

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the August 12, 2003 Meeting

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A regular meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Tuesday, August 12, 2003 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews
Vice Chairperson Mark Lopiccolo
Richard Baker
Robert Darney
Rebecca Ossa

STAFF: Walter Sullivan, Planning and Community Development Director
Jennifer Pruitt, Associate Planner
Scott Fahrenbruch, Parks and Recreation Director of Operations
Vern Krahn, Parks Planner
Kathleen King, Recording Secretary

NOTE: 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 (1-0008) - Chairperson Drews called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Commissioners Smith and Speulda were absent.

B. ACTION ON APPROVAL OF MINUTES - July 8, 2003 (1-0013) - Commissioner Baker moved to approve the minutes. Vice Chairperson Lopiccolo seconded the motion. Motion carried 5-0.

C. MODIFICATION OF AGENDA (1-0017) - None.

D. PUBLIC COMMENTS (1-0023) - None.

E. DISCLOSURES (1-0029) - Vice Chairperson Lopiccolo disclosed a discussion with Jennifer and Gary Cain in conjunction with item F-3. Commissioner Ossa disclosed past conversations with members of the Carson City Historical Society regarding item F-1.

F. PUBLIC HEARING: ACTION ITEMS

F-1. H-03/04-2 ACTION REGARDING A REQUEST FROM CARSON CITY PARKS AND RECREATION DEPARTMENT TO CONSTRUCT A TWO-STORY CARRIAGE HOUSE ON PROPERTY KNOWN AS THE ROBERTS HOUSE, LOCATED AT 1207 NORTH CARSON STREET, APN 002-151-01 (1-0039) - Ms. Pruitt referred to the agenda materials, provided background information on this item, and introduced Mr. Krahn and Mr. Fahrenbruch. She displayed slides of the existing structure. Mr. Krahn reviewed the proposal and the plans included in the agenda materials. He advised that the Parks and Recreation Commission approved the request at their July 15, 2003 meeting.

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He discussed the purpose of the carriage house and advised that the Carson City Historical Society will be seeking grant funding for the project. City staff and Historical Society representatives are desirous of ensuring that all necessary revisions to the design have been made and all requirements have been met prior to seeking the grant funding. Mr. Fahrenbruch discussed past efforts of the Historical Society to ensure that improvements to the Roberts House property conform with historic district standards. He expressed the opinion that the proposed design represents furtherance of those efforts.

Mr. Krahn referred to the recommended conditions of approval included in the staff report, and expressed agreement with them as standard conditions for historic district projects. He requested the Commissioners to consider extending the permit for a period of 24 months in light of the fact that a funding source for the construction has yet to be identified. In response to a question, Ms. Pruitt recommended that the Commission schedule the item for review after a two year period at which time an additional 12-month extension can be granted, if necessary.

(1-0196) Susan Ballew, President of the Carson City Historical Society, expressed appreciation to the Commissioners for the opportunity to present the proposal. She advised that Paula Cannon has been working with architect John Copoulos to design the building and determine preliminary costs. She thanked City staff for their assistance and support. She discussed the purpose of the carriage house to accommodate archival storage and meeting space, and advised of donation pledges of construction materials, equipment, and funding.

(1-0224) Jürgen Matthes, a resident of Carson City, discussed the importance of preserving history for the residents of Carson City “as well as for foreigners.” He commented that “the City has a lot to offer and a lot of history and it should be promoted to the full extent.”

Ms. Ballew and Ms. Cannon responded to questions regarding the square footage of the proposed building, HVAC and security equipment. Commissioner Darney requested staff to include, as a condition of the approval, the requirement to screen any HVAC equipment with fencing or landscape. Vice Chairperson Lopiccolo expressed support for the proposed design. He requested that additional detail and material samples be presented at an appropriate time prior to beginning construction. He advised that plans for exterior lighting and landscaping should also be submitted to the Commission for review. Consensus of the Commission was to include these items as additional conditions of approval. Commissioner Baker noted that the fascia boards on the existing building have decorative carving which was not included in the proposed design for the carriage house. Discussion took place with regard to the same, and consensus of the Commission was that similar decorative carving would not be appropriate because of the “outbuilding concept” of the carriage house. The Commissioners commended Mr. Copoulos on the design and requested the Historical Society representatives to convey their appreciation.

