

DRAFT MINUTES
Regular Meeting
Historic Resources Commission
Thursday, June 8, 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 – Gregory Hayes
Commissioner – Michelle Schmitter	Commissioner – Donald Smit
Commissioner – Lou Ann Speulda	

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.

A. CALL TO ORDER AND DETERMINATION OF QUORUM

(5:31:10) – Chairperson Drews called the meeting to order at 5:30 p.m. Roll was called; a quorum was present.

Attendee Name	Status	Arrived
Chairperson Mike Drews	Present	
Vice Chairperson Robert Darney	Present	5:42 p.m.
Commissioner Jed Block	Present	
Commissioner Gregory Hayes	Present	
Commissioner Michelle Schmitter	Present	
Commissioner Donald Smit	Present	
Commissioner Lou Ann Speulda	Present	

B. PUBLIC COMMENTS

(5:31:40) – Chairperson Drews entertained public comment; however, none was forthcoming.

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

(5:31:55) – Chairperson Drews introduced this item and entertained a motion. **Commissioner Hayes moved to approve the March 9, 2017 meeting minutes as presented. Commissioner Speulda seconded the motion. Motion carried 6-0-0.**

D. MODIFICATION OF AGENDA

(5:32:20) – There were no modifications to the agenda.

E. DISCLOSURES

(5:32:46) – There were no disclosures by Commission members

F. PUBLIC HEARING MATTERS:

F-1 FOR POSSIBLE ACTION: HRC-17-031 – TO CONSIDER A REQUEST FROM PROPERTY OWNER RBT0641 IRREVOCABLE TRUST / % CHRISTIAN BENSON FOR HISTORICAL TAX DEFERMENT STATUS ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 402 SOUTH DIVISION STREET, APN 003-128-02.

(5:33:28) – Chairperson Drews introduced the item. Ms. Sullivan presented the Staff Report with accompanying PowerPoint slides, both of which are incorporated into the record. She indicated that the item will also be heard by the Board of Supervisors once approved by this Commission. Ms. Sullivan noted that the applicants were in the room should there be any questions. Commissioner Hayes stated that he lived next door to the property and did not see “anything wrong with it”. Commissioner Speulda confirmed her agreement and called it “a beautiful house”.

(5:36:51) – MOTION: I move to approve HRC-17-031 a request from RBT0641 Irrevocable Trust 12/22/16, for Historical Tax Deferment status on property zoned Residential Office (RO), located at 402 South Division Street, APN 003-128-02. The subject approval is based on the findings that the property is in general conformance with the Secretary of the Interior’s Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, and with Historic Resources Commission Policies.

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

F-2 FOR POSSIBLE ACTION: HRC-17-062 TO CONSIDER A REQUEST FROM APPLICANTS DAVID AND DAWN MOORES (OWNER: PETER M. DICKINSON) TO REPLACE ROOF WITH “PATCH METAL”; ADD DRY-STACK ROCK PLANTERS 3-4 FOOT HIGH; REPLACE GARAGE DOORS; ADD STACKED ROCK ON WALLS OF GARAGE ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 211 – 213 SOUTH NEVADA STREET, APNS 003-114-07, 003-114-08.

(5:37:43) – Chairperson Drews introduced this item. Ms. Sullivan reviewed the agenda materials and responded to clarifying questions by the commissioners. She also noted that the applicants were present in the audience.

(5:41:40) – Applicant David Moores introduced himself and Commissioner Smit noted that he “liked that house”. Mr. Moores clarified for Commissioner Smit that the stones to be used in the front of the house were Slide Mountain Granite. He also explained to Commissioner Speulda that the garage doors were now non-functioning and Ms. Sullivan received confirmation that both the house and the garage would have the same type of corrugated metal roof. Mr. Moores stated that the rock façade and the sides would be of the same type of rock. Vice Chair Darney wished to see “how much rock” will be used and how will it look aesthetically. He also wished to see more detail, especially “the extent of the work”, with dimensions. Ms. Sullivan clarified that the addition of the rock was at the last minute, and suggested withholding approval until construction planning. Vice Chair Darney suggested a corrugated roof without the “patchwork”. Commissioner Smit was in favor of having the details approved administratively by Chairperson Drews, who noted that “piecemeal” applications could work as well. Commissioner Block suggested “sheeting” prior to adding the metal roof, and the Commission did not object to having Chairperson Drews administratively approve the height of the planters.

(5:52:32) – Ms. Sullivan suggested adding: “detailed plans for all improvements are subject to review and approval by the Chair prior to the issuance of any building permits”, as a first condition of approval before any other conditions take effect. There were no public comments.

