

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION

Minutes of the Special March 24, 1998 Meeting

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A special meeting of the Carson City Historic Architecture Review Commission was held on Tuesday, March 24, 1998 in the City Hall Capitol Conference Room, 201 No. Carson St., Carson City, NV at 12:00 noon.

PRESENT: Chairperson Mike Drews
Vice Chairperson Peggy Twedt
Richard Baker
Scott Klette
Mark Lopiccolo
Rebecca Ossa

STAFF: Rob Joiner, Principal Planner
Fran Smith, Recording Secretary
(HAR 3/24/98 1-0000.5)

NOTE - Unless otherwise indicated each item was introduced by Chairperson Drews. 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 - Chairperson Drews called the meeting to order at 12:05 p.m. A roll call was taken and a quorum was present although Commissioner Hannafin was absent.

B. MODIFICATION OF AGENDA - None.

C. PUBLIC COMMENT - (1-0031.5) Dennis Green said he was representing property owner Victor Clyde who had recently tried to have the north side of his roof repaired but had been told the roofing company did not have the proper permits. He noted that Mr. Clyde could not afford to have the entire roof done. He provided pictures of the structure and said two sides of the roof cannot be seen at the same time. He noted that Mr. Clyde was trying to match the materials as close as possible and that the north side is sorely in need of repair and that he was requesting approval of the Commission to do that side. Chairperson Drews expressed a concern that the Commission would be setting a precedent if they approved the project with different material. Commissioner Lopiccolo said he was sorry the roof was leaking but felt it was really not the problem of the Commission adding there had been two major winters and that last summer would have been a good time to fix the roof. He felt the Commission would be setting a major precedent in the Historic District if half the roof was done. The Commissioners agreed they would like to see this come to the Commission at the next regular meeting. Chairperson Drews suggested to Mr. Green that he and staff would be happy to discuss options in the meantime. Mr. Green took umbrage with the comments made by Commissioner Lopiccolo. Commissioner Lopiccolo apologized and said he had not meant them in an unsympathetic manner and reiterated what had been said about the Commission having a problem with setting a precedent.

D. DISCLOSURES - Vice Chairperson Twedt said the site of the project is two houses from hers and Commissioner Klette said it was the same for him.

E. PUBLIC HEARING

1. H-97/98-28 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM RICHARD WIPFLI, APPLICANT (CHARLES AND SHIRLEE VEVERKA, PROPERTY OWNER), FOR ADDITION OF APPROXIMATELY 30 SQUARE FEET TO FAMILY ROOM ON PROPERTY LOCATED AT 533 W. CAROLINE ST., APN 3-233-06 - (1-0259.5) Mr. Wipfli said it is a non-historic structure in the Historic District. He had drawings of what it looks like now and what the architect drew as to how it would look after the project. He explained that the applicants wanted to add the footage to make their house a little larger and pointed out on the drawings there would not be much change in the look. He added the materials are like materials to what is currently there. Commissioner Klette moved to approve H-97/98-28, a request from Richard Wipfli, applicant (Charles and Shirlee Veverka, property owner), for addition of approximately 30 square

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feet to family room on property located at 533 W. Caroline St., APN 3-233-06; 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 or conditions to the Commission by the applicant may be considered as conditions to the approval and these are the five standard conditions of approval. Commissioner Lopiccolo seconded the motion. Motion carried 6-0-1-0.

F. 1. Commissioner Member Reports (Non-Action) - None.

2. Staff Reports (Non-Action) - (1-0315.5) Mr. Joiner said he and Commissioners Ossa and Hannafin had visited a boarded up house on North Minnesota that is owned by Carson-Tahoe Hospital which they have offered to the City but the City does not have the resources to relocate it. He noted that Commissioners Hannafin and Ossa had agreed it would be difficult to move it because of the stone structure that had been added on in the rear. He also said they had spoken to Connie Trujillo the engineer at the hospital who is responsible for facilities who has a preservation ethic. He explained there are three out buildings and that a recommendation had been made to the Building Committee which resulted in a meeting scheduled for April 9 at the hospital to discuss what could be done. He commented that the hospital wants to clear the site for parking. However, he felt if the out buildings are cleared out there could be a lot of opportunity for parking without taking out the house. He said the hospital has many satellite offices and the house could be used to locate some of these. He noted that Ms. Trujillo currently has instructions to put out an RFP for doing something with the structure, whether it be demolition or something else. It was noted the house is not within the Historic District but is adjacent to the boundary. Mr. Joiner also commented that the house was built in 1918. Commissioner Ossa said she would look into possible funding by SHPO to move the house.

3. Future Commission Items - Previously discussed. Mr. Joiner then talked about a project for a picket fence that would be coming to the Commission. He also said he had contacted a preservation council from Georgia who would be sending him information.

G. ADJOURNMENT - There being no further business Commissioner Klette moved to adjourn. Commissioner Baker seconded the motion. Motion carried 6-0-1-0. Chairperson Drews adjourned the meeting at 12:39 p.m.

The Minutes of the special March 24, 1998 meeting of the Carson City Historic Architecture Review Commission

ARE SO APPROVED __4/14__, 1998

/s/ _____
Mike Drews, Chairperson