

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION

Minutes of the March 12, 1997 Meeting

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A workshop meeting of the Carson City Historic Architecture Review Commission was held on Wednesday, March 12, 1997 in the Carson City Library, 900 North Roop St., Carson City, NV at 4:00 p.m.

PRESENT: Vice Chairperson Mike Drews
Scott Brooks-Miller
Scott Klette
Mark Lopiccolo

STAFF: Walter Sullivan, Community Development Director

Rob Joiner, Principal Planner
Tara Hullinger, Associate Planner
Katherine McLaughlin, Recording Secretary
(HARC 3/12/97 1-0001A)

NOTE - Unless otherwise indicated each item was introduced by Vice 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 - Vice Chairperson Drews called the meeting to order at 4:14 p.m. A roll call was taken and a quorum was present although Chairperson Twedt and Commissioner Hannafin were absent.

B. APPROVAL OF MINUTES - None.

C. MODIFICATION OF AGENDA - None.

D. PUBLIC COMMENT - None.

E. PUBLIC HEARINGS

1. H-96/97-11 WORKSHOP WITH DISCUSSION AND POSSIBLE ACTION ON: DEVELOPMENT OF A STRATEGIC PLAN FOR THE HISTORIC ARCHITECTURE REVIEW COMMISSION AND THE CITY'S HISTORIC PROGRAMS WHICH MAY INCLUDE, AMONG OTHER ITEMS, THE FOLLOWING:

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

Formulation of a Promotion Program for the Historic District, Historic Architecture Review Commission, and Historic District Programs

Overview of Existing Historic District Codes and Ordinances with Discussion Regarding What they Currently Provide, and Consideration of Amendments to Provide Additional Authority to Historic Architecture Review Commission and/or the Community Development Department Staff

Review of Existing Historic Architecture Review Commission Policy Statements and Discussion of Need for Additional Policy Statements

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**

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Grant Program Projects

Community Development Department Staff

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

(1-017A) Mr. Joiner introduced Marlene Rebori Tull who would be the facilitator at this meeting. She asked that the Commissioners write down reasons why they wanted to do a Strategic Plan process.

(1-073A) Commissioner Lopiccolo said he would like to see the Commission have more credibility in the community. He felt when they make a decision they should be firm.

(1-092A) Commissioner Drews felt the plan could provide guidance in future decision making in terms of the Commission's process.

(1-105A) Commissioner Klette felt that Dr. Schnaser's project would be mentioned several times at this meeting and said it had sent the Commissioners over the edge. He felt that City staff as well as the Commission in general had been playing a PR role in trying to get something done instead of saying "That's how it will be and if you don't go this route then we will fine you or yank your permit, etc."

(1-134A) Commissioner Brooks-Miller felt before the Commission establishes its credibility there needs to be an educational process internally here and externally in the community.

(1-198A) Mr. Joiner expressed his feeling he was not sure the Commission had legitimacy in the community. However, he said HARC has been in existence for approximately fifteen years and during that time only one appeal on a denial had gone to the Board of Supervisors and had been overturned. He also commented that Ms. Rebori Tull was here to help the Commission establish a focus on direction and get the backing of the Board of Supervisors and the community.

(1-293A) At this point Ms. Rebori Tull asked if the group felt they had decided what they want to do because she wanted to make sure they had the authority to do what they wanted. Commissioner Brooks-Miller wondered if the Commission has the tools and Commissioner Drews felt they do. Commissioner Brooks-Miller noted the Schnaser project and cited an example in Spokane where a stop work order was issued and a special meeting scheduled. Mr. Sullivan said the local ordinance does not allow for that and felt it needs to. Mr. Joiner said any violation of Title 18 is a misdemeanor and that a stop work order would eventually have to go through the Utilities or Building Departments and pointed out problems with this sort of thing. Mr. Sullivan then said the Commission has the authority to present amendments to the code to the Board of Supervisors who have the final say on how much authority they will grant the Commission.

(1-510A) Ms. Rebori Tull asked about mandates and Mr. Joiner commented on the duties of the Commission. He added his belief that it has been interpreted in different ways. However, he felt that the Commission does have the authority to get involved in a stop work action. He noted that in the ordinance a process is detailed on demolishing or relocating property and that the Commission has the right to stop work for sixty days to consider alternatives.

