

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION

Minutes of the June 10, 1997 Meeting

Page 1

A regular meeting of the Carson City Historic Architecture Review Commission was held on Tuesday, June 10, 1997 in the Brewery Arts Center Gallery Room 449 W. King St., Carson City, NV at 5:30 p.m.

PRESENT: Chairperson Peggy Twedt

Vice Chairperson Mike Drews
Scott Brooks-Miller
Art Hannafin
Scott Klette

STAFF:

Walter Sullivan, Community Development Director
Rob Joiner, Principal Planner
Tara Hullinger, Associate Planner
Katherine McLaughlin, Recording Secretary
(HAR 6/10/97 1-001A)

Note: Director Sullivan arrived during the meeting.)

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 5:40 p.m. A roll call was taken and a quorum was present although Commissioners Horton and Lopiccolo were absent.

B. APPROVAL OF MINUTES - None.

C. MODIFICATION OF AGENDA - Commissioner Hannafin requested that Item 1 be put at the end of the agenda. He added for the record he would not be making a presentation on Item 3.

D. PUBLIC COMMENT - None.

E. PUBLIC HEARINGS

2. H-96/97-42 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM DON MCFADDEN TO BUILD A FENCE IN THE BACKYARD OF PROPERTY LOCATED AT 711 W. SPEAR, APN 3-244-01 - (1-0033.5) The applicant was not at the meeting at this time and Chairperson Twedt moved this to be heard after Item 4.

E-3. H-96/97-43 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM WILLIAM SCHNEIDER TO RELOCATE THE HYMAN-OLCOVICH HISTORIC HOUSE AND GARAGE, REMOVE OR DISMANTLE EXISTING SHED, AND DEVELOP A PARKING LOT (37 - 40 SPACES), ON PROPERTY LOCATED AT 412 N. CURRY, APN 3-225-01 - (1-0044.5) - Discussion ensued on procedures which should be followed when a Commissioner recuses him/herself and Commissioner Hannafin's statement that he would not participate in this issue/its presentation. Commissioner Hannafin then left the dais but not the room. Chairperson Twedt said for the record that this item was on the agenda at the April 15 meeting and noted there was an extensive presentation by the applicant and extensive public comment. She encouraged both the applicant and members of the public to limit their comments, especially to areas where there might be differences to what was previously presented.

(1-01115.5) Bill Hissan, General Manager of Cactus Jack's, was speaking on behalf of Mr. Schneider who had been called out of town. Mr. Hissan said they had not made any changes in the proposal. However, he noted they have received extensive encouragement from local citizens urging them to pursue this again. He noted the house is located on a commercial street and indicated their desire to preserve it by moving it to a residential area. He felt that the parking would not only help Cactus Jack's but also the neighboring businesses. He also mentioned the cost to bring the house up to code in the current location. (1-0166.5) Patricia Moran Stark expressed her opposition to

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION

Minutes of the June 10, 1997 Meeting

Page 2

moving the house as did James Rose. John Marshall, a professor of history at UNR, explained Jewish history in the City including the Olcovich house. He expressed his hope that there be no haste to move the building. Bud Klette talked about the impact to the value of the neighborhood if the house was moved and the parking lot built. Marilyn Pruett Harper felt this should be looked into some more before a decision is made. Pat Reddick commented on the Commission's denial of Cactus Jack's plan to move the house and his subsequent withdrawal. Mr. Joiner then explained the appeal process. Christine Booth added her opposition. Chairperson Twedt had a letter from descendants of Hyman Olcovich which she read into the record. It detailed the opposition to moving the house and was signed by Theodore Olcovich, a great grandson of Hyman Olcovich, and John Olcovich, another great grandson. Commissioner Klette talked about places, including the Historical District, where visitors can go. He cited the Olcovich house as an example where visitors had commented that moving the house was preposterous. He did not feel the parking spaces being discussed were the answer. He also said he was offended that the Commission was reviewing this again after they had denied it in April. He encouraged the public who were at the meeting and any other supporters to continue their opposition. Commissioner Drews echoed this sentiment and thanked the public for attending the meeting. He felt that the retention of the integrity of the Historic was a point well made. He also noted his belief that the Commission wants to work with Cactus Jack's to solve the parking problem but felt it will take some time and cooperation among several groups, both public and private, to accomplish it. He asked that the property be maintained in the meantime.

(1-0755.5) Commissioner Drews moved to deny H-96/97-43, a request from William Schneider, property owner, Art Hannafin, architect and applicant, to relocate the Hyman-Olcovich and garage, remove or dismantle existing shed, and to develop the property into a parking lot of 37 to 40 spaces retaining most of the existing landscaping on property located at 412 North Curry Street, APN 3-225-01, subject denial is based upon the findings that: 1. The plans as submitted do not comply with the Secretary of Interior's Standards and Guidelines for historic rehabilitation, specifically Standards 1 and 2; 2. The project would be detrimental to the integrity of the Historic District and would be incongruous with the historical aspects of the surroundings and the historic environment within the district; 3. The project does not comply with the direction given to HARC by the City in relation to the Kit Carson Trail tours and promotion of tourism as it relates to the historic resources, thus, the project is not in conformance with the Carson City Historic District Guidelines, HARC policies, and certified local government standards; the Commission understands the overriding concern of the applicant to secure adequate parking for his adjacent business; HARC will, upon direction of the applicant, initiate discussion with State, local and private entities in an attempt to resolve the parking issue. Commissioner Brooks-Miller seconded the motion. Motion was voted and carried 4-0-1-2 with Commissioner Hannafin abstaining and Commissioners Horton and Lopiccolo absent. Mr. Joiner explained the appeal process. Chairperson Twedt reiterated Commissioner Drews' comments indicating the Commission's willingness to work with the applicant on the parking problem.

