

## **CARSON CITY HISTORIC RESOURCES COMMISSION**

### **Minutes of the February 10, 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, February 10, 2004 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

**PRESENT:** Chairperson Michael Drews  
Vice Chairperson Mark Lopiccolo  
Robert Darney  
Rebecca Ossa  
Peter Smith  
Louann Speulda

**STAFF:** Jennifer Pruitt, Senior Planner  
Lynn Winters, Plans Examiner  
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)** - Vice Chairperson Lopiccolo called the meeting to order at 5:32 p.m. Roll was called; a quorum was present. Commissioner Baker was absent. Chairperson Drews arrived at 5:34 p.m.

**B. ACTION ON APPROVAL OF MINUTES - January 13, 2004 (1-0013)** - Commissioner Speulda moved to approve the minutes. Commissioner Darney seconded the motion. Motion carried 5-0.

**C. MODIFICATION OF AGENDA (1-0018)** - None.

**D. PUBLIC COMMENTS (1-0022)** - Rob Lauder, of Palmer & Lauder Engineers, advised that he was representing Nevada Properties, LLC, which owns property at 517 West Second Street. He described the existing structures and the location of the property, discussed the owners' plans for the property, and advised of the possibility that a demolition permit may be requested. He further advised that he would be requesting staff to agendize this matter for a future Commission meeting.

**E. DISCLOSURES (1-0128)** - Commissioner Darney advised that his firm represents Jed Block with regard to item F-3, and that he would abstain from participating in any future action.

#### **F. PUBLIC HEARING: ACTION ITEMS**

**F-1. HRC 04-014 ACTION REGARDING A REQUEST FROM LOPICCOLO CONSTRUCTION, APPLICANT (PROPERTY OWNERS: GARY CAIN AND JENNIFER VERIVE), TO REMOVE AND REPLACE BACK PORCH AND CONSTRUCT GARAGE ADDITION ON PROPERTY LOCATED AT 412 NORTH CURRY STREET, APN 003-225-08 (1-0141)** - Ms. Pruitt displayed slides of the subject residence, and Vice Chairperson Lopiccolo reviewed details of the proposed project. He responded to questions regarding the location of the garage door and the garage design. He acknowledged that the owners will obtain an easement from Cactus Jack's to use part of their driveway. Ms. Pruitt acknowledged that the purpose for revising the garage design was to keep

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vehicles from backing onto the street. In response to a question, she advised that the commercial zoning designation has a zero setback unless the property is adjacent to a residential zoning district. The parking lot is in a residential zoning district, so a variance will be required. Senior Engineer Robb Fellows has visited the property several times, and staff has acknowledged the special circumstances by which a variance could be supported.

Vice Chairperson Lopiccolo advised that the project will be done in two phases. Once the Cains are moved into the house, the garage project can be finished. Vice Chairperson Lopiccolo acknowledged that the siding materials will match the existing siding as closely as possible. The roof will be completely redone. In response to a question, Vice Chairperson Lopiccolo advised that all the windows have been replaced. **Commissioner Smith moved to approve HRC 04-014 in the form of the motion presented by staff with the seven conditions of approval, including the necessity of obtaining an easement for access by automobiles into the garage and a variance for the west side setback. Commissioner Ossa seconded the motion. Motion carried 5-0-1, Vice Chairperson Lopiccolo abstaining.**

**F-2. HRC 04-013 ACTION REGARDING A REQUEST FROM CARLITA RAY TO INSTALL METAL FENCING FROM THE HANDICAPPED PARKING SPACE TO THE END OF THE PROPERTY LOCATED AT 204 WEST SPEAR STREET, APN 003-222-04 (1-0328)** - Ms. Ray distributed copies of her application and proposed fencing design to the Commissioners and staff. Ms. Pruitt displayed slides of the subject property, and Ms. Ray discussed her plans for landscape in conjunction with the fencing design. Ms. Pruitt advised of conversations with Ms. Ray regarding the proposed fencing, and displayed slides of exemplar fencing in the area. Ms. Ray acknowledged that the fencing will be installed in eight-foot segments. She responded to questions, and discussion took place, regarding the design, proposed installation, and color of the fence. **Vice Chairperson Lopiccolo moved to approve HRC 04-013 in the form of the motion presented by staff with the five standard conditions of approval. Commissioner Ossa seconded the motion. Motion carried 6-0.** In response to a question regarding signage, the Commissioners referred Ms. Ray to Ms. Pruitt

