

**CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION**

**Minutes of the November 6, 1997 Meeting**

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A regular meeting of the Carson City Historic Architecture Review Commission was held on Thursday, November 6, 1997 in the Capitol Conference Room, 201 No. Carson St., Carson City, NV at 5:30 p.m.

**PRESENT:** Chairperson Peggy Twedt  
Vice Chairperson Mike Drews  
Richard Baker  
Scott Brooks-Miller  
Scott Klette  
Mark Lopiccolo

**STAFF:** Rob Joiner, Principal Planner  
Paul Lipparelli, Supv. Deputy District Attorney  
Fran Smith, Recording Secretary  
(HAR 11/6/97 1-0000.5)

**NOTE** - Unless otherwise indicated each item with the exception of F-2 was introduced by Chairperson Twedt. Individuals speaking are identified following the heading of each item. A tape recording of these proceedings is on file in the Clerk-Recorder's office. This tape is available for review and inspection during normal business hours.

**A. CALL TO ORDER** - Vice Chairperson Drews called the meeting to order at 5:31 p.m. A roll call was taken and a quorum was present although Commissioner Hannafin was absent and Chairperson Twedt had not yet arrived. Arrived at 5:37 p.m.

**B. APPROVAL OF MINUTES** - Commissioner Brooks-Miller moved to approve the Minutes of September 9, 1997, September 18, 1997, September 26, 1997 and October 14, 1997. Commissioner Klette seconded the motion. Motion carried 5-0.

**C. MODIFICATION OF AGENDA** - Commissioner Klette asked that Item 2 be heard before Item 1. Vice Chairperson Drews acceded.

**D. PUBLIC COMMENT** - None.

**E. DISCLOSURES** - Vice Chairperson said he and Commissioner Brooks-Miller had worked on the NCPTT in Item 3 but said there had been no remuneration.

**F. PUBLIC HEARINGS**

**F-2 H-97/98-12 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM BOB PETERSON, PROPERTY OWNER AND RESIDENT, TO REPLACE THE CARRIAGE HOUSE ON PROPERTY LOCATED AT 1114 N. CURRY ST., APN 1-177-02 - (1-0059.5)** The applicant said he was at the meeting seeking direction from the Commission on his project. He provided pictures of the structure and described its deteriorating condition. He also visually pointed out on old plans what he wanted to do. These were studied by the Commission. Mr. Joiner said the applicant had contacted him because of the nuisance nature of the structure and also had a letter from his insurance company stating they were not going to continue coverage because of the state of disrepair. He added he had contacted Vice Chairperson Drews who agreed to the dismantling. He noted that the structure did not meet code because it was on the property line. However, he said the code allows if a structure is lost through an act of God, which this is because of damage done during a storm, it can be replaced in like kind within a year but if the replacement date passes that then the applicant must seek a variance.

Chairperson Twedt arrived during this discussion.

(1-0119.5) Mr. Peterson then described the damage done by the storm. He said he had been able to save some of the building materials but did not believe they could be reused. He then stated he wanted the new building to match the old and described some of the features it would have. He also talked about an alley which he wanted to abandon and said he would gain five feet by doing this. Commissioner Klette asked if gaining the five feet would

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make any difference in where he wanted to build the new structure and the applicant said it would not. Commissioner Klette then suggested that the applicant provide updated plans as a building guide. At this point the applicant noted the available space after the new structure is built and asked if he could add another 2,500 sq. ft. as a carriage house but the Commissioners noted the scale would be overpowering. However, Commissioner Drews noted he could add approximately 700 sq. ft. Mr. Joiner suggested it be detached and the applicant said he could do that. Mr. Peterson also commented on the parking area and Chairperson Twedt said the Commission has suggested wherever possible that it be placed around the back. Mr. Peterson was asked if he anticipated using the structure for residential or commercial. He responded he had considered both and Mr. Joiner pointed out the requirements for parking if it is commercial. The applicant will have updated plans drawn and get a variance if needed and bring this back to the Commission at a later date. No formal action was taken.

Commissioner Drews then asked if Item 4 could be moved to be heard next because Mr. Lipparelli was available for discussion.

**4. H-97/98-14 DISCUSSION AND POSSIBLE ACTION REGARDING TITLE 18.07, AND THE HISTORIC DISTRICT ORDINANCE, SPECIFICALLY DUTIES OF THE COMMISSION (18.07.070) AND REVIEW PROCEDURES (18.07.120) - (1-0495.5)** Paul Lipparelli, Supervising Deputy District Attorney - He stated he was at the meeting to discuss how HARC approvals or disapprovals should be handled on projects involving building permits. He cited the recent disapproval of moving the Olcovich House and said the question was what are the affects of the HARC decision because this was complicated by the fact that the City had accepted grants from the government to implement historic preservation programs. Commissioner Brooks-Miller said it goes beyond receiving of grants because the City has entered into a contractual partnership with the State of Nevada and the National Park Service. Mr. Lipparelli explained when the City takes money there are strings attached and these involve promises to carry out certain duties, functions, and agreements. A very lengthy discussion ensued which included the possibility of grant monies being withdrawn because of certain actions taken by the City which might negatively affect its reputation, the issuance of permits by a building official, how the City code is currently written, the appeal to the Board by an applicant after a project has been denied, a possible change in the ordinance to provide assurances to the State and the National Park Service as to how the CLG process works, recommendations to the Board on changes to ordinances, property owner rights, a City hearing examiner, City powers to use the historic nature of properties to restrict building improvements, an explanation of City power to adopt the Historic element of the Master Plan, the desire that no action results in taking something to court, recommendations to building officials, involvement of the Building Code Board of Appeals, the desire to keep any decisions out of the political arena, the need to stay with the State statutes, and several permit issues. No formal action was taken.

Commissioner Drews left the meeting at 7:00 p.m. A quorum was present.

**1. H-97/98-18 DISCUSSION AND POSSIBLE ACTION REGARDING ESTABLISHING DATE FOR SPECIAL MEETING TO REVIEW DESIGN OF PARKING LOT AT REAR OF 412 N. CURRY ST., (HYMAN-OLCOVICH HOUSE) APN 3-225-01 - (1-1415.5)** Discussion ensued on the ability of the Commission to get together and Mr. Joiner said this has to be done before December 3 which is the date for a Planning Commission meeting and this is to be on that agenda. They agreed to have the next meeting on November 13.

**5. H-97/98-15 DISCUSSION AND POSSIBLE ACTION REGARDING 1997/98 FUNDING REQUESTS FOR CERTIFIED LOCAL GOVERNMENT (CLG) GRANTS AND OTHER MATTERS RELATED THERETO - (1-1453.5)** Mr. Joiner said the deadline for submitting these is December 1.

At this point Chairperson Twedt noted the length of the meeting and continued Items 3, 6 and 7 to the next meeting.

Commissioners Lopiccolo and Brooks-Miller left at 7:06 p.m. A quorum was no longer present.

**G. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS**

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- 1. Commission Member Reports (Non-Action) - None.**
- 2. Staff Reports (Non-Action) - None.**
- 3. Future Commission Items - Previously discussed.**
- 4. Strategic Planning Workshop Dates - Previously discussed.**

**H. ADJOURNMENT** - As there was no longer a quorum Chairperson Twedt disbanded the meeting at 7:07 p.m.

The Minutes of the November 6, 1997 meeting of the Carson City Historic Architecture Review Commission

ARE SO APPROVED \_\_12/2 \_\_, 1997

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