

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the May 14, 2002 Meeting

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A regular meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Tuesday, May 14, 2002 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews
Richard Baker
Robert Darney
Peter Smith

STAFF: Jennifer Pruitt, Associate Planner
Kathleen King, Recording Secretary

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 regular business hours.

A. CALL TO ORDER AND DETERMINATION OF QUORUM (1-0001) - Chairperson Drews called the meeting to order at 5:34 p.m. Roll was called; a quorum was present. Vice Chairperson Lopiccolo and Commissioners Ossa and Speulda were absent.

B. ACTION ON APPROVAL OF MINUTES - April 9, 2002 (1-0009) - Commissioner Baker moved to approve the minutes. Commissioner Darney seconded the motion. Motion carried 4-0.

C. MODIFICATION OF AGENDA (1-0011) - None.

D. PUBLIC COMMENTS (1-0015) - None.

E. DISCLOSURES (1-0018) - Commissioner Smith advised that he serves as legal counsel to Hannafin and Darney Architects, but indicated he had no involvement in item F-2. Commissioner Darney advised he would be abstaining from voting on item F-2.

F. PUBLIC HEARING ITEMS:

F-1. H-01/02-14 DISCUSSION AND ACTION REGARDING A REQUEST FROM CARLITA RAY TO INSTALL A HANDICAP RAMP, EXTEND THE HAND RAIL, AND BRING THE FRONT STEPS UP TO CODE ON PROPERTY LOCATED AT 204 WEST SPEAR STREET, APN 003-222-04 (1-0020) - Commissioner Smith suggested deferring this item until the applicant's arrival. (1-0163) Due to the applicant's failure to appear, Ms. Pruitt reviewed the elements of the project and advised that staff has no concerns regarding the design. She explained that since there was no site plan submitted with the application, staff pulled an old site plan from a previous application. She advised of a concern regarding the proximity of the handicap ramp to the northern property line. In response to a question, she pointed out the proposed location of the ramp. She acknowledged that some encroachment to the setback would be allowed, but indicated that without a site plan it is impossible to determine how

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close the ramp is to the northern property line. Discussion took place regarding requirements for handicap access to the main entrance of a building, the possibility of installing a lift, and the "magnitude" of the ramp. Commissioner Baker inquired as to plans for bringing the front steps up to code, and Ms. Pruitt advised of a concern that the railing was not compliant with Americans with Disabilities Act requirements. Commissioner Darney expressed a desire to review a detailed drawing, including the style of the railing, construction materials, etc. Ms. Pruitt suggested continuing the item since the applicant was not present, and the Commissioners concurred. No formal action was taken.

F-2. H-01/02-15 DISCUSSION AND ACTION REGARDING A REQUEST FROM JACK McLAUGHLIN, APPLICANT (JACK AND SHERYL McLAUGHLIN, PROPERTY OWNERS), TO REMODEL EXISTING GARAGE/WORK STUDIO INTO A GUEST QUARTERS/MOTHER-IN-LAW SUITE ON PROPERTY LOCATED AT 611 WEST ROBINSON STREET, APN 003-243-01 (1-0035) - Commissioner Darney circulated photographs of the existing house and studio and reviewed the project. He responded to questions regarding the existing siding on the house, and discussed plans to remodel the entire house to more closely resemble the original. He acknowledged that the house is well-built and fairly modern, and estimated that it is approximately thirty years old. He reviewed and responded to questions regarding the plan drawings.

Ms. Pruitt advised that a special use permit will be required in order to convert the structure to a guest quarters, and that Commissioner Darney has provided the necessary information to the Planning and Community Development Department. In response to a question, Ms. Pruitt indicated that the special use permit application will be reviewed by the Regional Planning Commission at their June 26, 2002 meeting.

Chairperson Drews called for additional questions/comments from the Commissioners and from the public; however, none were provided. **Commissioner Smith moved to approve H-01/02-15 in the form prepared by staff with the five regular conditions of approval, plus the requirement of a special use permit approved by the Regional Planning Commission. Commissioner Baker seconded the motion. Motion carried 3-0-1, Commissioner Darney abstaining.**

F-3. DISCUSSION ON GRANT DISTRIBUTION (1-0294) - Chairperson Drews advised of a telephone call from Alice Baldricca, wherein he clarified the purpose of the projects. Ms. Pruitt advised that she will discuss with Chairperson Drews the timing of the existing grants. Staff is awaiting paperwork from the State Historic Preservation Office and, once it is finalized, the projects can begin. Ms. Pruitt indicated that research is being conducted into the possibility of rehabilitation funding. She explained the matching funds requirements and discussion took place with regard to the same.

F-4. DISCUSSION OF TRAINING ALLOCATION (1-0375) - Ms. Pruitt advised she is awaiting a telephone call from Mel Green to confirm the workshop. In response to a question, she stated that staff is in the process of addressing details such as Mr. Green's contract. She further advised that the Brewery Arts Center Conference Room has been reserved and a press release will be published in the local newspaper. Discussion took place regarding the possibility of invitations, mailing notices to historic district property owners, and other interested individuals and entities.

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G. FUTURE COMMISSION ITEMS (1-0446) - Ms. Pruitt circulated photographs of the new roof at 403 North Nevada Street, and discussed the circumstances which prompted the owners to install it. She advised of her suggestion to the property owners that they appear before the Commission; however, they already had a roofing company scheduled to do the work. Vice Chairperson Lopiccolo reviewed the plans at the Planning and Community Development office to ensure they were in compliance with Historic Resources Commission policies prior to the project being started. (1-0502) The Commissioners commended Ms. Pruitt on her efforts in getting the new roof installed.

In response to a question, Chairperson Drews advised that the Maytan Music Store building on North Curry Street is not within the historic district. Chairperson Drews suggested agendizing discussion and action regarding the roofing situation at the Stewart facility.

H. ACTION ON ADJOURNMENT (1-0532) - Commissioner Smith moved to adjourn the meeting at 6:03 p.m. Commissioner Baker seconded the motion. Motion carried 4-0.

The Minutes of the May 14, 2002 meeting of the Carson City Historic Resources Commission are so approved this _____ day of June, 2002.

MICHAEL DREWS, Chair