A regular meeting of the Carson City Historic Architecture Review Commission was scheduled for 5:30 p.m. on Tuesday, October 10, 2000 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews

Richard Baker Arthur Hannafin Peter Smith

STAFF: Rob Joiner, Principal Planner

Kathleen King, Recording Secretary (HARC 10/11/00; Tape 1-0001)

NOTE: Unless indicated otherwise, each item was introduced by Chairperson Drews. A tape recording of these proceedings is on file in the Clerk-Recorder's Office and is available for review and inspection during regular business hours.

- A. CALL TO ORDER AND DETERMINATION OF QUORUM (1-0001) Chairperson Drews called the meeting to order at 5:40 p.m. Roll was called; a quorum was present. Vice Chairperson Lopiccolo and Commissioners Ossa and Speulda were absent.
- **B.** APPROVAL OF MINUTES SEPTEMBER 12, 2000 (1-0007) Commissioner Smith moved to approve the minutes. Commissioners Hannafin and Baker seconded the motion. Motion carried 4-0-3-0.
- C. MODIFICATION OF AGENDA (1-0011) None.
- **D. PUBLIC COMMENTS** (1-0017) None.
- E. **DISCLOSURES** (1-0022) None.
- F. PUBLIC HEARINGS
- F-1. H-00/01-5 DISCUSSION AND ACTION REGARDING A REQUEST FROM ST. TERESA OF AVILA CATHOLIC CHURCH, CURRENT PROPERTY OWNER (KIM STEELE, APPLICANT AND FUTURE PROPERTY OWNER), FOR THE ADDITION OF ONE ON-SITE PARKING SPACE, CONSTRUCTION OF A HANDICAP ACCESS RAMP, AND CONVERSION OF RESIDENCE TO AN OFFICE USE ON PROPERTY LOCATED AT 408 W. ROBINSON ST., APN 3-236-01 (1-0027) Mr. Joiner provided background information on this item. He advised of the requirement to conform with Building Department standards in converting the house from residential to office use. He indicated that the property is zoned residential/office, and advised that there may be a requirement to appear before the Redevelopment Authority Citizens Committee/Redevelopment Authority, or the Planning Commission to ask for waiver of a parking space. He referred to the plans, included in the

agenda materials, which depicted the parking proposal. In response to a question, Ms. Steele advised that her accounting firm will occupy the building.

The Commissioners and Mr. Joiner reviewed the parking proposal with Ms. Steele, and discussion ensued with regard to the same. Ms. Steele advised that she will be requesting a waiver of three parking spaces due to the fact that she has "very little traffic in her office." She explained that the majority of her clients are out of state and that her three and a half employees work flexible hours. Discussion took place regarding a possible change of use in the future. In response to a question, Mr. Joiner advised that five parking spaces are required on site and four off-site. Commissioner Smith suggested removing the garage door in order to utilize the garage as a parking space, and discussion ensued with regard to the same. Further discussion took place regarding the possible requirement to install a sidewalk. Chairperson Drews encouraged keeping the existing garage and suggested relocating the handicapped space. Discussion took place regarding landscape screening and the handicapped ramp. Chairperson Drews requested that Ms. Steele return with detailed plans for the handicapped ramp. In response to a question, Commissioner Smith indicated that the cyclone fence has been removed.

Commissioner Smith moved to approve H-00/01-5 in the form provided by staff with the exception that a detailed design of the handicapped ramp be submitted at a future meeting, and that approval of the one additional parking space does not settle the question of the number of parking spaces required which will be handled through the Redevelopment Authority or the Planning Commission, and that the Commission recommends that any waiver of parking spaces granted to Ms. Steele only be granted to her business, said waiver to expire when her business is no longer the only business in that location, and the five standard conditions of approval. Commissioner Baker seconded the motion. Motion carried 4-0-3-0. Ms. Steele thanked the Commission.

F-2. H-00/01-6 DISCUSSION AND ACTION REGARDING A REQUEST BY STATE OF NEVADA FOR EXTERIOR MODIFICATIONS TO THE FORMER ORMSBY COUNTY COURTHOUSE LOCATED AT 198 N. CARSON ST., APN 3-218-01 (1-0435) - Robbie Oxoby, Architect with the State Public Works Board, referred to the project drawings included in the agenda materials. He advised that the project budget is \$1.4 million and the total project with all phases complete is estimated at \$2.2 - \$2.3 million. Much of what is depicted on the drawings will be done as add alternates. Mr. Oxoby provided background information on the building and its current ownership, and advised that the function of the building will be to accommodate expansion of the Attorney General's Office.

Mr. Oxoby reviewed the project details, including the base bid for structural stabilization of the building's interior and restoration of the first and second floors. The basement and the majority of the exterior renovation are add alternates. The aluminum fire escape on the west side of the building will be removed, and a new interior stairway exit will be added. Discussion ensued with regard to the UCBC requirements, repair of the concrete stairways, the northern and southern exterior stairs and structures, and restoration of the exterior. Add alternates include removal of all the metal windows introduced in the early '60s and installation of double hung wood windows, replaning the stone, restripping and refinishing the metal cornice work, and cleaning and refinishing the front columns and soffit.

