

DRAFT MINUTES
Regular Meeting
Historic Resources Commission
Thursday, March 3, 2018 • 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

Lee Plemel, Community Development Director
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

(5:31:43) – 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 Gregory Hayes	Present	
Commissioner Michelle Schmitter	Present	
Commissioner Donald Smit	Present	
Commissioner Lou Ann Speulda	Present	

B. PUBLIC COMMENTS

(5:32:12) – Chairperson Drews entertained public comments; however, none were forthcoming.

C. ACTION ON APPROVAL OF MINUTES FROM THE JANUARY 11, 2018 MEETING.

(5:32:40) – Chairperson Drews introduced this item and entertained a motion. **Commissioner Smit moved to approve the January 11, 2018 meeting minutes as presented. Commissioner Hayes seconded the motion. Motion carried 7-0-0.**

D. MODIFICATION OF AGENDA

(5:33:07) – Chairperson Drews noted that there were no modifications to the agenda.

E. PUBLIC HEARING MATTERS:

E-1 FOR POSSIBLE ACTION: HRC-17-163 – CONTINUATION OF CONSIDERATION OF A REQUEST FROM JENNIFER YEN TO INSTALL ROOF MOUNTED SOLAR PANELS ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 314 WEST FIFTH STREET, APN 003-129-04.

(5:33:36) – Chairperson Drews introduced the item. Ms. Sullivan presented the agenda materials, including photographs of the property, which are incorporated into the record. She also noted that both the applicant and the Tesla representative were present to answer questions.

(5:38:51) – Commissioner Smit expressed concern over cutting certain trees in order to install solar panels. Ms. Sullivan noted that the Design Guidelines, specifically 5.14.1, require that the solar panels must be inconspicuous from the street, and must not damage the characteristics and the features defining the building. She reminded the Commission that they had requested in the November 2017 meeting an investigation and determination of feasibility, which had not been received to date.

(5:43:42) – Applicant Jennifer Yen and Tesla and Solar City Energy Advisor Jeb Bateman introduced themselves and responded to questions by the commissioners. Mr. Bateman indicated that they would not do “ground mount” installations or tile roofs and that Dr. Yen would have to explore that possibility with other solar companies. However, he stated that he had recently installed a system with side-skirting which had been successful. Mr. Bateman also clarified that after consulting with the engineers at Tesla, “there’s no other structural area on this roof that has sufficient solar access.” Discussion ensued regarding the air conditioning unit on the roof. Mr. Bateman reiterated that the engineering team had investigated and had not recommended additional panels. He also believed that according to the Nevada Revised Statute (NRS) had recommendations by boards or homeowners associations should be less than 10 percent of changes requested. Mr. Yu clarified that he was not aware of the NRS provisions cited; however, he clarified that the current conversation was not production-related, and was about the historic characteristic of the District, and the Commission was authorized to do that, according to City Code. Vice Chair Darney suggested exploring the garage roof and the consideration of removing or trimming the tree which would allow the roof to be further exposed to the sun. Chairperson Drews noted that “we still have options, but we’re at a loss because we asked for more information [and] we don’t have it. All we’re getting is anecdotal evidence about the engineers’ reports...we’re trying to look for alternatives.” Vice Chair Darney believed that the project could be approved “based on these findings and also [with the] stipulation that, if they can find a way to put the other panels somewhere other than on the historic portion of the roof, we can possibly approve an addendum to that.”

(6:02:08) – Dr. Yen was open to trimming the tree discussed earlier; however, she had been informed by Tesla that “on that side they cannot get the sun” and could not get maximum exposure. Commissioner Hayes believed that the garage roof could be utilized better. Mr. Bateman noted that he could not recommend cutting trees. He also thought that there could be “electrical complications” relating to the garage, such as the inability “to bring conduit between buildings”. Chairperson Drews entertained a motion.

(6:06:41) – Commissioner Smit moved “to continue this discussion to the next meeting in hopes that we will get the information that we were promised [in a timely manner] and not when we’re ready to discuss the issue”.

(6:07:08) – Dr. Yen noted that she was fine with the motion; however, she requested direction on how to proceed with the sun-blocking tree issue. Chairperson Drews suggested she discuss the issue with Tesla, and if that action makes the garage an option to add more panels, the removal of the tree can be added to the application. Commissioner Smit suggested the cutting or trimming multiple trees if necessary. Chairperson Drews entertained public comments.

(6:08:50) – Christina Knowles of Tesla introduced herself and noted an issue with the cutting or trimming of the trees, since her design team “has to see those trees and the state they’re going to be in, in order to gage that offset

appropriately.” Discussion ensued and Ms. Knowles wasn’t certain an exception could be made, as they would be unable to sign off on the design. Mr. Bateman offered to do his own modeling; however, he was concerned about engineering approval.

