

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION

Minutes of the November 10, 1998 Meeting

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A regular meeting of the Carson City Historic Architecture Review Commission was held on Tuesday, November 10, 1998 in the City Hall Capitol Conference Room, 201 N. Carson St., Carson City, NV at 5:30 p.m.

PRESENT: Chairperson Pro Tem Scott Klette
Richard Baker
Art Hannafin
Mark Lopiccolo
Rebecca Ossa

STAFF: Tara Hullinger, Senior Planner
Fran Smith, Recording Secretary
(HAR 11/10/98 1-0000.5)

NOTE - Unless otherwise indicated each item was introduced by Chairperson Pro Tem Klette. 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 Pro Tem Klette called the meeting to order at 5:30 p.m. A roll call was taken and a quorum was present although Chairperson Drews and Vice Chairperson Twedt were absent.

B. APPROVAL OF MINUTES - Commissioner Baker moved to approve the Minutes of the October 13, 1998 meeting. Commissioner Lopiccolo seconded the motion. Motion carried 5-0-2-0.

C. MODIFICATION OF AGENDA - None.

D. PUBLIC COMMENT - None.

E. DISCLOSURES - None.

F. PUBLIC HEARINGS

1. H-98/99-14 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM ROBERT C. HERMAN, PROPERTY OWNER AND APPLICANT, FOR ADDITION OF A BATHROOM TO SIDE OF EXISTING STRUCTURE AND ADDITION OF A CARPORT ON PROPERTY LOCATED AT 301 W. 4TH STREET, APN 3-129-02 - (1-0037.5) David Bartosz, contractor - Mr. Herman had provided copies of the project which the Commission studied. He described the location and said the garage on the property is used for storage. He explained that the carport would be on the east side and would be attached. Ms. Hullinger asked about the setbacks. Mr. Bartosz said it is 20 feet in the front to the carport and 5 feet on the side to the proposed addition. Commissioner Lopiccolo asked about the existing siding on the house and Mr. Bartosz said it is wood and the addition will match it. Commissioner Hannafin asked why the applicant wanted to build a carport instead of a garage. Mr. Bartosz explained there are windows that will be under the carport and a garage would block them. Ms. Hullinger then commented that the minimum side setback in Residential Office is ten feet adding that the structure would not meet this. Therefore, the applicant would need a special use permit for the addition and that it would have to go to the Planning Commission. Commissioner Ossa asked about the roof and Mr. Herman said it would be comp. Commissioner Klette felt that the Commission would need a regular size set of plans rather than the 8"x11-1/2 in the packet and that somebody would need to sign off on them. Mr. Bartosz had a set which the Commission studied. Commissioner Hannafin asked about the windows and Mr. Bartosz said they would be Anderson. Ms. Hullinger then asked about the right-of-way shown on the plans and Mr. Bartosz explained. He also commented that the addition on the back would probably not be visible. Commissioner Lopiccolo then asked if any trees would be removed and Mr. Herman said no. Commissioner Hannafin liked the project. However, he said the Commission generally preferred that the old and new sections be marked and Mr. Herman said he could put in a vertical board to handle that. Commissioner Lopiccolo moved to approve H-98/99-14, a request from Robert C. Herman, property owner and applicant, for addition of a bathroom to side of existing structure and addition of a carport on property located at 301 W. 4th Street, APN 3-129-02; subject approval is

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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 and with the five standard conditions of approval and also with the amendment to say that the applicant will put a vertical board where the existing house and new addition meet. Commissioner Baker seconded the motion. Motion carried 5-0-2-0.

2. H-98/99-11 DISCUSSION AND POSSIBLE ACTION REGARDING 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 - (1-0257.5) John Copoulos, representing the applicant - Mr. Copoulos said at the previous meeting the Commission had asked him to provide samples of the materials that will be used in the project which included a sample of the roofing. He had done this. He added in the meantime he had discussions with Community Development relating to a parking problem. He commented that alternatives had been explored and presented to CDD. However, he said another option, although it would meet City code requirements, was felt not to meet HARC specifications. He had provided plans and also said the applicant wanted to apply to the Planning Commission for a parking variance. He then commented on the conversion of the garage into a conference room.

