

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the December 13, 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, December 13, 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

STAFF: Walter Sullivan, Planning Division Director
Jennifer Pruitt, Senior Planner
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 - Chairperson Drews called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Commissioners Baker and Speulda were absent.

B. ACTION ON APPROVAL OF MINUTES - November 8, 2007 (5:32:20) - Chairperson Drews introduced this item and entertained a motion. **Commissioner Ossa moved to approve the minutes. Commissioner Hayes seconded the motion. Motion carried 5-0.**

C. MODIFICATION OF AGENDA (5:32:39) - Chairperson Drews advised that item F-3 would be continued to the next meeting.

D. DISCLOSURES (5:33:02) - Vice Chairperson Lopiccolo disclosed two items on the agenda, F-1 and F-2, in which he had a business interest. He advised he would abstain from discussion and action on these items.

E. PUBLIC COMMENTS (5:33:22) - None.

F. PUBLIC HEARING ACTION ITEMS:

F-1. HRC-07-185 ACTION TO CONSIDER A REQUEST FROM LOPICCOLO CONSTRUCTION (PROPERTY OWNER: THOMAS FAMILY TRUST) TO REMOVE EXISTING WINDOW IN ALCOVE AND INSTALL A NEW FRENCH DOOR FOR ADA ACCESS, ALONG WITH A NEW ADA GUARD RAIL TO EXISTING RAMP, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 407 WEST ROBINSON STREET, APN 003-237-02 (5:33:53) - Chairperson Drews introduced this item. Ms. Pruitt noted, for the record, that both items F-1 and F-2 were agendized as a direct result of mandatory ADA requirements. She reviewed the staff report and narrated pertinent slides. She noted, for the record, that the new railing will be visible from the street, but not the new ADA access door. She further noted the Guidelines for Doors, the Guidelines for New

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Doors in Historic Buildings, and the Guidelines for Additional Architectural Features such as Barrier Free Handicapped Access included in the staff report. She noted staff's recommendation of approval of the project.

(5:37:22) Bob Fredlund, representing Lopiccolo Construction, reviewed details of the project to remove the window and install a door using the same type of architectural trim, "not doing anything to disturb the signature side of the buildings." The proposed handrail will be white iron. Matching concrete replacement will be done due to "deferred maintenance." The colors will be maintained. In response to a question, Ms. Pruitt advised that the Assessor's Roll indicates a construction date of 1948; however, ownership records date back to 1930. Mr. Fredlund acknowledged the existing ramp is wide enough to accommodate ADA requirements.

Chairperson Drews called for additional comments or questions and, when none were forthcoming, entertained a motion. **Commissioner Darney moved to approve HRC-07-185, a request from Lopiccolo Construction, for handrail and ADA access upgrade, on property located at 407 West Robinson Street, with any and all conditions by staff.** Chairperson Drews called for public comment and, when none was forthcoming, a second on the pending motion. **Commissioner Ossa seconded the motion. Motion carried 4-0-1, Vice Chairperson Lopiccolo abstaining.**

F-2. HRC-07-186 ACTION TO CONSIDER A REQUEST FROM LOPICCOLO CONSTRUCTION (PROPERTY OWNER: THOMAS FAMILY TRUST) TO ENLARGE AN EXISTING PATIO DOOR FOR ADA ACCESS AND ADD A NEW 5-FOOT BRICK RAMP FOR ADA ACCESS ALONG WITH A NEW ADA GUARD RAIL, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 512 NORTH DIVISION STREET, APN 003-237-03

(5:39:30) - Chairperson Drews introduced this item. Ms. Pruitt reviewed the staff report and reiterated that the item was agendized due to mandatory ADA requirements imposed by the Building Division. She narrated pertinent slides. She noted the Guidelines for Doors and the Guidelines for Additional Architectural Features such as Barrier Free Handicapped Access included in the staff report. In response to a question, Chairperson Drews pointed out the proposed location of the ramp using a photograph included in the agenda materials. He inquired as to the possibility of using curb rather than a railing in the subject location. Ms. Pruitt expressed the understanding that the Building Division is requiring a railing. Commissioner Darney suggested that the applicant look into the possibility of "making the ramp 1 and 20," and expressed the opinion that the railing should not be required. Ms. Pruitt offered to look into the requirement, as well. She advised that an item will be agendized for the January commission meeting to review ADA accessibility requirements. She further advised that major project reviews, for the subject project and the project which is the subject of item F-1, were conducted. In both major project review processes, Building Division representatives indicated a railing requirement for the projects.

(5:43:16) Bob Fredlund, representing the applicant Lopiccolo Construction, oriented the commissioners to the proposed location of the ramp and described the design. "They'll do it all in the brick that's already there ..." Mr. Fredlund advised of the intent to use the existing door or to match the existing door. The door has to be wider in that area. Mr. Fredlund advised that "everything else is the same." Chairperson Drews suggested that a grey rail may blend better than a white rail. In response to a question, Mr. Fredlund advised that the existing storm door will be removed. If the existing wooden door can't be used, a wooden door which will match the existing will be built.