(1-01557A) Ms. Rebori Tull felt the purpose of all this is to lay a road map for the Commission so that they will know where they are going, how to get there, and be able to define their issues more clearly. Mr. Joiner suggested going through the exercise again and invite anyone in the community who is interested.

(1-601A) Commissioner Klette talked about the Cactus Jack's proposed parking lot and felt they need some sort of education because people who visit the community come for the very thing that they are proposing getting rid of. Mr. Joiner commented on what the previous Cactus Jack's management had done to historically tie their property in

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with the Hyman-Olcovich house area.

(1-0623A) Ms. Rebori Tull talked about how the Commission could now see themselves at the end of their plan. She felt it was a good opportunity to build off each other's ideas and solicited comments from the Commissioners. She suggested they think about three to five years in the future when their plan should be done and things are being implemented the way they want. She also suggested they could look at their vision of the Historic District and how the process goes. She expressed her feeling that the Commissioners are currently frustrated with how things are being done. (1-087B) Commissioner Lopiccolo talked about how applicants to not submit complete applications and that the Commission cannot review these. Mr. Joiner said the Commission has been user friendly because of the criticism they were a heavy handed dictating group. He mentioned there are property owners who have projects but do not have the wherewithal to hire an architect or professional designer and just want to get their project done. He noted that the Commission had encouraged them to come to initially speak to the Commission and seek direction. He felt that works for the small owner/builder type but for large sophisticated projects he felt the Commission should come up with a different checklist and perhaps have a tiered system. He expressed a concern that some of these could result in the applicants going to the Board of Supervisors saying the Commission is dictatorial. Discussion ensued on how these issues could be resolved.

(1-148B) Ms. Rebori Tull commented on an informed public. Commissioner Drews felt they should be informed on what the Commission requires and what they need to do. He noted there is information the public does not have and that is where the education comes in. Commissioner Brooks-Miller mentioned the number of people who line up to move into historic districts because there is a charm, a character, design review guidelines, and accompanying protection. Discussion ensued on the expense involved with living in the Historic District.

(1-173B) Mr. Joiner harked back to Ms. Tull's comment about three to five years down the road and described what he had written as his ideas of what the District would be like then. Ms. Tull mentioned some of the ideas he had expressed such as tourists, non-congestion of traffic, history of the area, etc. She felt the Commissioners had previously indicated a mixed bag of concerns. She also mentioned that the residents or visitors would have a feel of the neighborhood circa 1900 or periods of significance.

Commissioner Brooks-Miller said that is the idea behind preservation of the Historic District and a step back in time. Mr. Sullivan commented perhaps there should be a more formal process because as it is now there could be a perception in the community that the group is a joke. Mr. Joiner mentioned staff reports discussed at the previous workshop and said staff's resources are stretched to the limit. He added that sub-committees had also been discussed and that they could possibly act as staff making recommendations to the full Commission.

(1-281B) Ms. Rebori Tull mentioned the different zones in the Historic District and Commissioner Klette said he felt they need to be changed. He expressed a concern that very large structures have been allowed because of the current status of the zoning. Mr. Joiner commented on Title 20, the sign ordinance, and what it allows with regard to signs.

(1-431B) Discussion ensued on the categories under the visions the Commissioners had provided which Ms. Rebori Tull had visually listed on the flip chart. She then asked that the Commissioners try to unify some of the themes regarding what they would like to see. Commissioner Lopiccolo commented on public relations so that the public would be educated on what the Historic District is about. Mr. Joiner noted that incentives tied in with home ownership is a way to preserve the residential character as opposed to the infusion of offices in the district. Mr. Sullivan cited an example of a compatible use in the Historic District as a small doctor's office where he/she lives upstairs. He also suggested adding something to the effect that the Commission has the respect of the Board of Supervisors. Commissioner Brooks-Miller felt this could be a case an appeal going to the Board and being rationally and logically argued and Commissioner Klette noted this was what he had commented on earlier. Commissioner Drews said it is important that the Board understands what the Commission is trying to accomplish.

Vice Chairperson Drews recessed the meeting at 6:03 p.m. When the meeting reconvened at 6:33 p.m. a quorum was present.

(2-109A) Ms. Rebori Tull suggested perhaps the Commission may want to re-work the mandates or put in wording

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to cover the type of work they are doing and trying to anticipate what they see coming up in the future and give themselves the power to handle that.

