

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the April 8, 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, April 8, 2003 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews
Robert Darney
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 (1-0010) - Acting Chairperson Smith called the meeting to order at 5:34 p.m. Roll was called; a quorum was present. Vice Chairperson Lopiccolo and Commissioner Baker were absent. Chairperson Drews arrived at 5:50 p.m.

B. ACTION ON APPROVAL OF MINUTES - March 11, 2003 (1-0017) - Commissioner Speulda moved to approve the minutes. Commissioner Darney seconded the motion. Motion carried 4-0.

C. MODIFICATION OF AGENDA (1-0022) - None.

D. PUBLIC COMMENTS (1-0024) - None.

E. DISCLOSURES (1-0026) - Commissioner Darney advised he would be abstaining from action on item F-2.

F. PUBLIC HEARING: ACTION ITEMS

F-1. H-02/03-12 DISCUSSION AND ACTION REGARDING A REQUEST FROM RONALD BARTKOSKI, APPLICANT (PROPERTY OWNERS: RONALD P. AND PHYLLIS M. BARTKOSKI) TO REMODEL AND EXPAND EXISTING BATHROOM ON PROPERTY LOCATED AT 702 WEST MUSSER STREET, APN 003-192-17 (1-0031) - Ms. Pruitt reviewed the details of the proposed project, including that an exterior wall will be extended approximately 24" toward the property line, new siding will be added, and the required 5-foot sideyard setback will be maintained. Mr. Bartkoski advised that the project is a fairly simple remodel which will remain on the existing foundation and under the existing roof line. In response to a comment, Commissioner Darney advised that the proposed expansion is fairly typical. Mr. Bartkoski advised that the expansion will be in line with the bay windows on the front and one side of the house. He acknowledged that the existing bathroom window will be replaced and a transom window will be added. He responded to questions regarding the existing siding, the transom window, and acknowledged that the trim will be matched.

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Commissioner Darney moved to approve H-02/03-12, a request from Ron Bartkoski, applicant, to remodel and expand the existing bathroom on property located at 702 West Musser Street, based on the standard guidelines for rehabilitation, the historic district guidelines, and Historic Resources Commission policies, subject to the four conditions listed. Commissioner Speulda seconded the motion. Motion carried 4-0. Ms. Pruitt advised that a Notice of Decision would be generated within a ten-day period by the Planning and Community Development Department. In response to a question, Ms. Pruitt advised that she would look into generating the Notice of Decision sooner. She explained the purpose of the ten-day appeal period. Acting Chairperson Smith provided Mr. Bartkoski a copy of the conditions of approval.

F-2. H-02/03-13 DISCUSSION AND ACTION REGARDING A REQUEST FROM JOAN WRIGHT, APPLICANT (PROPERTY OWNERS: JOAN C. WRIGHT AND GREGORY HAYES) TO REPLACE WINDOWS WITH FRENCH DOOR ON PROPERTY LOCATED AT 411 WEST FOURTH STREET, APN 003-128-01 (1-0137) - Ms. Pruitt distributed additional information provided by Ms. Wright, and reviewed the proposed project. Mr. Hayes described the french doors and, in response to a question, advised that an adjacent lilac bush will be transplanted. He responded to questions regarding the purpose of the project, relocation of the garage, and discussed the siding from the garage which will be used in this project. He acknowledged that stairs will be required, and advised that he would submit plans for the same to the Commission at a future meeting. **Commissioner Speulda moved to approve H-02/03-13 to replace windows with french doors on property located at 411 West Fourth Street, based on the standards and guidelines provided by staff and the four conditions of approval. Commissioner Ossa seconded the motion. Motion carried 3-0-1, Commissioner Darney abstaining.** Commissioner Speulda provided Mr. Hayes a copy of the four conditions of approval.

