

# CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION

## Minutes of the March 10, 1998 Meeting

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A regular meeting of the Carson City Historic Architecture Review Commission was held on Tuesday, March 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  
Vice Chairperson Peggy Twedt  
Richard Baker  
Scott Klette  
Mark Lopiccolo  
Rebecca Ossa

**STAFF:** Rob Joiner, Principal Planner  
Tara Hullinger, Associate Planner  
Fran Smith, Recording Secretary  
(HAR 3/10/98 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 5:31 p.m. A roll call was taken and a quorum was present although Commissioner Hannafin was absent and Vice Chairperson Twedt did not arrive until 5:54 p.m.

**B. APPROVAL OF MINUTES** - Commissioner Klette moved to approve the Minutes of the February 10, 1998 meeting with the correction that Vice Canyon mentioned on Page 4 should be spelled Vicee. Commissioner Baker seconded the motion. Motion carried 5-0.

**C. MODIFICATION OF AGENDA** - None.

**D. PUBLIC COMMENT** - (1-5.5) Richard Wipfli said he had missed the filing period for this agenda with Community Development and asked if a special meeting could be held prior to the next regular meeting. He explained he had a project that was remodel on a non-historic building in the Historic District. He described the addition to the structure and said it would not change the roof line or aesthetics. He had drawings of the project but they were not complete. However, he said they would be by the time this was agendized. Discussion ensued on scheduling a meeting and it was agreed to have it on March 24 at noon.

**E. DISCLOSURES** - Commissioner Klette said he had taken pictures of the structure that would be discussed in Item H-97/98-25.

### **F. PUBLIC HEARINGS**

**1. H-97/98-25 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM NINA SPRADLIN, APPLICANT (MARGARET FERGUSON-MCINTYRE, 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** - (1-0101.5) Commissioner Klette said the restoration person from the Railroad Museum had gone to the site but had not expressed an interest in moving it. Chairperson Drews asked when the demolition was planned and Ms. Spradlin said probably in about a month. She also confirmed that there are no plans to do anything with the property. The Commissioners studied the pictures and Chairperson Drews asked what would happen to the pictures. Mr. Joiner said he could put them in the archives in his office and Commissioner Ossa explained the requirements. Commissioner Lopiccolo moved to approve H-97/98-25 a request from Nina Spradlin, applicant, and property owner Margaret Ferguson-McIntyre, to demolish a 10 ft. x 19 ft. garage on property located at 202 So. Nevada St., APN 3-123-02, 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 for Rehabilitation, Carson City Historic District guidelines, and HARC policies, subject to the following conditions

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and with the understanding that any stipulations to the Commission by the applicant may be considered as conditions of approval and they are the five standard conditions of approval. Commissioner Baker seconded the motion. Motion carried 5-0.

**2. H 97/98-26 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM JOHN GENZLER, APPLICANT (ROBERT MCFADDEN, PROPERTY OWNER) TO INSTALL A NON-ILLUMINATED OFFICE/WALL HANGING SIGN MEASURING 3 FT. X 4 FT. ON PROPERTY LOCATED AT 310 S. CARSON ST., APN 3-113-09 - (1-0217.5)** Mr. Genzler had a sample of the proposed sign. He also had a smaller sign depicting the colors he planned to use. Commissioner Lopiccolo asked if the existing banner would come down when the sign was put up and Mr. Genzler said the banner would be coming down soon anyway because it belongs to the hotel. He then explained the location of the sign and that there will be no light because there is street lighting and there are lights on the deck. Commissioner Klette moved to approve H-97/98-26, a request from John Genzler, applicant (Robert McFadden, property owner) to install a non-illuminated office hanging sign measuring 3 ft. x 4 ft. painted on wood on property located at 310 S. Carson St., APN 3-113-09, 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 for Rehabilitation, 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 and they are the five standard conditions of approval. Commissioner Lopiccolo seconded the motion. Motion carried 5-0.

### **G. 1. Commission Member Reports (Non-Action)**

**a. CCMC 18.07 Historic District Ordinance Proposed Amendments** - Chairperson Drews said he and Mr. Joiner had met to go over the packet of ordinances. A copy of the East Lansing, MI ordinance on historic preservation had been provided as was a copy from Falls Church, VA. He commented on various sections of these documents and suggested perhaps a special meeting could be held to consider those ordinances and how parts could be integrated into the Carson City ordinance.

**b. Historic Preservation Week Activities** - (1-335.5) Chairperson Drews said he had talked to Gary Boyer who is the new historic archaeologist for BLM about this and it has been scheduled for May 10 at 10:00 a.m. at the Silver Saddle Ranch with HARC being the co-host. However, it was noted this would be Mothers Day and might have to be re-scheduled. Mr. Joiner said he would research other historic activities scheduled for that week.

Vice Chairperson Twedt arrived at 5:54 p.m. during this discussion.

**c. Multi Media Promotions** - (1-0375.5) Chairperson Drews said he planned to ask film maker Dave Morgan to get a copy of a video the Commission had previously seen relating to the difference between preservation and restoration and have it run on public access. Commissioner Ossa confirmed for Commissioner Lopiccolo that the videos SHPO has could be checked out from her office.

Commissioner Klette said Bob Nysten of the State Museum had indicated he would like to do some archival pictures of the City which would include some of the Historic District.

### **2. Staff Reports (Non-Action)**

**a. Historic Architecture Review Commission Member Training** - (1-0445.5) Mr. Joiner said the Commission had some funding in their budget for this. He had a brochure providing information on upcoming sessions and said the Commission needs to spend that money before June 30.

Mr. Joiner said the budget had been submitted and included was a request for \$10,000 for multi-media work. He suggested that the Commission attend the budget meeting when this is heard.

He also talked about the possibility of having a web site and mentioned the fifteen sites the Commission had been

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asked to submit as priorities.

Mr. Morgan arrived and Chairperson Drews explained that the multi-media promotions had been discussed earlier and they had determined they wanted to start with the forty minute film "Working on the Past" that SHPO has.

3. Future Commission Items - The Wipfli project was discussed earlier. Chairperson Drews then said the Title 18 discussion would be on the agenda for the next meeting.

**H. ADJOURNMENT** - There being no further business Commissioner Baker moved to adjourn. Commissioner Klette seconded the motion. Motion carried 6-0. Chairperson Drews adjourned the meeting at 6:10 p.m.

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ARE SO APPROVED \_\_4/14\_\_, 1998

/s/ \_\_\_\_\_  
Mike Drews, Chairperson