

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION

Minutes of the April 15, 1997 Meeting

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A regular meeting of the Carson City Historic Architecture Review Commission was held on Tuesday, April 15, 1997 in the Brewery Arts Center, 449 W. King St., Carson City, NV at 5:30 p.m.

PRESENT: Chairperson Peggy Twedt
Scott Brooks-Miller
Mike Drews
Art Hannafin
Verne Horton
Scott Klette
Mark Lopiccolo

STAFF: Rob Joiner, Principal Planner
Katherine McLaughlin, Recording Secretary
(HARC 4/15/97 1-000A)

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.

B. APPROVAL OF MINUTES - November 12, 1996, November 20, 1996, February 6, 1997 and February 12, 1997. Commissioner Brooks-Miller moved to approve the four sets of Minutes. Commissioner Klette seconded the motion. Motion carried 6-0-1-0 and Commissioner Hannafin abstained.

C. MODIFICATION OF AGENDA - Mr. Joiner said Arborist Molly Sinnott had been at the previous meeting but was unable to stay for the item she was involved in at this meeting. He asked that Item F-2 of this agenda be heard first. Chairperson Twedt agreed to the modification.

D. PUBLIC COMMENT - None.

PUBLIC HEARINGS

F-2 STAFF REPORTS (NON-ACTION) - Street Superintendent John Flansberg and Molly Sinnott Presentation Re: Trees in City Right of Ways within the Historic District - (1-029A) Mr. Flansberg said the Street Department handles the pruning and removal of trees that have become hazards. He noted that Ms. Sinnott would discuss trees that were damaged during the storms this past winter. She reported she had worked on the FEMA report and said it brought to light the trees in the District that need attention. She said they are obvious hazards and referred to photos that had been taken. She felt damage would be done sooner or later when trees come down. She cited one example where the interior of the tree was decayed and said it had been marked for removal. Her focus at this point was the problems caused by cottonwoods. She also commented on their root systems and the damage they do to sidewalks, etc. She said there are several options when re-planting is being considered. Commissioner Hannafin referred to Ms. Sinnott's report and said she had noted the number of diseased trees and asked if that was only in the District. Ms. Sinnott explained the locations of the trees and talked about some of those who were of immediate hazard and those who needed proper care. The discussion turned to a replacement program and Mr. Flansberg explained what they anticipate doing about it. The report was given to Mr. Joiner at the end of this discussion.

E-1 H-96/97-32 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM WILLIAM SCHNEIDER TO RELOCATE EXISTING STRUCTURES FROM THE SITE, REMOVAL OF TREES AND REPLACEMENT WITH A PARKING LOT LOCATED AT 412 NO. CURRY, APN 3-225-01, COMMONLY KNOWN AS THE HYMAN-OLCOVICH HOUSE - (1-288A) Commissioner Hannafin advised he would abstain from the vote on this item and also on Items 2 and 3. He had provided graphics depicting the

