## CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION Minutes of the July 13, 1999 Meeting Page 1

A regular meeting of the Carson City Historic Architecture Review Commission was held at 5:30 p.m. on Tuesday, July 13, 1999 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

**PRESENT:** Chairperson Michael Drews

Vice Chairperson Mark Lopiccolo

Art Hannafin Rebecca Ossa Peter Smith Louann Speulda

**STAFF:** Rob Joiner, Principal Planner

Katherine McLaughlin, Recording Secretary

(HARC 07/13/99; 1-0001)

**NOTE:** Unless indicated otherwise, each item was introduced by Chairperson Drews. A tape recording of these proceedings is on file in the Clerk-Recorder's Office and is available for review and inspection during regular business hours.

- **A. CALL TO ORDER AND DETERMINATION OF QUORUM** (1-0002) Chairperson Drews called the meeting to order at 5:40 p.m. Roll call was taken; a quorum was present. Commissioner Baker was absent.
- **B.** APPROVAL OF MINUTES: JUNE 8, 1999 (1-0012) Commissioner Smith moved to approve the minutes. Vice Chairperson Lopiccolo seconded the motion. Motion carried 5-0-1-1, Commissioner Hannafin abstaining.
- C. MODIFICATION OF AGENDA (1-0030) None.
- **D. PUBLIC COMMENTS** (1-0040) None.
- **E. DISCLOSURES** (1-0045) None.
- F. PUBLIC HEARINGS
- F-1. H-98/99-7 DISCUSSION AND ACTION REGARDING PROPOSED REVISIONS TO CARSON CITY MUNICIPAL CODE (CCMC) 18.07, HISTORIC DISTRICT ORDINANCE (1-0049)
- Discussion ensued with regard to revisions to the draft ordinance, as follows: qualifications of residential designers, membership qualifications, membership requirements for CLG grant applications, definitions, the purpose statement, changing the name to Historic Resources Commission, duties of the commission, historic designation criteria, review procedures, criteria for demolition of historic resources, minimum maintenance of historic properties, demolition by neglect, failure to make repairs, enforcement of decision, penalties and remedies, expiration of decision, ordinary maintenance and repair, and lighting. Commission consensus was to address the issue of historic residential/office zoning at the next meeting. Chairperson Drews and Mr. Joiner will make revisions accordingly.
- F-2. H-99/00-1 DISCUSSION AND ACTION REGARDING CONFIRMATION OF RICHARD (DICK) BAKER AS A REAPPOINTED MEMBER OF THE HISTORIC ARCHITECTURE REVIEW COMMISSION (1-1677) Discussion ensued with regard to the position filled by Commissioner Baker and his desire to continue as a member of the Commission. Commissioner Smith moved to approve the reappointment of Commissioner Baker. Commissioner Ossa seconded the motion. Motion carried 6-0-1-0.
  - F-3. H-99/00-2 DISCUSSION AND ACTION REGARDING A REQUEST FROM ROBERT

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McFADDEN, PROPERTY OWNER AND APPLICANT, FOR HISTORICAL TAX DEFERMENT ON PROPERTY LOCATED AT 302 S. THOMPSON, APN 3-133-31 (1-1727) - Chairperson Drews advised that in order for the property to qualify for the deferment, it must meet the criteria set forth in staff's recommended motion. Discussion ensued with regard to the location of the property, the length of the deferment, the benefits to the property owner, and the criteria for the deferment. Commissioner Hannafin moved to approve H-99/00-2, a request from Robert McFadden, property owner and applicant, for historical tax deferment on property located at 302 S. Thompson Street, APN 3-133-31, using the language provided by staff. (Said language as follows: The 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, with HARC policies (1) the property must have significance or be listed in the Carson City Historic Survey; (2) The property must be in good repair and the applicant is encouraged to present photographs as evidence; (3) Any alteration on the property must be of compatible historical character; (4) The property must be in compliance with Historic Architecture Review Commission guidelines; subject to the (five standard conditions of approval) and with the understanding that any stipulations to the commission by the applicant may be considered as conditions to the approval.) Commissioner Ossa seconded the motion. Motion carried 6-0-1-0.

- **G. FUTURE COMMISSION ITEMS** (1-1851) Mr. Joiner distributed the Carson City Historic Housing Rehabilitation Procedures and Standards for review by the Commissioners prior to the next meeting. Discussion ensued with regard to a deadline, a housing consortium grant application, and the next meeting date (August 10, 1999).
- **H. ADJOURNMENT** (1-1936) Commissioner Smith moved to adjourn the meeting at 7:25 p.m. Commissioner Hannafin seconded the motion. Motion carried 6-0-1-0.

The minutes of the July so approved on this	,	rson City Historic Archite	ecture Review Commission are

MICHAEL DREWS, Chairperson