CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISISON Minutes of the August 12, 1997 Meeting

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A regular meeting of the Carson City Historic Architecture Review Commission was held on Tuesday, August 12, 1997 in the City Hall Main Conference Room, 201 No. Carson St., Carson City, NV at 5:30 p.m.

PRESENT: Chairperson Peggy Twedt

Vice Chairperson Mike Drews

Art Hannafin Scott Klette

STAFF: Rob Joiner, Principal Planner

Fran Smith, Recording Secretary

(HAR 8/12/97 1-0000.5)

NOTE - Unless otherwise indicated each item was introduced by Chairperson Twedt. 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 Twedt called the meeting to order at 5:39 p.m. A roll call was taken and a quorum was present although Commissioners Brooks-Miller, Horton and Lopiccolo were absent.
- **B.** APPROVAL OF MINUTES Commissioner Klette moved to approve the Minutes of the June 12, 1997 workshop meeting. Commissioner Drews seconded the motion. Motion carried 4-0.
- C. MODIFICATION OF AGENDA None.
- **D. PUBLIC COMMENT** (1-0025.5) Mr. Joiner said a project by Joe Miguel would be on the agenda for the next meeting. He added that he and Commissioner Lopiccolo had visited the site of the sidewalk in question. He noted it is breaking up quite substantially and that neighbors were also affected by its condition. He commented on remedial action and suggested it be put on the August 21 workshop agenda before the workshop takes place.

E. PUBLIC HEARINGS

- H-97/98-6 DISCUSSION AND ACTION REGARDING A REQUEST FROM WILLIAM ZUBON AND GEORGENE CHASE, PROPERTY OWNER AND APPLICANT, FOR MODIFICATION OF APPROVED LANDSCAPING ON PROPERTY LOCATED AT 220 N. NEVADA ST., APN 3-211-03 -(1-0099.5) Mr. Joiner had included in the packet the exhibit from a previous meeting where landscaping had been approved. Ms. Chase said they were at this meeting to discuss the wisdom of having lawn outside the wall. She expressed a concern with thefts she has suffered and wondered if putting in a sprinkler system would put her at risk for having them damaged or removed. She commented that lawn would be aesthetically pleasing but perhaps some kind of rock or bark might be better. Commissioner Klette felt that once a week maintenance on lawn is not a lot and mentioned the problem with rocks in that leaves need to be removed. He also mentioned that rocks could be a problem because they are tossed at windows or buildings and scattered. The planting of trees and their locations was also discussed. Mr. Joiner had suggested that a sub-committee could study the changes and send it back to a full commission. Mr. Zubon said he would provide Mr. Joiner another copy of the drawing made up with changes as discussed at this meeting. Commissioner Hannafin then moved to approve H-97/98-6, a request from William Zubon and Georgene Chase, property owners and applicants, for modification of approved landscaping on property located at 220 N. Nevada St., APN 3-211-02; 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 HARC policies; subject to the following conditions and with the understanding that any stipulations to the Commission by the applicants may be considered as conditions to the approval and adding Condition #6 that these are subject to modifications as approved by a subcommittee of the Commission. Commissioner Drews seconded the motion. Motion carried 4-0.
- 2. H-97/98-7 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM VAUGHN VEIT, PROPERTY OWNER (BILL RANKIN, APPLICANT) TO 1) REMOVE TWO WINDOWS IN

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FRONT OF HOUSE AND INSTALL A BAY, 2) REMOVE AN ALUMINUM FRAMED WINDOW AT THE NORTH SIDE OF HOUSE AND REPLACE WITH THE TWO WINDOWS FROM FRONT, AND 3) CONSTRUCT A FOUR FOOT HIGH WOOD PICKET FENCE ALONG FRONT AND SIDE STREET PROPERTY LINE ON PROPERTY LOCATED AT 412 N. MINNESOTA ST., APN 3-231-03 - (1-0449.5) John Casinelli, the applicant's fence contractor, had provided a drawing of the project. He explained what the footing for the bay window was already installed. He added the applicant wanted to remove the existing window and relocate it to the side of the building replacing an aluminum frame window. It was noted the window being moved is original. Mr. Casinelli added that the bay window would be constructed to match the original. He also said he had replaced the sidewalk for which he had approval. He then stated that the fence is in and Mr. Joiner said that had been done in house and explained. Mr. Casinelli also commented that an ADA ramp had been installed on the Spear Street Corner. Commissioner Klette then moved to approve H-97/97-7, a request from Vaughn Veit, property owner (Bill Rankin, applicant) to: 1) remove two windows in front of house and install a bay. 2) remove an aluminum framed window at the north side of house and replace with the two windows from front, and 3) construct a four foot high wood picket fence (actually 3' 6") along front and side street property line on property located at 412 N. Minnesota St., APN 3-231-03; the subject approval is based on the finding that 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 of approval. Commissioner Drews seconded the motion. Motion carried 4-0.

- F. 1. Commission Member Reports (Non-Action) None.
 - 2. Staff Reports (Non-Action) none.
 - **3. Future Commission Items** The Joe Miguel sidewalk project will be on the agenda for the next meeting.
 - **4. Strategic Workshop Dates** The next workshop will be August 21.
- **G. ADJOURNMENT** There being no further business Chairperson Twedt entertained a motion to adjourn. Commissioner Drews moved to adjourn. Commissioner Hannafin seconded the motion. Motion carried 4-0. Chairperson Twedt adjourned the meeting at 6:35 p.m.

The Minutes of the August 12, 1997 meeting of the Carson City Historic Architecture Review Commission

ARE SO APPROVED	, 1997
Peggy Twedt, Chairperson	