

**CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION**

**Minutes of the October 14, 1997**

Page 1 DRAFT

A regular meeting of the Carson City Historic Architecture Review Commission was held on Tuesday, October 14, 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  
Scott Brooks-Miller  
Scott Klette  
Mark Lopiccolo

**STAFF:** Rob Joiner, Principal Planner  
Fran Smith, Recording Secretary  
(HAR 10/14/97 1-0000.5)

**NOTE** - Unless otherwise indicated each item 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** - Chairperson Twedt called the meeting to order at 5:39 p.m. A roll call was taken and a quorum was present although Commissioner Hannafin was absent and Commissioner Lopiccolo had not yet arrived. Arrived at 5:42 p.m.

**B. MODIFICATION OF AGENDA** - None.

**C. PUBLIC COMMENT** - None.

**D. DISCLOSURES** - None.

**E. PUBLIC HEARINGS**

**1. 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 - (1-0023.5)** Robert Anderson - P. W. Ramsden - Robert Oxoby - Chairperson Twedt noted that a sub-commission meeting with the applicants had been held on September 26 which related to parking issues. Commissioner Brooks-Miller explained it had been suggested that the building be turned ninety degrees so that the gabled end elevations would be north and south with the parking lot being put on the west end of the lot. He added what that had solved was that there would be 19 parking spaces away from Division Street, with green space on the east and west sides and a small buffer on the south side. He noted they had also discussed that the dormers be consistent on both sides, that a special use permit was needed for additional parking, and the trash bin would be moved to the John Street side. He said the sub-commission had agreed this was the most appropriate way to deal with this construction and that it should be recommended to the full Commission. Mr. Anderson noted they had complied with the sub-commission's request and submitted plans to staff and said they felt the project could proceed. Mr. Oxoby then explained the revised elevations and dormers. Discussion ensued on the number and location of parking spaces with an accompanying special use permit and variances. Also discussed were a fence, a buffer zone between the property and the neighboring residences, and landscaping. Neighbors John and Betty Frank expressed their approval of the landscaping plan. Evelyn Shewan said although she does not live adjacent to the property she wanted assurance the parking would not become a problem. Commissioner Klette mentioned the fence and advised the applicants that the Commission would need detailed drawings. Mr. Anderson said it would be included in the landscaping plans. Commissioner Lopiccolo asked about removal of a tree near the parking lot and Mr. Anderson said it would be replaced elsewhere on the property. Commissioner Drews then moved that the Commission approve item H-97/98-10, a request from Tahoe Fracture Properties, Central Sierra Construction, applicants, to allow construction of approximately 4,700 sq. ft. one story medical office building (orthopedic medical office and clinic) on property located at 1104 North Division, Assessor's Parcel Number 1-175-04; approval is based on the finding that the plans

**CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION**

**Minutes of the October 14, 1997**

Page 2 DRAFT

as submitted comply in general conformance with the Secretary of the Interior's Standards and Guidelines for Rehabilitation, 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 of the approval; the Commission also supports a variance for a setback on West John Street for four parking spaces and that additional landscape plans will be submitted showing details and fencing on the property. Commissioner Lopiccolo seconded the motion. Motion carried 5-0.

**F. Commission Member Reports (Non-Action) - (1-0435.5)** Commissioner Drews said Mark Kimbrough of the State Parks Department had invited the Commission to tour the restored Red House. This was discussed and the Commission agreed they should determine when and if they could attend.

(1-0505.5) Commissioner Brooks-Miller said he had received information from Preservation Alliance on doing a SHPO/CLG statewide historic commissions meeting in Denver in 1998. He mentioned the possibility of using CLG funds to pay for the Commissioners to attend. Chairperson Twedt then asked if any other CLG projects are anticipated. It was agreed to agendaize a discussion on this at the November meeting.

(1-0623.5) Chairperson Twedt said she had attended two meetings of the Carson City Preservation Coalition and noted that their current emphasis is on the Olcovich House but that they are also interested in being involved in other similar projects. She added they had voted to support a grant application through the Nevada Humanities to do research, not only looking at the Jewish aspect of the ethic community, but others who might have been located in Carson City. She also reminded the Commissioners that there would be an item on the Board of Supervisors October 16 agenda regarding the Olcovich House and encouraged them to attend.

**2. Staff Reports (Non-Action) - (1-0719.5)** Mr. Joiner stated that a group had been formed to look at downtown parking. He provided copies of their recommendation options. He added this group included Mary Walker of Downtown Redevelopment, himself, Tom Homann of Public Works and the Mayor. He said they had met with private property owners, state agencies and others who had the interest of the City at heart. Discussion ensued on the advantages and disadvantages of the options.

**3. Future Commission Items/Decision on Date for Next Regular Meeting due to Veterans' Day Holiday - (1-1109.5)** Mr. Joiner noted that an application had been received from Richard Baker, an architect, to fill the vacancy on the Commission. It was agreed to have a special meeting on October 21 at noon to interview Mr. Baker.

It was also agreed to have the next regular meeting on November 6 because of the November 11 holiday.

**4. Strategic Planning Workshop Dates - (1-1351.5)** It had previously been agreed to have this on October 25.

**H. ADJOURNMENT** - There being no further business Chairperson Twedt entertained a motion to adjourn. Commissioner Brooks-Miller moved to adjourn. Commissioner Drews seconded the motion. Motion carried 5-0. Chairperson Twedt adjourned the meeting at 7:05 p.m.

The Minutes of the October 14, 1997 meeting of the Carson City Historic Architecture Review Commission

ARE SO APPROVED \_\_\_11/6\_\_\_, 1997

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