

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION

Minutes of the July 11, 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, July 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

STAFF: Rob Joiner, Principal Planner
Vern Krahn, Parks Planner
Kathleen King, Recording Secretary
(HARC 07/11/00; 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 (1-0001) - Chairperson Drews called the meeting to order at 5:35 p.m. Roll call was taken; a quorum was present. Commissioner Speulda was absent.

B. APPROVAL OF MINUTES (1-0007) - Commissioner Smith moved to approve the minutes of the June 20, 2000 meeting, with a correction to the last paragraph of item F-1. Commissioner Hannafin noted that he had helped to plan the 1976 Brewery Arts Center project but was not the regional, nor the original, architect on the project. Commissioner Smith moved to approve the minutes of the June 13, 2000 meeting. Commissioner Baker seconded the motion. Motion carried 6-0. Commissioner Smith moved to approve the minutes of the June 20, 2000 meeting. Commissioner Baker seconded the motion. Motion carried 6-0.

C. MODIFICATION OF AGENDA (1-0065) - None.

D. PUBLIC COMMENTS (1-0068) - None.

E. DISCLOSURES (1-0075) - None.

F. PUBLIC HEARINGS

F-1. H-00/01-2 DISCUSSION AND ACTION REGARDING A REQUEST FROM CARSON CITY PARKS DEPARTMENT, PROPERTY OWNER (STEPHEN D. KASTENS, APPLICANT) TO REVIEW THE PROPOSED FENCE DESIGN, FENCE COLOR SELECTION, AND THE SITE PLAN AROUND THE WUNGNEMA HOUSE, ON PROPERTY LOCATED AT 844 N. SALIMAN ROAD, APN 2-181-01 (1-0078) - Mr. Krahn reported that construction is ongoing. The graffiti has been successfully removed from the exterior of the house and from the fireplace. He commented on the unique rock design of the fireplace. He referred to a previous meeting wherein he and John Copoulos presented the rehabilitation proposal and promised to return with more detail regarding the

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exterior of the house and the fence design. He referred to a color photocopy of the proposed fence included in the agenda materials, and advised that a revision will be made to include round finials instead of spikes. Mr. Krahn reviewed the color rendering, included in the agenda materials, depicting the location of the fence. He described the fence boundaries and advised that two 4' wide gates on the west side will allow for vehicle access. General pedestrian access will not be provided other than to the front door of the house.

Mr. Krahn explained that the landscaping has been designed in keeping with the existing Mills Park landscaping. Mr. Copoulos has expressed a concern over too much water against the house and has, therefore, requested that the lawn not extend all the way to the foundation. Mr. Copoulos has approved a drip irrigation system for bedding plants near the foundation. Mr. Krahn advised that a few trees will be removed, including two evergreens, one of which causes a problem with the location of the path and the other which interferes with the fence location. The apple trees will remain. Commissioner Smith inquired as to the reason for removing the lilac bushes, and Mr. Krahn explained that they will interfere with the irrigation system. He described a major landscape renovation planned for the east end of Mills Park in the fall of 2000.

In response to a question, Mr. Krahn explained the reason for not connecting the concrete path to the walkway is to dissuade pedestrian access around the house. Discussion took place regarding removal of the evergreen trees, and Mr. Krahn acknowledged that the Brewery Arts Center is welcome to the trees if someone is willing to transport them. He explained that compensation for removing the lilac bushes will be made in the form of foundation plantings around the house. Discussion took place regarding the height of the fence and a separate area being developed for use by the high school students. Mr. Krahn acknowledged that each of the vertical pickets will be topped with a ball finial, and advised that the roof is wood shake.

Further discussion took place regarding the lilac bushes, and Mr. Krahn acknowledged that he would consider keeping the lilac bush located inside the fence. He reiterated the reasons for removing the other two lilac bushes. In response to a question, he advised that he is considering small, ornamental trees for the planting beds. Discussion took place regarding the concrete path and the proposed fence color. **Commissioner Hannafin moved to approve H-00/01-2, a request from Carson City Parks Department, property owner (Stephen D. Kastens, applicant) to review the proposed fence design, fence color selection, and the site plan around the Wungnema House on property located at 844 North Saliman Road, APN 2-181-01; with the conditions presented by staff and a sixth condition of approval to encourage saving the lilac bushes. Commissioner Smith seconded the motion. Motion carried 6-0.** Mr. Krahn agreed to review and discuss saving or relocating the lilac bushes.