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Chairperson Drews called for additional commissioner questions or comments and for public comments. When none were forthcoming, he requested Ms. Pruitt to check into the possibility of a slightly higher curb rather than the railing. Mr. Fredlund acknowledged the applicant would be more amenable to a curb. Commissioner Darney advised that curb presents "other problems of tripping." He reiterated the opinion that the railing is not technically required. Mr. Fredlund expressed the opinion that installation of a railing would represent "a better liability situation." He suggested a gate may improve the appearance.

Ms. Pruitt advised that she and Mr. Sullivan will be meeting with Building Division staff next week with regard to the subject item. She reiterated the offer to look into it. She acknowledged the west side of the structure faces the Sullivan house. Chairperson Drews called for additional commissioner questions or comments and, when none were forthcoming, entertained a motion. **Commissioner Ossa moved to approve item F-2, HRC-07-186, action to consider a request from Lopiccolo Construction, property owner Thomas Family Trust, to enlarge an existing patio door for ADA access and add a new five-foot brick ramp for ADA access, along with a new ADA guard rail, on property zoned residential office, located at 512 North Division Street, APN 003-237-03, with all of the conditions appended to the item, and with the possibility of the property owner considering curb as an option rather than a railing. Commissioner Darney seconded the motion. Motion carried 4-0-1, Vice Chairperson Lopiccolo abstaining.** Chairperson Drews thanked Mr. Fredlund.

F-3. DISCUSSION ONLY REGARDING PRESENTATION OF CARSON CITY DISTRICT ATTORNEY LEGAL OPINION REGARDING COMMISSIONER CONFLICTS OF INTEREST - Deferred.

F-4. DISCUSSION ONLY REGARDING UPDATE ON CERTIFIED LOCAL GOVERNMENT GRANT PROGRAM (5:47:52) - Ms. Pruitt advised of having submitted the 2008 CLG grant application on December 3rd. Three projects were submitted as part of the application: Phase 2 of the post-World War II survey, approximately 50 properties on the west side; educational workshops; and an historical context of Carson City. Ms. Pruitt distributed to the commissioners and staff a list, prepared by Commissioner Ossa, of CLG awards from 1987 to 2007.

Ms. Pruitt updated the commission on the 2007 CLG grant, the historic structures reports for St. Peter's Episcopal and the United Methodist Churches. She advised of having been in contact with the consultant, and that a conference call is scheduled between the consultant, State Historic Preservation Office representatives, and Planning Division staff for next week. She noted a great deal of administrative work associated with securing the contract, which is moving forward. Chairperson Drews advised that this project will require a large match and encouraged commissioner involvement.

Ms. Pruitt referred to Commissioner Hayes' suggestion for sponsoring training on proper historic district fences. She advised that funding has been requested, and anticipates being notified in March 2008. Once funding has been allocated, a determination regarding the type of training can be made. Ms. Pruitt acknowledged that the training was phrased as "educational workshop" in the grant application. In response to a question, Commissioner Ossa advised that Carson City has been competing with other CLGs since 1986.

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Chairperson Drews called for public comment; however, none was forthcoming. Vice Chairperson Lopiccolo suggested sponsoring a training session on bringing historic buildings into compliance with ADA standards. Ms. Pruitt advised that staff is in agreement, and will be meeting with Building Division representatives as well as agendizing an item for commission presentation. Commissioner Darney and Vice Chairperson Lopiccolo acknowledged that construction professionals would be interested in a presentation on ADA requirements. Commissioner Ossa recommended reviewing the National Park Service preservation brief on ADA and historic buildings.

G. FUTURE COMMISSION ITEMS (5:55:38) - Chairperson Drews noted that the District Attorney's presentation would be reagendized for the January commission meeting. Commissioner Hayes requested to agendize a discussion item on fences. Ms. Pruitt advised that item H will be deleted from the commission agenda starting in January 2008. In the future, specific items will be agendized instead. She acknowledged this was pursuant to direction from the District Attorney. Mr. Sullivan provided background information on the recommendation to eliminate item H from future agendas.

H. INTERNAL COMMUNICATION AND ADMINISTRATIVE MATTERS:

H-1. COMMENTS AND STATUS REPORTS FROM STAFF (5:57:35) - In response to a question, Ms. Pruitt reviewed the process for agendizing commission items.

H-2. COMMENTS AND STATUS REPORTS FROM COMMISSIONERS (5:59:53) - Commissioner Ossa advised of having received, in the SHPO, several applications for Historic Preservation Fund grants. She will keep Ms. Pruitt updated. Chairperson Drews discussed his recent work on the halfway house at the Carson City county line. Vice Chairperson Lopiccolo described items which have been unearthed as part of the Firkin and Fox project. Chairperson Drews provided an archaeologist's perspective of such things.

I. ACTION ON ADJOURNMENT (6:02:13) - Commissioner Ossa moved to adjourn the meeting at 6:02 p.m. Commissioner Darney seconded the motion. Motion carried 5-0.

The Minutes of the December 13, 2007 Carson City Historic Resources Commission meeting are so approved this 10th day of January, 2008.

MICHAEL DREWS, Chair