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location. Mr. Schneider said he owns Cactus Jack's across the street and added he had always admired the house. He noted there had been comments in the newspaper that he wanted to destroy it but that was not so. He said the reason for wanting to proceed with this project was his feeling it could be moved to a more suitable lot. He explained it was a historical structure but was not in the Historic District and had investigated other locations in the District. He said the need for parking posed a problem for his business and had purchased the house with the intent of moving it to a more suitable site so that he could improve his parking situation. He had a map of the general area and commented on the number of public parking spaces in the downtown area and noted that several years ago an objective of the Downtown Redevelopment Authority was to improve the parking situation. He emphasized Mr. Schneider's desire and need to re-locate the house in order remedy the shortage by providing parking on the property. He also commented on the number of trees on the lot and said it is the intent to retain as many of them as possible. He also explained the plan to refurbish a fence and landscape the property. He then explained that the applicants in Item 2 own property in the Historic District and had stepped forward with a plan to move the Olcovich House on to it. At this point Mr. Joiner provided a history of activities in recent years in the area with regard to parking issues. An extensive discussion ensued, pro and con, on the plan to relocate the structure. Included was Guy Rocha who provided a history of the house. Pat Reddick, who was proposing to move the house to his property elsewhere in the District, said the house would be preserved and open to the public. Eric Swanson said he is a part owner of the Bath House immediately adjacent to the Olcovich House. He had a concern with what would happen to his property value depending on what happens. Gail Klette noted that the owner of Cactus Jack's had commented on their employees having to park far from the casino. She felt there is plenty of parking after 5:00 p.m. because business people have left for the day. Christine Good, also a part owner of the Bath House, commented that there are no signs on Carson Street indicating where there is free parking. Patricia Moran-Stark referred to her letter to the editor of the newspaper and reiterated her opposition to moving the structure and expressed her feeling that something could be worked out. She noted she was also speaking for Marilyn Harper who owns properties to the south of the structure and was also opposed to moving it. Mr. Schneider indicated his desire to work with the owners of the Nugget on the parking situation. Noland Prater preferred not to see the house moved. However, if it is he would like to see it restored. Ken Phelps did not want to see a parking lot go in and detailed his concerns with trash and noise caused by the existing businesses on Curry Street. It was noted that this item and Item 2 were tied in together. Commissioner Horton said in all fairness both sides of the issue should be heard. Commissioner Drews noted that Commissioner Horton did not have the background on Item 2 as he had not been at a previous meeting where the project was discussed and moved to continue Item 1 for fifteen minutes in order to provide Commissioner Hannafin with the opportunity to make a presentation on Item 2. Commissioner Horton seconded the motion. Motion carried 5-1-1-0 and Commissioner Hannafin abstained. During this discussion Commissioner Brooks-Miller left the meeting at 6:56 p.m. and returned at 6:58 p.m. during which time a quorum was present.

E-2 H-96/97-28 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM PAT AND GAYLE REDDICK TO RELOCATE THE HYMAN-OLCOVICH HOUSE TO 706 N. NEVADA ST., APN 3-225-01 AND TO RELOCATE THE HOUSE LOCATED AT 706 N. NEVADA ST. TO SITE OF DUPLEXES (TO BE REMOVED OR DEMOLISHED) AT 705-709 PHILLIPS ST., APN 3-281-03 AND 3-234-01 - (2-001A) Commissioner Hannafin had a drawing and pictures of the Olcovich House. He visually pointed out a piece of property owned by the Reddicks. He said on the property there was a small green house. He said immediately south of that property was a non-historic building. He also pointed out another piece of property owned by the Reddicks on which there is a non-conforming duplex. He explained that their plan was to move the Olcovich House to their property and move the green house to the property containing the duplex which would be demolished. He also explained the required parking if the Olcovich House were to continue being used as residential office. During the discussion Guy Roche commented on lot sizes and expressed a concern that the District could become a ghost town if structures continue to be demolished or relocated. Chairperson Twedt returned to Item 1 and Commissioner Drews then moved to deny Item H-96/97-32 regarding a request from William Schneider to re-locate the existing structures from the site, removal of trees and replacement with a parking lot located at 442 N. Curry, APN 3-225-01, commonly known as the Hyman-Olcovich House; the denial is based on findings as submitted do not comply in general conformance with the Secretary of the Interior's Standards and Guidelines, specifically standards 1 and 2, and I encourage the applicant to explore alternatives with the City and State and private business to accomplish their parking needs. Commissioner Brooks-Miller seconded the motion. Chairperson Twedt asked if Commissioner Drews would add to the findings that this proposal doesn't

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comply with the direction given to HARC by the City and its promotion of tourism through the blue line tours. Commissioner Drews amended his motion and added it is not in conformance with the Historic District guidelines and with HARC policies. Commissioner Brooks-Miller accepted the amended motion. Motion carried 6-0-1-0 with Commissioner Hannafin abstaining. (2-368A) At this point the applicant stated he wished to withdraw the request. Commissioner Drews said he appreciated what the Reddicks had tried to do and if circumstances were different he would support their project.

