

DRAFT MINUTES
Regular Meeting
Historic Resources Commission
Thursday, February 9, 2017 ● 5:30 PM
Community Center Sierra Room
851 East William Street, Carson City, Nevada

Commission Members

Chair – Mike Drews	Vice Chair – Robert Darney
Commissioner – Jed Block	Commissioner – Karyn de Dufour
Commissioner – Gregory Hayes	Commissioner – Donald Smit
Commissioner – Lou Ann Speulda	

Staff

Hope Sullivan, Planning Manager
Daniel Yu, Deputy District Attorney
Cheryl Eggert, Recording Secretary
Minutes by: Tamar Warren, Deputy Clerk

NOTE: A recording of these proceedings, the commission’s agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record. These materials are on file in the Clerk-Recorder’s Office, and available for review during regular business hours. An audio recording of this meeting is available on www.Carson.org/minutes.

A. CALL TO ORDER AND DETERMINATION OF QUORUM

Chairperson Drews called the meeting to order at 5:31 p.m. Roll was called; a quorum was present.

Attendee Name	Status	Arrived
Chairperson Mike Drews	Present	
Vice Chairperson Robert Darney	Present	
Commissioner Jed Block	Present	
Commissioner Karyn de Dufour	Absent	
Commissioner Gregory Hayes	Present	
Commissioner Donald Smit	Present	
Commissioner Lou Ann Speulda	Present	6:42 p.m.

B. PUBLIC COMMENTS

Chairperson Drews entertained public comment; however, none was forthcoming.

C. ACTION ON APPROVAL OF MINUTES FROM THE NOVEMBER 10, 2016 MEETING.

Chairperson Drews introduced this item and entertained a motion. **Commissioner Smit moved to approve the November 10, 2016 meeting minutes with one correction on the status of Commissioner Block. Vice Chairperson Darney seconded the motion. Motion carried 3-0-2 with Commissioners Block and Hayes abstaining and Commissioners de Dufour and Speulda absent.**

D. MODIFICATION OF AGENDA

Chairperson Drews introduced this item, and noted that Ms. Sullivan had requested moving agenda items F-5 and F-6 before item F-1.

E. DISCLOSURES

Chairperson Drews entertained disclosures. Vice Chair Darney informed the Commission that he had worked with the applicant on the property to be discussed in item F-5; however, he was not involved in the current electrical project.

F. PUBLIC HEARING MATTERS:

F-1 FOR POSSIBLE ACTION: HRC-16-202 - TO APPROVE THE HISTORIC RESOURCES COMMISSION ANNUAL REPORT FOR 2016 TO BE PRESENTED TO THE BOARD OF SUPERVISORS.

(6:39:26) – Chairperson Drews introduced the item. Ms. Sullivan presented the report which is incorporated into the record and received feedback from the Commissioners. Chairperson Drews recommended adding a statement that an item denied by the Commission had been appealed and the appeal had been upheld by the Board of Supervisors. There were no public comments.

(6:41:52) – MOTION: I move to approve the 2016 Historic Resources Commission Annual Report to the Board of Supervisors as presented by Staff with the additional recommendation by the Chair.

RESULT:	APPROVED (6-0-0)
MOVER:	Block
SECONDER:	Hayes
AYES:	Drews, Darney, Block, Hayes, Smit, Speulda
NAYS:	None
ABSTENTIONS	None
ABSENT:	de Dufour

F-2 FOR POSSIBLE ACTION: HRC-16-203 - TO DISCUSS AND POTENTIALLY MAKE NOMINATIONS FOR THE 2017 CARSON CITY HISTORIC PRESERVATION AWARDS FOR OUTSTANDING ACHIEVEMENTS IN HISTORIC PRESERVATION.

(6:42:26) – Chairperson Drews introduced this item, and Ms. Sullivan reviewed the application and a list of former award recipients, incorporated into the record, adding that a selection will be made in the March HRC meeting and presented to the Board of Supervisors in May, during Historic Preservation Month. Chairperson Drews entertained nominations. Commissioner Block nominated “the house at 603 Robinson Street”. Vice Chair Darney nominated the Third Street improvements by the City and discussion ensued whether the City, especially Public Works, the McFaddens, and the Lopiccolos should also be nominated for that project. Further discussion took place regarding the Redevelopment District Façade improvement program. Commissioner Hayes suggested adding the Covington House on the list as well. Commissioner Smit nominated 216 Mountain Street. It was agreed that no motion was necessary and there were no public comments.