(2-123A) Commissioner Brooks-Miller asked about the last time a property was recommended for designation in the National Register. Mr. Joiner explained that in the 1980's they had added the Hyman-Olcovich house at the request of Ron James so the CLG status could be kept. He added that there were a total of 35 properties that had been added at that time and that the property owners had given their permission. Mr. Sullivan suggested instead of using "recommend" properties for designation as historic perhaps a desired mandate could be "approved" properties for designation as historic with appeal to the Board of Supervisors. Mr. Joiner cautioned one thing the Commission is in violation of the ordinance right now is that when they review a project they do not approve it but rather recommend approval to the Board. Mr. Sullivan felt if the Commission wanted to encapsulate these ideas perhaps they should have a re-written process. Mr. Joiner explained the time frames used for hearing a project when an application is received. Mr. Sullivan and Mr. Joiner then explained the appeal process to the Planning Commission and Board on a denial. Mr. Joiner said the Visual Preference Survey, the Master Plan Element, the Housing Element, and the Historic Master Plan Element could be put into the front of the purpose ordinance. Ms. Rebori Tull said she had a recent copy where it referenced the duties of the Commission which she read. She also read what it says about the appeal process. At this point Commissioner Brooks-Miller said he had talked to Ron James about a permanent grant for residential rehabilitation. Mr. Joiner expressed the concern that residents have with doctors who come in and intrude on the district and receive funding but asked what is being done for the widows who cannot afford new roofs or the funds for rehabilitating their residences. He felt this could be good PR in their behalf. Development standards in the district were also discussed

(2-993B) Mr. Joiner then cited an example of what had been done in the downtown area. He said the core downtown went from retail to downtown commercial. This had gotten rid of some uses that people did not think were appropriate such as a transmission shop and auto repair. He said were replaced which encouraged tourist and pedestrian related activities. He suggested the Commission might want to create their own Historic District zoning.

(2-057B) Mr. Joiner then referred to street scapes/trees and view corridors and said the mandate would be to develop a program. He suggested inviting groups like the Shade Tree Council and arborist Molly Sinnott to meetings. He felt this was a desired mandate to work on.

(2-125A) The discussion turned to the quality of contractors working in the district. Commissioner Brooks-Miller said there is a consultants list which is only people who have met the minimum professional qualifications and have done successful work in the field.

(2-156B) Ms. Rebori Tull asked if a report could be made of the discussions at this meeting and having it circulated. Mr. Joiner suggested a five minute critique of the process. Commissioner Brooks-Miller said he had been dubious at the start but now felt the process was going well. Commissioner Drews said he did not want to get too far along without getting input from the public. Commissioner Klette suggested there be another meeting before getting the public involved and Commissioner Lopiccolo agreed. Discussion ensued on a possible date for the next meeting. It was noted that the next regularly scheduled meeting is April 8. Discussion ensued that the next workshop could possibly be held April 9. Staff will look into this and advise the Commissioners. No formal action was taken.

F. 1. Commission Member Reports (Non-Action) - Commissioner Klette reported he had received complaints about the damage to the historical structure that Dr. Schnaser's project had caused. Commissioner Brooks-Miller said there is a clause in the Secretary of the Interior's Standards and Guidelines that refers to the retention of original material. Commissioner Drews said the original siding had been removed from all but the front of the house. Discussion ensued on the things that were done in defiance of the Commission's concerns.

2. Staff Reports (Non-Action) - Mr. Joiner provided copies of the resolution of appreciation for former member John Copoulos. He also said staff was working on those for former Commissioners Richard Wipfli and Angelo DeFelice. He solicited comments from the Commissions if they had any suggestions on what

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they should say.

3. Future Commissioner Items - Mr. Joiner reminded the Commissioners about the scheduled CLG workshop on Saturday, March 29 from 9:00 a.m. to noon in the Sierra Room.

Mr. Joiner also provided copies of the letters of thanks City Personnel had sent to the applicants who had applied for a position on the Commission.

G. ADJOURNMENT - There being no further business Vice Chairperson Drews entertained a motion to adjourn. Commissioner Klette moved to adjourn. Commissioner Brooks-Miller seconded the motion. Motion carried 4-0. Vice Chairperson Drews adjourned the meeting at 8:15 p.m.

The Minutes of the March 12, 1997 workshop meeting of the Carson City Historic Architecture Review Commission

ARE SO APPROVED ___9/9___, 1997

/s/ _____
Peggy Twedt, Chairperson