

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION

Minutes of the August 8, 2000 Meeting

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A regular meeting of the Carson City Historic Architecture Review Commission was held at 5:30 p.m. on Tuesday, August 8, 2000 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews
Arthur Hannafin
Peter Smith
Louann Speulda

STAFF: Rob Joiner, Principal Planner
Jennifer Pruitt, Assistant Planner
Kathleen King, Recording Secretary
(HARC 08/08/00; Tape 1-0001)

NOTE: Unless indicated otherwise, each item was introduced by Chairperson Drews. 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 (1-0001) - Chairperson Drews called the meeting to order at 5:35 p.m. Roll call was taken; a quorum was present. Vice Chairperson Lopiccio and Commissioners Baker and Ossa were absent.

B. APPROVAL OF MINUTES (1-0007) - Commissioner Smith moved to approve the minutes of the July 11, 2000 meeting. Commissioner Hannafin seconded the motion. Motion carried 3-0-3-1, Commissioner Speulda abstaining.

C. MODIFICATION OF AGENDA (1-0018) - Chairperson Drews modified the agenda to reverse the order of items F-2 and F-4.

D. PUBLIC COMMENT (1-0027) - None.

E. DISCLOSURES (1-0032) - None.

F. PUBLIC HEARINGS

F-1. H-99/00-28 DISCUSSION AND ACTION REGARDING A REQUEST FROM GARY AND GALA MacDONALD, PROPERTY OWNER AND APPLICANT, TO REPLACE EXISTING DRIVEWAY, ADD 60 FEET OF NEW SIDEWALK ON WEST WASHINGTON STREET, INSTALL HANDICAP RAMP, AND REPLACE APPROXIMATELY 20 FEET OF CURB AND GUTTER, ON PROPERTY LOCATED AT 711 ELIZABETH STREET, APN 3-273-01 (1-0035) - Mr. Joiner reviewed the staff report. He advised the MacDonalds of the City Streets Department 50/50 Sidewalk Program. Mr. MacDonald advised he would "concede to not putting sidewalk on Elizabeth Street or Washington Street," but requested permission to resurface the driveway on Washington Street. He

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explained that the driveway is in disrepair and that snow removal is very difficult. The approach will also be replaced, and the State has already granted the MacDonalds a permit. Mr. MacDonald discussed the view obstruction created by the lilac bushes and explained this is the reason for wanting to remove them.

Chairperson Drews inquired as to discussion of this item at the June meeting, and Commissioner Smith advised of his concern for the lilac bushes. Mr. MacDonald explained that because the lilac bushes were not properly maintained, they have become unmanageable. He advised that once the hardscape improvements are completed, he and his wife plan to improve the landscaping with shrubs and plantings which are more compatible with the structure. With regard to the vinyl siding discussed at the June meeting, Mr. MacDonald referred to the July 14, 1998 Commission minutes and advised of the Commission's approval of the project.

Discussion took place regarding the Washington Street sidewalk, and Mr. MacDonald advised of a stop sign and a water meter which will need to be moved. Mr. Joiner inquired as to a note indicated on the drawing, and Mr. MacDonald explained that it refers to curb and gutter which needs to be replaced on Washington Street. Commissioner Smith advised that he recently had a portion of sidewalk replaced at his residence through the 50/50 sidewalk program. His understanding of the program is that it is for replacement projects only. He recommended that Mr. MacDonald call the Streets Department to discuss the terms of the program.

Mrs. MacDonald inquired as to constructing a fence around the front and the side of the yard. Chairperson Drews advised that the MacDonalds would need to submit a plan for review by the Commission. Discussion took place regarding the property line, the possibility of visual obstruction, and the proposed fence material. Mr. MacDonald indicated that he and his wife will work with the Commission regarding the fence and the landscaping. **Commissioner Smith moved to approve H-99/00-28 in the form of the motion provided by staff with the five standard conditions of approval. Commissioner Speulda seconded the motion. Motion carried 4-0-3-0.** Chairperson Drews advised the MacDonalds to submit fence and landscaping proposals. Commissioner Speulda advised that the motion included approval of the Washington Street sidewalk. The Commissioners requested that the MacDonalds consider keeping the lilac bushes. (1-0780) Discussion took place regarding the details of the Commission's approval of the vinyl siding, and the requirement to put in sidewalks when doing a major renovation project. Commissioner Smith clarified that the motion only approved the Washington Street sidewalk.

