

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the October 26, 2004 Meeting

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A meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Tuesday, October 26, 2004 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews
Richard Baker
Robert Darney
Rebecca Ossa
Peter Smith

STAFF: Jennifer Pruitt, Senior 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 5:32 p.m. Roll was called; a quorum was present. Vice Chairperson Lopiccolo and Commissioner Speulda were absent.

B. ACTION ON APPROVAL OF MINUTES - None.

C. MODIFICATION OF AGENDA (1-0015) - Chairperson Drews modified the agenda to address item F-2 prior to item F-1.

D. PUBLIC COMMENTS (1-0025) - None.

E. DISCLOSURES (1-0029) - Commissioner Darney advised that he would be representing Ms. Harrington and, therefore, abstaining from deliberations and action.

F. PUBLIC HEARING ACTION ITEMS:

F-1. HRC-04-082 ACTION REGARDING ADDITIONAL INFORMATION FOR AN APPLICATION FROM JOYCE HARRINGTON REGARDING PORCH AND FAÇADE TREATMENTS, INCLUDING DECKING AND LIFT, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 408 WEST ROBINSON STREET, APN 003-236-01 (1-0197) - Ms. Pruitt advised that the agenda materials included the same information provided by Ms. Harrington at the last Commission meeting, in addition to information regarding the wheelchair lift. She advised that Art Hannafin would be providing an updated proposal.

(1-0214) Ms. Harrington proposed an alternative approach to installation of the wheelchair lift, as follows: remove the garage and build a double-door, deck access in the back of the house which would accommodate installation of the wheelchair lift very near to the driveway, and access directly into the living

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room.

In response to a comment, Commissioner Ossa advised that ADA access to historic structures can be in a location other than the front door. Ms. Harrington advised that the proposed alternative approach will take more time to complete. She inquired as to the possibility of extending the time for installation of the wheelchair lift by six months in order that the business can open. Ms. Pruitt advised that this would be a question for the Building Department.

Ms. Harrington requested input from the Commissioners with regard to the alternative proposal. In response to a question, she advised that the house has 32" inside doorways and that one guest room and bath room will be ADA compliant. In response to a further question, she advised that the proposed rear entrance would most likely be widened. Chairperson Drews expressed the opinion that installing the wheelchair lift at the rear entrance would have the least impact on the appearance of the structure. In response to a question, Ms. Harrington advised that the garage floor is concrete. Chairperson Drews suggested that drawings and a request to demolish the garage could be submitted for review at the next Commission meeting. In response to a question, Ms. Pruitt advised that Building Department representatives will have to decide whether the business can open without the wheelchair lift being installed. Mr. Hannafin noted that the previous owner was supposed to have installed a wheelchair ramp over five years ago. He further noted that the garage is non-conforming and awkward in its appearance. Chairperson Drews suggested agendizing, for the next meeting, review of a temporary ADA access with minimal concrete work that will satisfy the permit requirements. Discussion took place with regard to the same. Mr. Hannafin advised that the masonry opening between the piers on the west side of the porch is 42"; however, the opening on the east side is only 32". He expressed concern that the opening will be too narrow for the wheelchair lift to be installed on the east side without some changes. He expressed support for installing the wheelchair lift on the north side of the structure, but pointed out the difficulties of a northern exposure during the winter months. Discussion took place regarding the anticipated Building Department position on the proposal, and Mr. Hannafin suggested waiting to hear from them.

Mr. Hannafin circulated two conceptual photographs, which he referred to as "Scheme A" and "Scheme B," and described them as follows: Scheme A depicted a 36" high railing with the masonry piers cut down to the original 26" height. Scheme B depicted the piers cut down to 36" high with a 36" high railing. Ms. Harrington advised of a recommendation by the mason that "we just do everything in brick." Commissioner Darney advised of another alternative to do the risers in brick and leave the flagstone on the treads and the landing. Ms. Harrington described another suggestion to "nose the front" of the flagstone tread and landing with brick. In response to a comment, she reiterated the mason's preference to remove the flagstone and use only brick for the treads, risers, and landing. The Commissioners concurred, and discussion took place regarding the piers and railing.

