## CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION Minutes of the February 23, 1999 Special Meeting Page 1

A special meeting of the Carson City Historic Architecture Review Commission was held at 12:00 p.m. on Tuesday, February 23, 1999 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

**PRESENT:** Chairperson Mike Drews

Vice Chairperson Mark Lopiccolo

Richard Baker Rebecca Ossa Peter Smith

**STAFF:** Tara Hullinger, Senior Planner

Kathleen King, Recording Secretary

(HARC 02/23/99; 1-0001)

**NOTE:** Unless indicated otherwise, each item was introduced by Chairperson Drews. A tape recording of these proceedings is on file in the Clerk-Recorder's Office and is available for review and inspection during normal business hours.

- **A. CALL TO ORDER AND DETERMINATION OF QUORUM** (1-0002) Chairperson Drews called the meeting to order at 12:00 p.m. Roll call was taken and a quorum established. Commissioners Hannafin and Speulda were absent.
- **B. MODIFICATION OF AGENDA** (1-0007) Vice Chairperson Lopiccolo suggested changing the order of items E-1 and E-2.
- C. PUBLIC COMMENTS (1-0020) None.
- **D. DISCLOSURES** (1-0025) None.
- E. PUBLIC HEARINGS (1-0028)
- H-98/99-18 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM LESLIE J. AND JOANNE KYNETT, PROPERTY OWNER AND APPLICANT, TO ADD A FRONT PORCH TO THE EXISTING FRONT ENTRANCE AND AN ADDITION TO THE REAR OF THE STRUCTURE, CONSTRUCT A PARKING AREA, ADD A HANDICAP RAMP AND ENTRANCE TO WEST ELEVATION, ADD LANDSCAPING AND ADD SHUTTERS TO THE FRONT AND EAST ELEVATION WINDOWS ON PROPERTY LOCATED AT 408 W. THIRD ST., APN: 3-122-05. (1-0029) - Mr. Kynett discussed proposed changes to the property, including the 12' x 27' room addition to the rear area of the home, the handicap access ramp on the west elevation, the porch, the parking and the landscaping. Shutters will be omitted from this application and Mr. and Mrs. Kynett will appear before the Commission should they later decide to add shutters. Mr. Kynett provided photographs for the Commission's review and discussed plans to paint the house once the addition has been added. Discussion ensued with regard to the front porch posts, shutters, paint colors, and Public Works' opinion of the parking proposal. Vice Chairperson Lopiccolo moved to approve H-98/99-18, a request from Leslie J. and JoAnne Kynett, property owner and applicant, to add a front porch to existing front entrance and an addition to the rear of the structure, construct a parking area, add a handicap ramp and entrance to west elevation, and add landscaping on property located at 408 West Third Street, APN: 3-122-05; subject approval is based on the finding that the plans as submitted comply in general conformance with the Secretary of 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, with the five standard conditions of approval. Commissioner Smith seconded the motion. Discussion ensued with regard to omitting shutters from the application. Vice Chairperson Lopiccolo amended his motion to include an additional condition of approval that shutters be deleted from the application. Commissioner Ossa seconded

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the amendment. Motion carried 5-0-2-0.

- FROM VAUGHN VEIT, PROPERTY OWNER (MICHAEL WALTER CONSTRUCTION, APPLICANT) FOR CONSTRUCTION OF A DETACHED GARAGE ON PROPERTY LOCATED AT 412 N. MINNESOTA ST., APN: 3-231-03 (1-0240) Ms. Hullinger discussed the applicant's revised site plan, showing compliance with setback requirements, the dimensions of the building, and the 6' wood fence between the proposed structure and the residence. Commissioner Smith moved to approve H-98/99-17, a request from Vaughn Veit, property owner (Michael Walter Construction, applicant), for construction of a detached garage, on property located at 412 North Minnesota Street, APN 3-231-03, subject approval 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, those conditions being the five standard conditions. Commissioner Ossa seconded the motion. Motion carried 5-0-2-0.
- E-3. H-98/99-19 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM KLETTE FAMILY TRUST, PROPERTY OWNER (WILLIAM KLETTE, APPLICANT) TO REBUILD EXISTING WOOD, REAR-YARD FENCE ON NORTHWEST CORNER OF PROPERTY LOCATED AT 412 N. NEVADA ST., APN: 3-226-02 (1-0289) Commissioner Ossa moved to approve H-98/99-19, a request from Klette Family Trust, property owner (William Klette, applicant), to rebuild existing wood, rear-yard fence on northwest corner of property located at 412 North Nevada Street, APN 3-226-02. Commissioner Baker seconded the motion. Motion carried 5-0-2-0.
- H-98/99-20 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM JOHNSON FAMILY TRUST, PROPERTY OWNER (GOLD DUST PROPERTIES, APPLICANT) TO CONSTRUCT A DOOR TRIM FEATURE ABOVE THE REAR DOOR, AND INSTALL A SIGN ON PROPERTY LOCATED AT 503 N. DIVISION ST., APN: 3-221-04 (1-0322) -Ms. Hullinger discussed the door trim feature to be affixed to the existing building and the proposed sign. Mr. Jim Phelps, of 508 North Nevada Street, advised that the sewer line for his residence runs directly beneath the porch at 503 North Division Street. Discussion ensued with regard to the history of the sewer line, Mr. Phelps' attempts to remedy the problem, and the property's ownership history. Ms. Hullinger will contact the Engineering Division to make them aware of the situation. Vice Chairperson Lopiccolo moved to approve H-98/99-20, a request from Johnson Family Trust, property owner (Gold Dust Properties, applicant), to construct a door trim feature above the rear door and install a sign on property located at 503 North Division, APN 3-221-04, subject approval based on the finding that the plans as submitted comply in general conformance with the Secretary of Interior's Standards and Guidelines for Rehabilitation, Carson City Historic District guidelines, and with HARC policies; subject to the following conditions, and the understanding that any stipulations to the commission by the applicant may be considered as conditions to the approval, with the five standard conditions of approval, and a sixth condition that the oval sign be installed on the northeast corner on the east/west elevation between the trim and the window approximately 4' up. Commissioner Baker seconded the motion. Discussion ensued with regard to the new property owner's name being added to the Assessor's records. Motion carried 5-0-2-0.

## F. REPORTS (NON-ACTION)

- **F-1. COMMISSION MEMBER REPORTS (NON-ACTION)** (1-0463) Commissioner Smith reported being sworn in prior to the meeting. Commissioner Speulda has not yet been sworn.
  - F-2. STAFF REPORTS (NON-ACTION) (1-0468) None.
- **F-3. FUTURE COMMISSION ITEMS** (1-0469) Discussion and possible action on Title 18 is agendized for the next regularly scheduled meeting.

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<b>G. ADJOURNMENT</b> (1-0472) - Commissioner Smith moved to adjourn the meeting at 12:45 p.m Commissioner Baker seconded the motion. Motion carried 5-0-2-0.
The Minutes of the February 23, 1999 Special Meeting of the Carson City Historic Architecture Review Commission
ARE SO APPROVED, 1999.
MICHAEL DREWS, Chairperson