

# CARSON CITY HISTORICAL ARCHITECTURE REVIEW COMMISSION

## Minutes of the March 11, 1997 Meeting

Page 1

A regular meeting of the Carson City Historical Architecture Review Commission was held on Tuesday, March 11, 1997 in the Administrative Complex Conference Room #59, 2621 Northgate Lane, Carson City, NV at 5:30 p.m.

**PRESENT:** Chairperson Pro Tem Peggy Twedt  
Art Hannafin  
Scott Brooks-Miller  
Mike Drews  
Mark Lopiccolo

**STAFF:** Walter Sullivan, Community Development Director

Rob Joiner, Principal Planner  
Tara Hullinger, Associate Planner  
Fran Smith, Recording Secretary  
(HAR 3/11/97 1-0000.5)

**A. CALL TO ORDER** - Chairperson Pro Tem Peggy Twedt called the meeting to order at 5:33 p.m. A roll call was taken and a quorum was present although Chairperson Scott Klette and Commissioner Horton were absent and Commissioner Drews had not yet arrived. (Arrived at 5:35 p.m.)

**B. APPROVAL OF MINUTES** - Commissioner Brooks-Miller moved to approve the Minutes of the February 5, 1997 meeting. Commissioner Lopiccolo seconded the motion. Motion carried 3-1. (Commissioner Hannafin abstained as he had not been on the Commission at that time.)

Commissioner Drews arrived at 5:35 p.m.

Commissioner Brooks-Miller moved to approve the Minutes of the December 2, 1996 meeting. Commissioner Drews seconded the motion. Motion passed 3-2 (Commissioners Hannafin and Lopiccolo abstained as they had not been on the Commission at that time.)

**C. MODIFICATION OF AGENDA** - None.

**D. PUBLIC COMMENT** - None.

**E. PUBLIC HEARINGS**

**1. H-96/97-25 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM EUREKA BUILDERS TO BUILD A THREE STORY OFFICE BUILDING LOCATED AT 606 WEST WASHINGTON STREET, APN 1-201-15 and 1-201-16 - (1-0053.5)** Charlie Joerg, Property Owner - George Mathews, Builder - Mr. Joerg provided a history of his ownership of the property. He commented that a portion of the neighboring properties were in the Historic District and a portion are not. He said he was not asking for any variances for height, setbacks, or parking. He also said although it is a large building it is a large piece of property. He noted that the building was designed so that the parking is primarily to the back and one of the features is 32 spaces of underground parking. He felt there is a great need for office space in the area and that there is pressure to convert residential structures to the south to offices and that this project would forestall some of this.

(1-0143.5) Commissioner Drews asked about the timeframe for the project and Mr. Joerg said he would like to build it some time this year. Mr. Joerg confirmed for Commissioner Hannafin that the parking is really covered rather than underground. Commissioner Hannafin also commented of the total 34,000 square feet there is a total leasable space of 19,000 and asked if the 19,000 comes from the top two floors. Mr. Joerg said that was correct and the only things on the ground floor are the elevator, the stairwell, and parking. Theresa Sandrini, owner of the Bliss Mansion, asked about the number of employees. Mr. Joerg did not know as he would be leasing to others. She also asked if the parking was enough for both customers and employees. He stated it meets all City requirements. Chairperson Pro Tem Twedt asked about the formula used to determine the ratio of parking to

## CARSON CITY HISTORICAL ARCHITECTURE REVIEW COMMISSION

### Minutes of the March 11, 1997 Meeting

Page 2

square feet. Mr. Joiner explained there is a difference between "professional office" and "medical office" and provided details but said there was enough for either.

