

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION
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A regular meeting of the Carson City Historic Architecture Review Commission was held at 5:30 p.m. on Tuesday, December 14, 1999 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews
Vice Chairperson Mark Lopiccolo
Art Hannafin
Rebecca Ossa
Peter Smith
Louann Speulda

STAFF: Rob Joiner, Principal Planner
Kathleen King, Recording Secretary
(HARC 12/14/99; 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 (1-0002) - Vice Chairperson Lopiccolo called the meeting to order at 5:30 p.m. Roll call was taken; a quorum was present. Chairperson Drews arrived at 5:53 p.m. Commissioner Baker was absent.

B. APPROVAL OF MINUTES - NOVEMBER 10, 1999 (1-0006) - Commissioner Speulda moved to accept the minutes as written. Commissioner Smith seconded the motion. Motion carried.

C. MODIFICATION OF AGENDA (1-0020) - Commissioner Smith suggested addressing the items for which applicants were present first. Commissioner Hannafin requested that item F-1 be deferred to next month's meeting.

D. PUBLIC COMMENTS (1-0042) - None.

E. DISCLOSURES (1-0049) - None.

F. PUBLIC HEARINGS

F-1. H-99/00-11 DISCUSSION AND ACTION REGARDING A REQUEST FROM ST. TERESA OF AVILA CATHOLIC CHURCH, PROPERTY OWNER (CARSON CITY, APPLICANT) FOR PLACEMENT OF A SMALL, HISTORIC PLAQUE DESIGNATING IT AS THE "JOHN MCGREGOR CHARTZ HOME", BUILT IN 1914, LIFETIME HOME OF JIMMY CHARTZ ON PROPERTY LOCATED AT 408 WEST ROBINSON STREET, APN 3-236-01 (1-2086)
- Commissioner Hannafin requested that this item be deferred as he has not yet had an opportunity to meet with Father Jerry. Chairperson Drews offered to discuss the matter with Father Jerry when he sees him. No formal action was taken.

F-2. H-98/99-7 DISCUSSION AND ACTION REGARDING PROPOSED REVISIONS TO CARSON CITY MUNICIPAL CODE (CCMC) 18.07, HISTORIC DISTRICT ORDINANCE (1-0550)
- Chairperson Drews distributed copies of the most recent draft version, and the Commissioners reviewed the same. Discussion included parking and residential/office zoning. Chairperson Drews suggested including language, as follows: "Parking within the historic district shall meet the standards set forth in the residential/office zone," citing Section 18.06.200, and including additional language which prohibits parking in front yards. Further discussion followed with regard to prohibiting removal of trees to create parking, and Mr. Joiner advised that there is a provision which requires the permission of the Community Development Director to remove a tree which is more than 12" in diameter at chest height for purposes of creating parking.

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Permission is not granted if the tree is healthy and an alternative exists. If there is no other alternative, the tree must be replaced with double the calipers of the one removed, i.e., 12-2" caliper trees to replace a 12" caliper tree. Discussion ensued with regard to examples of properties which owners may want to alter to accommodate parking; the possibility of clearing out less interesting houses/ buildings which do not contribute to the historic nature of the neighborhood and creating pockets of parking; and primary and accessory uses which are allowed in the residential/office zone. Mr. Joiner suggested meeting jointly with the Redevelopment Authority Citizens Committee to discuss whether the incentive program has served its purpose, whether it should be scaled back, discouraged or even eliminated, and requiring the process to become a function of the Planning Commission. He pointed out that the number one priority of the redevelopment program is historic preservation. He discussed the additional problem, on infill lots, of additions which, in turn, cause the parking requirement to be increased. He expressed the opinion that additions should be discouraged and that the owner should have to utilize the existing parking area. Discussion ensued with regard to general requirements for off-street parking, the engineering code requirement which allows three cars to back straight out onto the street, impacts to landscaping, extending the historic district to the east side of town, and utilizing floor area ratio. Commissioner Ossa advised she had located an appropriate Clark County ordinance, and will bring it to the next meeting. Commission consensus was to not allow parking in the front yard except in existing driveways. Discussion followed with regard to excluding side yards, and Commissioner Hannafin diagramed examples of possible parking alternatives. Further discussion followed, and Chairperson Drews advised he would rewrite the section, citing the residential/office and general parking requirements, and including language to prohibit parking in the front of the house except for in existing driveways. Further discussion included side yard parking, the Chartz house, and the residential/office zoning boundary. Commissioner Speulda suggested requiring a waiver for street side parking so that the applicant is required to appear before the Commission with a landscaping plan. Vice Chairperson Lopiccolo suggested allowing a percentage of the frontage for street side parking. Further discussion followed. Commission consensus was to prohibit parking in the front yard except in existing driveways, and to limit street side parking to fifty percent of the frontage with suitable landscaping. Chairperson Drews will draft the language accordingly. No formal action was taken.

