

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION

Minutes of the July 8, 1997 Meeting

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A regular meeting of the Carson City Historic Architecture Review Commission was held on Tuesday, July 8, 1997 in the Administrative Complex Conference Room #59, 2621 Northgate Lane, Carson City, NV at 5:30 p.m.

PRESENT: Chairperson Peggy Twedt
Vice Chairperson Mike Drews
Scott Klette
Mark Lopiccolo

STAFF: Rob Joiner, Principal Planner
Fran Smith, Recording Secretary
(HARC 7/8/97 1-0000.5)

NOTE - Unless otherwise indicated each item was introduced by Chairperson Twedt. 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 Twedt called the meeting to order at 5:36 p.m. A roll call was taken and a quorum was present although Commissioners Brooks-Miller, Hannafin and Horton were absent.

B. APPROVAL OF MINUTES - Commissioner Drews moved to approve the Minutes of the May 15, 1997 meeting. Commissioner Klette seconded the motion. Motion carried 4-0.

C. MODIFICATION OF AGENDA - Mr. Joiner suggested taking Item 3 first as there was no one present for either item. Chairperson Twedt agreed to this.

D. PUBLIC COMMENT - (1-0023.5) Joe Miguel said he lives on the northeast corner of Mountain and King. He stated his yard was wiped out in the flood on which he has been doing a lot of repair. He also noted that he is responsible for the repair of the sidewalk which was damaged by tree roots. He said he had talked to Superintendent of Streets John Flansberg and Arborist Molly Sinnott about solutions to the problem. He added that Ms. Sinnott had made suggestions, one would be to remove the trees, and the other was to move the sidewalk. He also said he had spoken to Commissioner Klette who had told him the Commission has heard this problem before. He stated he would like to move the sidewalk at the street as opposed to it being recessed. He said he would like to get approval to move it or at least have someone look into it. Chairperson Twedt suggested that some Commissioners or staff visit the site and agendize this for the next meeting agenda. Commissioner Lopiccolo agreed to go with Mr. Joiner to study the issue.

E. PUBLIC HEARINGS

3. H-97/98-3 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM DR. ALAN SCHNASER FOR SIGN DESIGN AND PLACEMENT ON PROPERTY LOCATED AT 706 N. DIVISION ST., APN 3-235-01 - (1-0161.5) Fred Woodside was representing Dr. Schnaser and noted a plot plan that had previously been submitted which showed the location of the four signs. He explained the wording and design of each. He next talked about the landscaping and described the contents and location. He also explained how one of the signs contained directions for access to the building. Discussion ensued on the location of City property adjacent to the property and if there is encroachment by the applicant. Mr. Joiner explained if there is then Dr. Schnaser would need to get a permit. Commissioner Drews then moved to approve H-97/98-3 regarding a request from Dr. Alan Schnaser for approval of sign design and placement of four signs on property located at 706 N. Division St., APN 3-235-01; 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 design guidelines and with HARC policies subject to the following five standard conditions, that the largest sign will be placed perpendicular to Division Street in an area that is unencumbered by landscaping and subject to the location of the property line which may require an encroachment permit and with the understanding that any additional stipulations by the applicant may be considered as conditions of approval. Commissioner Lopiccolo seconded the motion. Motion carried 4-0.

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1. H-97/98-1 DISCUSSION AND POSSIBLE ACTION REGARDING THE HISTORIC DISTRICT DESIGNATION OF THE RAYCRAFT RANCH, AND CONSIDERATION OF ADJUSTING THE BOUNDARIES OF THE HISTORIC DESIGNATION, LOCATED ON APN 8-061-39, 53 and 50 - (1-0441.5) Mr. Joiner explained before Silver Oak developed the ranch it was designated as a historic sight seeing property. He added it was one of 28 properties added to the National Register in 1991. He also commented on a more recent discovery of an Indian village on the property and that the Commission had suggested a survey of the entire property be made and, although he did not have copies yet, reports have been written. He added that Silver Oak has modified their development plan so that the historic sites on the property can be preserved. He suggested rather than taking any action now the Commission should wait until Commissioner Brooks-Miller is present to respond to any questions. He also noted that there is a process to change the nomination and boundaries and that SHPO can advise what to do. Commissioner Drews then moved to continue Item 1. Commissioner Klette seconded the motion. Motion carried 4-9.

