CARSON CITY HISTORIC RESOURCES COMMISSION

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A regular meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Thursday, July 13, 2006 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Vice Chairperson Mark Lopiccolo

Richard Baker Robert Darney Rebecca Ossa Peter Smith

STAFF: Walter Sullivan, Planning and Community Development Director

Jennifer Pruitt, Senior Planner Kathe Green, Assistant Planner

Michael Suglia, 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 QUORUM** (5:30:04) Vice Chairperson Lopiccolo called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Chairperson Drews and Commissioner Speulda were absent.
- **B. ACTION ON APPROVAL OF MINUTES June 8, 2006** (5:30:34) Commissioner Smith moved to approve the minutes, as presented. Commissioner Ossa seconded the motion. Motion carried 5-0.
- C. MODIFICATION OF AGENDA (5:31:00) None.
- **D. DISCLOSURES** (5:31:13) Vice Chairperson Lopiccolo advised he would be abstaining from discussion and action on item F-1.
- **E. PUBLIC COMMENTS** (5:31:39) None.
- F. PUBLIC HEARING ACTION ITEMS:
- F-1. HRC-06-092 ACTION TO CONSIDER AN APPLICATION FROM LOPICCOLO CONSTRUCTION (PROPERTY OWNER: ROBERT C. McFADDEN, JR.) TO ALLOW THE ADDITION OF AN 8 FOOT BY 9 FOOT KITCHEN NOOK TO MATCH THE EXTERIOR OF THE EXISTING STRUCTURE, ON PROPERTY ZONED SINGLE FAMILY 6,000 (SF6), LOCATED AT 500 MOUNTAIN STREET, APN 003-241-04 (5:32:02) Vice Chairperson Lopiccolo acknowledged a pecuniary interest in this item. He passed the gavel to Commissioner Ossa, and left the meeting table. Acting Chairperson Ossa introduced this item. Ms. Pruitt reviewed the staff report and narrated pertinent slides.

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(5:34:20) Terry Reinhart, of Lopiccolo Construction, reviewed the proposal. In response to a question, he advised that the proposed windows match those which are existing.

Acting Chairperson Ossa called for public comment and, when none was forthcoming, entertained a motion. Commissioner Smith moved to approve HRC-06-092, a request from Lopiccolo Construction, in the form of the motion provided by staff, with eight conditions of approval. Commissioner Baker seconded the motion. Motion carried 4-0.

F-2. HRC-06-122 ACTION TO CONSIDER AN APPLICATION FROM ALPINE SIGNS (PROPERTY OWNER: COCKERILL, C&K FAMILY TRUST) TO ALLOW A NON-ILLUMINATED WOODEN SIGN (36" x 36"), ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 206 SOUTH MINNESOTA STREET, APN 003-121-04 (5:36:53) - Acting Chairperson Ossa returned the gavel to Vice Chairperson Lopiccolo, who introduced this item. Ms. Pruitt reviewed the staff report and narrated pertinent slides. She referred to the conditions of approval provided by the Engineering Division.

(5:39:44) Cathy Deitch, of Alpine Signs, reviewed the proposal. She acknowledged that the posts will be repainted. Commissioner Smith expressed the opinion that allowing the sign to remain in its present location is appropriate because of the number of trees on the property. Ms. Deitch advised that the proposed sign is smaller than the previous sign.

Vice Chairperson Lopiccolo called for public comment and, when none was forthcoming, entertained a motion. Commissioner Ossa moved to approve HRC-06-122, as provided by staff. Commissioner Baker seconded the motion. Motion carried 5-0.

- F-3. HRC-06-123 ACTION TO CONSIDER AN APPLICATION FROM MICHAEL SPEARS (PROPERTY OWNER: SPEARS, MARGARET) TO ALLOW AN APPROXIMATELY 276-SQUARE-FOOT COVERED AND SCREENED PORCH EXPANSION, ON PROPERTY ZONED SINGLE FAMILY 6,000 (SF6), LOCATED AT 603 WEST ROBINSON STREET, APN 003-243-02 (5:42:06) Vice Chairperson Lopiccolo introduced this item.
- (5:42:43) Mike Spears reviewed the proposal, as outlined in the agenda materials. In response to a question, he reviewed proposed modifications to the roof line, using displayed photographs. Ms. Green advised that the porch area is actually 306 square feet not 276.

Vice Chairperson Lopiccolo noted there were no other citizens present in the meeting room, and entertained a motion. Commissioner Darney moved to approve HRC-06-123, a request from Michael Spears, applicant, and Margaret Spears, owner, to allow an approximately 306-square-foot covered and screened porch expansion, on property zoned single family 6,000, located at 603 West Robinson Street, with all conditions applying. Commissioner Baker seconded the motion. Motion carried 5-0.

F-4. ACTION TO CONSIDER FUTURE CERTIFIED LOCAL GOVERNMENT GRANTS FOR CARSON CITY (5:46:53) - Vice Chairperson Lopiccolo introduced this item. Ms. Pruitt listed the three projects discussed at the June commission meeting, as follows: the possibility of documenting the 1950s+ architecture within the historic district, the possibility of updating existing surveys completed in the 1980s, and the possibility of a structural study or analysis of existing historic churches in Carson City.

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She requested input of the commissioners with regard additional possible projects, and reminded them that applications are due by the end of November. Commissioner Ossa suggested re-agendizing this item for the next commission meeting.

In response to a question, Ms. Pruitt reviewed the time line for submitting suggested projects, and preparing and submitting applications to the State Historic Preservation Office. In response to a further question, she advised that the amount of funding will be dependent upon the projects, match funding, associated costs, etc. She reviewed various sources of match funding in response to an additional question. Commissioner Smith suggested investigating the possibility of grant funding applications on behalf of the Brewery Arts Center and the Roberts House. He offered to talk to representatives of both properties. Commissioner Ossa suggested the possibility of seeking Commission for Cultural Affairs grant funding, the application for which would be due October 1st. Commissioner Smith requested staff to agendize an appropriate item for the August commission meeting.

- **F-5. ACTION TO CONSIDER AN HISTORIC RESOURCES COMMISSION POLICY REGARDING COMMISSIONERS REPRESENTING THEIR OWN PROJECTS** (5:52:58) (5:53:12) Vice Chairperson Lopiccolo introduced this item. Ms. Pruitt distributed an April 11, 2006 opinion to the commissioners and staff; Mr. Suglia reviewed the same. He offered to distill the opinion to the format of the commission's policy and present a draft at the next meeting. Discussion took place regarding the purpose of the policy. Vice Chairperson Lopiccolo thanked Mr. Suglia.
- **G. FUTURE COMMISSION ITEMS** (5:59:31) Ms. Pruitt reviewed the tentative agenda for the August commission meeting.
- H. INTERNAL COMMUNICATION AND ADMINISTRATIVE MATTERS
 - H-1. COMMENTS AND STATUS REPORTS FROM STAFF (5:59:52) None.
 - H-2. COMMENTS AND STATUS REPORTS FROM COMMISSIONERS (5:59:58) None.
- **I. ACTION ON ADJOURNMENT** (6:00:03) Commissioner Baker moved to adjourn the meeting at 6:00 p.m. Commissioner Ossa seconded the motion. Motion carried 5-0.

The Minutes of the July 13, 2006 Carson City Historic Resources Commission meeting are so approved this 14th day of September, 2006.

MICHAEL DREWS, Chair	