E-3 H-96/97-33 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM KIM AND TONY EDWARDS FOR DESIGN APPROVAL OF PROPOSED REHABILITATION OF EXISTING RESIDENCE AND CONSTRUCTION OF A 1,200 SQUARE FOOT ADDITION TO THE EXISTING SINGLE FAMILY RESIDENCE LOCATED AT 610 W. SPEAR ST., APN 3-243-03 - (2-405A)

Commissioner Hannafin said he would also abstain from the vote on this item. Mr. Edwards pointed out that the item read an incorrect number of square feet and said it actually is less than 300. Commissioner Hannafin said the lot is small and also pointed out the location of the house and garage on the property. He explained that the project was to link them and that the garage would be converted. He commented that it is a two bedroom house and they need additional space because they have three children with another coming. He had a drawing of the project and visually pointed out several features that would be included. He also commented on the building materials to be used on the addition. During the discussion it was determined that because of the setback a special use permit would be required. Commissioner Drews then moved to approve H-96/97-33 a request from Kim and Tony Edwards for design approval of proposed rehabilitation of existing residence and construction, following discussion, of a 634 square foot addition to the existing single family residence 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 Standards and Guidelines, Carson City Historic District Guidelines, and 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. Commissioners Klette and Drews seconded the motion. Motion carried 6-0-1-0 with Commissioner Hannafin abstaining.

E-4 H-96/97-31 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM THE STATE PUBLIC WORKS BOARD FOR DESIGN REVIEW OF A 19,000 SQUARE FOOT METAL STORAGE BUILDING ADDITION TO THE STATE RAILROAD MUSEUM LOCATED AT 2180 S. CARSON ST., APN 3-302-02 - (2-015B)

Mr. Joiner said Carson City does not require a building permit when a state entity is involved. However, they do require special use permits for design. He added that the State Board would be going to the Planning Commission for the special use permit. He said there is a historic building adjacent to the museum. He noted that this is not necessarily in the Historic District but some of the engines are historic. He commented in view of the historic surroundings it was felt appropriate to have this come to the Commission. Chairperson Twedt asked why the Governor's Mansion project did not require a special use permit when this project did. Mr. Joiner explained that the NRS allows an expansion of an existing project to be exempt from local requirements. Commissioner Klette moved to approve H-96/97-31 a request from the State Public Works Board (Property Owner: same) for design review of a 19,000 square foot metal storage building addition to the State Railroad Museum located at 2180 S. Carson St., APN 3-302-02; subject approval is based on the finding that the plans as submitted comply in general conformance with HARC policies subject to the following conditions with the understanding that any stipulations to the Commission by the applicant may be considered as conditions of the approval. Commissioner Horton seconded the motion. Motion carried 7-0.

E-5 H-96/97-30 DISCUSSION AND POSSIBLE ACTION REGARDING HISTORIC ARCHITECTURE REVIEW COMMISSION SUPPORT FOR A NCPTT GRANT APPLICATION FROM THE NATIONAL PARK SERVICE TO FUND COMPUTER MANAGEMENT OF CARSON CITY CULTURAL RESOURCES - (2-105B)

Commissioner Klette asked that this continued to later in the meeting which Chairperson Twedt did.

E-6 H-96/97-34 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM DR. GARY DANKWORTH TO REPLACE A REAR DOOR AND REPLACE A PORTION OF ROOFING MATERIAL ON PROPERTY LOCATED AT 812 N. NEVADA ST., APN 1-192-02 - (2-109B)

Mr. Joiner described what the applicant wished to do with respect to the door. Commissioner Brooks-Miller moved to table

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this until the project applicant could be present. Commissioner Horton seconded the motion. Motion carried 7-0.

