

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION

Minutes of the February 10, 1998 Meeting

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A regular meeting of the Carson City Historic Architecture Review Commission was held on Tuesday, February 10, 1998 in the City Hall Capitol Conference Room, 201 No. Carson St., Carson City, NV at 5:30 p.m.

PRESENT: Chairperson Mike Drews
Richard Baker
Art Hannafin
Scott Klette
Mark Lopiccolo

STAFF: Rob Joiner, Principal Planner
Tara Hullinger, Associate Planner
Fran Smith, Recording Secretary
(HAR 2/10/98 1-0000.5)

NOTE - Unless otherwise indicated each item was introduced by Chairperson Drews. 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 Drews called the meeting to order at 5:30 p.m. A roll call was taken and a quorum was present although Vice Chairperson Twedt and Commissioner Scott Brooks-Miller were absent.

B. APPROVAL OF MINUTES - Commissioner Baker moved to approve the Minutes of the January 13, 1998 and January 27, 1998 meetings. Commissioner Lopiccolo seconded the motion. Motion carried 5-0-2-0.

C. MODIFICATION OF AGENDA - None.

D. PUBLIC COMMENT - None.

E. DISCLOSURES - None.

F. PUBLIC HEARINGS

F-1 H-97/98-24 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM NOWLAND PRATER, PROPERTY OWNER AND APPLICANT, FOR DESIGN APPROVAL OF A GARAGE BUILDING PROPOSED FOR CONSTRUCTION ADJACENT TO THE DETACHED EXISTING GARAGE ON PROPERTY LOCATED AT 512 MOUNTAIN ST., APN 3-241-01 - (1-0051.5)

Mr. Prater said the reason for the project was to provide a cover for his collection of eight classic automobiles. He had provided a drawing of the project and discussed the size and setbacks with the Commission and Mr. Joiner. He also explained how much of the new building could be seen from the street and that there are some diseased trees that need to be removed. However, there are other healthy trees in the area. He said the size of the structure is 35' x 50' and noted he is aware that he will need a special use permit. Commissioner Lopiccolo asked about the siding and Mr. Prater said he will match the wood siding on the existing garage and that the roof will be a black composite to match that on the existing garage and the house. Commissioner Klette then moved to approve H-97/98-24, a request from Nowland Prater, property owner and applicant, for design approval of a garage building proposed for construction adjacent to a detached existing garage on property located at 512 Mountain St., APN 3-241-01; subject to the following five conditions and with the understanding that any stipulations to the Commission by the applicant may be considered as conditions to the approval. Commissioner Baker seconded the motion. Motion carried 5-0-2-0.

F-2 H-97/98-25 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM NINA SPRADLIN, APPLICANT (MARGARET FERGUSON-MC INTYRE, PROPERTY OWNER) FOR DEMOLITION OF A 10 FT. X 19 FT. (APPROXIMATE) GARAGE ON PROPERTY LOCATED AT 202 S. NEVADA ST., APN 3-123-02 - (1-0255.5) Ms. Spradlin explained she was representing the owner. She had provided a picture of the structure and said it is made of tin and has no floor. She said she has been leasing the

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structure for storage but no longer wants to because of the liability and explained there has been vandalism. She also commented she did not know how old it is and guessed it was built in the late 20s or early 30s. Chairperson Drews asked to have documentation if it is possible. Commissioner Klette expressed the belief that the State Museum might like to have the building if it can be removed rather than demolished and said he would look at the building and also research the possibility. Rebecca Ossa of SHPO said she liked the building and said it looks like it was built in the 20s. She expressed the hope that a use for it can be found instead of demolishing it. If, however, it is demolished she asked for documentation of the project. Ms. Spradlin had said she knew some of the recent history and Commissioner Klette asked her to provide what information she could to which she agreed. She did not believe the property owner was in a big hurry to do the demolition and said she could come back to the Commission after they have had the opportunity to study the options. Commissioner Lopiccolo moved to continue this to the March 10 meeting. Commissioner Baker seconded the motion. Motion carried 5-0-2-0.

F-3 H-97/98-26 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM JOHN GENZLER, APPLICANT (ROBERT MC FADDEN, PROPERTY OWNER) TO INSTALL A NON-ILLUMINATED OFFICE WALL SIGN MEASURE 16" X 8' ON PROPERTY LOCATED AT 310 S. CARSON ST., APN 3-113-09 - (1-0469.5) Mr. Genzler described the location of his office in the St. Charles hotel and said he needs the sign to advertise his business. He explained that the colors would be consistent with those of the building which are rust, white and a dark blue. Commissioner Hannafin asked if the size of the sign would compare to the major sign saying it is the St. Charles Hotel and he said it would be smaller. He had also provided a drawing of the building showing the location of the sign. Mr. Joiner talked about the building now being converted from hotel rooms to offices there is a potential for many more signs on it. He explained what the sign ordinance says and that it also requires an office directory and where it should be located. Commissioner Klette had a concern that putting up the sign as proposed could result in holes on the wall of the building and suggested the possibility of a hanging sign over the boardwalk. Commissioner Hannafin asked if the applicant could come back with a design of a directory and Mr. Genzler said he could. Commissioner Klette suggested having a special meeting so that the applicant would not be delayed in proceeding with his business. Commissioner Hannafin suggested continuing this for not more than thirty days or having a meeting before that if Commissioner schedules allow. Chairperson Drews suggested using some kind of a temporary sign while working with Mr. Joiner to resolve the issue. Commissioner Hannafin then moved to continue this until the next meeting that can be scheduled with the concurrence of the applicant and that this period be no longer than thirty days. Commission Lopiccolo seconded the motion. Motion carried 5-0-2-0.