**F-3. DISCUSSION REGARDING PROPERTY LOCATED AT 112 NORTH CURRY STREET, APN 003-215-02 (1-0514)** - Jed Block circulated historic photographs of the subject property and described the same. Ms. Pruitt displayed slides of the property, and Mr. Block circulated photographs of the steeple. He displayed floor plans and reviewed the remodel project. He acknowledged having consulted with Urban Forester Consultant Molly Sinnott, who advised him to remove the cottonwood tree and a portion of the black locust tree. He discussed landscape plans.

Mr. Block acknowledged that the property is within the redevelopment district. Ms. Pruitt advised Mr. Block to discuss with Economic Development/Redevelopment Manager Joe McCarthy the possibility of a parking waiver. In response to a question, Mr. Block advised that the house was constructed in 1867. The foundation is stone and the basement is 8'-10' tall. Mr. Block discussed the configuration of the buildings in conjunction with a previous remodel. He advised that the electrical was upgraded in the 1980s. He responded to questions regarding plans for occupancy and the project time table. Commissioner Smith requested Mr. Block to submit an application for the steeple demolition and landscape renovation. Following discussion, Ms. Pruitt agreed to research the historic district requirements regarding landscape demolition. Chairperson Drews requested Mr. Block to submit a complete application detailing the project phases, and discussion took place regarding the same. Mr. Block discussed previous revisions to the structure. Ms. Pruitt offered to provide an HRC application to Mr. Block, and additional discussion took

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place regarding details of the existing structure. Commissioner Ossa requested more detail for the porch project. Mr. Block acknowledged that he had sufficient input from the Commission with which to proceed.

#### **F-4. DISCUSSION REGARDING THIS YEAR'S HISTORIC PRESERVATION AWARDS**

(1-1103) - Chairperson Drews provided background information on this item, and solicited nominations from the Commissioners. Discussion included the old courthouse, Chairperson Drews and Gnomon, Inc. for their work on the Sanborn maps, the Glenbrook Properties building, a residence on King Street, and the National Best Sellers building. Chairperson Drews suggested submitting a broad list to the Board of Supervisors and requesting them to pare it down. Ms. Pruitt advised that *Nevada Appeal* representatives have agreed to publish stories on the award recipients. Chairperson Drews requested Ms. Pruitt to publish a press release regarding the Commission's request for nominations.

**G. FUTURE COMMISSION ITEMS** (1-1197) - Discussion took place regarding revisions to the property next door to Commissioner Smith's residence. In response to a question, Ms. Pruitt advised that a permit was issued for the Stewart-Nye building roofing project. She further advised that staff is attempting to agendize a presentation by Diana Paynter for the March Commission meeting. Chairperson Drews requested Ms. Pruitt to reagendize item F-4.

#### **H. INTERNAL COMMUNICATION AND ADMINISTRATIVE MATTERS**

**H-1. COMMENTS AND STATUS REPORTS FROM STAFF** (1-1253) - None.

**H-2. COMMENTS AND STATUS REPORTS FROM COMMISSIONERS** (1-1256) - None.

**I. ACTION ON ADJOURNMENT** (1-1262) - Commissioner Smith moved to adjourn the meeting at 6:39 p.m. Commissioner Ossa seconded the motion. Motion carried 6-0.

The Minutes of the February 10, 2004 meeting of the Carson City Historic Resources Commission are so approved this 9<sup>th</sup> day of March, 2004.

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MICHAEL DREWS, Chair