F-2. H-00/01-01 DISCUSSION AND ACTION REGARDING A REQUEST FROM PAUL LARQUIER, PROPERTY OWNER (BRUCE ROBERTSON, APPLICANT), FOR EXTERIOR REMODEL, INCLUDING ENLARGEMENT OF WINDOWS, EXPANSION OF ENTRANCE, METAL FACADE, ADDITION OF DOUBLE ENTRY DOORS IN REAR OF BUILDING, AND REPLACEMENT OF SIDEWALK, CURB, AND GUTTER, TREES WILL BE ADDED TO SIDEWALK ON PROPERTY LOCATED AT 813 N. PLAZA STREET, APN 2-161-06 (1-0481) - Mr. Joiner explained that the subject building is only partially within the historic district, and that the historic district line does not follow the parcel line. Having reviewed the historic district map, Mr. Robertson explained that the boundary line encompasses the entire block with the exception of one parcel. Discussion ensued with regard to the same. Mr. Joiner advised that the information had been presented to the Redevelopment Authority Citizens Committee ("RACC"). Consensus of the RACC was to request Mr.

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Robertson to complete a formal application, and to present the proposal to this Commission for review. Mr. Robertson reviewed the site plan and discussed proposed locations for trees and a planter. Discussion took place regarding tenants and signage. Mr. Robertson explained that the owners had been unaware their building was included in the historic district. A building permit was obtained to remodel the front entrance and the windows; however, the Building Department did not flag the structure as being within the historic district. Mr. Robertson advised that as soon as the fact was known, roof modifications were suspended pending review and approval by the Commission.

Mr. Robertson noted that the new tenant at 813 North Plaza Street is an archaeological engineering firm, Summit Environs Solutions ("Summit"). Part of Summit's negotiations on the lease included the subject improvements to the building. In response to a question, Mr. Robertson referred to the elevation drawings on page 3 of the agenda materials and discussed the proposed stucco material. He advised that the proposed color for the metal roof is green, and that the sidewalks, as well as some of the curbing, are scheduled to be redone this summer.

Commissioner Hannafin pointed out the City's requirements for landscaped parking lots on new projects, and inquired as to plans for landscaping. Discussion ensued with regard to the same. Commissioner Hannafin acknowledged the problem with the storm drainage ditch along Washington Street, and requested that the plans include planters, and additional landscaping in the parking lot and along the Plaza Street sidewalk. Mr. Joiner advised that City policies don't require landscaping in existing parking areas unless the project plans call for a significant expansion of the building. Commissioner Hannafin requested that, although landscaping may not be required by the City, the project include a full landscaping plan for the parking, etc. in keeping with or equal to the City's landscape standards. Chairperson Drews suggested that the RACC would be better able to pursue the request for landscaping and perhaps provide funding assistance for the same. Mr. Robertson agreed that landscaping would improve the appearance of the entire property. He discussed the owners' perspective of attempting to procure a long-term ground lease for development of the vacant land or to solicit a build-to-suit tenant. Once that happens, the owners would most likely consider tying the properties together with landscaping improvements. Commissioner Hannafin encouraged consideration of landscaping improvements.

Commissioner Hannafin moved to approve H-00/01-1, a request from Paul Larquier, property owner (Bruce Robertson, applicant) for exterior remodel, including enlargement of windows, expansion of entrance, metal facade, addition of double entry doors in rear of building, and replacement of sidewalk, curb, and gutter, trees will be added to sidewalk on property located at 813 North Plaza Street, APN 2-161-06; the conditions of approval as provided by staff in the agenda materials with an additional condition of approval that the applicant is to consider landscaping the entire parcel according to City landscape standards. Commissioner Baker seconded the motion. Motion carried 6-0.

F-3. 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) (1-0840)
- Chairperson Drews advised that Mr. Sullivan had reviewed the draft revisions and provided comments. He discussed Mr. Sullivan's comments, including that Section 18.07.060 - Organization of the Commission - be drafted into general bylaws. He distributed a sample set of bylaws from the Board of Appeals, and discussed the benefits of having the Commission organized under a set of bylaws. He then reviewed Mr. Sullivan's suggestions by section, and discussion took place regarding the need to have NRS 384 amended to provide for binding final decisions by the Commission. The Commissioners and Mr. Joiner continued

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reviewing Mr. Sullivan's suggestions and discussed other revisions to the draft ordinance. Chairperson Drews will provide a diskette with the latest version of the draft ordinance to Mr. Joiner. The additions discussed at this meeting will be bracketed and included. No formal action was taken.

G. FUTURE COMMISSION ITEMS (1-1550) - Chairperson Drews requested that item F-3 be reagendaized. Commissioner Smith inquired as to the status of expanding the historic district. Chairperson Drews discussed an article to be published in the July 15th *Reno Gazette-Journal* regarding the intent of the Commission and its activities in regard to this matter. He commented that the next step in the process is to develop the inventory into a data base. Discussion took place regarding the process of developing the inventory.

H. COMMISSIONER COMMENTS (1-1734) - Commissioner Ossa reported that the Save America's Treasures organization had donated \$265,000 to the Stewart Indian School. A brief discussion took place with regard to the same.

I. ADJOURNMENT (1-1796) - Commissioner Smith moved to adjourn the meeting at 7:06 p.m. Commissioner Baker seconded the motion. Motion carried 6-0.

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

MICHAEL DREWS, Chairperson