CARSON CITY HISTORIC RESOURCES COMMISSION Minutes of the April 14, 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, April 14, 2005 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Vice Chairperson Mark Lopiccolo

Robert Darney Rebecca Ossa Peter Smith

STAFF: Jennifer Pruitt, Senior Planner

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 5:30 p.m. Chairperson Drews and Commissioners Baker and Speulda were absent.
- **B. ACTION ON APPROVAL OF MINUTES March 10, 2005** (1-0010) Commissioner Smith moved to approve the minutes. Commissioner Darney seconded the motion. Motion carried 4-0.
- C. MODIFICATION OF AGENDA (1-0014) None.
- **D. PUBLIC COMMENTS** (1-0017) None.
- **E. DISCLOSURES** (1-0019) None.
- F. PUBLIC HEARING ACTION ITEMS:
- F-1. HRC-05-058 ACTION REGARDING AN APPLICATION FROM JOYCE HARRINGTON TO ALLOW DEMOLITION OF A GARAGE TO ALLOW HANDICAPPED PARKING AND ALTERATION OF A FRONT WINDOW, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 408 ROBINSON STREET, APN 003-236-01 (1-0021)
- Commissioner Smith noted that Ms. Harrington had not yet arrived, and suggested addressing the other agenda items. (1-0124) Ms. Pruitt reviewed the application for demolition of the garage, and narrated corresponding slides. She referred to previous discussion, between the Commissioners and Ms. Harrington, regarding demolition of the garage, and referred to the staff report with eight conditions of approval. She advised of four additional conditions of approval from the Engineering Department, which she read into the record. She noted that Ms. Harrington had not yet arrived, and advised of the requirement for the applicant to accept the conditions of approval as part of the Commission's review process.

In response to a question, Ms. Pruitt advised there will be no problem with the ADA access not being through the front door. She noted that the Commission had previously approved ADA access through the

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rear of historic properties in order to ensure maintenance of historic integrity. Ms. Pruitt acknowledged that the Commission previously approved a handicapped lift. She advised that if the Commission approves the subject application, the handicapped lift will not be installed on the southern façade. Commissioner Ossa expressed appreciation for the applicant having included the site plan drawing, but noted that the Engineering Department had requested plans and drawings showing what the site will look like after demolition. She expressed an interest in reviewing plans and drawings, and requested the opportunity to speak to the applicant prior to approving the application. Vice Chairperson Lopiccolo agreed, and requested that the applicant submit elevations. Ms. Pruitt suggested continuing this item until the applicant can provide plans and elevations of how the lift will look on the rear of the structure. Commissioner Darney agreed there should be more "to scale drawings showing that it fits." Ms. Pruitt suggested continuing this item to a future meeting. In response to a question, Vice Chairperson Lopiccolo advised that the Commission's standard procedure has been to review plans for what will replace demolition prior to approving demolition. Commissioner Ossa moved to continue HRC-05-058. Commissioner Smith seconded the motion. Motion carried 4-0.

- F-2. DISCUSSION AND POSSIBLE ACTION REGARDING HISTORIC DISTRICT GUIDELINES, DIVISION 5, OF THE CARSON CITY DEVELOPMENT STANDARDS (1-0030) Ms. Pruitt referred to the most recent draft of the Historic District Design Guidelines included in the agenda materials. She advised that the Commissioners' comments had been included in the most recent revisions. She requested the Commissioners to review the same, and advise of any additional comments or revisions. The Design Guidelines will then be prepared in an ordinance format and agendized for action at the May Commission meeting. Ms. Pruitt requested the Commissioners to provide any additional comments or revisions within the next week.
- **F-3. DISCUSSION REGARDING CLG GRANTS** (1-0060) Ms. Pruitt advised that the Design Guidelines project was funded by a CLG grant, and that there is some urgency to complete it. She advised of no other updates.
- F-4. DISCUSSION AND POSSIBLE ACTION REGARDING 2005 HISTORIC PRESERVATION AWARDS TO BE PRESENTED BY THE BOARD OF SUPERVISORS IN MAY 2005 (ROBINSON STREET INFILL PROJECT, STEW'S SPORTATORIUM) (1-0065) Commissioner Ossa nominated Brett and Dani Andreas' property on the corner of Washington and Nevada Streets. In response to a question, Ms. Pruitt reviewed the time line for preparing the awards and having them presented by the Board of Supervisors at their May 19th meeting. Commissioner Smith responded to questions regarding the Robinson Street infill project. Commissioner Smith moved to nominate the Robinson Street infill project, Stew's Sportatorium, and the State Farm building on Washington Street for Historic Preservation Awards. Vice Chairperson Lopiccolo suggested nominating the Olcovich House, and Commissioner Darney agreed. Commissioner Smith amended his motion to also include the Olcovich House. Commissioner Ossa seconded the motion. Motion carried 4-0.
- **G. FUTURE COMMISSION ITEMS** (1-0241) None.

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H. INTERNAL COMMUNICATION AND ADMINISTRATIVE MATTERS

- H-1. COMMENTS AND STATUS REPORTS FROM STAFF (1-0240) Ms. Pruitt referred to the materials regarding training opportunities included in the agenda packets. She requested the Commissioners to contact the Planning and Community Development Department with any interest in attending training conferences. Commissioner Ossa advised of having received scholarship applications to the National Trust Conference. She further advised that training funds are available for the National Alliance of Preservation Commissions CAMP.
- H-2. COMMENTS AND STATUS REPORTS FROM COMMISSIONERS (1-0272) In response to a question, Ms. Pruitt advised of the need for Vice Chairperson Lopiccolo to submit, to the City Manager's Office, a written request for reappointment.
- **I. ACTION ON ADJOURNMENT** (1-0285) Commissioner Smith moved to adjourn the meeting at 5:50 p.m. Commissioner Ossa seconded the motion. Motion carried 4-0.

The Minutes of the April 14, 2005 meeting of the Carson City Historic Resources Commission are so approved this 12th day of May, 2005.

MICHAEL DREWS, Chair