## CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION

Minutes of the October 13, 1998 Meeting

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A regular meeting of the Carson City Historic Architecture Review Commission was held on Tuesday, October 13, 1998 in the City Hall Capitol Conference Room, 201 No. Carson St., Carson City, NV at 5:30 p.m.

**PRESENT:** Chairperson Mike Drews

Vice Chairperson Peggy Twedt

Richard Baker Scott Klette Mark Piccolo Rebecca Ossa

**STAFF:** Rob Joiner, Principal Planner

Tara Hullinger, Senior Planner Fran Smith, Recording Secretary

(HAR 10/13/98 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 5:30 p.m. A roll call was taken and a quorum was present although Commissioner Hannafin was absent.
- **B.** APPROVAL OF MINUTES Commissioner Twedt moved to approve the Minutes of the August 11, 1998 meeting. Commissioner Baker seconded the motion. Motion carried 6-0-1-0.

Commissioner Twedt moved to approve the Minutes of the September 8, 1998 meeting. Commissioner Baker seconded the motion. Motion carried 6-0-1-0.

- C. MODIFICATION OF AGENDA None.
- **D. PUBLIC COMMENT** None.
- **E. DISCLOSURES** None.
- F. PUBLIC HEARINGS
- H-98/99-9 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM 1. MARILYN PRUETT HARPER, PROPERTY OWNER AND APPLICANT, FOR A HISTORICAL TAX DEFERMENT ON PROPERTY LOCATED AT 405 N. NEVADA ST., APN 3-225-06 - (1-0037.5) Patricia Moran Stark said the applicant was out of town and she was representing Ms. Pruett Harper. Mr. Joiner described the work for which the applicant had previously gotten approval. He commented on how nice it looks and said staff was encouraging approval of the tax deferment. Commissioner Twedt moved to approve H-98/99-9, a request from Marilyn Pruett Harper, property owner and applicant, for a historical tax deferment on property located at 405 N. Nevada St., APN 3-225-06; 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 HARC policies, that is first the property must have significance or be listed in the Carson City Historic Survey, in this case it is in the Historic Survey, the property must be in good repair and the applicant is encouraged to present photographs as evidence, the alteration on the property must be compatible with historical character, Ms. Harper has complied with what was presented and approved by the Commission, the property must be in compliance with HARC guidelines 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. Commissioner Klette seconded the motion. Motion carried 6-0-1-0.
- 2. H-98/99-10 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM MARILYN PRUETT HARPER, PROPERTY OWNER AND APPLICANT, FOR HISTORICAL TAX

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DEFERMENT ON PROPERTY LOCATED AT 402 N. CURRY ST., APN 3-225-03 - (1-0093.5) Mr. Joiner said the property is not in the Historic District although it is adjacent and, because of its historic nature, qualifies. He also explained the history of the house as it relates to the Jewish community and the Olcovich house. He commented that the property previously came before the Downtown Design Guideline Hearing Examiner for approval on renovation. He said the applicant has restored the house and recently added fencing and landscaping. He also noted it houses a retail store and a couple of business offices and said staff was recommending approval. Commissioner Klette moved to approve H-98/99-10, a request from Marilyn Pruett Harper, property owner and applicant, for historical tax deferment on property located at 402 N. Curry St., APN 3-225-03; 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 HARC policies; the policy document is the same as the one prior: 1. The property must have significance or be listed in the Carson City Historic Survey, 2. The property must be in good repair and the applicant is encouraged to send photographs, 3. Any alteration on the property must be compatible with the historic character, 4. The property must be in compliance with HARC guidelines 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, those are the standard five conditions. Commissioner Lopiccolo seconded the motion. Motion carried 6-0-1-0.