(1-201.5) Jarred McDonald, who lives across the street from the property, had a concern with the parking. He felt if the employees park on his side of the street there would be a problem. Mr. Joiner explained the requirements on this. Nancy Singer, one of the owners of Mountain Medical Center, expressed a concern with how a building of that size and height will look in the neighborhood. Allen Schnauser asked about elevations and both he and Commissioners studied the drawings. Ed Smith asked if transition has any standing in the Historic District. He asked if Mr. Joerg was trying to exempt his project from Historic District guidelines because it is in a transition area. Mr. Joerg said that was not his intent. Mr. Joiner commented that the Commission has had these problems before. Ms. Sandrini had a concern with the parking and said her area is getting congested. She added her feeling that the City requirements have not been adequate for the existing buildings. Otherwise, employees would not be parking all along Caroline and Washington. Mr. Joiner said up until 1995 the requirement for medical office parking one space for each 250 square feet but it has been increased to one for every 200 square feet. Frances Brooks had a concern with the project and felt the building has to look better than what is on the sign. She encouraged the Commission to work with the builder and owner to make it fit in better. Wayne Chimurasti agreed with the comments made by the other people about the size of the project and the parking. Mr. Joiner said the comments made were germane to the project but that the Commission deals mostly with the design features. He encouraged those in attendance to go to the Planning Commission on the issue of standards. John Brooks did not feel the size of the project and the architecture fit in with the character of the neighborhood.

(1-0545.5) Commissioner Drews said in looking over the Commission's guidelines he has to agree with those who had spoken about the massive scale of the building. He added that on new construction the guidelines say it should be consistent with surrounding buildings. He also mentioned that the roof type and height on this project was not consistent with the environs.

Chairperson Pro Tem Twedt explained to the applicant that the Commission was in the process of trying to set up a sub-committee structure to HARC and the idea is instead of coming before the full Commission they could work in a sub-committee environment giving feedback and an opportunity to the applicants as to where they may want to make modifications. Commissioner Hannafin said he shared the comments he had heard and felt that the Commission should go to the sub-committee. He also noted that there are several buildings in the old part of town that were built before the formation of the Historic District and cited several examples. He commented that none of the buildings that were built before the District was formed would look like they do now if they had been built after it was and would not have been considered acceptable by the Commission. He said the building the applicant was proposing incorporates size, shapes, forms, and elements that would have pre-dated back before there were regulations. Chairperson Pro Tem Twedt asked the applicant what his appetite was as far as working with the Commission, not just the architecture but also scaling it down. He said he would work with the Commission but reminded them that the scale is large but so is the property. Mr. Joiner commented that the way the project is designed at this time they have exactly enough parking to provide the building with professional office space standards. He added their either has to be a scaling back of the project or other discretionary approvals required by the Planning Commission or the Board of Supervisors.

(1-0725.5) Commissioner Brooks-Miller then moved to deny H-96/97-25 a request from Eureka Builders (property owner: Charlie Joerg) to build a three story office building located at 606 W. Washington, APNs 1-201-15 and 1-201-16; the subject denial is based on the finding that the plans as submitted do not comply in general conformance with the Secretary of the Interior's Standards and Guidelines, Carson City Historic District guidelines, and with HARC policies; adding that immediately upon the formation of a HARC design review sub-committee that they schedule a meeting with Mr. Joerg in order review and re-examine this building for the potential design so that it would be in conformance with the Secretary of the Interior's standards for historic preservation. Commissioner Drews seconded the motion. Motion carried 5-0.

**E-2 H/96/97-26 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM RICHARD MURRAY TO REPLACE EXISTING SHINGLE ROOF WITH TEXTURED COMPOSITION SHINGLES ON THE V&T DEPOT BUILDING LOCATED AT 113 EAST WASHINGTON STREET, APN 4-261-99 - (1-0803.5)** Mr. Murray provided a history of the lodge having been housed somewhere in the

# CARSON CITY HISTORICAL ARCHITECTURE REVIEW COMMISSION

## Minutes of the March 11, 1997 Meeting

Page 3

community since before Nevada became a state. He said the lodge was not in a financial position to replace the existing roof with a shingled roof but rather they wanted to use textured composition shingles. He noted that, although it is not in the Historic District, it has been designated as a downtown business and historic property. He reported he had discussed the project with Ron James of SHPPPO about the possibility of getting a grant. At this point he provided a sample of the shingle they wished to use and explained that they wanted to use the same color as the existing shingles. Commissioner Lopiccolo asked if they plan to remove the existing roof. Mr. Murray said they will have to remove it and probably the underlaying. Mr. Joiner clarified that the property is not in the contiguous Historic District but it is an individual listing into the District. Jim Phelps said he was a member of the lodge. He noted he had re-roofed his own home several years ago and said he had been allowed to use the composition material. Commissioner Drews said if it is possible he would like to see the existing roof stay with the composition over it. Mr. Murray said he was not sure it is technically possible to do that.

