

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION

Minutes of the January 14, 1997 Meeting

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A regular meeting of the Carson City Historic Architecture Review Commission was held on Tuesday, January 14, 1997 in the Community Center Bonanza Room, 851 East William Street, Carson City, NV at 5:30 p.m.

PRESENT: Vice Chairperson Richard Wipfli
Scott Brooks-Miller
Angelo DeFelice
Mike Drews
Peggy Twedt

STAFF: Rob Joiner, Principal Planner
Tara Hullinger, Associate Planner
Fran Smith, Recording Secretary
(HARC 1/14/97 1-0000.5)

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

B. APPROVAL OF MINUTES - Commissioner Drews moved to approve the Minutes of the December 10, 1996 meeting. Commissioner DeFelice seconded the motion. Motion carried 5-0.

C. MODIFICATION OF AGENDA - None.

D. PUBLIC COMMENT - None.

E. PUBLIC HEARINGS

1. H-96/97-21 ANNUAL REVIEW OF CARSON CITY'S CERTIFIED LOCAL GOVERNMENT PROGRAM (PRESENTATION OF EVALUATION BY STATE HISTORIC PRESERVATION OFFICER RONALD M. JAMES - (1-0081.5) Mr. James said they had done their annual review and noted that the City had some problems with demolition and other issues. He said they had decided on three recommendations for the City's CLG program. He said the first recommendation was to have a training session where the Comstock Historic District Commission could attend. He noted it would be local. He said they also recommended that for a period of one year that any requests for demolition and new construction be reviewed by the State Historic Preservation Office for review and recommendation. Mr. Joiner noted that Commissioner Brooks-Miller was SHPO's representative on the Commission. Mr. James stated that the City needed to know that SHPO was not pleased with the way some things have gone. Mr. Joiner said the CLG standards should be brought forward in the process more forcefully and that is a wake up call that this should be ongoing rather than for just one year. Mr. James said another recommendation is to explore the possibility of an amendment to the Historic District ordinance to include mandatory repair for buildings facing demolition by neglect. He said they were regarding this as necessary and perhaps the City could respond to that. Mr. Joiner noted that the Commission had just received this document and felt that they needed the opportunity to go through the guidelines for CLG. He said the State has authority over the local ordinance if they want to retain CLG status. He felt this gives the Commission the tools they need to work with the Historic District and noted they need stronger authority in order to proceed with the CLG program. He noted that staff supported stronger language.

(1-0279.5) Commissioner Drews noted the recommendations for demolition and new construction and asked if this could be expanded upon. He added that in the Historic Properties Master Plan Element they had discussed doing all the cultural resources and routing them through SHPO. He felt this might be a good time for doing more than just historic buildings. He added that if the Commission needs to get a formal letter from SHPO each time on demolition it does not go against the ordinance. He mentioned the training session referred to earlier and felt that it

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would be a good opportunity to study the ordinance, the Master Plan Element for Historic Properties, and how implementation measures could be put in place. Vice Chairperson Wipfli felt that the Commission as a group needed to discuss items. He cited approval of demolition as an example. He added that at the present time the Commission does not have the power for stronger enforcement. He noted that the State could say that no building should be torn down and was not sure the Commission's powers are available at this point. Mr. James noted he had talked to Chairperson Klette about doing another re-survey of the City and said it was his belief that the City did not need another re-survey. He felt what is needed is labor intensive historical research on individual properties, not an architectural survey. Discussion ensued on how a community can become a National Register Historic District. Mr. James said he would return to the Commission in March at which time his office would have their HPF distribution prepared. No formal action was taken.

Vice Chairperson Wipfli said the applicants in the next item were his clients and said he would abstain from the vote. He then passed the gavel to Commissioner Drews.

2. H-96/97-19 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM LARRY AND ANN GROSO (PROPERTY OWNER: SAME) TO EXPAND OFFICE FOR MORE SPACE LOCATED AT 912 NORTH DIVISION, APN 1-185-02 - (1-0809.5) Vice Chairperson Wipfli had an updated version of the plans the applicants had previously brought to the Commission. This version incorporated the changes the Commission had recommended at that meeting. He visually pointed out the changes he had made in the drawing which the Commission studied. He also explained what is being done to accommodate handicap access and that the air conditioning equipment had been relocated. Commissioner DeFelice moved to approve H-996/97-19, a request from Larry and Ann Groso (Property owner: Same) to expand office and to provide handicap access at 912 North Division, Assessor's Parcel Number 1-185-02; 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, 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 Twedt seconded the motion. Motion carried 5-0-0-1. (Vice Chairperson Wipfli abstained.)

Commissioner Drews passed the gavel back to Vice Chairperson Wipfli.

3. H-96/97-20 DISCUSSION REGARDING SCHEDULING A WORKSHOP TO CONSIDER AMENDMENTS TO HISTORIC DISTRICT, ORDINANCE, POLICIES AND PROCEDURES - (1-1059.5) Mr. Joiner referred to the proposed February workshop discussed at the previous meeting and suggested that the Commission not wait until the monthly night meeting. He also stated there are many things in the Master Plan that need to be implemented. He said he would also like to ask the Commission to set aside the afternoon of March 29, after meeting with the other CLGs, to come back and spend more time on the ordinance or the Master Plan Element. Vice Chairperson Wipfli felt that the Commission needs to know where the rest of the community stands on this. He said the Commission can push all they want but if the Board of Supervisors and other groups are not supportive it would not work. He commented that perhaps the others do not perceive the Historic District as the Commission sees it and hoped to educate them on saving it. Mr. Joiner commented on Commissioner Brooks-Miller's background on CLG and said he would like to work with him to help educate the community on what has been done with CLG. He provided details on CLG which should be implemented. Vice Chairperson Wipfli suggested publicizing how some of the structures in the District have been rehabilitated and how well the process has worked. Commissioner Twedt suggested taking photos of houses for a historic record. She also said it would be helpful if staff with their expertise could provide the Commission with staff reports similar to those they develop for the Planning Commission. Commissioner Brooks-Miller cited past experience using this process and commented on how well it worked and Mr. Joiner supported the idea. An extensive discussion ensued on how this could be established. Included was a suggestion by Mr. Joiner that a representative from the District Attorney's office be present at meetings. Commissioners then checked their schedules and it was tentatively agreed to hold the workshop February 6. No formal action was taken.

F. 1. Commission Member Reports (Non-Action) - None.

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2. Staff Reports (Non-Action) -

a: Discussion Regarding January 23, 1997 Board of Supervisors Meeting and the Appointment of Historic Architecture Review Commission Members - Mr. Joiner reported that there would be an item on that agenda regarding appointment or re-appointment of the five open positions.

Mr. Joiner then reported there had recently been a meeting of the preservation community regarding the Governor's Mansion and a proposal by the State to do a major addition to the building for a banquet room and a new garage facility. He added that staff had been asked to meet with the State people on January 30 to discuss the addition to the mansion. However, he said staff was unable to attend. Vice Chairperson Wipfli said he would be available. Mr. Joiner said he would follow up with the other Commissioners to see if others could attend.

G. ADJOURNMENT - There being no further business Vice Chairperson Wipfli entertained a motion to adjourn. Commissioner DeFelice moved to adjourn. Commissioner Brooks-Miller seconded the motion. Motion carried 5-0. Vice Chairperson Wipfli adjourned the meeting at 7:00 p.m.

The Minutes of the January 14, 1997 meeting of the Carson City Historic Architecture Review Commission

ARE SO APPROVED ____ 2/6 _____, 1997

/s/ _____
Scott Klette, Chairperson