

**CARSON CITY HISTORIC RESOURCES COMMISSION**

**Minutes of the August 4, 2008 Meeting**

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A meeting of the Carson City Historic Resources Commission was scheduled for 12:00 p.m. on Monday, August 4, 2008 in the Cooperative Extension Conference Room, 2621 Northgate Lane, Suite 12, Carson City, Nevada.

**PRESENT:** Chairperson Michael Drews  
Vice Chairperson Robert Darney  
Gregory Hayes  
Mark Lopiccolo  
Rebecca Ossa  
Lou Ann Speulda

**STAFF:** Lee Plemel, 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 (1-0010)** - Chairperson Drews called the meeting to order at 12:02 p.m. Roll was called; a quorum was present.

**B. DISCLOSURES (1-0020)** - None.

**C. PUBLIC COMMENTS (1-0027)** - None.

**D. PUBLIC HEARING:**

**D-1. HRC-08-084 ACTION TO CONSIDER AN APPLICATION FROM RICK AND SUSAN NICHOLSON TO ALLOW THE INSTALLATION OF NEW CONCRETE STEPS MATCHING THE EXISTING STEPS TO SURROUND THE EXISTING PORCH LOCATED ON THE EASTERN PORTION OF THE SINGLE-FAMILY RESIDENCE, AND TO ADD A CONCRETE WALKWAY AND PATIO, ON PROPERTY ZONED SINGLE-FAMILY 6,000 LOCATED AT 806 WEST MUSSER STREET, APN 003-191-07 (1-0042)** - Chairperson Drews introduced this item. Ms. Pruitt reviewed the staff report, noting written comments included from both the Engineering and Building Divisions. She oriented the commissioners to the subject site using a displayed aerial photograph. [Commissioner Lopiccolo arrived at 12:05 p.m.] Ms. Pruitt narrated additional slides, and referred to the photographs included in the agenda materials. She noted the Guidelines for Porches and Landscape Elements included in the staff report.

(1-0170) Susan Nicholson referred to the application included in the agenda materials, and provided background information on the project in response to a question. Rick Nicholson acknowledged that the hand rail will remain. "Everything stays intact. ... we're looking at ... the best way, without tearing the whole porch down and redoing it, to make it safer for egress and approach ..." [Commissioner Speulda arrived at 12:10 p.m.] In response to a question, Ms. Pruitt expressed the understanding that the subject

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property is included in the historic district. Chairperson Drews described the historic district boundary along Musser Street, and responded to questions of clarification. Mrs. Nicholson acknowledged their street address is 206 Mountain Street, and the parcel address is 806 Musser Street.

Mr. and Mrs. Nicholson acknowledged the existing brick walkway will remain and transition into the new concrete walkway. Mr. Nicholson responded to additional questions regarding the concrete transition. In response to a question, Ms. Pruitt explained that a permit was required for the concrete steps but not the flat work. Mrs. Nicholson apologized for the oversight of not having submitted the application prior to starting the project. Chairperson Drews suggested sending an informational flyer from the Planning Division to concrete companies. In response to a further question, Ms. Pruitt advised the subject property is located within the single-family 6,000 zoning district. Mr. Nicholson acknowledged the proposed project will extend the level of the current porch. He provided additional clarification using a displayed photograph.

Chairperson Drews called for additional commissioner questions or comments. Commissioner Lopiccolo advised of having recently driven by the subject property, and commended the appearance of the project. Chairperson Drews called for public comment and, when none was forthcoming, entertained a motion. **Commissioner Darney moved to approve HRC-08-084, a request from Rick and Susan Nicholson, to allow the construction of new concrete steps surrounding existing porch at the single-family residence at 806 West Musser Street, APN 003-191-07, subject to all the conditions of approval contained in the staff report, and the concrete walkway and patio. Commissioner Lopiccolo seconded the motion. Motion carried 6-0.** Ms. Pruitt responded to questions regarding the Notice of Decision process as related to the building permit.

**E. ADJOURNMENT** (1-0552) - Commissioner Hayes moved to adjourn the meeting at 12:20 p.m. Commissioner Ossa seconded the motion. Motion carried 6-0.

The Minutes of the August 4, 2008 Carson City Historic Resources Commission meeting are so approved this 15<sup>th</sup> day of October, 2008.

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MICHAEL DREWS, Chair