H-4. REVIEW AND COMMENT ON A PENDING PLANNING COMMISSION ITEM REGARDING A REQUEST FROM EUGENE SHOAF TO AMEND SECTION 18.06.207, PRIMARY PERMITTED USES IN THE RESIDENTIAL OFFICE (RO) DISTRICT BY ADDING THE USE "RESIDENT AGENT" AND OTHER SIMILAR OFFICE USES WITH LITTLE OR NO PUBLIC CONTACT (1-0817.5) - Comments indicated a desire to reconsider the Code issue during the special meeting scheduled for Thursday, June 12. Discussion included the reasons for the request and that the proposal may provide an incentive or option for the property owner and save some of the residences in the district rather than continue the current conversion program from residences to medical offices. Commissioner Brooks-Miller suggested using special use permit and variance procedures for this type of business. This process would notify the surrounding property owners of the intent to establish a business within the building. Commissioner Klette also recommended having the area designated as HRO so that the use could be considered by the Commission. The Commission did not feel that action could be taken at this time as an appropriate amount of discussion/research had not been conducted. A special meeting may be convened for this purpose.

E-2 H-96/97-42 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM DON MCFADDEN TO BUILD A FENCE IN THE BACKYARD OF PROPERTY LOCATED AT 711 W. SPEAR, APN 3-244-01 (1-1310.5) Continued pending the applicant's arrival. The applicant was still not present. Discussion indicated a desire to discuss the fence and its location with the applicant. Chairperson Twedt felt the item supported the need for a Consent Agenda. Commissioner Hannafin moved to approve H-96/97-42, a request

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION

Minutes of the June 10, 1997 Meeting

Page 3

from Don McFadden, property owner, to build a fence in the backyard of property located at 711 West Spear, APN 3-244-01; 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 approval. Commissioner Commissioner Drews seconded the motion. Motion carried 5-0.

E-1 DISCUSSION AND POSSIBLE ACTION REGARDING HISTORIC ARCHITECTURE REVIEW COMMISSION POLICIES ON PRESENTATIONS TO THE HISTORIC ARCHITECTURE REVIEW COMMISSION BY COMMISSION MEMBERS AND OTHER MATTERS RELATED TO PROPER CONDUCT BY COMMISSION MEMBERS - (1-1384.5) Discussion pointed out the need to avoid any appearance of impropriety as well as a potential conflict of interest. Some commissions/committees have, therefore, adopted a policy whereby anyone with a conflict, either real or perceived, leaves the room. This action is supported in seminars and by the courts as illustrated by a case which Mr. Joiner cited. Comments also supported having someone other than a Commissioner represent the applicant if the property is owned by a Commissioner. Discussion further indicated a feeling that the discussion which had occurred at the beginning of Item E-3 had not been handled in an appropriate fashion, for which Chairperson Twedt apologized. A copy of the Planning Commission's by-laws on this issue is to be provided to the Commission. It was felt that the Commission should discuss the pros and cons in more depth during a workshop. Therefore, Commissioner Drews moved to continue the item. Commissioner Brooks-Miller seconded the motion. Motion carried 5-0.

F. INTERNAL COMMUNICATIONS AND STAFF REPORTS (NON-ACTION ITEMS)

1. Commission Member Reports (Non-Action) - (1-1685.5) Commissioner Hannafin felt that the issue of the exterior lights at the Schnaser project has not yet been resolved. He explained the lights had been turned off on two sides but other lights equally as intense had been left on elsewhere. Commissioner Klette reported he had received calls on the problem. Discussion ensued on what the Commission had agreed to as to what was to be removed and what could stay. Commissioner Klette asked if there are illumination standards and Mr. Joiner said there are not. However, Commissioner Hannafin said there are standards in the historic area on low lighting that does not affect residents. He then suggested that the Commission ask staff to provide them with a submittal from the owner on what type of exterior lighting is desired.

2. Staff Reports (Non-Action) - (1-1901.5) Mr. Joiner reminded the Commission of the workshop scheduled for June 12 starting at 4:00 p.m. in Room 59. He noted that Marlene Rebori-Tull would be the facilitator.

3. Future Commission Items - (1-1931.5) Commissioner Brooks-Miller said that most likely there would be two National Register items on the July agenda.

Commissioner Drews asked for an update on the status of the V&T bike path and Commissioner Brooks-Miller said there was nothing new.

Commissioner Drews also stated that State Parks is getting ready to do some stabilization at the Red House. He added he had advised Mark Kimbrough of the Carson River Advisory Committee that the Commission would like him to come to a meeting to provide an update.

4. Strategic Planning Workshop Dates - (1-2085.5) Discussed earlier.

G. 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 7:30 p.m.

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION

Minutes of the June 10, 1997 Meeting

Page 4

The Minutes of the June 10, 1997 meeting of the Carson City Historic Architecture Review Commission

ARE SO APPROVED _____, 1997

Peggy Twedt, Chairperson