

**CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION**

**Minutes of the January 23, 2001 Meeting**

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A meeting of the Carson City Historic Architecture Review Commission was scheduled for 12:00 p.m. on Tuesday, January 23, 2001 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

**PRESENT:** Chairperson Michael Drews  
Vice Chairperson Mark Lopiccolo  
Richard Baker  
Art Hannafin  
Rebecca Ossa  
Peter Smith

**STAFF:** Rob Joiner, Principal Planner  
Jennifer Pruitt, Assistant Planner  
Kathleen King, Recording Secretary  
(HARC 01/23/01; Tape 1-0000)

**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 (1-0001)** - Chairperson Drews called the meeting to order at 12:06 p.m. Roll was called; a quorum was present. Commissioner Speulda was absent.

**B. MODIFICATION OF AGENDA (1-0007)** - None.

**C. PUBLIC COMMENTS (1-0010)** - None.

**D. DISCLOSURES (1-0016)** - None.

**E. PUBLIC HEARINGS: ACTION ITEMS**

**1. H-00/01-9 A REQUEST FROM CARLITA RAY, PROPERTY OWNER AND APPLICANT, TO REPLACE BALCONIES ON THE NORTH SIDE AND TO REBUILD A PORCH ON THE WEST SIDE OF THE HOUSE ON PROPERTY LOCATED AT 204 WEST SPEAR STREET, APN 3-222-04 (1-0020)** - Mr. Joiner referred to the previously approved request to demolish the porches on the north side of the house. He introduced Tom Hoyle, representing Carlita Ray, and reviewed the request. Mr. Hoyle reviewed the proposal as depicted in the plans included in the agenda materials. He acknowledged that a new roof will be built over the porch, and described the existing roof. Discussion took place regarding the foundation material, the second access exterior staircase, and wheelchair access.

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Commissioner Hannafin expressed a concern that a commercial permit has not yet been obtained, and that a second stairway may be required. Mr. Hoyle advised that he has been in contact with the fire marshal and Building Department staff, and that there has been no indication a second stairway is necessary. He acknowledged that he has adequately covered his bases and will not need to return to the Commission for approval of an outside stairway. Mr. Hoyle advised that Ms. Ray plans to eventually live in the house. Further discussion took place regarding parking, on-site handicapped parking, trash enclosures, and City parking requirements.

In response to a question, Mr. Hoyle described the windows on the left side elevation and the screened opening. **Commissioner Smith moved to approve H-00/01-9, a request from Carlita Ray, property owner and applicant, to replace balconies on the north side and to rebuild a porch on the west side of the house on property located at 204 West Spear Street, APN 3-222-04, according to the plans submitted today, January 23<sup>rd</sup>, and with the five standard conditions of approval. Commissioner Baker seconded the motion. Motion carried 6-0-1-0.**

**F. FUTURE COMMISSION ITEMS (1-0317)** - Mr. Joiner advised that a request to rebuild a porch at the old Tudor Cottage building will be agendaized for a future meeting. A brief discussion took place regarding plans to replace the windows.

**G. ADJOURNMENT (1-0350)** - Commissioner Baker moved to adjourn the meeting at 12:27 p.m. Commissioner Hannafin seconded the motion. Motion carried 6-0-1-0.

The Minutes of the January 23, 2001 meeting of the Historic Architecture Review Commission are so approved this \_\_\_\_\_ day of March, 2001.

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MICHAEL DREWS, Chairperson