

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION

Minutes of the November 21, 2000 Meeting

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A regular meeting of the Carson City Historic Architecture Review Commission was scheduled for 5:30 p.m. on Tuesday, November 21, 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
Art Hannafin
Rebecca Ossa
Peter Smith
Louann Speulda

STAFF: Rob Joiner, Principal Planner
Kathleen King, Recording Secretary
(HARC 11/21/00; Tape 1-0001)

NOTE: Unless indicated otherwise, each item was introduced by the Chairperson or the Vice 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 (1-0003) - Vice Chairperson Lopiccolo called the meeting to order at 5:33 p.m. Roll was called; a quorum was present. Chairperson Drews arrived at 5:35 p.m.

B. APPROVAL OF MINUTES - OCTOBER 10, 2000 AND OCTOBER 24, 2000 (1-0011) - Commissioner Smith moved to approve the minutes. Commissioner Baker seconded the motion. Motion carried 3-0-1-3, Vice Chairperson Lopiccolo and Commissioners Ossa and Speulda abstaining.

C. MODIFICATION OF AGENDA (1-0029) - None.

D. PUBLIC COMMENTS (1-0030) - None.

E. DISCLOSURES (1-0037) - Commissioner Ossa advised that she has been discussing work on Buildings 1 and 3 at the Stewart Indian School with Sheila Abbe, Director of the Stewart Indian School Museum.

F. PUBLIC HEARINGS:

F-1. H-00/01-9 DISCUSSION AND ACTION REGARDING A REQUEST FROM CARLITA RAY, PROPERTY OWNER AND APPLICANT, TO REMOVE AND REPLACE BALCONIES ON THE NORTH SIDE OF THE HOUSE ON PROPERTY LOCATED AT 204 WEST SPEAR STREET, APN 3-222-04 (1-0046) - Vice Chairperson Lopiccolo passed the gavel to Chairperson Drews. Carlita Ray described the condition of the sleeping porches on the back of the house,

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and her proposal to replace them. Ms. Ray and Tom Hoyle displayed and reviewed plans and old photographs with the Commissioners and staff. Discussion took place regarding the balconies, additions to the house, the proposed spiral staircase, the handicapped ramp, a required special use permit, and a second story exit. Commissioner Hannafin encouraged Ms. Ray and Mr. Hoyle to talk to a plan examiner in the Engineering Department regarding the requirement and location for a secondary story exit. In response to a question, Mr. Hoyle advised that the siding behind the two porches is in fairly good condition. Mr. Hoyle indicated that he would get direction on the requirements, and present drawings for the spiral staircase at the next meeting. **Commissioner Smith moved to approve H-00/01-9, a request from Carlita Ray, property owner and applicant, to remove but not replace balconies on the second floor on the north side of the house on property located at 204 West Spear Street, APN 3-222-04; subject approval is not based on the findings that the plans as submitted reflect what the replacement structures, if any, are going to be but that removing the balconies themselves comply in general conformance with the Secretary of the Interior's Standards and Guidelines for Rehabilitation and otherwise the form of the motion provided by staff is incorporated, including the five standard conditions of approval. Commissioner Hannafin seconded the motion. Motion carried 7-0-0-0.**

F-2. H-00/01-8 DISCUSSION AND ACTION REGARDING A REQUEST FROM JOHN AND ROBYN UHART, PROPERTY OWNERS AND APPLICANTS, TO REMOVE EXISTING WAINSCOT AND REPLACE WITH BRICK, REMOVE AND REPLACE EXISTING RAIN GUTTER, AND ADD BRICK TO EXISTING PLANTER AND BASE OF SIGN, ON PROPERTY LOCATED AT 301 WEST WASHINGTON STREET, APN 3-281-02 (1-0539) - John Uhart provided information on the history of the building, and described his plans. In response to a question, Mr. Uhart indicated that the masonry will extend from the existing wainscot. Discussion took place regarding the proposed brick, and Mr. Uhart's concern over popping out nails on the inside walls while removing the wainscot. **Commissioner Ossa moved to approve H-00/01-8, a request from John and Robyn Uhart, property owner and applicant, to remove existing wainscot and replace with brick, remove and replace existing rain gutter, and add brick to existing planter and base of sign, on property located at 301 West Washington Street, APN 3-281-02; 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 Historic Architecture 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 standards conditions of approval. Commissioner Speulda seconded the motion.** In response to a question, Mr. Uhart indicated that the brick around the sign will replace the existing brick. **Motion carried 7-0-0-0.**

F-3. H-00/01-7 DISCUSSION AND ACTION REGARDING STEWART INDIAN SCHOOL FACILITY ON PROPERTY LOCATED AT 5366 SNYDER AVENUE, APN 9-241-19 (1-0642) - Mr. Joiner distributed a document entitled "Draft 10/30/00 Stewart Master Plan." Chairperson Drews advised that he and Commissioner Ossa had talked to Pam Wilcox, of the Division of State Lands, earlier in the day. State Historic Preservation Office ("SHPO") staff will prepare a preservation plan for the property. Chairperson Drews advised that the draft master plan had been presented to the Board of Examiners during the first week in November. He further advised that Ms. Wilcox has expressed an

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interest in meeting with a HARC subcommission for assistance in developing the plan. Chairperson Drews volunteered to participate in the subcommission. Commissioner Ossa will be a member of the planning team by virtue of her position with SHPO. Consensus of the Commissioners was that they would all like to be involved in the planning effort. Mr. Joiner will ensure the meetings are properly noticed.

