

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION

Minutes of the December 2, 1997 Meeting

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A regular meeting of the Carson City Historic Architecture Review Commission was held on Tuesday, December 2, 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
Art Hannafin
Scott Klette

STAFF: Mary Walker, Finance Director
Tim Homann, Deputy Public Works Director
Rob Joiner, Principal Planner
Vern Krahn, Park Planner
Tara Hullinger, Senior Planner
Katherine McLaughlin, Recording Secretary
(HAR 12/2/97 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 5:30 p.m. A roll call was taken and a quorum was present although Commissioner Lopiccolo was absent.

B. APPROVAL OF MINUTES - Commissioner Drews moved to approve the November 6, 1997 meeting Minutes as presented. Commissioner Brooks-Miller seconded the motion. Motion carried 5-0.

C. MODIFICATION OF AGENDA - Mr. Joiner asked that Item F-2 be heard first followed by F-3 and then F-1.

D. PUBLIC COMMENT - None.

E. DISCLOSURES - None.

F. PUBLIC HEARINGS

F-2 H-0898-18 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM PETER V INVESTMENTS, PROPERTY OWNER, DESIGN OF PARKING LOT AT REAR OF 412 N. CURRY ST. (HYMAN-OLCOVICH HOUSE), APN 3-225-01 - (1-0049.5) Bill Hissam, General Manager of Cactus Jack's - Patricia Moran-Stark - Paula Cannon - Bud Klette - Ms. Walker said Mr. Homann would talk about the structure of the parking lot and Mr. Krahn would discuss the landscaping. She also said a parking study was currently being conducted. She noted that the area involved was the most in need of parking in downtown. She commented on the realization that the problem needs to be resolved, both in meeting and maintaining the needs of the Historic District and also recognizing there is a business environment in the downtown. She said after a lot of work with Cactus Jack's and the Nugget a compromise proposal had been presented to the Board of Supervisors. This was: 1. Keep the Hyman-Olcovich House where it is, and 2. Alleviation of the downtown parking problem. She noted part of this was to open the Nugget parking lot to the public and then work with Cactus Jack's on putting a parking lot in back of the Hyman-Olcovich House. She also said the Board had given them sixty days to work out a definitive proposal on a design to present to HARC. She noted that the City's urban forester had looked at the lot with respect to the existing trees and had commented on those that need to be retained especially a Norway spruce that is very old. She felt the plan lends itself to the parking need. She reiterated they had been sensitive to the historic nature of the area and that Cactus Jack's had made a commitment in that they are willing to expend the extra money and work to put in a lot that is as historically pleasing as possible which includes a wrought iron fence

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around the perimeter. She said the design of the fence has not yet been decided upon but would come back to HARC at a later date. She also talked about the lighting and noted that Redevelopment would contribute the lights to the parking structure. She commented that a problem Cactus Jack's had with keeping the house where it is blocks the view to the lot and causes a concern with security as it relates to their liability. A proposed resolution was to lease the lot to the City for \$1.00 per year after they do all the construction. This would mean that they would be relieved of liability and the lot would be for community parking not just Cactus Jack's.

(1-0201.5) Mr. Homann had a drawing of the plan and visually pointed out the number of parking stalls. He noted he did not feel egress on to Nevada St. was a good idea and had focused on having it on Spear St. He explained why this was better because of the one way traffic on Curry rather than the two way on Nevada. He also noted the lesser impact on the residents of Nevada because of the lights. He talked about the large spruce tree and talked of the proposal to put in a curb to raise the level of the ground at the site of the tree. He then talked of the location of the lighting Ms. Walker had mentioned. He said they had mixed the number of regular stalls with compact stalls and said they felt the plan would work.