F-3. DISCUSSION REGARDING HISTORIC PRESERVATION WEEK ACTIVITIES, MAY 11-18, 2003 (1-0277) - Ms. Pruitt reviewed action taken by the Commission at the last meeting to nominate the Courthouse renovation and the Brower-Bath Mansion for historic preservation awards. Ms. Pruitt requested additional input from the Commission and, when none was forthcoming, advised that the awards would be prepared and notice provided to the property owners. Discussion took place regarding presentation of the awards during the May Commission meeting and acknowledging the property owners at a Board of Supervisors meeting.

F-4. STATUS REPORT ON HISTORIC PROPERTIES (1-0321) - Ms. Pruitt provided background information on this item, and discussed the complaints received regarding the 700 West Telegraph Street property. [Chairperson Drews arrived at 5:50 p.m.] Ms. Pruitt advised of having visited the property, and of providing an HRC application to the property owner together with information on the Commission process. She advised that since the property owner made no attempt to submit the application, Compliance Officer Alan Biddle cited him on March 27th. She responded to questions regarding the building permit issued to re-roof the structure, and discussed additional attempts to contact the owner regarding the application deadline. Subsequent to the citation being issued, the owner submitted three applications which will be agendized for the May Commission meeting. Commissioner Darney suggested that the other Commissioners visit the property in the meantime.

Ms. Pruitt advised that the Presbyterian Church finished the window replacement project and submitted an application approximately one week ago. Their representatives have expressed an interest in installing new signage. Ms. Pruitt advised that these items will be agendized for the May Commission meeting.

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Commissioner Ossa and Chairperson Drews responded to questions regarding the building in which the window replacement took place.

Ms. Pruitt advised that the owners of 603 West Robinson Street were cited last week for obstruction of public passage, unlicensed obstacles, encroachment on highways, and violation of the home occupation section of the Carson City Municipal Code. The Business License Division of the Treasurer's Office, the Streets Department, and the Planning and Community Development Department are involved in this matter. Ms. Pruitt advised that a complaint was submitted regarding this property approximately one year ago and City staff has been working with the property owner since that time regarding storage of equipment on the property. The owner has seven days to remove the equipment listed in the citation. If he does not comply, the Streets Department will remove the equipment at a cost to the property owner. Discussion took place regarding the various cars and equipment stored on the property, and the specifics of the citation. Ms. Pruitt responded to questions regarding the City's policy on parking construction vehicles at a private residence, the relevant ordinances, the responsibilities of the City's Compliance Officer, the possibility of withdrawing the historic tax deferment on properties which do not comply with historic district guidelines, and the possibility of citing the Presbyterian Church.

Acting Chairperson Smith reported that the owners of the house on the southwest corner of Third and Division Street recently demolished the front porch and installed an aluminum handrail down the steps. In response to a question, Ms. Pruitt discussed attempts by the Compliance Officer to contact the owners of the 802 North Nevada Street house. Discussion took place regarding the condition of the house, liability issues, statutory authority to deem the property a nuisance, and the method by which property complaints are handled in the City. Acting Chairperson Smith passed the gavel to Chairperson Drews.

F-5. DISCUSSION REGARDING GRANTS (1-0609) - Chairperson Drews provided a status report and responded to questions regarding the GIS project. He anticipates the project will be completed by June. In response to a question, Ms. Pruitt advised that Contract Grants Coordinator Teddy Keeton researched a Save America's Treasures grant on behalf of the Commission. Ms. Pruitt suggested that the grant could be used for the Stewart Indian School; however, the required cooperation from the State was not possible during the two-week time period in which the application was to be submitted. Ms. Pruitt has heard nothing further from Ms. Keeton other than to advise she would be out of town last month. Ms. Pruitt acknowledged that a needs assessment was provided to Ms. Keeton.

G. FUTURE COMMISSION ITEMS (1-0653) - Previously covered.

H. ACTION ON ADJOURNMENT (1-0665) - Commissioner Smith moved to adjourn the meeting at 6:09 p.m. Commissioner Ossa seconded the motion. Motion carried 5-0.

The Minutes of the April 8, 2003 meeting of the Carson City Historic Resources Commission are so approved this 13th day of May, 2003.

MICHAEL DREWS, Chair