2. H-97/98-2 DISCUSSION AND POSSIBLE ACTION REGARDING THE HISTORIC DISTRICT DESIGNATION OF THE DARLING RANCH, AND CONSIDERATION OF ADJUSTING THE BOUNDARIES OF THE HISTORIC DESIGNATION, LOCATED ON APN 10-581-14 - (1-0609.5) Mr. Joiner had provided copies of an excerpt from an archeological inventory of the historic properties at Empire Ranch. He added this had been done with an Army Corps of Engineers permit relating to wetlands on the ranch. He said the result was that Mexican Ditch and some of the other sites are not eligible for the National Register but the ranchhouse is. He stated he had questioned why the ditch was not eligible because it had been maintained over the years. He suggested writing to SHPO for clarification. As he had in the previous item Commissioner Drews moved to continue this item until Commissioner Brooks-Miller was present to provide information. Commissioner Klette seconded the motion. Motion carried 4-0.

4. H-98/98-4 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM THE STATE HISTORIC PRESERVATION OFFICER FOR DESIGNATION ON THE NATIONAL REGISTER OF HISTORIC PLACES OF THE PROPERTY LOCATED AT 1114 N. CURRY ST., COMMONLY KNOWN AS THE ABEL HOUSE, APN 1-177-02 - (1-0729.5) Mr. Joiner stated that the proper documentation from the property owner had not been received and suggested continuing this item. Commissioner Klette then moved to continue. Commissioner Lopiccolo seconded the motion. Motion carried 4-0.

5. H-97/98-5 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM THE STATE HISTORIC PRESERVATION OFFICER FOR DESIGNATION ON THE NATIONAL REGISTER OF HISTORIC PLACES OF THE PROPERTY LOCATED AT 1206 N. DIVISION ST., COMMONLY KNOWN AS THE BARBER-BELKNAP HOUSE, APN 1-172-02 - (1-0741.5) Pat Cooper-Smith, Co-Owner of the Barber Belknap house - Mr. Joiner had provided a copy of Resolution 1991-R-11 which designated certain properties as historic sites and incorporating them into the Carson City Historic District. Ms. Cooper-Smith stated they are continuing to do research and was at the meeting to entertain any questions the Commission might have. Commissioner Drews asked if she was submitting the information as included in the packet. She said yes and noted that Commissioner Brooks-Miller had started preparing a draft which she had been reviewing and making revisions to the narrative. She added they would look at it again soon to finalize it. Chairperson Twedt asked if the Commission had to wait until the process is complete before taking action and Commissioner Drews said he felt they could approve it now. He then moved to approve H-97/98-5 regarding a request from the State Historic Preservation Officer for designation on the National Register of Historic Places of the property located at 1206 N. Nevada St., commonly known as the Barber-Belknap House, APN 1-172-02 finding that the draft as submitted meets the Carson City Historic District Guidelines and appears to be in conformance with the Secretary of the Interior's Standards and Guidelines for National Register nomination. Commissioner Klette seconded the motion. Motion carried 4-0.

F. 1. Commission Member Reports (Non-Action) - (1-0871.5) Commissioner Drews stated he had spoken to Mark Kimbrough of State Parks regarding the Dangberg Ranch in Douglas County. He added that the Dangberg's wanted to sell it and Douglas County had indicated they would purchase it but backed out. However, the State is interested. He also noted there would be a meeting on plans for the ranch and felt perhaps someone from the Commission might like to attend.

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2. Staff Reports - (1-0919.5) Mr. Joiner stated that the denial on the Olcovich project would be going to the Board of Supervisors on July 17. Discussion ensued on what the Commission felt the Board would decide.

3. Future Commission Items - Previously discussed.

4. Strategic Planning Workshop Dates - The next workshop is scheduled for July 10 and another could be scheduled.

G. ADJOURNMENT - There being no further business Chairperson Twedt entertained a motion to adjourn. Commissioner Drews moved to adjourn. Commissioner Klette seconded the motion. Motion carried 4-0. Chairperson Twedt adjourned the meeting at 6:45 p.m.

The Minutes of the July 8, 1997 meeting of the Carson City Historic Architecture Review Commission

ARE SO APPROVED _____, 1997

Peggy Twedt, Chairperson