

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION

Minutes of the September 8, 1998 Meeting

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A regular meeting of the Carson City Historic Architecture Review Commission was held on Tuesday, September 8, 1998 in the City Hall Capitol Conference Room, 201 N. Carson St., Carson City, NV at 5:30 p.m.

PRESENT: Vice Chairperson Peggy Twedt
Richard Baker
Art Hannafin
Scott Klette
Mark Lopiccolo

STAFF: Rob Joiner, Principal Planner
Tara Hullinger, Senior Planner
Fran Smith, Recording Secretary
(HAR 9/8/98 1-0000.5)

NOTE - Unless otherwise indicated each item was introduced by Vice Chairperson Twedt. Individuals speaking are identified following the heading of each item. A tape recording of these proceedings is on file in the Clerk-Recorder's office. This tape is available for review and inspection during normal business hours.

A. CALL TO ORDER - Vice Chairperson Twedt called the meeting to order at 5:30 p.m. A roll call was taken and a quorum was present although Chairperson Drews and Commissioner Ossa were absent.

B. MODIFICATION OF AGENDA - None.

C. PUBLIC COMMENT - None.

D. DISCLOSURES - Commissioner Klette said he had been contacted by Pam Gruber of Carson-Tahoe Hospital regarding the sale of miscellaneous items at the Adams House. He will be meeting with her September 9 to talk about it.

E. PUBLIC HEARINGS

1. H-98/99-3 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM CELIENE SAATHOFF, PROPERTY OWNER (HERMAN S. ANDREWS, JR., APPLICANT) TO ADD A PORT AWNING OVER EXISTING PORCH AT THE EAST END OF HOUSE ON PROPERTY AT 412 S. THOMPSON ST., APN 3-133-25 - (1-0037.5) Mr. Andrews had a drawing of the project and explained that Ms. Saathoff merely wanted to put in an awning for protection against the weather and that it would match the existing house. Commissioner Klette asked about the height of the existing porch and Mr. Andrews said it is two feet and that there is an existing metal railing. Commissioner Lopiccolo expressed the desire that instead of a leanto type look the roof could be hipped and Mr. Andrews said that would not be a problem. Discussion ensued on moving the posts in a bit and Mr. Andrews said that would also not be a problem. Commissioner Lopiccolo moved to approve H-98/99-3, a request from Celiene Saathoff, property owner (Herman S. Andrews, Jr., applicant), to add a porch awning over existing porch at the east end of the house on property located at 412 S. Thompson St., APN 3-133-25; 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 HARC 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; these are the five standard conditions and also the condition that they change the roof line to a full hip, move the posts in on both sides, have the same pitch as the existing roof, and put the posts in on top of the porch. Commissioner Baker seconded the motion. Motion carried 5-0-2-0.

2. H-98/99-8 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM FIRST METHODIST CHURCH, PROPERTY OWNER AND APPLICANT, FOR HISTORICAL TAX DEFERMENT ON PROPERTY LOCATED AT 402 N. MINNESOTA ST., APN 3-192-09 - (1-0201.5) Clyde Forney, representing the church, advised he had a letter from Assessor Kit Weaver noting that the property

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previously had the deferment under a different property owner. He also commented that the church offices would be moving to the property using part of it and the tenants in the rest of it would remain. Commissioner Hannafin asked that Mr. Joiner explain the deferment process for the record and Mr. Joiner provided details. Discussion then ensued on which types of properties can be considered. The need for the items in HARC Policy Document 90-1 was explained. Ms. Hullinger left the room to place a call for the information. Vice Chairperson Twedt continued this item until that was available.

F. 1. Commission Member Reports (Non-Action)

a. Status Report on Historic District Ordinance (CCMC 18.07) Draft Amendment - Vice

Chairperson Twedt explained a technical problem with her computer prevented her from presenting an update; however, she anticipated she would have the information for the next meeting.

(1-0415.5) Vice Chairperson Twedt then talked about a survey being conducted by the Carson City Preservation Coalition relating to historic properties in the East side of the City. She explained what they are looking at are properties pre-dating World War II. She added the area they are considering is that bounded by Stewart, Harbin, Fifth and Washington. She also commented they are looking for help from the public relating to identifying a history of those historic houses. Commissioner Hannafin said periodically over the years the subject of expanding the boundaries of the Historic District has been discussed. He asked if the Commission felt it appropriate to consider this. Mr. Joiner said there are a couple of houses in that area that were added because of their status in the National Register. He then explained the process that is necessary to expand the District. Citizen Laura Adler said the Coalition is interested in getting pictures of some of the homes and also getting information on people who have lived in them.

2. Staff Reports (Non-Action) - (1-0493.5) Mr. Joiner said there have been couple of meetings on the Adams House. He added that a project came from them which would have students working with Chairperson Drews to do an archaeological survey of the property. He also said the Hospital Board of Trustees would be meeting September 10 to determine their next action on the property.

2. CONT'D - (1-0543.5) Ms. Hullinger returned to the meeting at this point and read the items from Policy Document 90-1 into the record. Commissioner Klette then moved to approve H-98/99-8, a request from First United Methodist Church, property owner and applicant, for historical tax deferment on property located at 402 N. Minnesota St.; subject approval is based on the finding that the existing structure does in fact comply with HARC's Document H-90-1 and that it is of significant age, the structure is in good repair, is compatible in historic character and that all modifications of the structure comply with HARC guidelines. Commissioner Lopiccolo seconded the motion. Motion carried 5-0-2-0.

2. Staff Reports (Cont'd) - (1-0579.5) Mr. Joiner said he and Ms. Hullinger are working on an application for the Community Development Block Grant program. He added that the response time closes in November and wanted to get the application in as soon as possible and provided details on what is required. He also said he would be applying for \$40,000 and explained what it could be used for. He suggested that the Commission consider establishment of the criteria at the next meeting and cited several examples. Vice Chairperson Twedt asked if the Commission would be limited in what they could use the grant for. Mr. Joiner said yes and that it could be for low and moderate income and creation of jobs. He added that he would present a draft to the Commission.

(1-0701.5) Commissioner Klette noted there had been some discussion on getting a City person assigned to HARC, perhaps on a part time basis, and asked for an update. Mr. Joiner said the budget for this fiscal year has been set and there is no money for that unless some grant funding becomes available.

3. Future Commission Items - (1-0933.5) Mr. Joiner again talked about the timetable for the CDBG grant application and reiterated he would have a draft for the Commission at the next meeting.

G. ADJOURNMENT - There being no further business Commissioner Klette moved to adjourn.

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Commissioner Baker seconded the motion. Motion carried 5-0-2-0. Vice Chairperson Twedt adjourned the meeting at 6:29 p.m.

The Minutes of the September 8, 1998 meeting of the Carson City Historic Architecture Review Commission

ARE SO APPROVED 10/13, 1998

/s/

Mike Drews, Chairperson