(1-0983.5) Commissioner Hannafin then moved to approve H-96/97-26, a request from Richard Murray, trustee (property owner: Masonic Lodge #1) to replace existing shingle roof with textured composition located at 113 East Washington St., APN 4-261-99; the subject approval is based on the finding that the plans as submitted comply in general conformance with the Secretary of the Interior's Standards and Guidelines, Carson City Historic District Guidelines, and with HARC policies; subject to the following conditions, and with the understanding that any stipulations to the Commission by the applicant may be considered as conditions to the approval; adding with the understanding that the trim and molding that exists now along the roof line be retained or if it is replaced it would be in like similar kind referred to as Owens-Corning, and the color is to be charcoal. Commissioner Drews seconded the motion. Motion carried 5-0.

### **E-3 H-96/97-27 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM J. P. COPOULOS, ARCHITECT, TO REMODEL THE SECOND FLOOR AND INSTALL UPSTAIRS WINDOWS ON THE BREWERY ARTS CENTER LOCATED AT 449 WEST KING ST., APN 3-207-04 -**

(1-1039.5) Mr. Copoulos said the agenda item is self explanatory and that they have approximately \$150,000 in a grant. He noted that they want to do some remodeling upstairs and have about half the money they need to finish that area. He also noted that the windows they want to install have been in storage. Commissioner Lopiccolo asked if they are historic windows. Mr. Copoulos provided a history of how the windows had been donated in the late '70s, are wooden, and have been in storage since then. Commissioner Drews then moved to approve H-96/97-27, a request from J. P. Copoulos (property owner: Carson City Brewery Arts Center), to remodel the second floor and install upstairs windows on the Brewery Building located at 449 West King St., APN 3-207-04; the subject approval is based on the finding that the plans as submitted comply in general conformance with the Secretary of the Interior's Standards and Guidelines, Carson City Historic District guidelines, and with HARC policies; subject to the following conditions, and with the understanding that any stipulations to the Commission by the applicant may be considered as conditions to the approval. Commissioner Lopiccolo seconded the motion. Motion carried 5-0.

### **E-4 H-96/97-28 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM PAT AND GAYLE REDDICK TO PRESERVE THE HYMAN OLCOVICH HOUSE BY RELOCATING IT TO 706 NORTH NEVADA ST., APN 3-225-01 AND TO RELOCATE AND RESTORE HISTORIC HOUSE LOCATED AT 706 NORTH NEVADA ST. TO SITE OF DUPLEXES TO BE REMOVED OR DEMOLISHED AT 705 - 709 PHILLIPS ST., APN 3-281-03 AND 3-234-01 -**

(1-1125.5) Commissioner Hannafin said he would abstain from voting because the applicants are his clients. He provided drawings and visually gave a detailed description of moving two historic buildings from the existing site to the 706 North Nevada St. location and the demolition of a non-conforming duplex. He added that all of these are in the Historic District. He pointed out the site of the Olcovich house and said it has been purchased by Cactus Jack's and is destined to become a parking lot. He said the applicants had been able to negotiate for the purchase of the Olcovich House so that it can be re-located two blocks to the west in the Historic District on property which they own. He added if they don't move the house it would probably be demolished or moved somewhere beyond the Historic District boundaries. He then explained the logistics of the move. He noted that there are three buildings on the property where the Olcovich House is located and explained there is the house, an old shed, and a two car garage. He commented that the setbacks are all currently non-conforming within the area and provided information on the footage. He asked for help from the Commission because if they are to re-locate the Olcovich House in a

