

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

**Commission Members**

<b>Chair – Mike Drews</b>	<b>Vice Chair – Robert Darney</b>
<b>Commissioner – Jed Block</b>	<b>Commissioner – Gregory Hayes</b>
<b>Commissioner – Donald Smit</b>	<b>Commissioner – Lou Ann Speulda</b>

**Staff**

Hope Sullivan, Planning Manager  
Daniel Yu, Deputy District Attorney  
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](http://www.Carson.org/minutes).

**A. CALL TO ORDER AND DETERMINATION OF QUORUM**

(5:32:18) – Chairperson Drews called the meeting to order at 5:32 p.m. Roll was called; a quorum was present.

<b>Attendee Name</b>	<b>Status</b>	<b>Arrived</b>
Chairperson Mike Drews	Present	
Vice Chairperson Robert Darney	Absent	
Commissioner Jed Block	Present	
Commissioner Gregory Hayes	Present	
Commissioner Donald Smit	Present	5:35 p.m.
Commissioner Lou Ann Speulda	Present	

**B. PUBLIC COMMENTS**

(5:32:42) – Chairperson Drews entertained public comment; however, none was forthcoming.

**C. ACTION ON APPROVAL OF MINUTES FROM THE FEBRUARY 9, 2017 MEETING.**

(5:33:10) – Chairperson Drews introduced this item and entertained a motion. **Commissioner Block moved to approve the February 9 2017 meeting minutes as presented. Commissioner Speulda seconded the motion. Motion carried 4-0-0.** Vice Chair Darney and Commissioner Smit were absent.

**D. MODIFICATION OF AGENDA**

(5:33:35) – There were no modifications to the agenda.

**E. DISCLOSURES**

(5:34:05) – There were no disclosures by Commission members

**F. PUBLIC HEARING MATTERS:**

**F-1 FOR POSSIBLE ACTION: HRC-17-008 - TO CONSIDER A REQUEST FROM ROBERT C. MCFADDEN TO INSTALL A SWIMMING POND IN THE BACK YARD ON PROPERTY ZONED SINGLE FAMILY 6,000 (SF6), LOCATED AT 500 MOUNTAIN STREET, APN 003-241-04.**

(5:34:20) – Chairperson Drews introduced the item. Ms. Sullivan presented the Staff Report with accompanying PowerPoint slides, both of which are incorporated into the record. She also noted that the applicant was present in this meeting. Commissioner Hayes inquired about “what the public might see walking up and down Mountain Street” and Ms. Sullivan noted that the visibility is equivalent to seeing a swing set, as long as the integrity of the Historic District is not compromised. Chairperson Drews received confirmation that the location of the pond would meet all City standards; however, the Building Department will review the project after the HRC review. Commissioner Smit inquired about the fencing around the pond and Ms. Sullivan indicated that per the Building Department, the required non-climbable fence height was 42 inches. Commissioner Hayes inquired about appropriate fences for Historic Districts and applicant Rob McFadden clarified that they had selected a pond versus a pool to keep the historic theme. As for fencing, he noted that the Building Department believed the type of fence he would use “would meet code”. Commissioner Speulda received confirmation was the pool equipment would be housed in a “dollhouse” in the yard. Chairperson Drews entertained public comments; and when none were forthcoming, a motion.

**(5:44:58) – MOTION: I move to approve HRC-17-008, a request from Rob McFadden (owner: Rob McFadden) to install a swimming pond with associated fencing, flatwork and a deck in the backyard of a single-family residence on property zoned Single Family 6000, located at 500 Mountain Street, APN 003-241-04, 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.**

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Smit
<b>SECONDER:</b>	Hayes
<b>AYES:</b>	Drews, Block, Hayes, Smit, Speulda
<b>NAYS:</b>	None
<b>ABSTENTIONS</b>	None
<b>ABSENT:</b>	Darney

**F-2 FOR POSSIBLE ACTION: HRC-17-021 – TO CONSIDER A REQUEST FROM GEORGE RUIZ TO INSTALL A SIGN AT 504 NORTH DIVISION STREET ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 504 NORTH DIVISION STREET, APN 003-237-04.**

(5:46:00) – Chairperson Drews introduced this item. Ms. Sullivan reviewed the agenda materials and responded to clarifying questions by the commissioners. Commissioner Speulda received confirmation that the sign would incorporate white lettering on a brown background. Ms. Sullivan clarified that only one free-standing sign was allowed on the premises; therefore, she expected other tenants would utilize the space as well. She also noted that applicant George Ruiz was present in the audience. Chairperson Drews entertained commissioner and public comments; and when none were forthcoming, a motion.

**(5:49:19) – MOTION: I move to approve HRC-17-021, a request from George Ruiz (owner: Smith Trust) for a freestanding sign on property zoned Residential Office, located at 504 North Division Street, APN 003-237-04, 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.**

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Hayes
<b>SECONDER:</b>	Block
<b>AYES:</b>	Drews, Block, Hayes, Smit, Speulda
<b>NAYS:</b>	None
<b>ABSTENTIONS</b>	None
<b>ABSENT:</b>	Darney

**F-3 FOR POSSIBLE ACTION: HRC-16-203 - TO MAKE A NOMINATION FOR THE 2017 CARSON CITY HISTORIC PRESERVATION AWARDS FOR OUTSTANDING ACHIEVEMENTS IN HISTORIC PRESERVATION.**

(5:50:25) – Chairperson Drews introduced this item and Ms. Sullivan presented the nominations which are incorporated into the record. Commissioner Smit noted that the McFadden Plaza improvements were part of the downtown renovation; however, he did not believe they would be considered historic. Several commissioners agreed. Commissioner Speulda was in favor of including Richard Tieben (Pierini Oven rebuilding project) and Ken Dorr (work done on the reconstruction of the V&T Railway). Commissioner Block suggested adding 210 Mountain Street and “one of the Covington houses”. Commissioner Smit was in favor of 216 Mountain Street and the attention to detail when doing maintenance over the last 10 years. Commissioner Block recommended adding 603 Robinson Street to the list. Discussion ensued regarding the nominated houses.

