

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the September 8, 2005 Meeting

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A regular meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Thursday, September 8, 2005 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews
Vice Chairperson Mark Lopiccolo
Richard Baker
Robert Darney
Rebecca Ossa
Louann Speulda

STAFF: Walter Sullivan, Planning and Community Development Director
Jennifer Pruitt, Senior Planner
Kathe Green, Assistant 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 5:31 p.m. Roll was called; a quorum was present. Commissioner Smith was absent.

B. ACTION ON APPROVAL OF MINUTES - August 11, 2005 (1-0015) - Commissioner Speulda moved to approve the minutes. Commissioner Darney seconded the motion. Motion carried 5-0-1, Commissioner Ossa abstaining.

C. MODIFICATION OF AGENDA (1-0018) - At Ms. Pruitt's request, Chairperson Drews deferred item F-4 to the October commission meeting.

D. PUBLIC COMMENTS (1-0029) - None.

E. DISCLOSURES (1-0035) - Vice Chairperson Lopiccolo advised he would abstain from discussion and action on item F-3. Commissioner Darney advised he would abstain from discussion and action on item F-2.

F. PUBLIC HEARING ACTION ITEMS:

F-1. HRC-04-196 ACTION REGARDING AN APPLICATION FROM JOYCE HARRINGTON FOR HISTORIC TAX DEFERMENT STATUS ON PROPERTY LOCATED AT 408 WEST ROBINSON STREET, APN 003-236-01 (1-0045) - Ms. Pruitt provided background information on the application included in the agenda materials. She advised that work at the site is now complete and, following a site visit, staff has determined all of the work is appropriate pursuant to the applications submitted to this commission and to the City's building department.

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Commissioner Ossa advised she would abstain from voting on this item, as she would be reviewing the application at the State level. In response to a question, Ms. Pruitt advised that all outstanding work presented as part of an application to the Planning and Community Development Department or this commission had been completed. She acknowledged that the elevator had been installed on the northern elevation, as approved by the commission. (1-0089) Art Hannafin, an adjacent neighbor, confirmed the elevator had been installed and tested.

Chairperson Drews called for additional comments and questions. When none were forthcoming, he entertained a motion. **Commissioner Darney moved to approve a request from Joyce Harrington for historic tax deferment, on property located at 408 West Robinson Street, APN 003-236-01, subject to the Secretary of the Interior's Standards and the Carson City Historic District Guidelines. Commissioner Speulda seconded the motion. Motion carried 5-0-1, Commissioner Ossa abstaining.**

F-2. HRC-05-166 ACTION REGARDING AN APPLICATION FROM HANNAFIN / DARNEY ARCHITECTS (PROPERTY OWNERS: LARRY AND JULIE MAXWELL) TO ALLOW CONSTRUCTION OF A 672-SQUARE FOOT DETACHED GARAGE AND WORKSHOP, ON PROPERTY ZONED SINGLE FAMILY 6,000 (SF6), LOCATED AT 702 NORTH MINNESOTA STREET, APN 003-234-03 (1-0107) - Ms. Green reviewed the staff report, and oriented the commissioners to the property and the proposed location of the garage. She described details of the proposed garage, and introduced Mr. Hannafin, who was representing the applicant.

Mr. Hannafin noted that the subject project requires approval by this commission, a zoning variance, and a special use permit. He advised that Rob Darney now has his own, separate design firm. Mr. Hannafin's firm is now referred to as "Hannafin Design Associates." He advised that Mr. Darney drew the plans included in the agenda materials, and that the two of them discussed the plans. He provided background information on the subject structure. He introduced Mr. Maxwell, and advised of his dedication to the preservation, improvement, and modification of the structure. He noted there is no garage on site; all parking for the three tenants is curb side. He explained the reason for configuring the garage structure at the southwest corner property line. He advised of a five-foot setback and of a garage located approximately 2' to the left of the property line. He further advised of an historic metal fence around the property. The reason the garage was not adjoined to the house was due to the stone rubble foundations. Mr. Hannafin advised that Julie Maxwell is a master gardener. In response to a question, Mr. Maxwell advised of having owned the property for the past two years.

Mr. Hannafin acknowledged that the fencing material will be retained. He explained the reason for not accessing the driveway from the right hand side. Chairperson Drews commended Mr. Hannafin on the application materials. He called for comments or questions and, when none were forthcoming, entertained a motion. **Vice Chairperson Lopiccolo moved to approve HRC-05-166, a request from Hannafin / Darney Architects for a garage at 702 North Minnesota Street, APN 003-234-03, with all the recommended conditions of approval.** Chairperson Drews called for public comment; however, none was forthcoming. Mr. Maxwell acknowledged his agreement with the conditions of approval contained in the staff report. **Commissioner Speulda seconded the motion. Motion carried 5-0-1, Commissioner Darney abstaining.** Mr. Hannafin commended the commission on their work.