Sheila Abbe, Director of the Stewart Indian School ("SIS") Museum, advised that she had received the draft master plan the day before the last ad hoc committee meeting. She distributed copies of the draft master plan to the ad hoc committee, and Mike Meizel reviewed the plan. The draft master plan and various other issues were discussed at length. Ms. Abbe referred to the minutes of the October 18, 2000 meeting of the ad hoc committee included in the agenda materials, and advised that the minutes of the last meeting have also been published. Tom Metcalf, the project manager at SIS, was invited to the ad hoc committee meeting; he discussed ideas for moving some of the buildings. Other issues such as parking, structure height, compatibility, support systems, and the number of state workers which can be accommodated in a 450,000 square foot area were discussed. Ms. Abbe discussed attendance at the Stewart Indian School over the last several decades, and indicated that over 200 Indian tribes have been represented during that time.

In response to a question, Mr. Joiner advised that he had talked with Ms. Wilcox earlier in the day. He provided information from their conversation. Mr. Joiner indicated that he will be following up with the Attorney General's office regarding interpretation of the applicable statute. He discussed the requirement for an adaptive reuse special use permit. Discussion took place regarding the plans of the Division of State Lands, existing unused land within the Capitol Complex, traffic impacts, and environmental assessments. Chairperson Drews commented that State Lands representatives indicating an interest in working with the Commission is a positive sign; he looks forward to meeting with them. He suggested that the goal of the Commission should be to ensure preservation. In response to a question, Chairperson Drews indicated that the preservation of each building needs to be discussed. He suggested developing an inventory to prioritize buildings which are in need of immediate repair, and beginning the mothball process. In response to a question, Commissioner Ossa indicated that the preservation plan will encompass the whole campus and prioritize each individual building.

Commissioner Smith requested that this item be reagendaized for the next meeting, and discussion took place regarding the wording of the agenda item. Ms. Abbe advised of a meeting with Ms. Wilcox on Monday, November 27th. She discussed the insistence of some state agency representatives to "go forward and not look back," and the need to keep in mind the past history of what has taken place on the property. She advised that the occupied buildings have not been retrofitted to the standard being required for the SIS projects. Commissioner Smith requested that Ms. Abbe inquire of Ms. Wilcox the reason for this. Ms. Abbe provided a status report on the rehabilitation projects. Discussion took place regarding requirements for certificates of occupancy, the possibility of temporarily assigning a City employee to work at the SIS property, Parks and Recreation Director Steve Kastens' proposal to relocate Fuji Park, the possibility of the Scottish Games event utilizing the property, and Ms. Abbe's plans for the old post office. Chairperson Drews requested that Commissioner Ossa inform Ms. Wilcox of the Commission's interest in participating in the planning process. Chairperson Drews thanked Mr. and Mrs. Abbe for their attendance and presentation.

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F-4. DISCUSSION REGARDING DEVELOPMENT OVER HISTORIC CEMETERY ON PROPERTY LOCATED AT 1818 NORTH ROOP STREET, APN 2-111-07 (1-1335) - Chairperson Drews advised that this property continues to be developed. The trench lines have been backfilled, and a commemorative plaque is being considered. In response to a question, Chairperson Drews advised that the bodies which were exposed in the trenches were exhumed and sent to graduate students at the University of Nevada, Las Vegas, one of whom is working on the Chinese cemetery in Carlin, Nevada. The bodies will eventually be interred at Lone Mountain Cemetery. Discussion took place regarding the requirement to attempt to contact relatives, and the number of people buried under the development. Mr. Joiner advised that the State Archivist is attempting to amend the statute with regard to contacting relatives. Chairperson Drews referred to the "dead bodies" statute, and discussed the requirements for disinterment and re-interment.

G. FUTURE COMMISSION ITEMS (1-1422) - Discussion took place regarding the status of revisions to Title 18. Mr. Joiner advised of the Planning Commission workshop scheduled for Monday, November 27th, and the Builders Association meeting on December 6th. He requested Commission representation at both meetings. Commissioner Speulda advised of a house on Telegraph and Nevada Streets where the roof is badly damaged and the chimney is falling off. Chairperson Drews discussed the possibility of publishing a coffee table book entitled, *Victorian Back Sides*.

H. ADJOURNMENT (1-1588) - Commissioner Smith moved to adjourn the meeting at 6:53 p.m. Commissioner Ossa seconded the motion. Motion carried 7-0.

The Minutes of the November 21, 2000 meeting of the Carson City Historic Architecture Review Commission are so approved this _____ day of December, 2000.

MICHAEL DREWS, Chairperson