

# **CARSON CITY HISTORIC RESOURCES COMMISSION**

## **Minutes of the January 14, 2003 Meeting**

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A regular meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Tuesday, January 14, 2003 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

**PRESENT:** Chairperson Michael Drews  
Vice Chairperson Mark Lopiccolo  
Richard Baker  
Rebecca Ossa  
Peter Smith  
Louann Speulda

**STAFF:** Jennifer Pruitt, Associate Planner  
Kathleen King, Recording Secretary

**NOTE:** 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 5:30 p.m. Roll was called; a quorum was present. Commissioner Darney was absent.

**B. ACTION ON APPROVAL OF MINUTES** (1-0006) - None.

**C. MODIFICATION OF AGENDA** (1-0014) - None.

**D. PUBLIC COMMENTS** (1-0020) - None.

**E. DISCLOSURES** (1-0027) - Commissioner Smith advised of having previous knowledge of item F-1.

**F. PUBLIC HEARING: ACTION ITEMS**

**F-1. H-02/03-5 DISCUSSION AND ACTION REGARDING A REQUEST FROM ART HANNAFIN, APPLICANT (PROPERTY OWNERS: JOAN C. WRIGHT AND GREGORY HAYES) TO DEMOLISH EXISTING WOOD FRAMED GARAGE AND SHED, AND CONSTRUCT A WOOD FRAMED GARAGE ON PROPERTY LOCATED AT 411 WEST FOURTH STREET, APN 003-128-01** (1-0035) - Ms. Wright narrated slides displayed by Ms. Pruitt. Ms. Wright reviewed the drawings included in the agenda materials and responded to questions regarding the project details, the garage doors, and the existing guest house. Ms. Pruitt advised of a concern that the proposed structure does not meet the required 15' setback. She discussed this concern with Mr. Hannafin two weeks ago, in addition to further concerns of Engineering Department staff that the driveway is not as long as it should be. She advised that the applicants can apply for a variance; however, the Engineering Department may require a 20' driveway. Ms. Wright explained that the property line "is in the house."

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Ms. Wright referred to the first page of the project drawings and noted that the existing garage is in the middle of the yard. Moving it forward will provide more of a yard. Ms. Pruitt responded to questions regarding the proximity to the garage of the adjacent structure, and the possibility of the Building Department requiring installation of an additional fire wall. Discussion took place regarding the dimensions of the garage, and Ms. Wright responded to questions regarding the construction materials for the garage, the dimensions of the house basement, demolition of the garage, and the proposed siding, roofing, windows, and doors. **Commissioner Baker moved to approve H-02/03-5, a request from Art Hannafin, applicant, (property owners: Joan C. Wright and Gregory Hayes) to demolish an existing wooden framed garage and shed, and construct a wooden framed garage, located at 411 West Fourth Street, APN 003-128-01, based on the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, and with Historic Resources Commission Policies; subject to the five conditions of approval contained in the staff report, and the plans as submitted that comply in general conformance with the Secretary of the Interior and with the understanding that any stipulations to the Commission by the applicant may be considered as conditions to the approval. Commissioner Smith seconded the motion.** Following discussion, **Commissioner Baker amended his motion to include the requirement that the applicant initial the plans that the roof will match the west face of the existing structure. Commissioner Smith continued his second. Motion carried 6-0.**

**F-2. H-02/03-6 DISCUSSION AND ACTION REGARDING A REQUEST FROM DONALD SMIT REPRESENTING PROJECT ONE, APPLICANT (PROPERTY OWNER: JP DeARRIETA REVOCABLE TRUST) TO ENLARGE THE EXISTING MASTER BEDROOM AND EXISTING MASTER BATHROOM ON PROPERTY LOCATED AT 216 MOUNTAIN STREET, APN 003-191-04 (1-0340)** - Mr. Smit reviewed the proposed project, and advised that all materials on the house will be matched. The siding consists of two different types of shiplap, a redwood beveled type and, adjacent to that on the back of the kitchen, a masonite product. The masonite siding will be removed and the redwood milled to specifications and replaced. The existing windows will be reinstalled. An additional window is required in the master bathroom which will be manufactured to the same specifications as the existing windows. A light well window will be installed in the water closet area which will be stained glass to match the existing stained glass pieces. Ms. Pruitt displayed slides of the structure and Mr. Smit responded to questions regarding the same. He described the roofing material. **Commissioner Smith moved to approve H-02/03-6 in the form presented by staff with the four conditions of approval. Vice Chairperson Lopiccolo seconded the motion. Motion carried 6-0.**

**F-3. DISCUSSION REGARDING GRANTS (1-0452)** - Ms. Pruitt advised that the City's Contract Grants Manager Teddy Keaton was unable to attend the meeting. She has committed to attend next month's Commission meeting and to meeting with three of the Commissioners prior to that time. Ms. Keaton has a contract with the City until July 1, 2003.

Chairperson Drews advised that a WNCC intern has expressed a willingness to do the east side GIS project this semester. He noted that this will fit with the grant schedule, and acknowledged that the project will be complete by the end of summer 2003. Commissioner Ossa acknowledged that the grant deadline is September 30, 2003.

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**G. FUTURE COMMISSION ITEMS (1-0506)** - Ms. Pruitt referred to the 2003 meeting schedule included in the agenda materials, and advised that the November Commission meeting falls on a holiday. She inquired as to the availability of the Commissioners to reschedule the meeting, and consensus was to allow staff to work out the details. Ms. Pruitt acknowledged that item F-3 will be reagendized and discussed an application to be agendized for the next meeting. In response to a question, Ms. Pruitt discussed the Downtown Design Review process. Chairperson Drews requested Ms. Pruitt to agendize discussion of the possibility of the Commissioners being involved in the process.

**H. ACTION ON ADJOURNMENT (1-0617)** - Commissioner Ossa moved to adjourn the meeting at 6:03 p.m. Vice Chairperson Lopiccolo seconded the motion. Motion carried 6-0.

The Minutes of the January 14, 2003 meeting of the Carson City Historic Resources Commission are so approved this 11<sup>th</sup> day of February, 2003.

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MICHAEL DREWS, Chair