F-4 H-97/98-27 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM GARY HORNING, APPLICANT AND PROPERTY OWNER, FOR DESIGN AND LOCATION APPROVAL OF SIGN ON PROPERTY LOCATED AT 1001 N. NEVADA ST., APN 1-183-05 -(1-0699.5) The applicant was not present and Mr. Joiner said he had been unable to contact the applicant to remind him of the meeting. He referred to his memo where he had outlined the history of the concern that the sign was in the City right-of-way and that this has been ongoing for approximately 18 months. He explained that the sign had been put up without benefit of a permit or approval from HARC for design and location. Mr. Joiner explained the options as to what the Commission could do. Commissioner Lopiccolo had a concern with the applicant's lack of interest in correcting the problem. He then moved to deny the request. Commissioner Baker seconded the motion. More discussion ensued on remedial action which can be taken to get the applicant to come back with a new proposal for the location of the sign. Commissioner Lopiccolo amended his motion to read "move to deny and if the applicant wants to come back to the Commission and meet the guidelines for signs in the Historic District the Commission can consider it." Commissioner Baker accepted the amended motion. Motion carried 5-0-2-0.

5. DISCUSSION AND POSSIBLE ACTION REGARDING RECOMMENDATION FOR AMENDING TITLE 18, CHAPTER 7 (HISTORIC DISTRICT ORDINANCE) - (1-0909.5) Mr. Joiner had to leave the meeting shortly but suggested the Commission discuss the meeting they had with former commissioner Brooks-Miller. However, he said a sub-committee could go through the document line by line. Mr. Joiner said no action needed to be taken at this meeting. Chairperson Drews said this would be an ongoing item until the Commission is ready to make a recommendation. No formal action was taken.

G. 1. Commission Member Reports (Non-Action) - (1-0991.5) Chairperson Drews had a list of the

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SHPO tapes discussed at an earlier meeting and provided Commissioners with a copy. He said he could provide tapes to any of the Commissioners who wished to view them. Film maker Dave Morgan said he would also like to see them and talked about how they could be used on television.

(1-1105.5) Commissioner Klette referred to the purchase of the old First Interstate Bank building by the State and said they are working on a plan for a joint venture parking lot associated with Palmer and Lauder Engineering on Caroline Street, the automated teller will be removed as will the small shed. He added he had brought the automated teller subject to the attention of his Administrator. However, she had been told by Mr. Joiner it is not in the District bit is contiguous. Ms. Hullinger then said the State had submitted an abandonment request for Caroline. She added this would have to go to the Planning Commission and Board of Supervisors for approval. She commented that it is not in the District. However, Commissioner Klette said it is now attached to the museum property which is. Commissioner Hannafin suggested asking the museum to send a representative to a meeting to discuss this.

(1-1255.5) Chairperson Drews said he had been contacted by Rebecca Ossa of SHPO regarding a project in Vice Canyon which she felt would impact a Chinese railroad construction camp. He noted that RCI, who is involved, had said they would comply with whatever procedures are necessary to protect the site.

2. Staff Reports (Non-Action)

a. Discussion of 1998 National Historic Preservation Week - (1-1283.5) Ms. Hullinger said the Commission has \$1,000 in the 97-98 budget for travel and training and that it has to be spent before June 30. She felt they should consider utilizing this funding. Chairperson Drews asked that Mr. Joiner look into the training that is available and report back.

(1-1323.5) Ms. Hullinger had also received information from the State on an upcoming historic preservation week and said staff was encouraging the Commission to participate. Suggestions were that they submit information for a poster and a brochure. She added this is needed no later than March 6. Chairperson Drews said he would talk to Mr. Joiner about it.

(1-1381.5) Ms. Hullinger then talked about promoting a web site containing historic information. She explained that the Commission needs to determine their fifteen most important sites for the web and provide the information to Mr. Joiner.

3. Future Commission Items - Previously discussed.

There being no further business Chairperson Drews entertained a motion to adjourn. Commissioner Klette moved to adjourn. Commissioner Baker seconded the motion. Motion carried 5-0-2-0. Chairperson Drews adjourned the meeting at 7:10 p.m.

The Minutes of the February 10, 1998 meeting of the Carson City Historic Architecture Review Commission

ARE SO APPROVED __3/10 __, 1998

/s/ _____
Mike Drews, Chairperson

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