E-7 H-95/96-30 DISCUSSION AND POSSIBLE ACTION REGARDING AMENDMENT TO A PREVIOUSLY APPROVED REQUEST FOR DESIGN APPROVAL FOR REHABILITATION OF AN EXISTING BUILDING AND NEW CONSTRUCTION, SPECIFICALLY THE AMENDMENT REQUEST APPROVAL OF A NEW DOOR, REPLACEMENT OF WINDOWS AND THE EAST ELEVATION AND REPLICATION OF THE ORIGINAL PORCH ON THE SOUTH ELEVATION ON PROPERTY LOCATED AT 707 N. MINNESOTA (FORMERLY 706 N. DIVISION, APN 3-235-01) - (2-190B)

Commissioner Lopiccolo said he would abstain from the vote. Fred Woodside advised he was representing Dr. Schnaser. He noted the specific things he was at the meeting to discuss were the door situation and bay windows on the east and the porch. He had photos which he provided to the Commission. He explained that they had been removed sometime during the demolition of the historic structure. He also said they had been approached by a citizen who indicated knowledge of where these items were and that they had now reappeared. He noted they would not be replacing the door but rather the original door would be re-installed. Architect Mike Mears said he had a meeting with Commissioner Drews at the job site and said when the siding was removed from the windows it had been discovered that the lower portion of the windows had originally been glazed over. He added that Commissioner Drews had suggested coming to the Commission to propose putting glass over the entire window. Discussion ensued on its placement. Mr. Mears also talked about a property line fence adjoining the Horgan property to the north and said they were opting for a dog eared cedar fence board and explained the size and height. He and the Commissioners then talked about the reconstruction of the porch at the south side of the building and also studied the pictures.

Chairperson Twedt called a recess at 8:30 p.m. When she reconvened the meeting at 8:35 p.m. a quorum was present.

Commissioner Hannafin moved to approve H-95/96-30 a request from Dr. Alan Schnaser (property owner: same) for design approval for rehabilitation of an existing building and new construction; specifically the amendment request approval of replacement of windows on the east elevation and replication of the original porch on the south elevation located at 707 S. Minnesota (formerly 706 N. Division), APN 3-235-01; 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 the approval. Commissioner Horton seconded the motion. Motion carried 6-0-1-0 with Commissioner Lopiccolo abstaining.

E-8 H-96/97-35 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM JOHN P. COPOULOS (PROPERTY OWNER: CARSON CITY - BREWERY ARTS CENTER) FOR MODIFICATION TO LANDSCAPING AREAS AND PARKING LOT INCLUDING REMOVAL OF FOUR TREES AND RESTRIPING THE PARKING LOT ON PROPERTY LOCATED AT 449 W. KING STREET, APN 3-207-94 - (3-037A)

Mr. Copoulos said this project had resulted from the floods, suggestions from the Parks Department, and staff at the Brewery Arts Center. This was in an attempt to try and do landscaping and flood control to minimize the amount of flood waters coming down the street. He noted one of the ideas was to abandon the drive on South Minnesota Street and create a landscape berm along King Street. This would in essence be a replication of sandbags. He noted that Arborist Molly Sinnott had advised that two of the trees to be removed belong to NDOT and are in their right of way. She had suggested he would have to approach NDOT regarding the removal of the trees. She had also said the Hawthorne trees along King Street are historically significant in their own right. He said he had asked her about the possibility of planting new trees on top of the berm. He also said what he had done with the Parks Department was to try and determine what would be the best place to put the berm along King Street. He noted that it is hoped there would be a volunteer group from JOIN to assist the BAC people in doing some site work this summer. Commissioner Hannafin had a concern with closing off one egress because of the congested parking. He expressed his feeling that the berm should not be developed and suggested using sandbags when necessary. He said he would take any ideas or suggestions back to BAC for their review. No formal action was taken.

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E-9 DISCUSSION AND POSSIBLE ACTION REGARDING ARCHAEOLOGICAL AWARENESS AND HISTORIC PRESERVATION WEEK ACTIVITIES MAY 11 THROUGH MAY 17, 1997. CONSIDERATION OF PLANNING A SITE OR WALKING TOUR, SCHOOL PRESENTATION OR OTHER SIMILAR ACTIVITY IN CARSON CITY - (3-193A) Mr. Joiner referred to the proclamations in the packet and said he had put this on the agenda to update the Commission on the activities. He reviewed several of them and responded to questions and took suggestions from Commissioners. No formal action was taken.