In response to a comment, Commissioner Darney advised of having toured the surrounding neighborhood and of finding a lot of unpainted brick throughout. Commissioner Ossa acknowledged that the classic revival style was the "transition" between the Victorian and the Craftsman bungalow styles. Additional discussion took place regarding the masonry piers and railing. In response to a question, Ms. Harrington advised of plans to paint the house tan with color accents; "something much softer than white" so as to

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diminish contrast with the brick. Extensive discussion took place regarding the masonry piers and railing, and consensus of the Commission was to defer further discussion of the wheelchair lift until Ms. Harrington had an opportunity to speak with Building Department staff. Commissioner Ossa referred Ms. Pruitt to Preservation Brief 27 regarding accessibility to historic buildings for the benefit of Building Department staff. Ms. Harrington acknowledged sufficient direction with which to proceed. Mr. Hannafin noted that all the steps, in three locations, will be brick treads, risers, and landings. Ms. Harrington acknowledged that hand railings will be installed on each set of steps, and that she would discuss with Building Department representatives how to proceed with regard to the wheelchair lift. Mr. Hannafin advised that an architectural drawing of the porch railing would be available for the next Commission meeting.

Ms. Harrington advised of having been informed of an air circulation problem under the roof, and of the recommendation to install soffits in every third bracket. Commissioner Smith described a possible solution, and discussion took place regarding alternative solutions. Chairperson Drews advised that this matter would have to be agendaized for the next meeting.

Ms. Harrington responded to questions regarding the railing for the front entry steps, and acknowledged that the decision would be deferred until the next meeting. **Commissioner Ossa moved to approve HRC-04-082 in the form of the motion provided by staff, with the six standard conditions of approval, and additional clarification that the brick piers will be brought down to 26" in height; the original columns will be returned; the balcony or the entryway will be done with wood decking on either side and brick landing in the center; the steps, stairs, and landing will be redone in brick, the flagstone will be removed; and the applicant will return to the Commission with additional information regarding the proposed railing.** Ms. Harrington acknowledged agreement with the stipulations. **Commissioner Baker seconded the motion. Motion carried 4-0-1, Commissioner Darney abstaining.** Chairperson Drews thanked Ms. Harrington, Mr. Hannafin, and Commissioner Darney.

F-2. HRC-04-189 ACTION REGARDING A REQUEST FROM JOYCE CYNAR TO ALLOW THE INSTALLATION OF AN ARBOR / GAZEBO ON PROPERTY ZONED SINGLE FAMILY 6,000 (SF6), LOCATED AT 608 ELIZABETH STREET, APN 003-274-02 (1-0053) - Ms. Pruitt narrated slides of the property and the gazebo structure, and advised that the gazebo is only visible from a portion of Elizabeth Street. Ms. Harrington advised that the gazebo will be "fairly simplistic" with a semi-open roof. She described and responded to questions regarding the gazebo's location on the property, its proposed uses, and details of the drawings included in the agenda materials. Discussion took place regarding design and construction of the gazebo. In response to a question, Ms. Harrington advised that the project is anticipated to be finished by next summer. In response to a further question, she advised of the intent to apply a white stain to the finished gazebo. **Commissioner Smith moved to approve HRC-04-189 in the form of the motion provided by staff with the six conditions of approval listed in the staff report. Commissioner Baker seconded the motion. Motion carried 4-0-1, Commissioner Darney abstaining.**

F-3. DISCUSSION AND ACTION REGARDING HISTORIC RESOURCE COMMISSION MEETING DATES FOR THE CALENDAR YEAR 2005 (1-1216) - Ms. Pruitt proposed changing the monthly Commission meetings to the second Thursday of each month in the Community Center Sierra

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Room. She will check with Vice Chairperson Lopiccolo and Commissioner Speulda regarding their availability. Commissioner Smith advised of a conflict on the second Thursday, and discussion took place with regard to the same. No formal action was taken.

G. FUTURE COMMISSION ITEMS (1-1305) - Ms. Pruitt reviewed the tentative November agenda.

H. INTERNAL COMMUNICATION AND ADMINISTRATIVE MATTERS

H-1. COMMENTS AND STATUS REPORTS FROM STAFF (1-1315) - None.

H-2. COMMENTS AND STATUS REPORTS FROM COMMISSIONERS (1-1338) - Chairperson Drews reported on a meeting with Ms. Pruitt, Principal Planner Lee Plemel, and Supervisor Robin Williamson yesterday. He discussed the importance of having the Commission meetings televised beginning in 2005 to ensure the public's understanding of the Commission's purpose and function. Discussion took place regarding Supervisor Williamson's concerns, the function and operation of the Commission, and the importance of disclosing conflicts of interest.

I. ACTION ON ADJOURNMENT (1-1513) - Commissioners Smith and Ossa moved to adjourn the meeting at 6:51 p.m. Commissioner Baker seconded the motion. Motion carried 5-0.

The Minutes of the October 26, 2004 Carson City Historic Resources Commission meeting are so approved this 9th day of November, 2004.

MICHAEL DREWS, Chair