

DOWNTOWN DESIGN REVIEW
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A Downtown Design Review hearing was held at 1:30 p.m. on Wednesday, September 29, 1999 in Conference Room #57, 2621 Northgate Lane, Carson City, Nevada.

PRESENT: Rob Joiner, Hearing Examiner
Robert Darney, Applicant
Chris Chimitz, Applicant
David Morgan, News Carson City
Kathleen King, Recording Secretary
(DDR 09/29/99; Tape 1-000)

NOTE: Unless indicated otherwise, each item was introduced by Hearing Examiner Joiner. 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 (1-001) - Mr. Joiner called the hearing to order at 1:33 p.m.

B. MODIFICATION TO THE AGENDA (1-003) - Mr. Joiner advised that Items D-2 and D-3, DG-99/00-4 and DG-99/00-5, would be continued to October 6, 1999 at 2:00 p.m., pursuant to a request by Atlantic Richfield Company.

C. PUBLIC COMMENT (1-008) - None.

D. PUBLIC HEARING

1. DG-99/00-3 DISCUSSION AND ACTION REGARDING A REQUEST FROM CARSON CINEMA GROUP, LLC PROPERTY OWNER (HANNAFIN ARCHITECT AND BUILDER, APPLICANT) TO REHABILITATE THE FACADE AND INTERIOR OF THE BUILDING LOCATED AT 716 NORTH CARSON STREET (WASHINGTON STREET STATION), APN 3-283-04 (1-012) - Mr. Joiner stated, for the record, that this project was reviewed several months ago at a hearing presided over by a Community Development staff member. Subsequent review by the District Attorney's office determined that the meeting did not comply with Nevada Open Meeting Law requirements and, thus, the project has been resubmitted for downtown design review. Robert Darney, of Hannafin/Darney Architects, presented and reviewed the drawings. Two ventilator hoods, which are architecturally compatible with the project, will remain and be painted to match the metal roof. The stair penthouse will be removed and a roof scuttle installed. All other rooftop equipment, with the exception of two ventilator turbines, has been removed pursuant to the demolition permit. The ventilator turbines will be removed shortly. Roof top mechanical units will be placed behind the new parapets on each end of the roof. Discussion ensued with regard to comments received about the project, the project details, use of sandstone on the exterior of the building, easements being sought for locations of trash dumpsters and mechanical equipment, locations for possible white paper recycling containers, and potential tenants. Mr. Joiner noted that the building is not fifty years of age or older and, therefore, not subject to the Secretary of the Interior Guidelines. He rendered findings that the project is in conformance with the standards of Section 18.10.010, the Downtown Design Guideline Review Ordinance, that the project is compatible with its surroundings, and will be a nice addition to the area. Mr. Joiner approved the project and noted that since no one was present to appeal his decision, the project can move forward immediately.

Mr. Joiner recessed the meeting at 1:45 p.m. and reconvened the meeting at 2:35 p.m.

D-4. DG-99/00-6 DISCUSSION AND ACTION REGARDING A REQUEST FROM THE STATE OF NEVADA, PROPERTY OWNER (STATE PUBLIC WORKS BOARD, APPLICANT) TO REHABILITATE THE FACADE AND INTERIOR OF THE BUILDING LOCATED AT 706 NORTH CARSON STREET (FORMERLY FIRST INTERSTATE BANK), APN 3-283-05 (1-114) -

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Mr. Joiner noted the plans, designed by Smith Design Group, and presented by Chris Chimitz, architect with the State Public Works Board. Mr. Chimitz provided a description of the building and plans for its use, as follows: the east end of the building will be used for displays, and includes a public display window to indicate the type of display or exhibit contained inside. The display window has been designed to emulate the architectural form of the Mint Building to the south. The mid-portion of the building will contain a reception area and a gift shop, and the west end of the building will contain offices and archive storage space. The upstairs portion is designed to include a mezzanine, with offices and a small display area. The exterior of the building includes a sandstone wainscoting to match the Mint Building. The cornice and detailing were designed to be in keeping with the existing structures and to maintain the architectural flavor of downtown Carson City. The project has a \$485,000 construction budget, which includes the exterior renovations. No other exterior work will be done other than that depicted on the plans. Discussion ensued with regard to the possible mural, and review of the same by the Nevada Arts Council. Mr. Chimitz requested that the State Public Works Board be afforded an opportunity to review the mural prior to a decision being made. Mr. Joiner agreed and suggested that he contact the Nevada Arts Council Director to discuss the status of the review process. Discussion ensued with regard to the status of the final plans and the service entry door. Mr. Joiner noted that the building is not 50 years of age or older and, therefore, is not subject to the Secretary of the Interior Standards. Pursuant to Section 18.10.070, the project as proposed is in conformance with the Downtown Design Guidelines and is a good compliment to the State Museum and its other surroundings. Mr. Joiner approved the project, and advised that anyone who participated in the hearing has ten days to appeal the decision to the Planning Commission.

E. ADJOURNMENT (1-232) - Mr. Joiner adjourned the meeting at 2:45 p.m.

The Minutes of the September 29, 1999 Downtown Design Review hearing are so approved this ____ day of October, 1999.

ROB JOINER, Hearing Examiner