

**DRAFT MINUTES**  
**Regular Meeting**  
**Historic Resources Commission**  
**Thursday, May 10, 2018 ● 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 – Michelle Schmitter</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**

(5:31:07) – 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	Absent	
Commissioner Gregory Hayes	Present	
Commissioner Michelle Schmitter	Present	
Commissioner Donald Smit	Absent	
Commissioner Lou Ann Speulda	Present	

**B. PUBLIC COMMENTS**

(5:31:37) – Chairperson Drews entertained public comments; however, none were forthcoming.

**C. ACTION ON APPROVAL OF MINUTES FROM THE MARCH 8, 2018 MEETING.**

(5:32:01) – Chairperson Drews introduced this item and entertained a motion. **Commissioner Hayes moved to approve the March 8, 2018 meeting minutes as presented. Commissioner Speulda seconded the motion. Motion carried 5-0-0.**

**D. MODIFICATION OF AGENDA**

(5:32:26) – Chairperson Drews noted that there were no modifications to the agenda.

**E. PUBLIC HEARING MATTERS:**

**E-1 FOR POSSIBLE ACTION: HRC-18-040 TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A REQUEST FROM HARVEY AND TERRI EDWARDS**

**FOR HISTORIC TAX DEFERMENT ON PROPERTY ZONED SINGLE FAMILY 6,000 (SF6), LOCATED AT 604 W. ROBINSON STREET, APN 003-275-03.**

(5:32:52) – Chairperson Drews introduced the item. Ms. Sullivan delivered a slide presentation with accompanying photographs and recommended approval. Vice Chair Darney disclosed that he had worked on the subject property with the previous owner and received confirmation from Mr. Yu that since he had not worked with the current owner, he did not have a conflict of interest. There were no public comments; therefore, chairperson Drews entertained a motion.

(5:34:24) – Vice Chair Darney moved to recommend to the Board of Supervisors approval of HRC-18-040, a request for Historic Tax Deferment on property zoned Single Family 6,000 (SF6), located at 604 W. Robinson Street, APN 003-275-03. The subject approval is based on the finding that the property is in general conformance with the Secretary of Interior's Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, and with Historic Resources Commission Policies. The motion was seconded by Commissioner Speulda. Motion carried 5-0-0.

**E-2 FOR POSSIBLE ACTION: HRC-18-058 TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A REQUEST FROM RONALD AND KARINE POLLASTRINI FOR HISTORIC TAX DEFERMENT ON PROPERTY ZONED SINGLE FAMILY 6,000 (SF6), LOCATED AT 707 W. ROBINSON STREET, APN 003-242-04.**

(5:35:17) – Chairperson Drews introduced the item. Ms. Sullivan presented the agenda materials and recommended approval, noting that the current property owners will replace the wooden gate with a wrought iron gate. Chairperson Drews inquired about a conditional approval and Ms. Sullivan clarified that a tax deferment could not be conditional; however, she believed they could restart the code enforcement process. There were no public comments.

(5:38:02) – Commissioner Speulda moved to recommend to the Board of Supervisors approval of HRC-18-058 a request for Historic Tax Deferment on property zoned Single Family 6,000 (SF6), located at 707 W. Robinson Street, [APN 003-242-04]. The subject approval is based on the finding that the property is in general conformance with the Secretary of Interior's Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, and with Historic Resources Commission Policies. The motion was seconded by Commissioner Schmitter. Motion carried 5-0-0.

**E-3 FOR POSSIBLE ACTION: HRC-18-069 TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A REQUEST FROM HOLLY ANN FANT FOR HISTORIC TAX DEFERMENT ON PROPERTY ZONED RESIDENTIAL OFFICE (RO) LOCATED AT 406 N. NEVADA STREET, APN 003-226-03.**

(5:38:42) – Chairperson Drews introduced the item. Ms. Sullivan presented the Staff Report, incorporated into the record, and recommended approval. She also noted that the applicant is in the audience. Vice Chair Darney disclosed that he was currently under contract to work on the property; therefore, he would abstain from voting. There were no public comments.

