

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION

Minutes of the February 8, 2000 Meeting

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A regular meeting of the Carson City Historic Architecture Review Commission was held at 5:30 p.m. on Tuesday, February 8, 2000 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews
Vice Chairperson Mark Lopiccolo
Richard Baker
Rebecca Ossa
Peter Smith
Louann Speulda

STAFF: Rob Joiner, Principal Planner
Neil Rombardo, Deputy District Attorney
Kathleen King, Recording Secretary
(HARC 02/08/00; Tape 1-0001)

NOTE: Unless otherwise indicated, 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 5:30 p.m. Roll call was taken; a quorum was present. Commissioner Hannafin was absent.

B. APPROVAL OF MINUTES - JANUARY 11, 2000 (1-0008) - Commissioner Baker moved to approve the January 11, 2000 minutes. Commissioner Speulda seconded the motion. Motion carried 6-0.

C. MODIFICATION OF AGENDA (1-0015) - Chairperson Drews suggested combining items F-4 and F-5.

D. PUBLIC COMMENTS (1-0023) - None.

E. DISCLOSURES (1-0029) - None.

F. PUBLIC HEARINGS

F-1. H-99/00-16 DISCUSSION AND ACTION REGARDING A REQUEST FROM CHARLES AND KATHRINE COCKERILL, PROPERTY OWNERS (HADDAN ENGINEERING, APPLICANT) TO INSTALL ONE, FREE-STANDING SIGN ON PROPERTY LOCATED AT 206 SOUTH MINNESOTA STREET, APN 3-121-04 (1-0045) - Mr. Joiner introduced Jim Haddan of Haddan Engineering, and advised that the proposed sign meets the requirements of the historic district guidelines. He referred the Commissioners to the application included in their packets. Mr. Haddan explained that the proposed design is consistent with other signs in the area. Commissioner Smith moved

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to approve H-99/00-16, as stated in the language proposed by staff with the five standard conditions of approval. (Staff's recommended motion as follows: "Move to approve H-99/00-16, a request from Charles and Kathrine Cockerill, property owner (Haddan Engineering, applicant) to install one, free-standing sign on property located at 206 South Minnesota Street, APN 3-121-04. 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, and with Historic Architecture Review Commission Policies; 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.") Vice Chairperson Lopiccolo seconded the motion. Motion carried 6-0.

F-2. DISCUSSION AND ACTION REGARDING A REQUEST BY THE HISTORIC ARCHITECTURE REVIEW COMMISSION (HARC) FOR CONSIDERATION OF EXPANDING THE HISTORIC DISTRICT BOUNDARIES, AND REVIEWING PROPERTIES ADJACENT TO THE EXISTING HISTORIC DISTRICT (1-0085) - This item was continued from past meetings. Mr. Joiner explained that Eileen Cohen, of the Preservation Coalition, was invited to the meeting but would not be present until after 7:00 p.m. He referred to a letter from Art Hannafin included in the Commissioners' packets, and explained that it is germane to the issue of expanding the district boundaries. Mr. Joiner advised of responding to Mr. Hannafin's letter in the form of a memorandum to the Redevelopment Authority Citizens Committee ("RACC") wherein he explained that Community Development has no jurisdiction over the property located at 303 Fleischmann Way. Mr. Joiner provided information on his conversations with the owner and the opinion of the structural engineer, Rob Lauder, with regard to the integrity of the building. The owner is requesting incentive on the project which will trigger design review by the Downtown Design Hearing Examiner. Mr. Joiner encouraged the Commissioners to comment on the proposed design and to provide input to the Downtown Design Hearing Examiner regarding compatibility with adjacent properties. He discussed parking design for the project and his suggested revisions to the same. Discussion ensued with regard to the existing tree, and Mr. Joiner advised that the Fleischmann Way project is agendaized for the February 9, 2000 RACC meeting. He invited the Commissioners to attend the meeting. Mr. Rombardo cautioned the Commissioners on any further discussion of the Fleischmann Way project.