(1-0313.5) At this point Commissioner Klette asked about parking in the driveway. Mr. Copoulos explained he had shown two parking spaces on the street and commented that only fifty percent of the lineal footage is allowed. Ms. Hullinger asked if he was going to seek a parking waiver because of being in the Redevelopment District. Mr. Copoulos said he was not aware of that and she said she would reconfirm this with Principal Planner Rob Joiner. He said they are looking at four spaces with two on the street and two on the site. Commissioner Hannafin then expressed his belief that the project is in the Redevelopment area and suggested the applicant contact the Downtown Redevelopment Committee for the waiver. He also said he felt it is an admirable project. Commissioner Klette felt going to Downtown Redevelopment would be the simplest option rather than the other. Mr. Copoulos then said he would appreciate a letter of support from the Commission in relation to solving the parking issue.

(1-0391.5) At this point Mr. Copoulos provided samples of the colors the applicant wanted to use on his project which the Commission studied. He also talked about the existing siding and the Commission asked that the applicant re-paint it rather than install new siding. Ms. Hullinger commented that the ADA ramp would not be a problem. Commissioner Lopiccolo moved to approve H-98/99-11, a request from George R. Allbritten et al, property owner (S/A Properties, 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, and 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 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 and specifying Plan A seeking support of a waiver from the Redevelopment Committee and that the existing siding will be re-painted. Commissioner Ossa seconded the motion. Commissioner Lopiccolo amended his motion to add "and/or a parking variance" as it relates to the Planning Commission. Commissioner Ossa accepted the amendment. Motion carried 5-0-2-0.

3. H-98/99-15 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM STEPHEN D. HARTMAN, ESQ., APPLICANT (ST. THERESA OF AVILA CATHOLIC CHURCH, PROPERTY OWNER), TO CONSTRUCT A FENCE ON PROPERTY LOCATED AT 408 W. ROBINSON STREET, APN 3-236-01 - (1-0645.5) Ms. Hullinger said Mr. Hartman had been negotiating with staff on this and was seeking a temporary solution because the occupant has Alzheimers and there is a need for an enclosure to make sure he stays on the property. She added there has been a suggestion there be a compromise to allow the fence to remain at the site for a specific period of time given the health of the occupant. Mr. Hartman explained that the property owners have given the house to the church and retained a life estate for James Chartz. He added that Mr. Chartz is in failing health and has been wandering off. He said the owners called Artistic Fence who had

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put up a fence. He also commented that the termination of his life estate would be when he dies and the fence would immediately be removed when that happens. He suggested having both the church and the caretaker sign something that agrees to this so that the Commission would have something on file relating to it.

(1-0729.5) Ms. Hullinger said in the past when there is a medical hardship the City has allowed such things as mobile homes to be brought in when the property is in a single family district. She added this was to allow temporary housing when the conditions are unusual such as a situation where a medical status requires attention. She explained in those cases staff gets a letter from the doctor specifying that the condition requires the care. Ms. Hullinger said this basically would be delaying enforcement for a period of time and not necessarily approving the fence. Commissioner Hannafin said he lives across the street from the gentleman and that for the past couple of years he has been deteriorating. He agreed that a timetable should be set up on this relating to the life estate of Mr. Chartz. He asked if there was any other way the fence could be made to look less intimidating. Mr. Hartman did not know and reiterated the concern that the fence is needed to keep Mr. Chartz from wandering off. He asked to defer action on this until the next meeting when he could come back with the letters. Discussion ensued on modifying the materials used for the fence so as to camouflage it. However, Mr. Hartman said the family did not want to have to spend more money on it given their current expenses. The Commission agreed he could get the letters and bring them back to the next meeting. No formal action was taken.

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

2. Staff Reports (Non-Action) - Ms. Hullinger said Commissioner Twedt is out of the country and has not completed the re-write for Title 18. However, she had said as soon as she gets back she will start and would contact the other Commissioners to see if anyone else wants to participate.

(1-0885.5) Ms. Hullinger then said staff had been working on a CDBG grant for assisting low and moderate income people to have repairs made to their houses. She added they would be seeking the funding at a meeting on November 16 and that they would be asking for \$40,000.

(1-0899.5) Ms. Hullinger also said Rob Joiner had gotten a call from a Charles Matheson whose house is 50+ years old and that it is going to be removed or demolished by the bypass. She added if anyone is interested in the house, historically or in some other way, they should contact him and said she could provide the phone number.

3. Future Commission Items - Previously discussed.

H. ADJOURNMENT - There being no further business Commissioner Baker moved to adjourn. Commissioner Ossa seconded the motion. Motion carried 5-0-2-0. Chairperson Pro Tem Klette adjourned the meeting at 6:29 p.m.

The Minutes of the November 10, 1998 meeting of the Carson City Historic Architecture Review Commission

ARE SO APPROVED __12/8__, 1998

/s/ _____
Mike Drews, Chairperson