(5:30:20) – MOTION: I move to approve HRC-17-062, a request from applicants David and Dawn Moores (owner: Peter M. Dickinson) to install a corrugated metal roof, dry stack rock planter, replacement of rock on the garage, and new garage doors on property zoned Residential Office (RO), located at 211 – 213 South Nevada Street, APNs 003-114-07, 003-114-08, 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 the additional condition of approval that more detail description of limits of materials for roof, walls, and exterior planters be submitted to the Chair for final [administrative] approval prior to permit approval.

RESULT:	APPROVED (7-0-0)
MOVER:	Darney
SECONDER:	Block
AYES:	Drews, Darney, Block, Hayes, Schmitter, Smit, Speulda
NAYS:	None
ABSTENTIONS	None
ABSENT:	None

F-3 DISCUSSION ONLY: HRC-15-070 - DISCUSSION REGARDING THE COMMISSION ASSISTANCE AND MENTORING PROGRAM (CAMP), A TWO-DAY HISTORIC PRESERVATION TRAINING SERIES, THAT WAS CONDUCTED ON APRIL 28 AND 29, 2017.

(5:55:27) – Chairperson Drews introduced this item. Ms. Sullivan indicated that most Commissioners were able to attend the training and she found it beneficial. She also entertained feedback from the Commission and wished to understand whether the Commissioners wished to expand on any one topic. Vice Chair Darney believed that the interaction and communications with other historic committees in the area was valuable and suggested further interaction. Chairperson Drews was pleased to see the Reno Planning Staff was present, and believed that a Historic Master Plan CLG Grant should be considered. Commissioner Hayes noted that he expected the postcard feedback to be returned to him “at some point”. Commissioner Block liked the exercise that showed how something could go wrong and how to correct it. He also noted that the session on window material use and how to seal old windows were very beneficial, and that he “looked forward to having more programs like that”. Chairperson Drews believed that many of the suggestions that were brought up at the training were already being done in Carson City. He also thanked Ms. Sullivan and Special Projects Planner Susan Pansky for the event.

G. STAFF REPORTS

G1 DISCUSSION ONLY

PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION

(6:00:25) – Ms. Sullivan updated the Commission on a meeting she had attended with Casey Otto, Chairperson Drews, and Commissioner Smit on the electric vehicle charger application previously heard by the Commission, to discuss the specifics of “what the Commission was looking for and what the Chair would be authorized to sign off on”. She reported that Mr. Otto had removed the screening and the chargers and had submitted a revised drawing “that lacked the level of detail and design that the Chair and Commissioner Smit had specifically

requested". Ms. Sullivan stated that the item was still pending until the design was finalized. Vice Chair Darney explained that he would assist Mr. Otto by doing a sketch, adding that the applicant was frustrated by the lack of guidelines. Commissioner Smit noted that the issue was likely to come up again with the increase of electric vehicle usage, and cited the example of vinyl windows which "we let things slide over the years...and built upon our own problem." He believed that setting guidelines up front for electric vehicle chargers would help eliminate future issues. Commissioner Block believed one of the issues was the short driveway. Discussion ensued regarding clarification as to why electrical meters and garden hoses were not screened and Ms. Sullivan suggested agendizing the item at a future meeting to see how other communities are addressing the issue. Chairperson Drews suggested discussing accessory components screening in general. Commissioner Block suggested adding the Benson House to next year's Historic Preservation Award nomination list.

COMMISSIONER REPORTS/COMMENTS

(6:10:00) – Chairperson Drews introduced architectural historian Michelle Schmitter as the newest member of the Historic Resources Commission. Commissioner Speulda inquired about the scavenger hunt and Ms. Sullivan noted that those submitting their responses were "thrilled an excited" to be a part of the event. She also explained that based on Commissioner Speulda's suggestion they had selected the focus topic of windows as the eyes of a building and had changed the form to a booklet, and accessible online via a tablet as well. Ms. Sullivan offered to email the number of participants to the Commissioners. Chairperson Drews applauded the community outreach and public relations as well. He also inquired about vinyl fence issues and Ms. Sullivan explained that she planned to work on the item with Deputy District Attorney Yu.

FUTURE AGENDA ITEMS

(6:13:45) – The Commissioners wished to address vinyl fences, ancillary structures, street sign toppers, and the status of the CLG grant at future meetings.

H. PUBLIC COMMENTS

(6:14:52) – Chairperson Drews entertained public comments; however, none were forthcoming.

I. ACTION ON ADJOURNMENT

(6:15:17) – Commissioner Hayes moved to adjourn and Commissioner Speulda seconded the motion. The meeting was adjourned at 6:15 p.m.

The Minutes of the June 8, 2017 Carson City Historic Resources Commission meeting are so approved this 25th day of September, 2017.

MIKE DREWS, Chair