

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION

Minutes of the February 6, 1997 Meeting

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A special meeting of the Carson City Historic Architecture Review Commission was held on Thursday, February 6, 1997 in the Administrative Complex Conference Room #59, 2621 Northgate Lane, Carson City, NV at 4:00 p.m.

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

STAFF: Walter Sullivan Community Development Director
Rob Joiner, Principal Planner
Tara Hullinger, Associate Planner
Fran Smith, Recording Secretary
(HARC 2/6/97 1-0000.5)

NOTE - Unless otherwise indicated each item was introduced by Chairperson Klette. 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 Klette called the meeting to order at 4:17 p.m. A roll call was taken and a quorum was present although Commissioner Horton had not yet arrived. (Arrived at 4:35 p.m.)

B. APPROVAL OF MINUTES - Commissioner Drews moved to approve the Minutes of the January 14, 1997 meeting. Commissioner Lopiccolo seconded the motion. Motion carried 4-0-0-2. (Commissioners Hannafin and Chairperson Klette abstained as they had not been present.)

C. MODIFICATION OF AGENDA - Chairperson Klette asked that Item C of this agenda be heard last because he felt it should be discussed after the other items had been reviewed.

D. PUBLIC COMMENT - None.

E. PUBLIC HEARINGS

1. H-96/97 WORKSHOP WITH DISCUSSION AND POSSIBLE ACTION ON: -
(1-0055.5)

A. Background Report on the Carson City Historic District: the Historic Architecture Review Commission: and the National Park Service - Certified Local Government Grant Program - Mr. Joiner provided details of how the City had become the first local government in the state to become a CLG, the funding they had received, and issues that had been involved.

(1-0189.5) Commissioner Twedt asked if a program has to be in place on assistance to owners and Commissioner Brooks-Miller explained the process during which he responded to questions from the other Commissions. They also agreed this is a good idea. Mr. Joiner noted that Commissioner Brooks-Miller was getting ordinances from other communities and said he would bring this to the Commission. No formal action was taken.

Commissioner Horton arrived at 4:35 p.m. during this discussion.

B. Development of a Mission and/or Vision Statement for the Historic Architecture Review Commission

D. Overview of Existing Historic District Codes and Ordinances with Discussion Regarding What

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they Currently Provide, and Consideration of Amendments to Provide Additional Authority to the Historic Architecture Review Commission and/or the Community Development Department Staff,

E. Review of Existing Historic Architecture Review Commission Policy Statements and Discussion of Need for Additional Policy Statements, F. Future Direction of Grant Programs -

- 1. Research of Historical Background of Cultural Resources, -**
- 2. Pursuit of National Register of Historic Places Designation for Historic District -**
- 3. Assessment of Historic District Property Owner Support of Grant Program Projects**

G. Community Development Department Staff:

- 1. Current Level of Support and Services to Historic Architecture Review Commission**
- 2. Level of Support and Services Desired by Historic Architecture Review Commission**
- 3. Potential Shortfall of Staff Resources**

(1-0343.5) Commissioner Horton had previously suggested this because he felt that the Commission needs to develop it. He expressed his personal feeling that the increasing encroachment of commercial utilization in the District is a problem and provided details. He felt that the Commission needs to set up something where this could be controlled. Commissioner Brooks-Miller noted that the Secretary of the Interior's standards are already in place and that they include new construction. Mr. Joiner talked about the RO zoning and that the Commission could not really do anything about it if someone wanted to put in something that was commercial. Commissioner Twedt felt that the Commission should come up with a picture of what they feel the District should look like. She also felt the Commission should talk with Redevelopment, the Planning Commission, and the Board of Supervisors to see if there is concurrence with the Commission's position and goals.

(1-0479.5) Discussion ensued on educating the Board so that the Commission can get the support they need in order to be effective. It also included how the Secretary of the Interior's standards could be used in making decisions.

(1-0785.5) The discussion next considered cultural rather than architectural resources. Mr. Joiner suggested giving these different weights. Commissioner Drews felt that as part of nominations to the National Register the Commission could be doing more research in identifying some of these. Discussion ensued on the possibility of having college students do the research.

(1-0889.5) Commissioner Drews also expressed a concern that the Commission should be consistent when they make decisions on projects. Commissioner Horton agreed with this position and expressed his feeling that there is a possibility their findings could become meaningless. An extensive discussion ensued on the Secretary of the Interior's standards and how the Commission can speak to their requirements.

