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A regular meeting of the Carson City Historic Architecture Review Commission was held at 5:30 p.m. on Wednesday, November 10, 1999 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

- **PRESENT:** Chairperson Michael Drews Richard Baker Art Hannafin Peter Smith Louann Speulda
- STAFF: Rob Joiner, Principal Planner Kathleen King, Recording Secretary (HARC 11/10/99; Tape 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 5:32 p.m. Roll call was taken; a quorum was present. Vice Chairperson Lopiccolo and Commissioner Ossa were absent.

B. APPROVAL OF MINUTES - OCTOBER 12, 1999 AND OCTOBER 26, 1999 (1-0008) - Commissioner Smith moved to approve the minutes. Commissioner Baker seconded the motion. Motion carried 5-0-2-0.

C. MODIFICATION OF AGENDA (1-0016) - Commissioner Smith suggested hearing item F-2 first.

- **D. PUBLIC COMMENTS** (1-0023) None.
- **E. DISCLOSURES** (1-0028) None.

F. PUBLIC HEARINGS

F-1. H-99/00-11 DISCUSSION AND ACTION REGARDING A REQUEST FROM ST. TERESA OF AVILA CATHOLIC CHURCH, PROPERTY OWNER (CARSON CITY, APPLICANT) FOR PLACEMENT OF A SMALL, HISTORIC PLAQUE DESIGNATING IT AS THE "JOHN McGREGOR CHARTZ HOME", BUILT IN 1914, LIFETIME HOME OF JIMMY CHARTZ ON PROPERTY LOCATED AT 408 W. ROBINSON ST., APN 3-236-01 (1-0089) -Commissioner Hannafin advised he has not yet been able to meet with Father Jerry, and requested this item be deferred to the next meeting.

F-2. H-97/98-26(a) DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM JOHN GENZLER, APPLICANT (ROBERT McFADDEN, PROPERTY OWNER), TO INSTALL A NON-ILLUMINATED, OFFICE/WALL HANGING SIGN MEASURING 3 FT. X 4 FT. ON PROPERTY LOCATED AT 310 S. CARSON ST., APN 3-113-09 (1-0032) - Mr. Joiner advised that this item was previously presented and approved, however, the permit has expired. John Genzler advised that the proposed sign and location are the same. Commissioner Smith moved to approve H-97/98-26(a) in the language proposed by staff with all of the five standard conditions of approval. (Said language as follows: "Move to approve H-97/98-26(a), a request from John Genzler, applicant (Robert McFadden, property owner), to install a non-illuminated, office hanging sign measuring 3 ft. x 4 ft. (painted on wood) on property located at 310 South Carson Street, APN 3-113-09. 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 HARC policies; subject to

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the (five standard conditions), and with the understanding that any stipulations to the commission by the applicant may be considered as conditions to the approval.") Commissioner Baker seconded the motion. Motion carried 5-0-2-0.

F-3. H-99/00-3 DISCUSSION AND ACTION REGARDING CARSON CITY HISTORIC HOUSING REHABILITATION PROCEDURES AND STANDARDS (1-0106) - Mr. Joiner distributed the Carson City Certification of Low-Moderate Household Income 1999, and advised that the figures are updated each February. Discussion regarding minor corrections to the document followed. Commissioner Hannafin moved that the Commission accept the document entitled Carson City Historic Housing Rehabilitation Procedures and Standards consisting of nine pages, and an appendix identified as Certification of Low-Moderate Household Income 1999. Commissioner Speulda seconded the motion. Commissioner Smith pointed out an additional correction. Commissioner Speulda continued her second. Motion carried 5-0-2-0. Commissioner Drews provided the diskette to Mr. Joiner, and discussion ensued with regard to preparing an application and press releases, and presenting the final procedures and standards to the Board of Supervisors. Mr. Joiner acknowledged that the Economic Development Commission has funding available and is prepared to allocate it. Further discussion followed, and Commission consensus was to finalize the application form before publishing the press release.

F-4. H-98/99-7 DISCUSSION AND ACTION REGARDING PROPOSED REVISIONS TO CARSON CITY MUNICIPAL CODE (CCMC) 18.07, HISTORIC DISTRICT ORDINANCE (1-0245) - Chairperson Drews distributed a revised draft, and the Commissioners reviewed, discussed, and made further revisions to the same. Chairperson Drews provided the diskette to Mr. Joiner. Mr. Joiner advised that once the final draft is prepared, he will submit it to the District Attorney for review. Discussion ensued with regard to on-site and off-site parking, and Mr. Joiner referred the Commissioners to the copy of the Residential Office Code section provided at the last meeting. Commissioner Hannafin reiterated his suggestion from the last meeting that standards and restrictions of other communities be reviewed. Discussion continued regarding parking standards and possible solutions, and regarding public comment on the draft ordinance. Commission consensus was to dedicate the next monthly meeting to developing language regarding parking standards, and addition sizes. Discussion ensued with regard to the downtown design guidelines, the cultural resources survey, and identification of deteriorated structures. Commissioner Speulda suggested scheduling a walking tour of the district. Discussion continued regarding identification of deteriorated structures, addressing the historic section of the east side of Carson City, and increasing the boundary of the historic district or updating the inventory of historic places. No formal action was taken.

G. FUTURE COMMISSION ITEMS (1-1157) - Chairperson Drews requested that Mr. Joiner agendize parking standards for the next monthly meeting. Commissioner Smith advised of a conversation with a Shade Tree Council member regarding historic trees. Discussion followed regarding a 50/50 tree replacement program through the Streets Department.

H. ADJOURNMENT (1-1229) - Commissioner Smith moved to adjourn the meeting at 6:38 p.m. Commissioner Baker seconded the motion. Motion carried 5-0-2-0.

The Minutes of the November 10, 1999 meeting of the Carson City Historic Architecture Review Commission are so approved this _____ day of December, 1999.

MICHAEL DREWS, Chairperson