(1-0279.5) Mr. Krahn said they had tried to retain not only the character of the site but also screen the parking lot from the neighbors. As Mr. Homann had done he visually pointed out the Norway spruce that would be kept but said some on Spear St. would be lost. However, there would be replacements of Hawthornes. He also commented on repairing the existing irrigation system. He said the fence Ms. Walker had alluded to would be four foot wrought iron on three sides of the property. He also mentioned the type of hedge, a planting bed, and vines along the fence noting these would help with the screening. Ms. Walker said a neighbor, Marilyn Harper, had given preliminary approval allowing the use of three or four feet of her property for landscaping which would be maintained by Cactus Jack's and the City would maintain the infrastructure relating to snow removal, striping, etc. She also said Ms. Harper wanted the little shed on the property fixed up and Cactus Jack's has agreed to that. She noted that Ms. Harper asked to have approval on the final design relating to landscaping and fencing. Mr. Joiner said the requirement for trees is one for every ten parking spaces.

(1-0391.5) Paula Cannon asked if something other could be used instead of blacktop to finish the lot such as brick or cement blocks, etc. Ms. Walker said that had been discussed but something other than the blacktop would be cost prohibitive. She added that the landscaping itself would cost \$25,000. She also said the parking for downtown is basically between Curry and Nevada in order to serve the needs of the community. Mr. Krahn said the cost of something other than asphalt would be approximately two and a half times more expensive. Ms. Walker noted it would not just be the original cost but the maintenance would add to the expense.

(1-0467.5) Bud Klette said his home would probably be the most affected by the lot and asked if he would be able to use it rather than his resident parking. He also asked if Cactus Jack's employees would be able to park there and was told yes they could. He also asked who would be responsible for policing it. Ms. Walker said the Sheriff's Department would handle that. She also noted it would be signed so that there would not be any overnight parking.

(1-0533.5) Laura Adler said when the City put in the parking lot on Curry the tamping equipment shook neighboring residences. She did not feel that the residents, some of whom are retired, wanted to be awakened by the problem at 5:15 a.m. She said she had been told the City did not have a noise ordinance and that she had not appreciated the noise which had started at approximately 5:15 a.m. Mr. Krahn said the construction documents would have to specify that no work could start before 8:00 a.m. and not go later than 5:00 or 6:00 p.m. Eileen Cohen asked of the Norway spruce would have any protection from being bumped by cars. Mr. Krahn said the plan was to put bollards around the tree to avoid this.

(1-0609.5) Mr. Krahn then confirmed for Commissioner Klette that the four trees being removed would be replaced elsewhere on the property. Commissioner Klette also asked when the project could start and Mr. Hissam said there are still things that have to be done one of which is a commitment to the project by the Nugget. Ms. Walker said the final design of the Nugget lot incorporated an additional fifteen spaces with the entrance being on Robinson and the exit on Curry. She added that a proposal had been submitted to the Nugget which talked to their concern with liability if the lot was opened to the public. She added that the City would handle the liability with a

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contract. She also noted that the plan would include a sidewalk entrance on to Spear. She said this had also been presented to the Nugget who is consulting with their insurers and she is waiting for their response. She also commented on the possibility of a multi level parking garage some time in the future. She added that there would also be an additional 100 parking spaces at the old FIB building which has been purchased by the State. Commissioner Klette asked about a timetable for the reconfiguration of the Nugget lot and Mr. Hissam felt it would be spring or summer if details can be worked out. Discussion ensued on the Olcovich parcel size and the permit, variance, and special use permit requirements which were explained by Mr. Joiner. Commissioner Klette asked about the wrought iron fence. Ms. Walker said the design was not yet definitive and that it would come back to the Commission later.

(1-0901.5) Commissioner Drews commended staff on its efforts to save as much of the landscaping as possible. Commissioner Drews moved to approve H-97/98-18, a request from Carson City, Peter V. Investments, property owner, for the design of a parking lot on property located at 412 North Curry St., APN 3-225-01; 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 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 approval; one of those stipulations being that the fence surrounding the property will be brought back to the Commission at a later date for approval. Commissioner Brooks-Miller seconded the motion. Following discussion of the need to designate the construction hours and where the restriction should be listed, Commissioner Drews amended his motion to include a second condition that the starting time for the construction be brought to the Planning Commission for special stipulation in the project specifications. Commissioner Brooks-Miller concurred. Motion was voted and carried 5-0-1-1 with Commissioner Lopiccolo absent and Commissioner Hannafin abstaining. Chairperson Twedt thanked the audience for attend and all of the individuals who had worked on the project for their efforts.