Discussion took place regarding the original establishment and expansion of the historic district boundaries, and which Commissioners should attend the RACC meeting. Commissioner Baker moved that a representative of the Commission attend the Redevelopment Authority Citizens Committee meeting tomorrow night and express the concern of HARC regarding the expansion of the historic district boundaries. Discussion ensued with regard to the motion and it died for lack of a second. **Commissioner Baker moved to expand historic district boundaries to include historic housing stock and properties adjacent to the historic district. Commissioner Speulda seconded the motion. Motion carried 6-0.**

Chairperson Drews suggested that the historic district map be reviewed for determination of historic properties along the district boundaries, consideration of moving the boundary lines to existing properties rather than streets, and determination of historic stock on the east side of town. He further suggested scheduling a planning session to prioritize goals and objectives for the year. Commissioner Speulda suggested scheduling a walking tour during Historic Preservation Week, and Chairperson Drews discussed

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finalizing the "Walk Through Time" project by that date. Chairperson Drews requested that the item be reagendaized and that a representative of the Preservation Coalition be invited to the next meeting. Discussion regarding agendaizing discussion of specific addresses followed, and Mr. Rombardo provided input on the proper procedure for the same. Chairperson Drews suggested scheduling a meeting with the Preservation Coalition to work out a plan of action.

(1-1293) Eileen Cohen arrived at the meeting, and Chairperson Drews advised her that Commission consensus was to schedule a workshop with the Preservation Coalition to discuss expansion of the historic district boundaries, and a plan of action for addressing specific properties. Ms. Cohen advised that the next Preservation Coalition meeting is scheduled for February 28, 2000 at 7:00 p.m. at the State Library and Archives Conference Room, and Chairperson Drews indicated that he would attend. Discussion followed regarding specific properties. Mr. Joiner explained the existing procedure for adding a specific property to the historic district. If a contiguous area is to be added, the Board of Supervisors prefers the type of process that the Commission is pursuing. Mr. Joiner will notice the meeting for a possible quorum of the Commission.

F-3. H-99/00-3 DISCUSSION AND ACTION REGARDING CARSON CITY HISTORIC HOUSING REHABILITATION APPLICATION (1-0614) - Chairperson Drews distributed the revised application, advised that he had reorganized it, and reviewed the same. Discussion took place regarding the point scoring system, requiring photographs as part of the application, time frames for project completion, requiring a visual inspection upon completion of the projects, additional funding, reimbursement deadlines, advertisement, and the deadline for receiving applications. Mr. Joiner will ensure that the applications meet minimum requirements for submission, and a subcommittee will review and score the individual applications. Commission consensus was to review the applications on April 5 at 12:00 p.m. Mr. Joiner will schedule a meeting room. Chairperson Drews will prepare a press release. He suggested that a copy of the press release be sent to all the churches as a form of advertisement. No formal action was taken.

F-4. H-98/99-7 DISCUSSION AND ACTION REGARDING PROPOSED REVISIONS TO CARSON CITY MUNICIPAL CODE (CCMC) 18.07, HISTORIC DISTRICT ORDINANCE; AND F-5. DISCUSSION AND ACTION REGARDING LAS VEGAS HIGH SCHOOL DISTRICT DESIGN GUIDELINES (1-1192) - Discussion took place regarding the Las Vegas High School District Design Guidelines, and Chairperson Drews pointed out that a flexible formula needs to be developed to address maximum lot coverage for additions. Commission consensus was to review the guidelines and agendaize discussion and action at the next meeting.

G. FUTURE COMMISSION ITEMS (1-1450) - The Commissioners discussed items for the March agenda, including re-agendaizing discussion of the Las Vegas High School District Design Guidelines.

H. ADJOURNMENT (1-1495) - Commissioner Smith moved to adjourn the meeting at 6:49 p.m. Commissioner Baker seconded the motion. Motion carried 6-0.

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The Minutes of the February 8, 2000 meeting of the Carson City Historic Architecture Review Commission are so approved this 14th day of March, 2000.

MICHAEL DREWS, Chairperson