(6:12:15) – Commissioner Block seconded the motion.

(6:12:36) – Ms. Sullivan suggested continuing the item to the May 10, 2018 HRC meeting to ensure a certain date. She also recommended receiving all documentation by April 15, 2018. Both the mover and the seconder agreed to Ms. Sullivan’s suggested amendments. Motion carried 7-0-0.

E-2 FOR POSSIBLE ACTION: HRC-18-014 – TO CONSIDER A REQUEST FROM CARTER AND PEGGY TWEDT FOR THE INSTALLATION OF SOLAR PANELS ON A PORTION OF THEIR GARAGE ROOF ON PROPERTY ZONED SINGLE FAMILY 6000 (SF6), LOCATED AT 612 WEST ROBINSON STREET, APN 003-275-01.

(6:14:29) – Chairperson Drews introduced the item. Ms. Sullivan presented the agenda materials which are incorporated into the record. She also noted that the applicants were present to answer questions.

(6:17:13) – Applicant Peggy Twedt introduced herself and believed that a solar project could be installed in the Historic District by asking Tesla no to consider panels on the Robinson Street side, but to consider the Elizabeth Street side and on the garage roof. Ms. Twedt also introduced Christina Knowles of Tesla. In response to a comment by Commissioner Hayes, Ms. Knowles clarified that the solar panels would not rise above the height of the apex of the roof. Commissioner Speulda noted that the Commission was “not against solar panels” in the historic district, but they must be appropriate. Chairperson Drews entertained public comments, and when none were forthcoming, a motion.

(6:21:16) – Commissioner Smit moved to approve HRC-18-014, a request from Carter and Peggy Twedt to install roof-mounted solar panels on a detached garage on property zoned Single Family 6,000, located at 612 West Robinson Street, APN 003-275-01, based on the findings outlined in the Staff Report, the Standards and Guidelines for Rehabilitation, the Carson City Historic District Guidelines and consistent with Historic Resources Commission Policies. The motion was seconded by Commissioner Hayes. Motion carried 7-0-0.

E-3 FOR POSSIBLE ACTION: HRC-17-223 – TO DISCUSS AND MAKE NOMINATIONS FOR THE 2018 CARSON CITY HISTORIC PRESERVATION AWARDS FOR OUTSTANDING ACHIEVEMENTS IN HISTORIC PRESERVATION.

(6:22:26) – Chairperson Drews introduced the item. Ms. Sullivan presented the agenda materials incorporated into the record. Chairperson Drews entertained additional nominations or discussion. Commissioner Hayes was in favor of selecting 708 Musser Street and called it a unique structure. Commissioner Speulda wished to ensure that the owners would be open to the nomination. Commissioner Schmitter gave background on the preservation done on the property. There were no public comments. Chairperson Drews entertained a motion.

(6:27:39) – Commissioner Hayes moved to select 708 West Musser Street and the Pierini Oven at Riverview Park for the 2018 Historic Preservation Award in celebration of Historic Preservation and Archaeological Awareness Month. The motion was seconded by Commissioner Block. Motion carried 7-0-0.

F. STAFF REPORTS

F-1 DISCUSSION ONLY

PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION

(6:28:14) – Ms. Sullivan stated that two re-roofing applications had been reviewed and approved administratively since the last meeting.

COMMISSIONER REPORTS/COMMENTS

(6:28:33) – Commissioner Speulda reminded the Commission about the upcoming scavenger hunt and noted that Commissioner Hays had offered to help her. She also requested historic photos of columns, with this year's theme of supporting history. Commissioner Hayes inquired about a list of approved projects that have been completed. Chairperson Drews suggested having a notice on buildings that a certain project has been approved by the HRC. Vice Chair Darney inquired about a repair in the District and Ms. Sullivan clarified that the [City] Code exempted maintenance projects from being reviewed by the HRC. Discussion ensued regarding sidewalks and Chairperson Drews explained that the Public Works Department may repair sidewalks without HRC permission.

FUTURE AGENDA ITEMS

(6:34:30) – Ms. Sullivan indicated that a tax deferment will be heard in the May meeting.

G. PUBLIC COMMENTS

(6:37:19) – Chairperson Drews entertained public comments; however, none were forthcoming.

H. ACTION ON ADJOURNMENT

(6:37:24) – Commissioner Block moved to adjourn and Commissioner Speulda seconded the motion. The meeting was adjourned at 6:37 p.m.

The Minutes of the March 8, 2018 Carson City Historic Resources Commission meeting are so approved this 10th Day of May, 2018.

MIKE DREWS, Chair