

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, January 11, 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 01/11/00; Tape 1-0001)

NOTE: Unless indicated otherwise, each item was introduced by Chairperson Drews. 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 5:35 p.m. Roll call was taken; a quorum was present.

B. APPROVAL OF MINUTES - DECEMBER 14, 1999 (1-0017) - Commissioner Hannafin moved to approve of the minutes of the December 14, 1999 meeting as presented. Vice Chairperson Lopiccolo seconded the motion. Motion carried 6-0-1; Commissioner Ossa abstaining.

C. MODIFICATION OF AGENDA (1-0027) - Chairperson Drews advised that items F-1, F-3, and F-4 would be continued to the next meeting.

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

E. DISCLOSURES (1-0043) - None.

F. PUBLIC HEARINGS

F-1. DISCUSSION AND ACTION REGARDING A REQUEST BY THE HISTORIC ARCHITECTURE REVIEW COMMISSION (HARC) FOR CONSIDERATION OF EXPANDING THE HISTORIC DISTRICT BOUNDARIES - Deferred.

F-2. H-98/99-15 DISCUSSION AND ACTION REGARDING A REQUEST FROM THE FIRST UNITED METHODIST CHURCH, PROPERTY OWNER (BRUCE R. SCOTT, MEMBER OF THE BOARD OF TRUSTEES, APPLICANT), FOR CONSTRUCTION OF INTERNAL FENCE AROUND THE EXISTING PLAYGROUND ON PROPERTY LOCATED AT 412 WEST MUSSER STREET, APN 3-202-04 (1-0046) - Bruce Scott, a member of the Methodist Church Board of Trustees and an engineer with Resource Concepts, Inc., provided background information on the application. He referred to the playground area between the Methodist Church and the Small Blessings Preschool, and discussed the manufacturer's warranty requirements for the multi-purpose playground unit purchased last summer. Mr. Scott referred the Commissioners to the color photographs contained in the agenda packets, and discussed the lattice-work fence around the subject portion of the property. Problems with the existing fence include its current condition and difficult maintenance, that it is easy for the preschoolers to climb, and that it is not high enough to provide adequate security. Mr. Scott referred to the photograph of Section 1 (viewed from Division Street), and advised that the church would like to replace the lattice-work fence, in a series of stages, with the proposed vinyl fence. The proposed fence is taller, difficult to climb, and will be easier to

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maintain. Mr. Scott referred the Commissioners to areas 1, 2, and 3 on the site plan contained in the agenda packets. He explained that the church cannot afford to complete the project in one phase and that section 3 would be the first priority. He pointed out the Christian Science Building in the photographs, and advised that its owners have indicated an interest in selling the building. The Methodist Church Board of Trustees is considering the possibility of purchasing the building. Mr. Scott pointed out handicapped access in the photographs, and the new sidewalk in the site plan.

Commissioner Smith explained the Commission's opposition to vinyl materials, and discussed the importance of the Methodist Church and the preschool to the historic district. He inquired as to the possibility of a similarly designed wood fence. Mr. Scott expressed concern about issues of maintenance and splinters, and suggested that vinyl fencing could be installed in the areas which are not visible from Division Street. Discussion ensued with regard to the possibility of wrought iron, the permanence of the proposed fence as related to the church's future plans, other available vinyl fence designs, the possibility of covering the fence with landscaping, and visibility from Division Street. Mr. Scott explained that the proposed design was chosen by the director of the preschool because of its difficulty to climb. Commissioner Speulda suggested a four-foot height as opposed to the proposed five feet. Discussion regarding newly marketed materials and the issue of materials versus appearance followed.

Commissioner Hannafin expressed a concern over setting a precedent by allowing the proposed fence. He pointed out that there are wooden fences being maintained in the same area and commended the Methodist Church for their maintenance of the wrought iron fence. Discussion regarding the wrought iron fence and potential safety issues followed.

Commissioner Hannafin expressed the opinion that a wrought iron fence would be preferable, and discussion ensued regarding cost and maintenance issues. Vice Chairperson Lopiccolo suggested prefabricated wrought iron, sold in sections, would keep the cost down. Commissioner Speulda pointed out that wrought iron is not necessarily appropriate for the entire perimeter of the area. Chairperson Drews suggested a five-foot wood fence for area #3, and something more historically accurate and aesthetically pleasing for area #1. Other suggestions included a redwood fence, or a landscape hedge.

Mr. Scott inquired as to the next step in the process, and Chairperson Drews advised that once the proposed design conforms to the HARC fence guidelines, it can be approved in Community Development. **Commissioner Smith moved to deny H-99/00-15, a request from the First United Methodist Church, as submitted but, in the alternative, to approve the construction of a wooden fence around the area designated as 3, the play area on the site plan submitted with the application; final drawings to be approved by Mr. Joiner or his staff with the concurrence of the HARC Chairman and, if that is not possible, to be presented to a subsequent meeting of the Commission. Commissioner Baker seconded the motion.** Discussion ensued with regard to including language indicating that the denial was based upon the fact that vinyl fencing does not comply with the Secretary of the Interior's Standards and Guidelines. **Commissioner Smith amended his motion to indicate that the reason for the denial was because the application was for construction of a vinyl fence, which does not comply with the Secretary of the Interior's Standards and Guidelines. Commissioner Baker continued his second. Motion carried 7-0.**

F-3. H-99/00-3 DISCUSSION AND ACTION REGARDING CARSON CITY HISTORIC HOUSING REHABILITATION APPLICATION (1-0728) - Chairperson Drews advised that the Board of Supervisors had been supportive of this program. **Commissioner Smith moved to approve the application form submitted by Commissioner Speulda, with suggested minor revisions. Commissioner Baker seconded the motion. Motion carried 7-0.** Mr. Joiner advised that the funding agreement from the State is in the process of being developed and then the program can be publicized. Commissioner Speulda will finalize the application form.

F-4. H-98/99-7 DISCUSSION AND ACTION REGARDING PROPOSED REVISIONS TO CARSON CITY MUNICIPAL CODE (CCMC) 18.07, HISTORIC DISTRICT ORDINANCE - Deferred.

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G. FUTURE COMMISSION ITEMS (1-0766) - Commissioner Ossa distributed the Las Vegas High School Historic District Design Standards for Development to the Commissioners and asked that they review the same. Chairperson Drews requested that items F-1 and F-4 be reagendized; and that the document distributed by Commissioner Ossa be agendized for discussion. Discussion ensued with regard to forming a subcommittee to review the perimeter of the historic district. Commissioner Hannafin requested that the Preservation Coalition be invited to the next meeting. Chairperson Drews requested that an inventory of historic structures be developed for the perimeter of the district and the east side of town.

H. ADJOURNMENT (1-0848) - Commissioner Baker moved to adjourn the meeting at 6:22 p.m. Commissioner Smith seconded the motion. Motion carried 7-0.

The Minutes of the January 11, 2000 meeting of the Carson City Historic Architecture Review Commission are so approved this _____ day of February, 2000.

MICHAEL DREWS, Chairperson