**(5:58:21) – MOTION: I move to nominate 603 Robinson Street, 216 Mountain Street, and Ken Dorr for the 2017 Historic Preservation Award.**

(5:58:35) – Chairperson Drews suggested placing the remaining nominations on a list for next year’s consideration. Chairperson Drews entertained public comments; however, none were forthcoming. He then called for the vote.

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Speulda
<b>SECONDER:</b>	Block
<b>AYES:</b>	Drews, Block, Hayes, Smit, Speulda
<b>NAYS:</b>	None
<b>ABSTENTIONS</b>	None
<b>ABSENT:</b>	Darney

**F-4 FOR POSSIBLE ACTION: HRC-16-068 – DISCUSSION REGARDING MAKING A RECOMMENDATION TO THE PLANNING COMMISSION AND THE BOARD OF SUPERVISORS REGARDING MODIFYING DIVISION 5 OF THE DEVELOPMENT STANDARD TO IDENTIFY APPROPRIATE AND INAPPROPRIATE FENCING MATERIALS, AND THE CONSIDERATIONS THAT WILL BE APPLIED IN MAKING DECISIONS CONCERNING FENCING MATERIALS.**

(5:59:11) – Chairperson Drews introduced this item. Ms. Sullivan reviewed the Staff Report incorporated into the record, and noted that additional modifications by the Commission must be approved by the District Attorney’s (DA’s) Office. She also responded to clarifying questions by the commissioners. Discussion ensued regarding massing and whether “vinyl is ever appropriate”. Commissioner Block was in favor of considering the size of the

property when making decisions about materials and Commissioner Smit was in favor of alternative materials such as the use of stone for a wall. Mr. Yu proposed drafting “the most legally defensible possible [language] before it goes to the Board [of Supervisors]”, and suggested including in the upcoming motion giving the DA’s Office “the discretionary authority and appropriate leeway...in drafting the language that captures the intent of this body, and not necessarily verbatim language”. Discussion ensued regarding the proposed guidelines and Mr. Yu expanded on the requirements to be followed by the applicants. Ms. Sullivan clarified that applicants “must make [the] findings in the affirmative” when obtaining Special Use Permits. Mr. Yu noted that the Commission had received two versions and that the first one had been prepared by Ms. Sullivan and edited by him, adding that he was also “comfortable with [the second version, incorporated into the record] also, conceptually”; however, he would need to wordsmith it.

(6:27:12) – Ms. Sullivan summarized the changes proposed by the Commission and Chairperson Drews suggested adding a clarifying sentence for the term “authentic” prior to finalizing the document. Commissioner Hayes suggested having the edits reviewed by the Chair prior to presenting the document to the Planning Commission. Mr. Yu believed it was “an appropriate approach to this [process because] the body is acting as a whole to give direction to Staff and the DA’s Office to craft language that captures the intent of this Commission, but the Chairman, of course, has a discretion to give it a final once-over”. Ms. Sullivan again summarized the changes.

“Use [sections] a, b, c, d, on page 5; include language [about] making the fencing ‘authentic’; add language on appearance; remove repeating the Secretary of the Interior Standards; and have the DA’s Office work with Staff in preparing the final language for review by the Chairman”.

(6:31:10) – There were no public comments.

**(6:31:29) – MOTION:** **“I move to recommend to the Planning Commission and the Board of Supervisors an amendment to Section 5.24.2 of Division 5 (Historic District) to Title 18 Appendix – Carson City Standards to add the following language in order to identify appropriate and inappropriate fencing materials and to require additional information from an applicant seeking to utilize fencing material that is not identified as appropriate. The language being proposed is as prepared by Staff with changes noted [above] by Staff, in the minutes.”**

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Speulda
<b>SECONDER:</b>	Hayes
<b>AYES:</b>	Drews, Block, Hayes, Smit, Speulda
<b>NAYS:</b>	None
<b>ABSTENTIONS</b>	None
<b>ABSENT:</b>	Darney

## G. STAFF REPORTS

### PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION

(6:32:40) – There were no reports by Staff.

### COMMISSIONER REPORTS/COMMENTS

(6:32:50) – In response to a question by Commissioner Block Chairperson Drews updated the Commission on the status of applicant Casey Otto’s request, noting that he and Commissioner Smit had requested that “the milk crate covers” be replaced and reviewed.

**FUTURE AGENDA ITEMS**

(6:33:38) – Ms. Sullivan announced that the State Historic Preservation Office will no longer have a representative on this and other Historic Resource Commissions. She also noted that the City Manager's Office will entertain HRC applicants for the vacant position. Chairperson Drews announced his and Vice Chair Darney's reappointments by the Board of Supervisors. He also stated that the upcoming vacancy will be for a Historic Preservation position. Ms. Sullivan noted that two members of the same discipline may be appointed, except for the residents, since two are currently serving on the Commission.

**H. PUBLIC COMMENTS**

(6:37:20) – Chairperson Drews entertained public comments; however, none were forthcoming.

**I. ACTION ON ADJOURNMENT**

(6:37:40) – **Commissioner Block moved to adjourn and Commissioner Speulda seconded the motion. The meeting was adjourned at 6:38 p.m.**

The Minutes of the March 9, 2017 Carson City Historic Resources Commission meeting are so approved this 8<sup>th</sup> day of June, 2017.

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MIKE DREWS, Chair