Commissioner Darney moved to approve H-03/04-2, a request from the Carson City Parks and Recreation Department to construct a two-story carriage house on the property known as the Roberts House located at 1207 North Carson Street, with the conditions of approval previously discussed, as follows: that the screening of any mechanical equipment be addressed, exterior lighting and materials be addressed and samples provided (siding, roofing, color, and window types), and any

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adjacent landscaping be detailed; in addition that the permit is extended for a period of 24 months. Vice Chairperson Lopiccolo seconded the motion. Motion carried 5-0.

F-2. H-03/04-3 ACTION REGARDING A REQUEST FROM WAYNE AND SALLY CHIMARUSTI TO APPROVE THE REPLACED SUN ROOM WINDOWS ON THE NORTHWEST CORNER OF THE RESIDENCE AND ADDED GLASS FRENCH DOORS ON PROPERTY LOCATED AT 610 PHILLIPS STREET, APN 003-275-02 (1-0405) - Ms. Pruitt provided background information on this item and displayed slides of the subject residence with the new windows and french doors. Mr. Chimarusti explained the reasons the project was not submitted to the Commission prior to installation of the windows and doors, and apologized for the oversight. He discussed the purpose for replacing the windows, and reviewed the window specifications as provided in the description included in the agenda materials. He responded to questions regarding the windows, the revision to accommodate the french doors, and proposed steps to the french doors. He discussed future plans for an addition and the possibility of finishing the patio in the nearer term. Chairperson Drews requested Mr. Chimarusti to return with a more detailed plan for the proposed steps. **Commissioner Darney moved to approve H-03/04-3, a request from Wayne and Sally Chimarusti to replace the sunroom windows on the northwest corner of the residence and to add glass french doors to the property located at 610 Phillips Street with the condition that a design on the exterior steps leading to the french doors will be submitted at a future meeting. Commissioner Baker seconded the motion. Motion carried 5-0.** In response to a question, the Commissioners expressed no initial opposition to the future plans discussed by Mr. Chimarusti as long as the architecture is similar to the existing and the improvements are made within all the appropriate historic district guidelines. Mr. Chimarusti thanked the Commission.

F-3. DISCUSSION REGARDING THE PROPERTY AT 412 NORTH CURRY STREET KNOWN AS THE HYMAN OLCOVICH HOUSE (1-0609) - Jennifer Verive Cain introduced herself, her husband, Gary, and her father, Tony Verive. Ms. Pruitt expressed appreciation for the Cains' attendance at the meeting, and provided background information on this item. Ms. Cain advised that escrow closed on the Olcovich House earlier in the day. She discussed plans to reside and operate a militaria shop, a corresponding library, and museum in the house. She advised that Richard Foley, the inspector, had recommended Vice Chairperson Lopiccolo as a general contractor. She reviewed the spreadsheet of inspections done to date and discussed the desire to ensure that any improvements are done in accordance with historic district guidelines. She invited the Commissioners' comments, concerns, suggestions, advice, etc.

Chairperson Drews expressed appreciation for the Cains' efforts and advised that communication is a key element to a successful project. He advised that the Commission's purview is exterior improvements and their correlation with the existing structure. The Commissioners discussed the extensive documentation available on the Olcovich House. Ms. Pruitt described and recommended the City's major project review process, and Chairperson Drews advised that the Commission serves as a resource for design issues.

(1-0795) Tony Verive commented on the "wonderful" people and characteristics of Carson City. He advised that Gary and Jennifer Cain are very conscientious and intend to make their permanent home and raise a family in Carson City. He commented that they will be an asset to the community.