(5:40:10) – Commissioner Hayes moved to recommend to the Board of Supervisors approval of HRC-18-069, a request for Historic Tax Deferment on property zoned Residential Office (RO) located at 406 N. Nevada Street, APN 003-226-03. The subject approval is based on the finding that the property is in general conformance with the Secretary of Interior's Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, and with Historic Resources Commission Policies. The motion was seconded by Commissioner Speulda. Motion carried 4-0-1, with Vice Chair Darney abstaining.

**E-4 FOR POSSIBLE ACTION: HRC-18-073 TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A REQUEST FROM CARSON MCFADDEN FOR**

**HISTORIC TAX DEFERMENT ON PROPERTY ZONED SINGLE FAMILY 6,000 (SF6), LOCATED AT 302 THOMPSON STREET, [APN 003-133-31].**

(5:40:58) – Chairperson Drews introduced the item. Ms. Sullivan presented the Staff Report, incorporated into the record, and recommended approval. There were no public comments.

(5:42:23) – Commissioner Schmitter moved to recommend to the Board of Supervisors approval of HRC-18-073, a request for Historic Tax Deferment on property zoned Single Family 6,000 (SF6), located at 302 Thompson Street, APN 003-133-31. The subject approval is based on the finding that the property is in general conformance with the Secretary of Interior's Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, and with Historic Resources Commission Policies. The motion was seconded by Commissioner Hayes. Motion carried 5-0-0.

**E-5 FOR POSSIBLE ACTION: HRC-18-060 TO CONSIDER A REQUEST FROM THE CHILDREN'S MUSEUM TO REMODEL THE OUTDOOR SPACE ALONG CARSON STREET ON PROPERTY ZONED PUBLIC COMMUNITY (PC), LOCATED AT 813 N. CARSON STREET, APN 002-164-01.**

(5:43:12) – Chairperson Drews introduced the item. Ms. Sullivan presented the agenda materials with accompanying photographs and responded to clarifying questions. She also noted that Beth Ellis, Children's Museum Executive Director, was present in the audience. Ms. Sullivan clarified that the application will be subject to a Special Use Permit because it is in a public zoning district, adding that unlike residential requirements; the four-foot fence height restriction based on a setback requirement did not apply.

(5:47:23) – Beth Ellis introduced herself as the Executive Director of the Children's Museum and noted the presence of Casey Gilles, Board President and Kristin Luis, Treasurer. She also introduced the project's Architect J.P. Copoulos and offered to respond to commissioners' questions.

(5:48:05) – Commissioner Speulda was informed that the front gate "will be able to be opened"; however, the entrance would be through the left hand side parking area. Ms. Ellis also noted that the fence will "stop the flow" of transients and will provide a safer environment for the children. Discussion ensued regarding the fence and Ms. Ellis believed that the taller fence would provide added protection. Vice Chair Darney preferred a four-foot fence over the six-foot one and it was agreed to keep the posts thicker in lieu of an arch. Mr. Copoulos confirmed that all the landscaping around the building will be removed except two trees that will be left on the property.

(5:58:01) – Ms. Gilles introduced herself as a retired educator and noted that the higher fence allowed parents to be outside safely with their children without worrying about their safety. Discussion issued on the ease or difficulty of climbing the fence and the consensus was to recommend a five-foot fence. Ms. Sullivan clarified that the recommended conditions were all articulated on page two of the Staff Report, incorporated into the record. Mr. Copoulos expressed concern over conditions nine and ten and Ms. Sullivan suggested adding the clause "or approved by the Fire Marshall" to both. Mr. Copoulos was in agreement with the preceding suggestion.

(6:07:03) – Ms. Sullivan summarized the proposed modifications by the Commission to the conditions of approval:

- The curve on the front gate is to be eliminated.
- The two posts (part of the front gate) are to be more substantial.
- The height of the fence is to be reduced to five feet to the top of the pickets.

- The fence portion that's shown as eight feet on the plans is to be reduced to seven feet at the corner of the property.
- For conditions nine and ten the clause "or as approved by the Fire Marshall" will be added to each condition.

(6:08:07) – There were no additional commissioner or public comments; therefore, Chairperson Drews entertained a motion. He also received confirmation from Mr. Copoulos and Ms. Ellis that they agreed with the revised conditions of approval.