# CARSON CITY HISTORICAL ARCHITECTURE REVIEW COMMISSION

## Minutes of the March 11, 1997 Meeting

Page 4

way that will do it justice they will not be able to meet the setbacks without a variance. He also discussed the parking that would be needed and the modifications the applicants desired be made. Commissioner Brooks-Miller asked if it would be more appropriate if someone from Cactus Jack's were present to tell the Commission what the intentions are. Mr. Reddick said there was a death in the family and the person could not be in attendance. He added he had been told they do not want the property to be limited to strictly a parking lot. Discussion ensued on this and Commissioner Brooks-Miller felt it was not appropriate for the Commission to be discussing the parking lot because it was not agendized. Mr. Joiner noted at the previous meeting Commissioner Hannafin had discussed the concept of moving some things around. He added that Commissioner Hannafin could also represent the owner. He said conceptually anything could be discussed but it has been the policy that the Commission has not approved demolition or relocation until they see what is there. Commissioner Brooks-Miller said this is a two part scenario and he wanted to know what both parts are up front. More discussion ensued on the plans for the re-location of the house and the proposed parking lot. The applicant then detailed his position on preservation. Commissioner Drews supported the idea of moving the house. Kimball Collie, a member of the public, asked staff how it is proposed to handle the traffic in an area that is already congested. Mr. Joiner said Cactus Jack's does not have any parking demand beyond what they have proposed. He explained how the City has built parking lots at Proctor and Curry and also at Third and Curry to ease the congestion. Commissioner Drews expressed his desire to continue this item. This would enable a representative of Cactus Jack's to be present. Commissioner Lopiccolo liked the applicant's plans to move the house but had a concern that someone could come along and purchase the house with the intent of tearing it down. Kim Borcalli said she is working with the appraiser for Cactus Jack's and said they are more than willing to work with the Commission. Bud Klette said he lives in the District and has a business there as well. He added that over the years he has seen the importance of the west side to the whole community becoming eroded. He described the problems with a casino dumpster and parking lots on Nevada Street. Chairperson Pro Tem Twedt found the idea that someone could purchase the house and eventually tearing it down appalling. Commissioner Drews then moved that this item be continued with the inclusion of the owner of the property. Commissioner Brooks-Miller seconded the motion. Motion carried 5-0-1. (Commissioner Hannafin abstained.)

**E-5 ELECTION OF HARC CHAIR AND VICE CHAIR FOR 1997 - (1-2023.5)** Commissioner Brooks-Miller nominated Commissioner Twedt as chair and Commissioner as vice chair. Commissioner Hannafin seconded the nomination. Commissioner Lopiccolo moved to close nominations. Commissioner Brooks-Miller seconded the motion. Motion to close nominations carried 5-0. The nominations were voted and carried 5-0.

Commissioner Hannafin felt that Scott Klette should be given some sort of a commendation for his years of service on the Commission. Mr. Joiner explained that resolutions are done.

**E-6 DISCUSSION AND POSSIBLE ACTION REGARDING ARCHEOLOGICAL AWARENESS AND HISTORIC PRESERVATION WEEK ACTIVITIES MAY 11 THROUGH MAY 17, 1997. CONSIDERATION OF PLANNING A SITE OR WALKING TOUR, SCHOOL PRESENTATION OR OTHER SIMILAR ACTIVITY IN CARSON CITY - (1-2075.5)** Mr. Joiner said he had received information on this. He added that they haven't been really good about doing anything to recognize it but there are new Commissioners and said he wanted to see what their appetite might be to do something perhaps in conjunction with other groups. He noted that the Nevada Landmark Society opens up the Roberts House and suggested maybe some people in the District might want to open their houses, maybe do a tour, etc. Commissioner Brooks-Miller suggested the Board of Supervisors could do a proclamation recognizing the week and doing a City press release. Chairperson Pro Tem Twedt asked what could be done from an archeological standpoint especially since that element of the Master Plan has just been adopted. Discussion ensued on how this could be put together and publicized. Commissioner Brooks-Miller said he could do a press release and get a proclamation ready for Mr. Joiner. No formal action was taken.

**E-7 DISCUSSION AND POSSIBLE ACTION REGARDING THE CARSON CITY HOUSING MASTER PLAN ELEMENT DRAFT AS IT RELATES TO HISTORIC PROPERTIES WITHIN CARSON CITY - (1-2201.5)** Mr. Joiner said within the element the emphasis is on handling affordable housing, not just in the District but elsewhere in the City. He commented on Goal 9 which is reserved for historic topics. He also said they would be asking for grants to help widows and seniors who cannot afford to put on a new roof.