F-3. H-99/00-13 DISCUSSION AND ACTION REGARDING A REQUEST FROM DALE A. MAUER FOR CONSTRUCTION OF A ROOM ADDITION TO THE REAR OF AN EXISTING SINGLE FAMILY RESIDENCE LOCATED AT 404 SOUTH THOMPSON STREET, APN 3-133-36 (1-0053) - Mr. Mauer explained the request for addition of a master bedroom/master bath to the existing residence. Dennis Drew, the contractor, advised that the dimensions of the proposed addition are 16' x 18'. Mr. Mauer advised that the original structure is "L" shaped and estimated its age to be 100 years old. It had rough cut lumber with square head nails. Additions included a bathroom and a back bedroom. He has lived there approximately 18 years, and acknowledged that the Commission had previously approved a request to install siding. At the request of the Commissioners, Mr. Drew pointed out the location of an exterior door as it was not reflected on the plans contained in the packets. Mr. Mauer advised that an additional back door is located on the north side of the residence from the kitchen. Discussion ensued with regard to the windows, the number of bedrooms, the setbacks, and the siding. At the request of the Commissioners, Mr. Mauer retrieved the site plan for review. Following review of the site plan, Commissioner Smith commented that since the addition will not be visible from the street, there should be no need for any special design requirements. The proposed addition neither adds to nor detracts from the historic nature of the neighborhood. Commissioner Smith moved to approve H-99/00-13, using the wording supplied by staff, with the understanding that there is to be an additional exterior doorway on the new addition and with the five standard conditions of approval. (Staff's recommended motion as follows: "Move to approve H-99/00-13, a request from Dale A. Mauer, property owner and applicant, for construction of a room addition to the rear of an existing single family residence located at 404 South Thompson Street, APN 3-133-36. 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 (five standard conditions of approval), and with the understanding that any stipulations to the commission by the applicant may be considered as conditions to the approval.") Commissioner Speulda seconded the motion. In response to a question by Commissioner Hannafin, Mr. Drew acknowledged that the drawings presented for review

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are the same as those submitted as attachments to the building permit application. Vice Chairperson Lopiccolo called for a vote on the pending motion. Motion carried 5-0-2-0.

F-4. H-99/00-14 DISCUSSION AND ACTION REGARDING A REQUEST FROM DONALD BOARDMAN TO REPLACE EXISTING HOUSE AND GARAGE SIDING WITH NEW SIDING, AND TO CLOSE SOFFITS WITH FACIAL PLATES, ON PROPERTY LOCATED AT 215 MOUNTAIN STREET, APN 3-192-13 (1-0282) - Discussion ensued with regard to the location of the subject property. Mr. Boardman displayed a sample of the proposed siding, and advised the home was built in 1936. Commissioner Ossa advised she had driven by the residence and that the structure appears to be intact, although the paint is peeling off the wood siding on the house and the garage. Mr. Boardman clarified that his request is to install the proposed siding over the existing siding. He responded to questions regarding efforts to paint the siding, his plans for building out the windows, and the last time the house was painted. Vice Chairperson Lopiccolo informed Mr. Boardman that the Commission considers that vinyl siding detracts from the historic character of a building. Commissioner Ossa explained that the Commission encourages retaining original materials on historically significant structures i.e., repair rather than replace. Mr. Boardman explained his efforts to retain a painting contractor, and the Commissioners encouraged him to continue to pursue getting the house painted by a reputable painting contractor. Commissioner Ossa offered to provide technical preservation information regarding painting wooden structures from the State Historic Preservation Office. Following further discussion regarding the Commissioners' preference that the structure be painted, Commissioner Smith moved on application H-99/00-14, to continue the matter until the next regularly scheduled meeting, and to ask Mr. Boardman to look into the economic feasibility of repainting the structure rather than installing vinyl siding. Commissioner Hannafin seconded the motion. Discussion ensued with regard to the time frame in which Mr. Boardman could return with the information, and Commission consensus was to continue the matter until the weather improves and the Commissioners can visit the subject property. Mr. Boardman advised that one month is time enough to gather the information requested by the Commission. Mr. Joiner advised that the next monthly meeting is January 11, 2000. He requested that Mr. Boardman notify the Community Development Department of his intention to appear before the Commission no later than January 4, 2000. (Chairperson Drews arrived at 5:53 p.m.) Vice Chairperson Lopiccolo called for a vote on the pending motion. Motion carried 5-0-2-0.

F-5. ELECTION OF HISTORIC ARCHITECTURE REVIEW COMMISSION CHAIRMAN AND VICE CHAIRMAN FOR 2000 (1-2113) - Commissioner Smith nominated Chairperson Drews "on the theory that it works and let's not fix it." Commissioner Hannafin seconded the nomination. Nomination carried unanimously. Chairperson Drews opened nominations for Vice Chairperson. Commissioner Hannafin nominated Vice Chairperson Lopiccolo. Commissioners Ossa and Smith seconded the nomination. Nomination carried unanimously.

G. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (1-1940) - Commissioner Speulda distributed a draft Rehabilitation Grant Application Form and the Commissioners reviewed, discussed, and revised the same.

G-1. FUTURE COMMISSION ITEMS (1-2137) - Commissioner Hannafin requested that item F-1 be reagendaized. Commissioner Ossa requested that discussion with the preservation coalition regarding extending the historic district to the east side of town be agendaized. Items F-2 and F-4 will be reagendaized. Review and approval of the Rehabilitation Grant Application Form will be agendaized. Discussion ensued with regard to the burned out buildings on Carson Street.

H. ADJOURNMENT (1-2255) - Commissioner Smith moved to adjourn the meeting at 7:20 p.m. Commissioner Ossa seconded the motion. Motion carried 5-0.

The Minutes of the December 14, 1999 meeting of the Carson City Historic Architecture Review Commission are so approved this _____ day of January, 2000.

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MICHAEL DREWS, Chairperson