Chairperson Twedt called a recess at 6:30 p.m. When she reconvened the meeting at 6:33 p.m. a quorum was present as previously noted.

F-3H-97/98-20 DISCUSSION REGARDING A REQUEST FROM BOB MC FADDEN, PROPERTY OWNER AND APPLICANT, FOR ADDITION OF A HOT TUB DECK/BREEZEWAY BETWEEN GARAGE AND RESIDENCE ON PROPERTY LOCATED AT 500 MOUNTAIN ST., APN 3-241-04 - (1-0968.5) John Copoulos was representing the applicant. He noted that a garage at the rear of the house had previously been approved several years ago. He added the applicant now wants to put in the hot tub between the historic house and the garage. He had provided a drawing of the project and visually pointed out where the hot tube would be. Discussion ensued on the shape and materials to be used. Commissioner Brooks-Miller moved to approve H-97/98-20, a request from Bob McFadden, property owner and applicant, for an addition of a hot tube deck/breezeway between the garage and residence on property located at 500 Mountain St., APN 3-241-04; 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 for Rehabilitation, Carson City Historic District guidelines, and with HARC policies; and is 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 Drews seconded the motion. Motion carried 6-0-0-1 with Commissioner Lopiccolo absent.

F-1 DISCUSSION AND POSSIBLE ACTION REGARDING REVISIONS TO A PREVIOUS APPROVAL OF A REQUEST FROM KIM EDWARDS, PROPERTY OWNER (ART HANNAFIN, APPLICANT) FOR REMODEL AND ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE CONNECTING THE HOUSE AND GARAGE ON PROPERTY LOCATED AT 610 W. SPEAR ST., APN 3-243-03 - (1-1103.5) Mr. Hannafin had provided a drawing of the revised addition and remodel. He said in order to accommodate the size of the family the plan called for converting the existing garage into a master bedroom. The Commissioners had questions on some of the changes and he provided details on what the remodel consists of and where it would be located. Commissioner Drews moved to approve H-97/98-19, a request from Kim Edwards, property owner, Art Hannafin, applicant, for the remodel and addition to an existing single family residence connecting the house and garage on property located at 610 W. Spear St., APN 3-243-03; subject approval is based on the finding that the plans as submitted comply in general conformance with the Secretary of the Interior's

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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 to the approval. Commissioner Klette seconded the motion. Motion carried 5-0-1-1 with Commissioner Hannafin abstaining and Commissioner Lopiccolo absent.

G. 1. Commissioner Member Reports (Non-Action) - (1-1193.5) Chairperson Twedt stated that she, Mr. Joiner and Commissioner Drews spoke at a meeting of the Carson City Preservation Coalition. She added they had provided some history of HARC, what they are currently doing, their Strategic Planning process and the implementation of the Master Plan element. She also said the Coalition is interested in getting copies of HARC agendas so that they can be kept up to date on applications.

2. Staff Reports (Non-Action) - (1-1209.5) Mr. Joiner said he had submitted an application for 1998 CLG funding and had provided a copy of his letter and application to SHPO. He explained his responses to the questions and other requests for information on the form and an extensive discussion ensued with questions from the Commissioners.

3. Future Commission Items - Mr. Joiner noted there would not be a meeting on December 9 which would be the normal meeting date because staff had nothing to agendize at this point. He added the next regular meeting is scheduled for January 13.

4. Strategic Planning Workshop Dates - (1-1571.5) Mr. Joiner noted the Commission had talked about not necessarily having workshops but having sub-committee meetings instead to continue with implementation of the priorities they had established.

H. ADJOURNMENT - There being no further business Chairperson Twedt entertained a motion to adjourn. Commissioner Brooks-Miller moved to adjourn. Commissioner Klette seconded the motion. Chairperson Twedt adjourned the meeting at 7:06 p.m.

The Minutes of the December 2, 1997 meeting of the Carson City Historic Architecture Review Commission

ARE SO APPROVED _____, 1998

Peggy Twedt, Chairperson