

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION

Minutes of the December 8, 1998 Meeting

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A regular meeting of the Carson City Historic Architecture Review Commission was held on Tuesday, December 8, 1998 in the City Hall Capitol Conference Room, 201 N. Carson St., Carson City, NV t 5:30 p.m.

PRESENT: Chairperson Mike Drews
Vice Chairperson Peggy Twedt
Richard Baker
Art Hannafin
Scott Klette
Rebecca Ossa

STAFF: Rob Joiner, Principal Planner
Fran Smith, Recording Secretary
(HAR 12/8/98 1-0000.5)

NOTE - Unless otherwise indicated each item was introduced by Vice 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 an inspection during normal business hours.

A. CALL TO ORDER - Vice Chairperson Twedt called the meeting to order at 5:35 p.m. A roll call was taken and a quorum was present although Commissioner Lopiccolo was absent and Chairperson Drews did not arrive until 6:15 p.m.

B. APPROVAL OF MINUTES - November 10, 1998 - Commissioner Baker moved to approve the Minutes of the November 10, 1998 meeting. Commissioner Ossa seconded the motion. Motion carried 5-0-2-0.

C. MODIFICATION OF AGENDA - None.

D. PUBLIC COMMENT - None.

E. DISCLOSURES - None.

F. PUBLIC HEARING

1. H-98/99-15 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM STEPHEN D. HARTMAN, ESQ., APPLICANT (ST. TERESA OF AVILA CATHOLIC CHURCH, PROPERTY OWNER), TO CONSTRUCT A FENCE ON PROPERTY LOCATED T 408 W. ROBINSON STREET, APN 3-236-01 - (1-0025.5) Vice Chairperson Twedt said Mr. Joiner had informed the Commission of a request for continuance by Mr. Hartman in order to secure all the information the Commission had requested at the previous meeting.

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

a. Status Report on Historic District Ordinance (CCMC 18.07) Draft Amendment - (1-0029.5) Vice Chairperson Twedt said this is her top priority and that she plans to have the information for the Commission at the next meeting.

b. Discussion Regarding "Demolition by Neglect" Ordinances Received from the National Trust for Historic Preservation - (1-0035.5) Rob Joiner - Commissioner Ossa had provided a packet of this information. Vice Chairperson Twedt asked that the Commission study it and commented on her desire that they give their input on what they would like to incorporate into the local ordinance. Commissioner Hannafin asked about penalties and Commissioner Ossa said most have a section defining neglect and the accompanying penalties. Vice Chairperson Twedt commented that in some cases the Cities have the power to make repairs and put a lien on the property for the cost. Commissioner Klette referred to the information on deteriorating or inadequate

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foundations and said there had been a meeting on this at which the attendance was standing room only. He added that any action on a plan for remediation had been "shot down". He felt it is important that something be included in the ordinance that looks at these situations. He cited the problems with the Bliss Mansion several years ago as an example. Mr. Joiner commented if a building is abandoned or missing a roof as had been the case with the Bliss a building official cannot do anything about it unless the elements are getting in. Commissioner Hannafin felt that some type of enforcement is needed. Commissioner Klette agreed. However, he felt it would have to be palatable and would only apply in extreme cases and have to be defined.

Vice Chairperson Twedt then advised that she would not be seeking reappointment when her term is up at the end of the year and would be submitting her letter of resignation. Commissioner Klette said he had served almost ten years and would also not be seeking reappointment.

2. Staff Reports - (1-0441.5) Mr. Joiner referred to the subject of appointments and said there would be three openings on the Commission and explained the categories that applicants need to meet.

Chairperson Drews arrived at 6:15 p.m.

3. Future Commission Items - Previously discussed.

H. ADJOURNMENT - There being no further business Commissioner Drews moved to adjourn. Commissioner Baker seconded the motion. Motion carried 6-0-1-0. Vice Chairperson Twedt adjourned the meeting at 6:17 p.m.

The Minutes of the December 8, 1998 meeting of the Carson City Historic Architecture Review Commission

ARE SO APPROVED _____, 1999

Mike Drews, Chairperson