CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION

Minutes of the September 18, 1997 Meeting

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A regular meeting of the Carson City Historic Architecture Review Commission was held on Tuesday, September 18, 1997 in the Capital Conference Room, 201 No. Carson St., Carson City, NV at 5:30 p.m.

PRESENT: Chairperson Peggy Twedt

Chairperson Pro Tem Scott Klette

Scott Brooks-Miller Art Hannafin Mark Lopiccolo

STAFF: Walter Sullivan, Community Development Director

Rob Joiner, Principal Planner Fran Smith, Recording Secretary (HARC 9/18/97 1-0000.5)

NOTE - Unless otherwise indicated each item was introduced by Chairperson Pro Tem Klette. 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** Chairperson Pro Tem Klette called the meeting to order at 5:35 p.m. A roll call was taken and a quorum was present although Chairperson Twedt and Commissioner Drews were absent.
- **B. MODIFICATION OF AGENDA** None.
- **C. PUBLIC COMMENT** Dr. Allen Schnaser reported his project is now complete and the tenants are now in. He added they are having a party to celebrate and invited the Commission to attend. It is to be September 23 from 4:00 to 7:00 p.m.
- **D. DISCLOSURES** None. Mr. Sullivan noted that Mark Forsberg of the District Attorney's office could come to a meeting to explain this if the Commission so desired.

E. PUBLIC HEARINGS

- 1. H-97/98-9 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM MARK AND JENNIFER LOPICCOLO, APPLICANT (JENNIFER LOPICCOLO, PROPERTY OWNER), TO REMODEL AND ADD AN ADDITION OF A FAMILY ROOM, LAUNDRY ROOM, AND THREE CAR GARAGE ON PROPERTY LOCATED AT 406 MOUNTAIN, APN 3-241-06 (1-0031.5) Commissioner Lopiccolo said he would abstain from the vote. He reported he had made the changes requested by the Commission when they heard this item at the previous meeting and provided details. He also noted that the buyer of the property would pay for the changes. Commissioner Brooks-Miller moved to approve H-97/98-9, a request from Mark and Jennifer Piccolo to remodel and add an addition of a family room, laundry room and three car garage on property located at 406 Mountain, Assessor's Parcel Number 3-241-06; the approval is based on the findings that plans as submitted comply in general conformance with the Secretary of the Interior's Standards and Guidelines for rehabilitation, Carson City Historic District guidelines, and HARC policies subject to no conditions. Commissioner Hannafin seconded the motion. Mr. Joiner then explained that the five standard conditions had been recommended by staff. Commissioner Brooks-Miller amended his motion to include these. Commissioner Hannafin accepted the amended motion. However, he commented that the elevation on the glass doors could possible be changed. Motion carried 3-1. Commissioner Lopiccolo abstained.
- 2. H-97/98-10 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM CENTRAL SIERRA CONSTRUCTION, INC. AND ROBERT OXOBY, ARCHITECT, APPLICANTS. (TAHOE FRACTURE PROPERTIES, OWNER) TO ALLOW CONSTRUCTION OF APPROXIMATELY 4,700 SQ. FT. ONE STORY MEDICAL OFFICE BUILDING (ORTHOPEDIC MEDICAL OFFICE AND CLINIC) ON PROPERTY LOCATED AT 1104 NO. DIVISION, APN 1-175-04 (1-0101.5)

Chairperson Twedt arrived at 5:45 p.m. as this discussion was beginning.

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Robert Anderson, Civil Engineer - Robbie Oxoby - P. W. Ramsden - They had provided drawings of the project. Mr. Anderson said this had gone through Major Project Review and visually pointed out changes that had been requested. He added that they are also willing to work with the Commission. Mr. Oxoby provided photos of similar structures and described what the one story building would look like. He also talked about materials to be used. Commissioner Brooks-Miller asked about the style of windows and Mr. Oxoby said that would depend on what the rooms would be used for. Commissioner Hannafin asked if there would be on site parking and Mr. Anderson said there would and Commissioner Hannafin said the Commission encourages applicants to plan the parking this way. He also commented on the storage area shown as being upstairs and Mr. Ramsden said that had been eliminated. Commissioner Hannafin also stated he would like to see the elevation on the four sides and Mr. Oxoby said they could do this. Mr. Ramsden talked about changing the windows in the front and visually pointed out where they would be located. Commissioner Hannafin asked, in deference to the building being in a residential neighborhood and being large, is there some way to mitigate the roofing effect by extending the right hand shed roof and Mr. Oxoby said it could be changed. At this point Mr. Anderson said they had contacted the Carson-Tahoe Hospital Board requesting their assistance by granting some off site parking which would allow them to accomodate the Commission's desires on this. Commissioner Hannafin expressed a desire for lawn in front of the Mr. Anderson said that would be difficult and explained. At this point Commissioner Hannafin encouraged the Commission to find a way to support a reclaiming of the site plans in order to have landscaping in the front. An extensive discussion ensued on parking issues. Commissioner Brooks-Miller then suggested tabling this item for thirty days which would give Mr. Sullivan and Mr. Joiner an opportunity to discuss the landscaping and parking with Public Works. Commissioner Klette then asked for a revised site plan showing a smaller building with less parking requirements and more area for grass. Mr. Anderson said he believed these could be done in a few days. Commissioner Klette also suggested having a sub-committee with the applicants to discuss this again after the changes were made. Commissioner Brooks-Miller then moved to table this item until October 14 and that a sub-committee meeting with the applicants be held September 26. Commissioner Hannafin seconded the motion. Motion carried 5-0.

F. 1. Commission Member Reports (Non-Action) - Commissioner Brooks-Miller said he had been in contact with a Frank Gilbert of the National Trust for Historic Preservation. He explained that Mr. Gilbert works with communities on updating ordinances and all aspects of historic preservation. He asked if the Commission was interested in inviting him to come to Carson City to meet with them. They agreed this was a good idea and Commissioner Brooks-Miller will look into this.

Chairperson Twedt stated she had been contacted by the Carson city Preservation Coalition who are having a meeting on September 22 in the State Library. She said one of the things they would be discussing is the bypass and how it will affect the Carson City historic draw.

2. Staff Reports (Non-Action) - Mr. Sullivan said he had also been contacted and invited to speak on a history of HARC.

Mr. Sullivan also stated he had spoken to Commissioner Horton who had said, because of time constraints, it was his intention to resign from the Commission. Chairperson Twedt felt that a certificate of recognition should be presented to him for his service.

- **3. Future Commission Items -** Previously discussed.
- 4. Strategic Planning Workshop Dates The next workshop is scheduled for October 25.
- **G. ADJOURNMENT OF REGULAR HISTORIC ARCHITECTURE REVIEW COMMISSION MEETING** Commissioner Brooks-Miller moved to adjourn. Commissioner Lopiccolo seconded the motion. Motion carried 5-0. Chairperson Twedt adjourned the regular meeting at 7:10 p.m.

The Minutes of the September 18, 1997 regular meeting of the Carson City Historic Architecture Review Commission

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/s/	
Peggy Twedt, Chairperson	

FOOTNOTE:

H. HISTORIC ARCHITECTURE REVIEW COMMISSION WORKSHOP - Because of the length of the regular meeting the workshop originally scheduled was not held.