# CARSON CITY HISTORICAL ARCHITECTURE REVIEW COMMISSION

## Minutes of the March 11, 1997 Meeting

Page 5

Discussion ensued on how this works. Commissioner Drews then moved to include language in the Master Plan draft as it relates to affordable housing. Commissioner Lopiccolo seconded the motion. Motion carried 5-0.

**E-8 DISCUSSION AND POSSIBLE ACTION REGARDING DEVELOPMENT AND ADOPTION OF A FUNDING REQUEST FOR FISCAL YEAR 97/98 FOR TRAVEL AND TRAINING COSTS FOR HARC MEMBERS - (1-2279.5)** Mr. Joiner explained that to begin with there would be a budget request for \$500 for travel and \$500 for training. He added that would provide funding to either bring someone here to speak or to send some of the Commissioners to training either within or out of state. Mr. Sullivan commented it is an excellent workshop program and asked that someone attend the appropriate Board of Supervisors budget meeting. He explained the process this would have to go through prior to reaching the Board. Commissioner Brooks-Miller moved to support this project. Commissioner Hannafin seconded the motion. Motion carried 5-0.

**E-9 DISCUSSION AND POSSIBLE ACTION REGARDING PREPARATION OF RESOLUTIONS OF APPRECIATION FOR FORMER HARC MEMBERS - (1-2435.5)** Mr. Joiner provided copies of the last one the Commission had done. He asked that they help him by suggesting some of the highlights of former Commissioner DeFelice's and former Commissioner Wipfli's contributions during their years of service to incorporate into a resolution. He also noted that former Chairperson Klette had stepped down but was still serving and felt he should receive a resolution as well. At this point staff was directed to work with the Commission in preparing the resolutions.

### F. 1. Commission Member Reports (Non-Action) -

#### a: Scott Klette re: Fremont Cottonwoods located at 611 West

**Robinson Street on Elizabeth Street side** - Mr. Joiner explained what the problem was and said this had been continued because Commissioner Klette was not at the meeting.

Mr. Joiner said there had been a request on a project just before the deadline which was to put new siding on a house. He added that the applicant did not have all the information available at that time. Mr. Sullivan noted that the applicant has this now and had requested a special meeting. He added in this case a special meeting could be appropriate.

Mr. Joiner then said he had heard from Dr. Schnaser's representative noting they have siding materials for the project for which they want approval and wanted to meet with someone on March 12. Commissioner Drews agreed to meet with him.

### 2. Staff Reports (Non-Action)

#### a: Molly Sinnott and John Flansberg Presentation Re: Trees in City Right of Ways within the Historic District - Mr.

Flansberg had been present at the meeting earlier but had to leave and Ms. Sinnott was absent. Discussion ensued on the process for possible removal of these trees if they are dying or pose a safety problem for the public.

### 3. Future Commission Items - Mr. Sullivan said he would like to agendaize an item regarding the HARC agendas being printed in the newspaper. He added he has had other committees and commissions say they wished to have their agendas published. He also explained to the Commission the procedure used for posting. He

**CARSON CITY HISTORICAL ARCHITECTURE REVIEW COMMISSION**

**Minutes of the March 11, 1997 Meeting**

Page 6

felt that publishing the agendas was one way of getting recognition for the Commission. He noted this would be a supplemental budget item but wanted input from the Commission on the idea.

**G. ADJOURNMENT** - There being no further business Chairperson Pro Tem Twedt entertained a motion to adjourn. Commissioner Brooks-Miller moved to adjourn. Commissioner Drews seconded the motion. Motion carried 5-0. Chairperson Pro Tem Twedt adjourned the meeting at 8:05 p.m.

**CARSON CITY HISTORICAL ARCHITECTURE REVIEW COMMISSION**  
**Minutes of the March 11, 1997 Meeting**  
Page 7

The Minutes of the March 11, 1997 meeting of the Carson City Historic Architecture Review Commission

ARE SO APPROVED \_\_\_ 5/15 \_\_\_, 1997

/s/ \_\_\_\_\_  
Peggy Twedt, Chairperson