- H-98/99-11 DISCUSSION REGARDING A REQUEST FROM GEORGE R. ALLBRITTEN ET AL, 3. PROPERTY OWNER (S/A PROPERTIES, LLC, APPLICANT) TO CONVERT EXISTING RESIDENCE TO AN OFFICE INCLUDING REMOVING PORCH ADDITION, ADDING NEW PORCH WITH HANDICAP RAMP AND METAL HANDRAIL, ADDING NEW PARKING DRIVE, NEW WINDOWS ON PROPERTY LOCATED AT 508 W. 3RD STREET, APN 3-121-06 - (1-0161.5) Architect John Copoulos was representing the applicants. He provided pictures and drawings of the project. However, he noted that the applicants had changed the landscaping from that depicted on the drawings. He also talked about taking the driveway in straight and widening it so that there would be handicapped and regular parking spaces and visually pointed out the area he was talking about. Commissioner Twedt asked if in the exemption is there sufficient parking for the office. Mr. Joiner said it is an automatic exemption up to half of the required parking. He explained and said only fifty percent of what is available can be used so that, in order to count two, there there has to be space to park four on the street. He asked Mr. Copoulos about the setback for the handicap railing to the property line. Mr. Copoulos said from the actual railing itself it would probably encroach about two feet. Mr. Joiner said that may require a special use permit. Commissioner Lopiccolo asked about the materials to be used in the project. Mr. Copoulos said a contractor has not yet been hired and asked about the possibility of a conditional approval. He added as soon as one is hired he could provide that information. Chairperson Drews did not have a problem with that and explained that in the motion a Commissioner could stipulate that and could sign off on it. Mr. Copoulos said his main focus in bringing this to the Commission at this point was the parking situation and did not want to proceed before that was resolved. Commissioner Lopiccolo moved to approve H-98/99-11, a request from George R. Allbritten et al, property owner (S/A Properties, LLC, applicant) to convert existing residence to an office including removing porch addition, adding new porch with handicap ramp and metal handrail, adding new parking drive, new windows on property located at 508 W. 3rd Street, APN 3-121-06; 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 HARC policies, subject to the following conditions: that the applicant bring in samples of all materials to be used on the building, we approve the second site plans that John Copoulos brought in with the wider driveway, straight in parking, this is not a final approval but is conditional for the type of windows, siding, roofing, landscaping and fencing. Motion seconded by Commissioner Klette. Motion carried 6-0-1-0.
- 4. H-98/99-12 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM PAUL J. RODD, PROPERTY OWNER (NEVADA PACIFIC LAND, APPLICANT) TO CONVERT EXISTING RESIDENCE TO AN OFFICE INCLUDING REPLACING SIDING, ADDING DORMERS, ADDING A ROOM ADDITION, ADDING WINDOWS AND DOORS, AND ADDING A SIDEWALK ON PROPERTY LOCATED AT 212 W. ANN STREET, APN 1-187-04 (1-0411.5) Lewis Pierce was representing the applicant. He provided drawings and described the location of the project. He also talked about the history of the structure, its size, and the alterations that have been made since it was moved to the City. A lengthy discussion ensued which included the roof, dormers, elevations, Commissioner Ossa moved to approve H-98/99-12, a request from Paul J. Rodd, property owner (Nevada Pacific Land, applicant) to convert existing residence to an office including

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replacing siding, adding dormers, adding a room addition, adding windows and doors, and adding a sidewalk on property located at 212 W. Ann St., APN 1-187-04; 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 which are the usual one through five and the following: deletion of the small dormer on the proposed from elevation south, Page 6 of the plans, raise the plate - north, Page 7, raising the west wall so that it is even with the east wall, center of the piece on the gable, Page 7, rear elevation - north, and on the proposed left elevation west, Page 7, enlarging the small center window so that it matches the tall six over six window to the right of it, and siding to match existing siding - six inch ship lap. Commissioner Baker seconded the motion. Motion carried 5-0-2-0.

Commissioner Twedt had left the meeting at 6:43 p.m.

- H-98/99-13 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM THE STATE OF NEVADA, STATE LANDS DIVISION, PROPERTY OWNER (NEVADA STATE MUSEUM, APPLICANT) FOR IMPROVEMENTS TO A PORTION OF W. CAROLINE STREET, RECENTLY ABANDONED, LOCATED WEST OF NORTH CARSON STREET AND EAST OF NORTH CURRY STREET, INCLUDING LANDSCAPING, HARDSCAPE PLAZA, FENCING, WALKWAYS, AND **PARKING LOT**- (1-1431.5) Commissioner Klette said he would abstain from the vote. He then said the plans in the packet were incorrect and explained. A lengthy discussion ensued during which the plans were studied and included the parking, straightening the walk, landscaping, ADA, lighting, a wall, curbs, and removal of the elevator. Commissioner Baker moved to approve H-98/99-13, a request from the State of Nevada, State Lands Division, property owner (Nevada State Museum, applicant) for improvements to a portion of W. Caroline Street, recently abandoned, located west of North Carson Street and east of North Curry Street; 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, the conditions of approval are the five standard conditions and others: straighten out the walk, follow landscaping plans and lighting after approval and eliminate the elevator. Commissioner Ossa seconded the motion. Motion carried 4-2-1-0. (Commissioner Klette abstained.)
- **G.** 1. Commission Member Reports (Non-Action) (1-2048.5) Chairperson Drews talked about an action plan Carson-Tahoe Hospital has for their campus. He provided details and also expressed his belief they should stay with the historical theme if possible.

Commissioner Ossa reported on the V&T as it relates to the National Register.

**2. Staff Reports (Non-Action)** - (1-2156.5) Mr. Joiner said as Redevelopment Director he would like to invite the Commission to send a representative to the next meeting of the State Public Works and State Museum regarding the Caroline Street project discussed earlier.

Mr. Joiner also noted that Vice Chairperson Twedt is working on the proposed changes to Title 18 and should have an update at the next meeting

- **3. Future Commission Items** Mr. Joiner said the Board of Supervisors is interested in having a meeting with the Commission to discuss their strategic plans. He felt this could be a workshop possibly after the first of the year.
- **H. ADJOURNMENT** There being no further business Commissioner Klette moved to adjourn. Commissioner Lopiccolo seconded the motion. Motion carried 5-0-2-0. Chairperson Drews adjourned the meeting at 7:35 p.m.

The Minutes of the October 13, 1998 meeting of the Carson City Historic Architecture Review Commission

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ARE SO APPROVED\_\_\_11/10\_, 1998

/s/ Scott Klette, Acting Chair

Mike Drews, Chairperson