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Ms. Cain invited the Commissioners' comments and input and referred to her contact information included in the agenda materials. The Commissioners thanked Mr. and Mrs. Cain and Mr. Verive for their attendance and participation.

F-4. DISCUSSION REGARDING GRANTS (1-0830) - Ms. Pruitt distributed a draft CLG Time Line for 2003/2004 and reviewed the same. She responded to questions regarding the co-award of funding for the Redevelopment Sign Study submitted by Economic Development/Redevelopment Manager Joe McCarthy. Ms. Pruitt and Commissioner Ossa responded to questions regarding the purpose of the sign study. Mr. Sullivan has requested a similar time line from Mr. McCarthy. Ms. Pruitt advised that the projects will be managed separately, but that Planning and Community Development staff will work closely with Mr. McCarthy to ensure deadlines are met.

Mr. Sullivan discussed the purpose of the joint meeting with the Board of Supervisors scheduled for October 16th. He provided background information on the time line, commended the Commission on their consistent diligence over the years, and discussed the possibility of amendments to the time line. He advised that Ms. Pruitt will oversee the grants from the Commission standpoint and that Management Assistant Kathy Laster will oversee the financial/administrative portion. Mr. Sullivan will provide general oversight. He commended Ms. Pruitt and Ms. Laster for their involvement in the grant program in addition to their regular duties.

Chairperson Drews advised that the GIS project is nearly complete. He discussed various functions which could be added to the project in the future. He advised that the program can be installed on a local drive in the Planning and Community Development office and the SHPO office. GIS Coordinator Scott Royal will have access to the program and could make it available on the City's network. In response to a question, Chairperson Drews suggested discussing with Mr. Royal the possibility of making the program accessible through the City's website.

Discussion took place regarding the possibility of developing an HRC website in conjunction with the Planning and Community Development Department's website, GIS Division support of the GIS program, the GIS program database, and the Walk Through Time program.

G. FUTURE COMMISSION ITEMS (1-1274) - Ms. Pruitt advised of a telephone call from Peggy Twedt, owner of the 612 West Telegraph Street property, who requested to replace an existing 5' wooden fence on the back of the property. Ms. Pruitt anticipates that the fence will not be visible from the street, but advised that the project can be agendized for the September Commission meeting if the Commissioners wish to review it. Chairperson Drews requested Ms. Pruitt to develop a one-page project profile, listing the materials to be used, and advised that he would review the project at the Planning and Community Development Department. Ms. Pruitt further advised of receiving a telephone call from Joan Wright, owner of the 411 West Fourth Street property, who has requested to do a fencing project. Ms. Wright requested Commission input on masonry wall projects, and discussion took place with regard to the same.

In response to a question, Ms. Pruitt advised that Philip Hersey's roofing project could be placed on the September Commission agenda. She advised that a permit was issued for the roofing project, and that Mr.

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Hersey is required to reappear before the Commission with plans for the porch project. In response to a question, Commission consensus was to request a building inspector to visit the property. Vice Chairperson Lopiccolo advised that Mr. Hersey's construction methods will lead to roofing problems in the future. Chairperson Drews requested Ms. Pruitt to invite Mr. Royal to the next meeting to discuss potential maintenance of the GIS program.

At Ms. Pruitt's request, Chairperson Drews reported on the historic preservation awards presented at the August 7th Board of Supervisors meeting. Mr. Sullivan advised of very positive feedback on the presentation from the Board of Supervisors. Consensus of the Commission was to present awards annually during Historic Preservation Week.

H. ACTION ON ADJOURNMENT (1-1447) - Commissioner Baker moved to adjourn the meeting at 6:43 p.m. Commissioner Ossa seconded the motion. Motion carried 5-0.

The Minutes of the August 12, 2003 meeting of the Carson City Historic Resources Commission are so approved this 9th day of September, 2003.

MICHAEL DREWS, Chair