Chairperson Drews offered to appear before the Legislature to request funding for the exterior projects if the restorative techniques meet the Secretary of the Interior's Standards and Guidelines. Mr. Oxoby discussed opposition to this project from the Interim Finance Committee, and concerns expressed as to whether funding this project is valid. Mr. Joiner provided information regarding plans for the old fire house, and discussion took place regarding parking. Commissioner Hannafin inquired as to the exterior stair railing, and Mr. Oxoby advised that the existing railing will be removed and new, matching railing added. Discussion took place regarding signage in the tablature, and Commissioner Hannafin left the meeting room at 6:25 p.m. to confirm the same. (A quorum was not present until his return at 6:27 p.m.) Commissioner Hannafin advised that the words "Ormsby County Courthouse" are painted on the transom. Mr. Oxoby advised that the landscaping is an add alternate as well. He welcomed any support from the Commission. In response to a question, Mr. Oxoby advised that the project will go out to bid on October 19th.

Commissioner Hannafin moved to approve H-00/01-6 a request from the State of Nevada, property owner and applicant, for exterior modifications to the former Ormsby County Courthouse located at 198 North Carson Street, APN 3-218-01, the basis for the subject approval as appears in the recommended motion received from Community Development staff, including the conditions of approval 1-5, and a sixth condition of approval subject to review following the bid of the project. Commissioner Baker seconded the motion. Motion carried 4-0-3-0. Mr. Oxoby thanked the Commission.

- F-3. DISCUSSION AND ACTION REGARDING APPOINTING A COMMISSIONER TO THE KIOSK DESIGN REVIEW COMMITTEE OF THE REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE (1-0940) Discussion took place regarding an indication of interest by Vice Chairperson Lopiccolo at the last meeting. The Commissioners nominated Vice Chairperson Lopiccolo to serve on the committee. Commissioner Baker volunteered if Vice Chairperson Lopiccolo is not interested. Commissioner Smith moved to appoint Mark Lopiccolo with Commissioner Baker as the alternate to represent the Commission on the Kiosk Design Review Committee of the Redevelopment Authority Citizens Committee. Commissioner Hannafin seconded the motion. Motion carried 4-0-3-0.
- F-4. DISCUSSION AND ACTION REGARDING THE STEWART INDIAN HISTORIC SITE FACILITY FOR A FUTURE MEETING (1-1000) Discussion took place with regard to scheduling a meeting date. Chairperson Drews advised of the existence of an ad hoc committee and reviewed its composition. He indicated that the Parks and Recreation Department is considering a portion of the southern half of the property for the relocation of Fuji Park. State Buildings and Grounds has plans to begin a re-roofing project, and Chairperson Drews noted that reminders of the requirement to appear before the Commission prior to beginning any project have been provided on several occasions. Commissioner Smith suggested agendizing a meeting at the Stewart facility.

Mr. Joiner advised of a meeting earlier in the day of the State Capitol Complex Committee, wherein this matter was agendized. Mr. Kastens and Parks Planner Vern Krahn presented a plan for utilizing the southern portion of the property between Center Street and Bigelow Drive, which includes the old football

field, the old gymnasium, and the old barns over to the ponds. Mr. Joiner provided information regarding the response of the State Lands Administrator and the subsequent discussion during the meeting.

Consensus of the Commission was to schedule a tour for October 24th at 4:00 p.m. and to meet at the Stewart Indian School Museum. Discussion took place regarding invitations to the State Lands Administrator and the Buildings and Grounds Department. Commission consensus was to conduct the tour separate from these agencies and then schedule a meeting at a future time. Mr. Joiner pointed out that the property was placed under the authority of the Commission by the State Historic Preservation Office, and discussion took place with regard to writing a preservation plan and the political implications of the same. In response to a question regarding the involvement of the Governor's office, Mr. Joiner suggested inviting Mrs. Guinn. Discussion ensued regarding the existing plan to revise the gas heating plant, repaint the modern buildings, and re-roof every building. Chairperson Drews acknowledged that there is a plan which shows the existing streets and buildings. Consensus of the Commission was to hold the November meeting at the Capitol Conference Room, and to invite all the interested parties. Commissioner Smith suggested an agenda item, as follows: "Discussion and action regarding development of the Stewart Master Plan." Mr. Joiner will invite Mrs. Guinn to the October 24th meeting.

F-5. H-98/99-7 DISCUSSION AND ACTION REGARDING FINAL DRAFT OF TITLE 18, AMENDING THE HISTORIC DISTRICT ORDINANCE (CCMC 18.07.010 - 18.07.208) (1-1598)

- Mr. Joiner solicited comments from the Commissioners. Chairperson Drews requested that the landscaping section be deleted. Consensus of the Commission was to distribute the draft to the Board of Supervisors for review, and then to the Builders Association, the Board of Realtors, etc. Public workshops will be scheduled after that. Mr. Joiner noted that the final draft would first be submitted to the District Attorney's Office for review. He will advise the District Attorney's staff that the Commission wishes to distribute the draft for public review as soon as possible. (1-1835) Commissioner Hannafin moved to approve the draft copy of the Historic District Ordinance (CCMC 18.07.010 - 18.07.208) September 25, 2000 revision with a recommendation that the public review process proceed. Commissioner Baker seconded the motion. Chairperson Drews requested that the section on landscaping be deleted. Commissioner Hannafin amended his motion to indicate a deletion of section 18.07.300. Commissioner Baker continued his second. Motion carried 4-0-3-0.

- **G. FUTURE COMMISSION ITEMS** (1-1699) Discussion took place regarding the development across the street from the cemetery, and whether or not to agendize it for a future meeting.
- **H. ADJOURNMENT** (1-1925) Commissioner Smith moved to adjourn the meeting at 7:16 p.m. Commissioner Baker seconded the motion. Motion carried 4-0-3-0.

The Minutes of the October 10, 2000 meeting of the Carson City Historic Architecture Review Commission are so approved this _____ day of November, 2000.