F-2. H-98/99-7 DISCUSSION AND ACTION REGARDING FINAL DRAFT OF TITLE 18, AMENDING THE HISTORIC DISTRICT ORDINANCE (CCMC 18.07.010 - 18.07.208) (1-0495) - Mr. Joiner referred to the August 3rd version of the draft included in the agenda materials, and reviewed the various changes. He advised that revisions made since the last meeting are italicized. Commissioner Smith noted that language regarding landscaping and parking coverage is still needed. Discussion took place regarding the issue of floor area ratio, and Chairperson Drews referred to his suggestion at the last meeting that language be added to the guidelines. Chairperson Drews advised of a conversation with Deputy Attorney General George Taylor, who informed him that NRS 384 does not prohibit the City from authorizing the Commission to make binding decisions. Discussion ensued with regard to the same. Chairperson Drews suggested asking Deputy District Attorney Neil Rombardo to review the statute and

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render an opinion with regard to this matter. He further suggested requesting former Commissioner Peggy Twedt to review the latest draft. Commissioner Smith suggested reviewing the August 3rd draft and taking action on it next month. Mr. Joiner will request Mr. Rombardo to review the draft as well. Chairperson Drews will incorporate the policies and procedures.

F-3. H-00/01-3 DISCUSSION AND ACTION REGARDING A REQUEST FROM HORGAN FAMILY TRUST, PROPERTY OWNER (ALPINE SIGNS, APPLICANT), TO INSTALL ONE, SINGLE-FACE, NON-ILLUMINATED, DURAPLY SIGN ON TWO (4"X4") ROUTED DESIGN ON PROPERTY LOCATED AT 725 NORTH MINNESOTA STREET, APN 3-235-02 (1-0436) - Mr. Joiner reviewed the staff report, and advised that a sign company representative was supposed to be present at the meeting. He noted that the proposed sign is almost identical to Dr. Horgan's sign, which was previously approved by the Commission. **Commissioner Smith moved to approve H-00/01-3 in the form drafted by staff with the five standard conditions of approval. Commissioner Speulda seconded the motion. Motion carried 4-0-3-0.**

F-4. H-00/01-4 DISCUSSION AND ACTION REGARDING A REQUEST FROM CHARLES AND SHIRLEE VEVERKA, PROPERTY OWNER AND APPLICANT, FOR A 106 SQUARE FOOT ADDITION WHICH INCLUDES NEW ELEVATOR, NEW ELEVATOR TRACK, NEW WINDOWS TO MATCH EXISTING WINDOWS, REMOVAL AND RELOCATION OF EXISTING WINDOWS, EXPANSION OF EXISTING BRICK TERRACE AND PLANTER, ON PROPERTY LOCATED AT 533 WEST CAROLINE STREET, APN 3-233-06 (1-0338) - Commissioner Hannafin advised that he had been involved in preparing the documents included in the agenda materials. He clarified that there is no elevator track included in the plans, and left the meeting room. Mr. Joiner reviewed the staff report. Richard Wipfli advised that the residence was done as an infill project approximately ten years ago. He clarified that the entire block was an infill project and commented that it had been beautifully done. He noted that the subject addition has virtually no visual impact from the street and that if it was to be noticed, it blends in well with the structure. He advised that the project is being done to accommodate a physical need of one of the residents. **Commissioner Smith moved to approve H-00/01-4 in the form of the motion provided by staff with the five standard conditions of approval. Commissioner Speulda seconded the motion. Motion carried 3-0-3-1, Commissioner Hannafin abstaining.** Mr. Wipfli thanked the Commission. Commissioner Hannafin returned to the meeting room.

G. COMMISSION/STAFF COMMENTS (1-0482) - In response to a question, Mr. Joiner advised of the recent research done by State Archivist Guy Rocha which has resulted in a change to the National Register name of the Ferris Mansion. The information was included in the agenda materials.

(1-0684) Commissioner Speulda inquired as to progress being made by the housing rehabilitation grant recipients. Commissioner Smith advised that the Division Street house is showing good progress, and discussion ensued with regard to the same. Mr. Joiner reported that Mr. Dunfield needs to fulfill the requirement that his insurance company show the City as an "also-insured" throughout the pendency of the project. He explained the grant requirement with regard to this coverage. He further explained that each grantee is required to complete their projects to the satisfaction of the Commission prior to being

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reimbursed. Mr. Joiner advised that the 212 West Ann Street project has been submitted for final inspection.

H. FUTURE COMMISSION ITEMS (1-0762) - Chairperson Drews requested that item F-2 be reagendaized. He requested that Mr. Joiner contact the absent Commissioners to request that they review the latest draft and be prepared to take action at the September meeting.

I. ADJOURNMENT (1-0873) - Commissioner Smith moved to adjourn the meeting at 6:23 p.m. Commissioner Hannafin seconded the motion. Motion carried 4-0.

The Minutes of the August 8, 2000 meeting of the Carson City Historic Architecture Review Commission are so approved this _____ day of September, 2000.

MICHAEL DREWS, Chairperson