

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the October 11, 2007 Meeting

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A regular meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Thursday, October 11, 2007 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews
Vice Chairperson Mark Lopiccolo
Robert Darney
Gregory Hayes
Rebecca Ossa
Lou Ann Speulda

STAFF: Walter Sullivan, Planning Division Director
Jennifer Pruitt, Senior Planner
Sean Foley, Associate Planner
Joel Benton, Senior Deputy District Attorney
Kathleen King, Recording Secretary

NOTE: A recording of these proceedings, the commission's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record, on file in the Clerk-Recorder's Office. These materials are available for review during regular business hours.

A. CALL TO ORDER AND DETERMINATION OF A QUORUM (5:33:09) - Chairperson Drews called the meeting to order at 5:33 p.m. Roll was called; a quorum was present. Commissioner Baker was absent. Commissioner Ossa arrived at 5:35 p.m.

B. ACTION ON APPROVAL OF MINUTES - September 13, 2007 (5:33:35) - Commissioner Speulda moved to approve the minutes. Vice Chairperson Lopiccolo seconded the motion. Motion carried 5-0.

C. MODIFICATION OF AGENDA (5:33:58) - Ms. Pruitt referred to the October 9, 2007 memorandum from Prestige Builders, copies of which were distributed to the commissioners and staff prior to the start of the meeting, requesting continuance of item F-3.

D. DISCLOSURES (5:34:39) - Vice Chairperson Lopiccolo advised of having discussed the project which is the subject of item F-1 with Commissioner Darney. He advised that Commissioner Darney had not been retained on the project. He further disclosed that he is the property owner for the project which is the subject of item F-1, and that he would be abstaining from discussion and action on said item. [Commissioner Ossa arrived at 5:35 p.m.] Commissioner Darney disclosed having discussed the project which is the subject of item F-1 with Vice Chairperson Lopiccolo. He further disclosed having been retained by the property owners for the project which is the subject of item F-2, and advised he would abstain from discussion and action.

E. PUBLIC COMMENTS (5:35:56) - None.

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F. PUBLIC HEARING ACTION ITEMS:

F-1. HRC-07-153 ACTION TO CONSIDER A REQUEST FROM LOPICCOLO CONSTRUCTION (PROPERTY OWNER: LOPICCOLO INVESTMENTS, LLC) TO ADD A NEW FRONT DOOR AT ENTRY ON THE NORTHEAST CORNER OF BUILDING; ADD A FIRE PIT IN THE MIDDLE OF THE EXISTING DECK; REMOVE AND REPLACE REDWOOD DECKING; AND ENCLOSE THE TRASH AREA, ON PROPERTY ZONED DOWNTOWN - MIXED USE (DT-MU), LOCATED AT 310 SOUTH CARSON STREET, APN 003-113-09 (5:36:38) - Chairperson Drews introduced this item. Mr. Foley provided background information and reviewed the staff report. He referred to the October 4, 2007 memo from Assistant Fire Chief Thomas Tarulli, included in the agenda materials, and advised that the issues associated with the fire pit have since been resolved. He advised the commissioners that approval of the fire pit could therefore be included in action to approve the request. Commissioner Hayes noted a correction to the staff report in that the property is located on the corner of Third and Carson Streets. Mr. Foley narrated pertinent slides.

(5:41:31) Terry Reinhart, representing Lopiccolo Investments, reviewed details of the application in conjunction with a drawing which was displayed in the meeting room. He advised that the entry doors will be wooden, painted, and have period glass. He explained the modification to the fire pit to create a buffer between the pit and the wooden decking. He noted the fire pit is not wood burning, but ornamental logs, and that a screen will be installed. He described the course of the railing which will be similar to that which exists in the downtown area. Damaged boards will be removed from the existing deck and replaced with new boards, and the deck will be restrained. Mr. Reinhart described the design of the proposed trash enclosure. In response to a question, he advised that the fire pit buffer material will be stone or brick. In response to a further question, he advised that the fire pit is a brick unit with a concrete block base. The fire pit will be faced with red brick "to tie into the existing building."

Chairperson Drews called for public comment and, when none was forthcoming, entertained a motion. **Commissioner Darney moved to approve HRC-07-153, a request from Terry Reinhart, property owner Lopiccolo Investments, LLC, to add a new front door at entry on the northeast corner of the building, remove and replace railing and redwood decking, and enclose trash area, and the fire pit, on property located at 310 South Carson Street, known as the St. Charles Hotel, subject to the conditions of approval contained in the staff report. At Chairperson Drews' request, Commissioner Darney amended his motion to indicate two new front doors. Commissioner Speulda seconded the motion. Motion carried 5-0-1, Vice Chairperson Lopiccolo abstaining.**

