mr. Joiner will discuss the final draft with Michael Tanchek, of the Commission on Economic Development. No formal action was taken.

F-2. H-98/99-7 DISCUSSION AND ACTION REGARDING PROPOSED REVISIONS TO CARSON CITY MUNICIPAL CODE (CCMC) 18.07, HISTORIC DISTRICT ORDINANCE (1-0810) - Mr. Joiner discussed submitting the final draft to the Board of Supervisors, the City Manager's request that the Commission make a presentation to the Builder's Association, and the process for public workshops. Discussion ensued with regard to the issue of parking in the residential/office zone, and how it should be addressed. Commissioner Hannafin suggested that the issue should be handled on a case-by-case basis. Mr. Joiner cautioned the Commission that language would need to be structured to indicate that regulations are being applied because the historic district is a special design district. He discussed an additional issue of determining the appropriateness of large additions to existing small buildings because of a large yard. The intent of the R/O district needs to be determined in that regard, i.e., to convert existing buildings or to multiply, expand and rebuild. Commissioner Hannafin reviewed the existing standards for the R/O district. Mr. Joiner discussed the amendment to Title 18 requiring "business offices" to limit the number of employees according to available parking. Discussion ensued with regard to requirements for medical offices, and the Redevelopment Authority's ability to grant waivers. Chairperson Drews requested that a copy of the residential/office zoning code be provided to review and incorporate into the historic district ordinance. Commissioner Hannafin suggested that the existing parking ordinance may be acceptable as it is determined on a case-by-case basis relative to the use of the building. Discussion ensued with regard to addressing the issue by using the concept of floor area ratio, and Mr. Joiner suggested that the Commissioners look at "good" projects and determine the acceptable floor area ratio for this district. Commissioner Hannafin suggested reviewing what other cities have done. Chairperson Drews will remove the redline/strikeout text in the draft. Commission consensus was not to hold public workshops until the residential/office zoning parking issue is resolved. Chairperson Drews requested that this item be agendaized for the October 26, 1999 meeting. No formal action was taken.

G. FUTURE COMMISSION ITEMS (1-1303) - Discussion ensued with regard to the volunteer dinner and designating a speaker from the Commission. Chairperson Drews reported that the Walk Through Time project is moving along, and a presentation to the Board of Supervisors needs to be scheduled in the near future. Vice Chairperson Lopiccolo requested that Mr. Joiner provide an updated list of contact numbers for the Commissioners.

H. ADJOURNMENT (1-1455) - Commissioner Smith moved to adjourn the meeting. Vice Chairperson Lopiccolo seconded the motion. Motion carried 6-0-1-0.

The Minutes of the October 12, 1999 meeting of the Carson City Historic Architecture Review Commission are so approved this _____ day of November, 1999.

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION
Minutes of the October 12, 1999 Meeting
Page 4

MICHAEL DREWS, Chairperson