

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the November 9, 2004 Meeting

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A regular meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Tuesday, November 9, 2004 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews
Vice Chairperson Mark Lopiccio
Richard Baker
Rebecca Ossa

STAFF: Jennifer Pruitt, Senior 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 during regular business hours.

A. CALL TO ORDER AND DETERMINATION OF QUORUM (1-0007) - Chairperson Drews called the meeting to order at 5:34 p.m. Roll was called; a quorum was present. Commissioners Darney, Smith, and Speulda were absent.

B. ACTION ON APPROVAL OF MINUTES - October 12, 2004 and October 26, 2004 (1-0014) - Commissioner Baker moved to approve the minutes. Vice Chairperson Lopiccio seconded the motion. Motion carried 4-0.

C. MODIFICATION OF AGENDA (1-0020) - None.

D. PUBLIC COMMENTS (1-0025) - None.

E. DISCLOSURES (1-0031) - None.

F. PUBLIC HEARING ACTION ITEMS:

F-1. HRC-04-195 ACTION REGARDING AN APPLICATION FROM JOHN BLOCK TO ALLOW DEMOLITION OF A FIRE DAMAGED STRUCTURE AND REVIEW OF PROPOSED REPLACEMENT GARAGE ON PROPERTY LOCATED AT 602 WEST SPEAR STREET, APN 003-243-04 (1-0031) - Pursuant to NRS 241.020(3)(b), Ms. Pruitt requested the Chairperson to continue this item to a future meeting. She explained that staff had notified interested citizens of this item by telephone. One of the citizens informed staff that notice is required to be given by regular U.S. mail as provided by the above statute. Ms. Pruitt advised that Planning and Community Development staff will notice the interested citizens by regular U.S. mail of the meeting at which this item will be reagendaized. Chairperson Drews thanked Mr. Block for his patience. No formal action was taken.

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F-2. HRC-04-082 ACTION REGARDING ADDITIONAL INFORMATION FOR AN APPLICATION FROM JOYCE HARRINGTON REGARDING PORCH AND FAÇADE TREATMENTS, INCLUDING DECKING, ON PROPERTY LOCATED AT 408 WEST ROBINSON STREET, APN 003-236-01 (1-0075) - Ms. Pruitt introduced Art Hannafin, who advised that he was representing Joyce Harrington. Mr. Hannafin provided an overview of the applicant's understanding of the Commission's direction given at the last meeting. He circulated and described an enhanced conceptual photograph of the porch and proposed railing. Extensive discussion took place with regard to the same. Mr. Hannafin pointed out that Ms. Harrington had removed the landscape around the porch. Vice Chairperson Lopiccolo expressed the opinion that landscape will soften the look of the porch. Mr. Hannafin advised that the wheelchair lift will be installed on the west side of the porch, as previously approved by the Commission. He acknowledged that Ms. Harrington is still considering the proposal, presented at the October 26th meeting, to remove the garage and relocate the ADA entrance to the north side of the structure.

Additional discussion took place regarding the porch, and the proposed railing depicted in the conceptual photograph. Mr. Hannafin acknowledged that the porch slopes slightly forward. In response to a question, he reviewed the dimensions of the proposed railing, as follows: "2x6 top, 3x3 vertical posts, and the other members are 2x3s at a 4 inch space." In response to a comment, Mr. Hannafin noted a mistake in the conceptual photograph. He explained that "the two ends are supposed to go down to the deck as posts ... and then there's one short post in the middle." In response to a question, he reviewed detail of the handrails and advised that the same detail will be used for the stairs on the east and west sides of the porch. In response to a further question, Mr. Hannafin agreed to provide plans to Ms. Pruitt.

In response to a question, Mr. Hannafin advised that he has not been involved with the porch decking. He speculated that the decking material will be 1x4 or 1x6. Commissioner Ossa reviewed the action taken at the October 26th meeting, and discussion took place regarding the original porch. Chairperson Drews expressed concern with regard to the incomplete application included in the agenda materials. He advised that final drawings are needed for the porch, the railing, the decking, etc., and Mr. Hannafin agreed to provide them. **Vice Chairperson Lopiccolo moved to approve HRC-04-082 regarding the porch façade treatment and the porch railing without the center rail, side rails coming to the top of the brick, with the stipulation that detailed drawings will be provided, including all sizes of the railing, and the recommended conditions of approval included in the staff report. Commissioner Baker seconded the motion.** In response to a question, Chairperson Drews advised that plans and elevations of the porch and façade treatments should be provided. Chairperson Drews called for a vote on the pending motion; **motion carried 4-0.** In response to an earlier question, Chairperson Drews advised that the proposed soffits would have to be agendaized for a future meeting.

F-3. DISCUSSION REGARDING CLG GRANTS (1-0537) - Commissioner Ossa confirmed that the application deadline is December 1st. Ms. Pruitt reviewed one of the proposed projects to conduct an additional survey of buildings in the historic district which were constructed in the 1950s and later. She advised there are approximately 70 parcels in the historic district, of which only five have been surveyed in the past. She referred to an area on the west side of town, south of Fifth Street, zoned multi-family, which may also need to be surveyed. She suggested considering Diana Painter as the project consultant.

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Chairperson Drews expressed a preference to develop historic context for a 50-year-old study rather than a survey. He suggested that evaluating a survey without context will be difficult. In response to a question, Commissioner Ossa advised that a portion of the east side of town near the Credit Union has not yet been surveyed. She advised that the CLG grant application is available on the Internet.

Ms. Pruitt acknowledged that Planning and Community Development staff is in the process of updating the historic district guidelines. She advised that the Department has a new office manager, Kristie Knowlton. Office Support Technician Juanita Smith will be assisting with the project. Ms. Pruitt advised that she would check into the possibility of noticing the historic district regarding the update in order to provide the opportunity for input.

G. FUTURE COMMISSION ITEMS (1-0607) - Ms. Pruitt advised that the next regular Commission meeting is scheduled for December 14th. Historic Preservation Awards will be presented at the December 16th Board of Supervisors meeting. Ms. Pruitt agreed to provide an approximate time to the Commissioners.

H. INTERNAL COMMUNICATION AND ADMINISTRATIVE MATTERS

H-1. COMMENTS AND STATUS REPORTS FROM STAFF (1-0624) - Ms. Pruitt advised that City Manager Linda Ritter has requested staff to provide a report on the status of the Commission's goals. She further advised that the Commission's 2004 goals have been attained. Planning and Community Development Department staff is in the process of preparing a report for the new mayor to ensure he understands the Commission's status.

H-2. COMMENTS AND STATUS REPORTS FROM COMMISSIONERS (1-0646) - Vice Chairperson Lopiccolo discussed plans for the St. Charles Hotel. Chairperson Drews discussed the need for more complete applications to be included in the agenda materials.

I. ACTION ON ADJOURNMENT (1-0720) - Commissioner Baker moved to adjourn the meeting at 6:14 p.m. Commissioner Ossa seconded the motion. Motion carried 4-0.

The Minutes of the November 9, 2004 meeting of the Carson City Historic Resources Commission are so approved this 14th day of December, 2004.

MICHAEL DREWS, Chair