F-3 FOR POSSIBLE ACTION: HRC-16-204 - TO DISCUSS THE HISTORIC RESOURCES ANNUAL SCAVENGER HUNT AND ACCEPT VOLUNTEER COMMISSION MEMBERS TO COORDINATE THE SCAVENGER HUNT WITH PLANNING STAFF.

(6:52:16) – Chairperson Drews introduced this item, and Ms. Sullivan reviewed the Staff Report which is incorporated into the record. She also noted that this project generates a lot of public interest. Ms. Sullivan cautioned against using older photographs that may not accurately represent a location due to recent modifications such as new paint. Commissioner Speulda agreed to manage the scavenger hunt and Commissioner Hayes offered to consult. There were no public comments.

F-4 FOR POSSIBLE ACTION: HRC-16-205 - TO ELECT A HISTORIC RESOURCES COMMISSION CHAIRMAN AND VICE CHAIRMAN FOR THE PERIOD FEBRUARY 2017 TO JANUARY 2018.

(6:58:30) – Chairperson Drews introduced this item. Ms. Sullivan reviewed the City policy regarding elections.

(6:59:18) – Commissioner Block nominated Chairperson Drews and Vice Chairperson Darney for the positions of Chair and Vice Chair respectively. The nomination was seconded by Commissioner Smit.

RESULT:	APPROVED (6-0-0)
MOVER:	Block
SECONDER:	Smit
AYES:	Drews, Darney, Block, Hayes, Smit, Speulda
NAYS:	None
ABSTENTIONS	None
ABSENT:	de Dufour

F-5 FOR POSSIBLE ACTION: HRC-16-198 - TO CONSIDER A REQUEST FROM CASEY OTTO TO INSTALL TWO ELECTRIC VEHICLE CHARGERS ON THE SOUTH SIDE OF THE BUILDING ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 406 WEST WILLIAM STREET, APN 001-175-03.

Chairperson Drews introduced this item. Ms. Sullivan presented the agenda materials which are incorporated into the record. Commissioner Hayes was in favor of boxing the charging units. Applicant Casey Otto preferred not to box the chargers and explained that he had selected this specific design because it was smaller and more aesthetically pleasing. He also reminded the Commission that given the expansion of the electric car market, this issue was likely to surface more frequently. Discussion ensued regarding a lattice cover instead of boxes and Mr. Otto explained that due to the short driveway, vehicles may violate the City's policy of blocking the walkway.

Vice Chair Darney noted that “the scale of the charging units pales in comparison to the other junk that’s attached to the house that we don’t have any purview over” adding that the chargers were about the size of a garden hose reel; therefore he was in favor of this particular style of chargers. Commissioner Smit believed that the chargers should be “disguised in some manner” and cited setting a precedent in the Historic District, likening it to the solar panel examples. Chairperson Drews clarified that there were guidelines for materials to be used in the Historic District and was in favor of “some kind of screening method”. Further discussion ensued regarding the removability of the chargers.

Commissioner Block suggested moving the chargers to either side of the house to gain several additional feet of parking space; however, Mr. Otto stated that he had already “run the panel through the inside of the house”. Commissioner Block suggested moving the chargers lower, behind a potted plant; however, Mr. Otto cited possible restrictions by the manufacturer regarding “a minimum distance apart” and a minimum clearance from the ground. Discussion ensued regarding screening methods and Ms. Sullivan noted that Mr. Otto was the first to install charging stations and iterated the Staff’s recommendation for screened chargers. She believed that in the future detached chargers should be considered. Mr. Otto indicated that the price difference between the chargers he had purchased and the ones presented by Staff were quite different, adding that he would be using them daily; therefore they must be “user friendly”. Commissioner Smit suggested working with a design professional and coming up with a workable way to conceal the chargers. In response to a question by Commissioner Block, Ms.

Sullivan believed that for multi-family structures, a six-foot space between the building and the vehicle was required.

Commissioner Block suggested having a lattice addition in the form of an awning that can be lifted to charge the cars then put back. The commissioners also discussed the length of the parking spaces and other possible ways of concealing the chargers. It was also agreed to have an administrative approval by the Chair. Commissioner Smit suggested a trellis that did not have modern hinges and matched the building. Mr. Otto received confirmation that only the charging units could be covered instead of “covering the whole side of the building”. Commissioner Hayes suggested having a brass or black hook to hang the cords as well. Ms. Sullivan read Condition of Approval number one and suggested replacing it with wording similar to “the green and white electric vehicle charging unit[s] shall be obscured with a design as approved by the Chair, the cords do not have to be screened but will be relocated to below the electric vehicle charging units and the hooks will be replaced with either black iron or brass hooks”. Discussion ensued regarding ways to conceal the hooks or painting them black and the Commissioners were in favor of the options.