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F-3. HRC-05-169 ACTION REGARDING AN APPLICATION FROM MARK LOPICCOLO CONSTRUCTION (PROPERTY OWNERS: KILPATRICK JOHNSTON AND ADLER LLC) TO ALLOW REMOVAL OF A STORAGE SHED, CONSTRUCTION OF A HANDICAPPED ACCESSIBLE OFFICE, CONFERENCE ROOM, AND BATHROOM, HANDICAPPED SIDEWALK ACCESS AND REPAVING OF DRIVEWAY, ON PROPERTY ZONED RESIDENTIAL OFFICE, LOCATED AT 412 NORTH DIVISION STREET, APN 003-238-03 (1-0227) - Ms. Pruitt reviewed the staff report, and advised that staff had conducted a site visit. She read into the record a letter received from Joan C. Wright, Esq., of the Allison, MacKenzie law firm. She advised of having spoken with Ms. Wright, who had been in contact with the property owner to confirm the utilities will be relocated. She narrated slides of the subject property.

Mr. Lopiccolo acknowledged the property owners' desire to have the new construction attached to the historic building. He explained the purpose of the project to achieve handicap accessibility for the property and the building. He advised of having received tentative approval to remove the power pole. He responded to additional questions regarding project details. Chairperson Drews commended Mr. Lopiccolo on the application materials.

Commissioner Darney moved to approve a request from Mark Lopiccolo Construction to allow removal of a storage shed, construction of a handicapped accessible office, conference room, and bathroom, handicapped sidewalk access, and repaving of driveway, on property located at 412 North Division Street, APN 003-238-03, based on the standards and guidelines for rehabilitation, the Carson City Historic District Guidelines, and Historic Resources Commission policies. Mr. Lopiccolo acknowledged having reviewed the staff report, and his agreement with the conditions of approval contained therein. Chairperson Drews called for public comment; however, none was forthcoming. **Commissioner Baker seconded the motion. Motion carried 5-0-1, Vice Chairperson Lopiccolo abstaining.**

F-4. HRC-05-020 DISCUSSION AND POSSIBLE ACTION REGARDING APPLICANT(S) FOR THE POSITION OF BUILDING / DESIGN PROFESSIONAL AND ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS APPOINTMENT OF APPLICANT (1-0370) - Ms. Pruitt acknowledged that additional applications would be presented at the October commission meeting. Chairperson Drews entertained a motion to continue this item. **Commissioner Baker so moved. Commissioner Speulda seconded the motion. Motion carried 6-0.**

F-5. DISCUSSION ONLY REGARDING HISTORIC DISTRICT GUIDELINES, DIVISION 5, OF THE CARSON CITY DEVELOPMENT STANDARDS (1-0377) - Ms. Pruitt advised that the Guidelines had been printed and will be mailed to each historic district property owner within the next couple weeks. She anticipated presenting all required information to the State Historic Preservation Office by the end of September. In response to a question, Ms. Pruitt advised that the Guidelines could be provided to anyone interested, and requested the commissioners to provide lists.

F-6. DISCUSSION ONLY REGARDING REVIEW OF HISTORIC RESOURCE COMMISSION APPLICATION AND SUBMITTAL DATA (1-0397) - Ms. Pruitt provided background information on this item, and reviewed the agenda materials. She requested input of the commissioners regarding changes to the application materials, and advised that staff would continue to identify exemplar applications.

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F-7. DISCUSSION ONLY REGARDING CLG GRANTS (1-0424) - Ms. Pruitt explained the purpose of this agenda item, and advised that CLG grant applications are due in November. She requested suggestions of the commissioners for next year's grant cycle. In response to a question, she offered to check last year's file for the list of ongoing projects. In response to a further question, she advised staff had been in contact with Diana Painter, who agreed to continue the east side inventory project in the fall. Chairperson Drews suggested partnering with the Parks and Recreation Department as to a cultural resources inventory along the extension of the Kings Canyon trail.

G. FUTURE COMMISSION ITEMS (1-0456) - Chairperson Drews noted that item F-4 would be reagendized.

H. INTERNAL COMMUNICATION AND ADMINISTRATIVE MATTERS

H-1. COMMENTS AND STATUS REPORTS FROM STAFF (1-0462) - Ms. Pruitt reviewed the announcement for the "Open Meeting Law in Nevada" presentation which was included in the agenda materials. She requested any interested commissioners to contact Management Assistant Juanita Smith.

H-2. COMMENTS AND STATUS REPORTS FROM COMMISSIONERS (1-0480) - Chairperson Drews commended Planning and Community Development staff on the agenda packets.

I. ACTION ON ADJOURNMENT (1-0487) - Commissioner Baker moved to adjourn the meeting at 6:03 p.m. Vice Chairperson Lopiccolo seconded the motion. Motion carried 6-0.

The Minutes of the September 8, 2005 meeting of the Carson City Historic Resources Commission are so approved this 13th day of October, 2005.

MICHAEL DREWS, Chair