

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION

Minutes of the May 23, 2000 Meeting

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A special meeting of the Carson City Historic Architecture Review Commission was held at 12:00 p.m. on Tuesday, May 23, 2000 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews
Vice Chairperson Mark Lopiccolo
Rebecca Ossa
Peter Smith

STAFF: Rob Joiner, Principal Planner
Kathleen King, Recording Secretary
(HARC 05/23/00; 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 (1-0001) - Chairperson Drews called the meeting to order at 12:12 p.m. Roll call was taken; a quorum was present. Commissioners Baker, Hannafin, and Speulda were absent.

B. APPROVAL OF MINUTES - None.

C. MODIFICATION OF AGENDA (1-0007) - None.

D. PUBLIC COMMENTS (1-0008) - None.

E. DISCLOSURES (1-0010) - None.

F. PUBLIC HEARINGS

F-1. H-99/00-3 DISCUSSION AND ACTION REGARDING HISTORIC HOUSING REHABILITATION PROGRAM APPLICATIONS AND RECOMMENDING GRANT AWARDS (1-0011) - Mr. Joiner referred to the review of applications which took place at the last Commission meeting. He advised he had subsequently contacted the applicants regarding requisite income statements. He received information from two of the applicants who were subsequently determined to be ineligible. With regard to the age of the Koontz Lane house, Mr. Joiner advised that he had reviewed records indicating the house was constructed in 1955. He contacted the owner, and requested that she provide adequate information to confirm the historic nature of the home.

Mr. Joiner introduced Phil Hersey, and distributed information regarding his income. Mr. Joiner advised that he had contacted the State Economic Development Commission ("EDC") to inquire about the HUD standards regarding gross income and ownership by trust. He was informed that the standards require

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consideration of gross income without any regard for child support payments. With regard to the trust ownership of James Dunfield's home, Mr. Joiner was advised that Mr. Dunfield's application would qualify as he is a resident of the home. Mr. Joiner advised that Mr. Hersey had not yet filed an income tax return for 1999. Mr. Hersey advised that the last tax return he filed was in 1997. Discussion took place regarding Mr. Hersey's annual gross income and his dependents, and Mr. Joiner pointed out that he would not qualify based on the income requirements. Mr. Joiner discussed the income requirements, and advised that he had checked into qualification of rental properties. He was advised, however, that the EDC preferred to grant funding to homeowners this year. He suggested inquiring into qualifying rental properties if the grant funding is pursued next year. In response to a question, he advised that the Secretary of the Interior would have the most information regarding the requirements. He acknowledged that the federal standards are adjusted each year.

Mr. Joiner introduced Stephanie Gabler and advised that her application qualifies, as well as Mr. Dunfield's application. Mr. Hersey inquired as to an appeal process, and Mr. Joiner advised him to contact Michael Tanchek, of the State EDC.

At the request of the Commissioners, Ms. Gabler discussed her proposed plans. Discussion took place regarding the condition of the interior walls, insulation, the process for removing asbestos siding, painting, replacing windows, and repairing trim. Vice Chairperson Lopiccolo explained the process for "blow-in" insulation. Mr. Joiner acknowledged that Ms. Gabler's home is within the historic district, and discussion ensued with regard to the location. In response to a question, Ms. Gabler described the condition of her roof and recent damage to an obsolete chimney by a falling cottonwood limb. Commission consensus was to encourage Ms. Gabler to obtain additional estimates. Chairperson Drews requested that the item be reagendaized for the regular Commission meeting in June. Mr. Joiner acknowledged that an environmental assessment is required prior to the grant funds being awarded, and discussion followed with regard to other requirements. Mr. Joiner requested that Ms. Gabler submit any additional estimates prior to June 2, 2000. The Commissioners reviewed James Dunfield's application, and discussion took place with regard to the same. No formal action was taken.

G. FUTURE COMMISSION ITEMS (1-0485) - Mr. Joiner discussed the need to complete revisions to Title 18. He advised of additional revisions suggested by Community Development Director Walter Sullivan. Discussion took place regarding the proposed demolition of the garage at the Stewart Indian School, and Chairperson Drews suggested agendaizing this item for a future meeting.

H. ADJOURNMENT (1-0692) - Chairperson Drews adjourned the meeting at 1:30 p.m.

The Minutes of the May 23, 2000 meeting of the Carson City Historic Architecture Review Commission are so approved this 12th day of September, 2000.

MICHAEL DREWS, Chairperson