(1-1095.5) The discussion then turned to the problem of demolition, either by neglect or intentionally. The Commission agreed this is a threat and talked about how over-building and parking problems affect this. Preservation ethics and associated problems were included in the discussion. The Commissioners also expressed a desire to have more information from staff so that they could be better prepared to consider projects when they come to the Commission. They also talked about making sure the applicants are aware of the information they need to supply to the Commission. There was also agreement that there should be zoning clarification. This included the subject of on and off site parking. Street scaping was discussed and Mr. Joiner suggested the possibility of the Commission having a joint meeting with the Shade Tree Council to handle this.

(1-1599.5) Commissioner Brooks-Miller suggested discussing some of these things with the District residents and

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Commissioner Horton agreed this is a good idea. Commissioner Drews emphasized that the Commission has to somehow get the word out to the public. Commissioner Twedt said there is clearly a need for medical offices in the community and that areas other than the District need to be studied because this would ease the pressure on the District. She asked if the Planning Commission has considered this. Commissioner Horton said in the Master Plan they had looked at the area north of the hospital hoping to encourage encroachment in that area rather than south into the District. He added that part of the reason for facilities coming into the District is its desirability and the more desirable it gets the more doctors, attorneys, etc. will want to locate there.

Commissioner Hannafin left at 6:00 p.m. A quorum was present as previously noted.

(1-1729.5) Commissioner Drews commented on the need for public, City department, and political education. Commissioner Twedt then talked about the need for communication between HARC, Redevelopment, the Planning Commission, etc. Video maker Dave Morgan said he would help in any way he can to spread the word.

(1-1801.5) At this point Mr. Joiner provided information on how the Commission's authority has evolved. Commissioner Twedt said it might be helpful from staff's standpoint to explain to the Commission what they can and cannot do. Commissioner Brooks-Miller noted that at a previous meeting he had suggested a standing sub-committee to review major projects with applicants before they get to the Commission and Mr. Joiner said that would be very helpful for staff. Commissioner Horton expressed a concern as to how much the Commission can do to make the applicant's project acceptable. Commissioner Twedt mentioned the expertise on the Commission and felt perhaps some of that could be gotten at the sub-committee level.

(1-2223.5) Discussion ensued on uses and zoning and Chairperson Klette noted the RO zoning citing the recent problem with a medical building that would not be a doctor's office with a receptionist but rather would include pre-surgery, surgery, a clinic, etc. Mr. Joiner expressed his belief that people buy into the District with the intent of rehabilitation or demolition and rebuilding in terms of RO.

(1-2479.5) Mr. Sullivan suggested that the direction in which the Commission wants to go should be put on their list of things to do. He mentioned how the Carson River Advisory Committee had worked very hard on theirs and that everyone bought into it. He added if this Commission wants to educate the public perhaps they could consider holding their meetings in the Sierra Room because of the television capability. He also provided extensive information on how the Commission could conduct strategic planning sessions. Commissioner Horton suggested that a sub-committee could have authority to approve simple projects such as fences, re-roofs, etc.

Commissioner Brooks-Miller left at 7:00 p.m. A quorum was present as previously noted. At this point Chairperson Klette declared a recess. When he reconvened the meeting at 7:19 p.m. a quorum was present.

C. FORMULATION OF A PROMOTION PROGRAM FOR THE HISTORIC DISTRICT, HISTORIC ARCHITECTURE REVIEW COMMISSION, AND HISTORIC DISTRICT PROGRAMS -

(1-3081.5) This subject was covered in the discussions above.

NOTE: No formal action was taken on any of the Public Hearing items on the agenda.

F. 1. Commission Member Reports (Non-Action) - (1-3085.5) Commissioner Horton commented that the Commission needed to schedule the election of a Chairperson and Vice Chairperson at the March 11 meeting.

2. Staff Reports (Non-Action) - None.

3. Future Commission Items - (1-3245.5) Discussed earlier.

G. ADJOURNMENT - There being no further business Chairperson Klette entertained a motion to adjourn. Commissioner Twedt moved to adjourn. Commissioner Horton seconded the motion. Motion carried 5-0. Chairperson Klette adjourned the meeting at 7:23 p.m.

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APPROVED _____, 1997

A R E S O

Scott Klette, Chairperson