**(6:08:50) – Vice Chairperson Darney moved to approve HRC-18-060, a request to remodel outdoor space along Carson Street on property zoned Public Community (PC), located at 813 N. Carson Street, APN 002-164-01, based on the findings and conditions of approval contained in the Staff Report, including the additional modifications listed above by Ms. Sullivan, the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines and consistent with Historic Resources Commission Policies. The motion was seconded by Commissioner Hayes. Motion carried 5-0-0.**

**E-6 FOR POSSIBLE ACTION: HRC-18-064 TO CONSIDER A REQUEST FROM DAVID MOORES TO BUILD A NEW HOUSE ON PROPERTY ZONED RESIDENTIAL OFFICE (RO) LOCATED AT 213 S. NEVADA STREET, APN 003-114-08.**

(6:10:04) – Chairperson Drews introduced the item. Ms. Sullivan gave background and presented the Staff Report, incorporated into the record, and noted the presence of the applicants in the audience. Vice Chairperson Darney stated that based on the guidelines read by Ms. Sullivan, he was in agreement with the building design. Commissioner Hays was not in favor of the stucco on the walls. Vice Chair Darney stated that he would propose some stylistic changes; otherwise, he was pleased with the design. Discussion ensued regarding the finish and stone types to be used. Vice Chair Darney was not opposed to using veneer stone instead of real stone because of weight issues; however, Ms. Sullivan clarified that all four elevations would use real stone. Chairperson Drews called the project "unique" and received confirmation that Commissioner Block's comments, received as late material, will be incorporated into the record. There were no public comments; therefore, Chairperson Drews entertained a motion.

**(6:26:56) – Commissioner Hayes moved to approve HRC-18-064, a request from David and Dawn Moores to construct a 1,075 square foot home on property zoned Residential Office (RO), located at 213 S. Nevada Street, APN 003-114-08, based on the finding of consistency with the design guidelines and subject to the conditions of approval outlined in the Staff Report. The motion was seconded by Commissioner Speulda. Motion carried 5-0-0.**

## **F. STAFF REPORTS**

### **F-1 DISCUSSION ONLY**

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

(6:28:00) – Chairperson Drews introduced the item. Ms. Sullivan stated that the State Historic Preservation Office was still waiting on approval for the FORUM conference funding, adding that she would contact those commissioners who had expressed interest in attending.

#### **COMMISSIONER REPORTS/COMMENTS**

(6:28:39) – Vice Chair Darney indicated that he had received a phone call from former applicant Casey Otto to discuss the electric car charging station cover, and that Mr. Otto was in agreement with the “bucket” suggestion which he would install then photograph and send to Ms. Sullivan for final approval. Chairperson Drews noted that the Abe Curry building approval was done administratively to remove “a couple of spruce trees out front that were not part of the original landscaping”. Vice Chair Darney provided additional updates on the project. Chairperson Drews requested information on a modular structure on the corner of Musser and Curry Streets. Commissioner Schmitter inquired about updates on Dr. Jennifer Yen’s solar panel project and Ms. Sullivan noted that the applicant had not yet received the requested information from her vendors; therefore, she had wished to continue the item until the summer, when it would be re-noticed.

#### **FUTURE AGENDA ITEMS**

(6:32:21) – Chairperson Drews requested receiving the meeting agenda in advance. Chairperson Drews and Vice Chair Darney wished to thank Rea Thompson for her service, upon her retirement.

#### **G. PUBLIC COMMENTS**

(6:33:18) – Chairperson Drews entertained public comments. Holly Ann Fant, introduced herself as the owner of the Abe Curry House [406 North Nevada Street] and shared photographs of the renovations currently taking place. She also announced that the images can be found at [www.abecurryhouse.com](http://www.abecurryhouse.com).

#### **H. ACTION ON ADJOURNMENT**

(6:35:36) – **Commissioner Hayes moved to adjourn and Commissioner Speulda seconded the motion. The meeting was adjourned at 6:35 p.m.**

The Minutes of the May 10, 2018 Carson City Historic Resources Commission meeting are so approved this 12<sup>th</sup> Day of July, 2018.

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MIKE DREWS, Chair