Chairperson Drews entertained public comments, and when none were forthcoming, a motion.

(6:18:56) – MOTION: I move to approve HRC 16-198, a request from Casey Otto to install two electric vehicle chargers on the south side of the building on property zoned Residential Office, located at 406 West William Street, APN-001-175-03 based on the findings and conditions of approval as revised outlined in the Staff Report, the Standards and Guidelines for Rehabilitation, the Carson City Historic District Guidelines and consistent with Historic Resources Commission Policies, with a revision to Condition of Approval number one to require that the electric vehicle charging units but not the hoses be obscured or screened to the satisfaction of the Chair, that the cords be relocated to below the charging units and that the hook be modified to be compatible with the building, with the final design to be approved by the Chair.

RESULT:	APPROVED (5-0-0)
MOVER:	Darney
SECONDER:	Hayes
AYES:	Drews, Darney, Block, Hayes, Smit
NAYS:	None
ABSTENTIONS	None
ABSENT:	de Dufour, Speulda

F-6 FOR POSSIBLE ACTION: HRC-16-201 – TO CONSIDER A REQUEST FROM ROBERT M. DARNEY (OWNERS: PALLE AND TATIANA JENSEN) FOR EXTERIOR MODIFICATIONS RELATED TO CONVERTING A STRUCTURE FROM A BUSINESS OFFICE BACK TO A SINGLE FAMILY RESIDENCE ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 311 WEST THIRD STREET, APN 003-124-01.

(6:21:02) – Chairperson Drews introduced the item. Vice Chair Darney recused himself and left the dais as he was the applicant for this item. Ms. Sullivan presented the agenda materials incorporated into the record, along with PowerPoint slides and responded to clarifying questions.

(6:25:40) – Applicant Robert Darney, project architect, introduced himself and noted that the currently-vacant property is being converted from a business to a residence. Mr. Darney elaborated on the exterior changes presented by Ms. Sullivan and reviewed the materials he planned to use for the renovation. He also responded to clarifying questions by the Commissioners and clarified that interior modifications would also take place. Mr. Darney confirmed for Commissioner Block that the existing windows will be used. The Commissioners were

also pleased to see the structure become a residence. There were no public comments and Chairperson Drews entertained a motion.

(6:37:39) – MOTION: I move to approve HRC-16-201, a request from Robert M. Darney (owners: Palle and Tatiana Jensen) for exterior modifications related to converting the structure from a business office to a single family residence on property zoned Residential Office, located at 311 West Third Street, APN 003-124-01, based on the findings and conditions of approval outlined in the Staff Report, the Standards and Guidelines for Rehabilitation, the Carson City Historic District Guidelines, and consistent with Historic Resources Commission Policies with modifications to Condition Number One: The applicant shall demonstrate to the Chairman of the Historic Resource Commission that the existing fenestration on the south elevation does not reflect the original fenestration, and the removal of Condition Number Three regarding the dormer, so it would be silent (on the dormer).

RESULT:	APPROVED (4-0-0)
MOVER:	Smit
SECONDER:	Block
AYES:	Drews, Block, Hayes, Smit
NAYS:	None
ABSTENTIONS	None
ABSENT:	de Dufour, Speulda

(6:39:18) – Vice Chair Darney returned to the dais.

G. STAFF REPORTS

PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION

(7:00:00) – Ms. Sullivan announced that a new vinyl fence had been erected in the district and was subject to code enforcement. Chairperson Drews suggested having the item agendaized for the March meeting. Ms. Sullivan suggested reading an article in the Carson City Visitors Bureau publication about the Historic District “Blue Line” and the corresponding map.

COMMISSIONER REPORTS/COMMENTS

(7:01:19) – Vice Chairperson Darney requested information on the Status of “the little house south of the Presbyterian Church” which had a garage remodel and finished trim work. Ms. Sullivan noted that it was a code enforcement issue, currently being addressed.

FUTURE AGENDA ITEMS

(7:02:40) – Chairperson Drews entertained suggestions for future agenda items and Ms. Sullivan noted that discouraged materials and “the swimming pool on 500 Mountain Street” will be agendaized. Commissioner Block suggested two more additions to the Historic Preservation Award nomination list.

H. PUBLIC COMMENTS

(7:03:35) – Chairperson Drews entertained public comments; however, none were forthcoming.

I. ACTION ON ADJOURNMENT

(7:04:01) – Commissioner Smit moved to adjourn and Commissioner Hayes seconded. The meeting was adjourned at 7:04 p.m.

The Minutes of the February 9, 2017 Carson City Historic Resources Commission meeting are so approved this 9th day of March, 2017.

MIKE DREWS, Chair