F-2. HRC-07-128 ACTION TO CONSIDER A REQUEST FROM CRAIG AND CINDY McEWAN TO INSTALL A NON-ILLUMINATED WOODEN SIGN (36" x 36") AND ALLOW FAÇADE IMPROVEMENTS TO THE EASTERN FAÇADE WHICH INCLUDE A PATIO/DECK (APPROXIMATELY 12' x 12'6"); INSTALLATION OF DOORS TO PROVIDE ACCESS TO THE PROPOSED PATIO/DECK; INSTALL A MULTI-PANE WINDOW PER STYLE PREVIOUSLY APPROVED; AND INSTALLATION OF AWNINGS OVER THE DOORS AND PROPOSED REPLACEMENT WINDOW, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 206 SOUTH MINNESOTA STREET, APN 003-121-04 (5:45:58) - Chairperson Drews introduced this item. Ms. Pruitt advised that the applicants are not proposing any window replacement at this time, nor installation of the multi-pane window discussed at the September 13, 2007 commission meeting. She reviewed the staff report, and noted the site plan included in the agenda materials. She narrated pertinent slides. She advised of having received a telephone call from property owners directly to the south of the

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subject property. An electronic version of the staff report was provided to the said adjacent property owners. Ms. Pruitt explained the adjacent property owners' preference for the deck to be constructed as shown on the plan presented rather than relocating it to the southern façade.

(5:54:02) Craig and Cindy McEwan introduced themselves for the record. In response to a question, Commissioner Ossa expressed the opinion that the awning proposed on the site plan is more appropriate to the building than the previously proposed design. Ms. Pruitt advised of the applicants' desire for the commissioners to provide input regarding a material preference for the awning. Vice Chairperson Lopiccolo expressed a preference for the fabric-covered awning. He commended the overall project design. Ms. McEwan requested input of the commissioners with regard to the "ends of the awning," and displayed the awning manufacturer's sample book. The commissioners provided input with regard to preferences.

In response to a question, Mr. McEwan referred to an existing lamp post and advised of the intent to "match whatever we put on the building to that post." Ms. Pruitt referred to the lighting standards included in the staff report and the associated conditions of approval. She advised of the recommendation to use a dark skies rated product. At Ms. McEwan's request, she explained the City's dark skies standard. Commissioner Speulda provided additional information, from the staff report, on dark skies rated product criteria. At Commissioner Hayes' request, Vice Chairperson Lopiccolo and Ms. Pruitt explained the differences between French and atrium doors.

The McEwans acknowledged no intent to change the garage windows. Commissioner Hayes referred to discussion of this project at the September 13th commission meeting, and commended the design drawings. In response to a question, Vice Chairperson Lopiccolo described the handicapped railing design in conjunction with commercial requirements. Ms. Pruitt advised that the proposed material will satisfy the Building Division criteria for this type of structure, as a commercial location. Vice Chairperson Lopiccolo suggested not painting the handicapped railing in a color which would contrast with the house color.

Commissioner Hayes noted the height of the sign posts, and encouraged placing the sign at a height which would still be visible over vehicles but not at the top of the sign posts. Mr. McEwan agreed that lowering the sign face would not be a problem. Chairperson Drews thanked Ms. Pruitt for the background work on signs in the area. Vice Chairperson Lopiccolo commended the proportion of the proposed signage, a drawing for which was included in the agenda materials.

Chairperson Drews commended the project drawings and advised they assisted with presentation and review of the application. He called for public comment and, when none was forthcoming, entertained a motion. **Vice Chairperson Lopiccolo moved to approve HRC-07-128 from Craig and Cindy McEwan, as written by staff, with fourteen conditions of approval. Commissioner Hayes seconded the motion. Motion carried 5-0-1, Commissioner Darney abstaining.**

F-3. HRC-07-154 ACTION TO CONSIDER A REQUEST FROM DENNIS DOYLE (PROPERTY OWNER: EDWARD AND MAUREEN WATERHOUSE) TO ALLOW CONSTRUCTION OF A SINGLE-CAR GARAGE (APPROXIMATELY 228 SQUARE FEET) ON THE EAST SIDE OF THE LOT, AND REVIEW OF AN EXISTING SMALL FENCE, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 312 WEST MUSSER STREET, APN 003-211-03 (5:36:19) - Chairperson Drews entertained a motion to continue this item. Vice Chairperson Lopiccolo so moved. The motion was seconded and carried 6-0.

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G. FUTURE COMMISSION ITEMS (6:08:32) - Chairperson Drews noted that item F-3 would likely be reagendaized for the November commission meeting.

H. INTERNAL COMMUNICATION AND ADMINISTRATIVE MATTERS:

H-1. COMMENTS AND STATUS REPORTS FROM STAFF (6:08:46) - Ms. Pruitt referred to the Cultural Resources Partnership Notes included in the commissioners' late material, and thanked Commissioner Ossa for providing it.

H-2. COMMENTS AND STATUS REPORTS FROM COMMISSIONERS (6:09:52) - Commissioner Ossa reported that Carson City's grant had been approved and that an official letter will be sent from the State Historic Preservation Office.

I. ACTION ON ADJOURNMENT (6:10:39) - Vice Chairperson Lopiccolo moved to adjourn the meeting at 6:10 p.m. Commissioner Ossa seconded the motion. Motion carried 6-0.

The Minutes of the October 11, 2007 Carson City Historic Resources Commission meeting are so approved this 8th day of November, 2007.

MICHAEL DREWS, Chair