E-5 H-96/97-30 DISCUSSION AND POSSIBLE ACTION REGARDING HISTORIC ARCHITECTURE REVIEW COMMISSION SUPPORT FOR A NCPTT GRANT APPLICATION FROM THE NATIONAL PARK SERVICE TO FUND COMPUTER MANAGEMENT OF CARSON CITY CULTURAL RESOURCES - (3-267A) Commissioner Drews said he was seeking Commission support for a NCPTT grant proposal. He noted this is National Center for Preservation Technology and Training, is an arm of the National Park Service who have annual granting cycles. He said what he would like to have is a kiosk type setup computer system with GIS. He noted to begin with the focus would be on the blue line tour. He also mentioned other entities in the City who liked the idea and supported it. He then said his group was asking for \$10,732.50 and with a match of \$19,442.00 they would be two thirds over at their goal of \$30,000. Commissioner Brooks-Miller moved that HARC be a co-applicant for a grant application to NCPTT for a funding request in the amount of \$10,732.50 for a project entitled "A Multi Media Walk Through Time in Carson City, the Capital of Nevada." This is for a kiosk station for public information on historic sites in Carson City. Commissioner Drews seconded the motion. Motion carried 7-0.

10. DISCUSSION AND POSSIBLE ACTION REGARDING THE CARSON CITY HOUSING MASTER PLAN ELEMENT DRAFT AS IT RELATES TO HISTORIC PROPERTIES WITHIN CARSON CITY - (3-411A) Mr. Joiner said this would be discussed in its final draft form at the April 16 meeting of the Planning Commission. He then said he would like comments from the Commissioners. No formal action was taken.

11. DISCUSSION AND POSSIBLE ACTION REGARDING PREPARATION OF RESOLUTIONS OF APPRECIATION FOR FORMER HARC MEMBERS - (3-429A) Mr. Joiner had asked the Commissioners to give him ideas on what to put in the resolutions for former Commissioners Angelo DeFelice and Richard Wipfli. He added he would like to take them to the Board of Supervisors May 15 meeting. No formal action was taken.

F. 1. COMMISSION MEMBER REPORTS (NON-ACTION) - (3-448A) Commissioner Drews reported he had met with several people associated with the Schnaser property to try and resolve some of the issues. He added that during the course of the discussion he had felt the point had been made to the contractor on how to do restoration. He provided details on the process. At this time he said he would like to calendar another meeting to specifically discuss the renovation of the property. He noted mistakes that had been made and felt the applicant should be made aware of where he has gone awry. Chairperson Twedt referred to the conditions of approval set by the Commission and asked if they had not been met what would staff do. Mr. Joiner said if a specific condition is not met staff would bring it back to the Commission and they could possibly rescind their approval. He then said he had many phone conversations with Mark Beachum of Anderson Construction and felt there had been some misconceptions on what can and cannot be done code wise on a historical building. Chairperson Twedt said she would like the Commission to review the project in terms of whether or not the conditions of approval were met. An extensive discussion ensued which included all the aspects of the project which had gone astray.

a. Scott Klette Re: Fremont Cottonwoods Located at 611 W. Robinson Street on Elizabeth Street Side - (3-056B) Commissioner Klette said a couple of years ago a limb had fallen on the west side of his house. He had then contacted Mr. Joiner who, in turn, had contacted Ms. Sinnott. He added she had told him if it was her house and the trees were there she would not live in it. He provided detailed information on subsequent action to be taken by the Street Superintendent.

3. Future Commission Items - The Commission will hold a Strategic Planning Workshop on April 22.

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G. ADJOURNMENT - There being no further business Chairperson Twedt entertained a motion to adjourn. Commissioner Brooks-Miller moved to adjourn. Commissioners Horton and Klette seconded the motion. Motion carried 7-0. Chairperson Twedt adjourned the meeting at 9:45 p.m.

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ARE SO APPROVED ___9/9___, 1997

Peggy Twedt, Chairperson /s/ _____