

# CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION

## Minutes of the February 5, 1997 Special Meeting

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A special meeting of the Carson City Historic Architecture Review Commission was held on Wednesday, February 5, 1997 in the Administrative Complex Conference Room #59, 2621 Northgate Lane, Carson City, NV at 12:00 noon.

**PRESENT:** Chairperson Scott Klette  
Mike Drews  
Verne Horton  
Mark Lopiccolo  
Peggy Twedt

**STAFF:** Rob Joiner, Principal Planner  
Fran Smith, Recording Secretary  
(HAR 2/5/97 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 12:10 p.m. A roll call was taken and a quorum was present although Commissioner Brooks-Miller was absent.

**B. APPROVAL OF MINUTES** - None.

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

**D. PUBLIC COMMENT** - None.

**E. PUBLIC HEARING**

**1. H-96/97-23 DISCUSSION AND POSSIBLE ACTION ON CONSIDERATION OF FOUR APPLICANTS TO BE INTERVIEWED, AND TWO OF THE FOUR TO BE RECOMMENDED TO THE BOARD OF SUPERVISORS FOR APPOINTMENT AS MEMBERS OF THE HISTORIC ARCHITECTURE REVIEW COMMISSION** - (1-0019.5) The first candidate to be interviewed was Commissioner Drews. Chairperson Klette commented that Commissioner Drews had served on the Commission since 1989. Mr. Joiner reported that Commissioner Lopiccolo was filling the position of tradesman/contractor, Commissioner Twedt was in the General category, Commissioner Horton is the Design Professional, and Commissioner Brooks-Miller is the representative from the State Historic Preservation Office. He noted that the categories open were for one more General, and the other is Resident Within the District. Chairperson Klette commented on the Master Planning and consideration of archeological finds and asked if it was an official position. Mr. Joiner said that had been discussed but had not been made a requirement. Commissioner Drews said for the record he has a background in culture resource management and said he was applying for the open general position. Commissioner Twedt noted for Commissioner Lopiccolo that the Commission had recently recommended a Master Plan element dealing with architecture and archeological resources. She added it was approved by the Board of Supervisors and said Commissioner Drews had done extensive work in putting it together. It was also noted that the term is for four years. (1-0161.5) Arthur Hannafin was the next applicant to be interviewed. Chairperson Klette advised that he would be applying for the Resident Within the District position. Mr. Hannafin confirmed he had been instrumental in establishing the Commission and provided details on how it had come about. He also expressed his belief that the by-laws should be looked at again because of the formidable challenges the Commission is facing and said they had not been foreseen at the time the Commission was established. One of his concerns was that of demolition and Commissioner Horton asked what he felt were significant problems in this regard. Mr. Hannafin said the land values have gone up which tends to attract people who have money and want to see modern quality buildings placed on lots. He added that many of those people have no interest at all in preservation.

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(1-0256.5) Stacy Jones-Sheard said she had visited a friend here and recently re-located from Phoenix. She said she had applied because she had been impressed with the historical aspects of the City. She responded to questions from the Commissioners as to her knowledge of the Commission and what it stands for. Chairperson Klette said it is becoming more complicated each year because the Commission now has in its purview an archeological impact. He added that there is a large base population of Native Americans and those archeological resources have to be dealt with in a sensitive and legal manner per City and Federal guidelines. He also explained that, until the archeological inclusion, the Commission had been concerned mainly with exterior modifications to structures. Commissioner Twedt said one of the things the Commission is often faced with is if someone comes in for modification of an existing structure there are several schools of thought and one would be that they absolutely have to preserve every board on the structure and not allowing for very much change. She added that at the other end of the spectrum is that the property owner should be able to do what they want. She asked Ms. Jones-Sheard where she felt she would fall in this respect and Ms. Jones-Sheard said probably somewhere in the middle. Chairperson Klette then explained the schedule the Commission follows plus any special meetings that are considered to be necessary.

(1-0453.5) Susan Paslov was the fourth candidate. Commissioner Twedt asked about her interest in the District. Ms. Paslov said she had always been interested in history. She also explained she has conducted tours of the Carson Trail and had been through a training program prior to doing that. She added that she had studied history formally and informally. Commissioner Twedt asked what she felt her strong points are. Ms. Paslov said she had practiced law in the past so would have an understanding of some of the legal aspects, especially the archeological element. She said she had also worked in the information center at the Smithsonian. Commissioner Twedt asked the same question she had asked Ms. Jones-Sheard about preservation of existing structures. Ms. Paslov felt it would have to be considered on a case by case basis. No further questions were asked.

(1-0719.5) Commissioner Horton said of the four candidates he preferred Commissioner Drews and Mr. Hannafin. He explained that they have the technical expertise which the Commission will need in light of the complexities they are facing. Commissioner Twedt agreed with this as did Commissioner Lopiccolo and Chairperson Klette. Commissioner Twedt then moved that the Commission recommend to the Board of Supervisors the re-appointment of Mike Drews and the appointment of Art Hannafin to the Historic Architecture Review Commission to fill the General positions. Commissioner Horton seconded the motion. Motion carried 4-0.

**F. 1. Commission Member Reports (Non-Action)** - (1-0813.5) Commissioner Horton suggested that letters of appreciation for their interest go to Ms. Jones-Sheard and Ms. Paslov.

He also expressed his feeling that the Commission could not deal with all the issues at the workshop scheduled for February 6.

The Commissioners then discussed how a foundation could be installed at the existing historic structure on the Schnaser project.

**2. Staff Reports (Non-Action)** - (1-0973.5) Mr. Joiner commented that having Commissioner Horton on this Commission and also sitting on the Planning Commission was a great communication link as was having Mr. Hannafin on the Commission because he also serves on the Redevelopment Authority.

**3. Future Commission Items** - The next meeting was a workshop scheduled for February 6.

**G. ADJOURNMENT** - There being no further business Chairperson Klette entertained a motion to adjourn. Commissioner Horton moved to adjourn. Commissioner Twedt seconded the motion. Motion carried 4-0. Chairperson Klette adjourned the meeting at 1:15 p.m.

The Minutes of the special February 5, 1997 meeting of the Carson City Historic Architecture Review Commission

ARE SO APPROVED \_\_\_\_ 3/11 \_\_\_\_, 1997

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/s/ \_\_\_\_\_  
Scott Klette, Chairperson