

**Regular Meeting**  
**Historic Resources Commission**  
**Thursday, July 12, 2018 • 5:30 PM**  
**Community Center Sierra Room**  
**851 East William Street, Carson City, Nevada**

**Commission Members**

**Chair – Mike Drews**  
**Commissioner – Jed Block**  
**Commissioner – Michelle Schmitter**  
**Commissioner – Lou Ann Speulda**

**Vice Chair – Robert Darney**  
**Commissioner – Gregory Hayes**  
**Commissioner – Donald Smit**

**Staff**

Hope Sullivan, Planning Manager  
Daniel Yu, Chief 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**

(5:29:52) – Chairperson Drews called the meeting to order. 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  | 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**

(5:30:20) – Chairperson Drews entertained public comments; however, none were forthcoming.

**C. ACTION ON APPROVAL OF MINUTES FROM THE MAY 10, 2018 MEETING.**

(5:30:47) – Chairperson Drews introduced this item and entertained a motion. **Commissioner Hayes moved to approve the May 10, 2018 meeting minutes as presented. Commissioner Speulda seconded the motion. Motion carried 5-0-2 with Commissioners Block and Smit abstaining.**

**D. MODIFICATION OF AGENDA**

(5:31:26) – Chairperson Drews introduced the item and Ms. Sullivan noted that there were no modifications to the agenda.

**E. PUBLIC HEARING MATTERS:**

**E-1 FOR POSSIBLE ACTION: HRC-18-076 - TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A REQUEST FOR HISTORIC TAX DEFERMENT ON**

**PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 408 W. ROBINSON STREET, APN 003-236-01.**

(5:31:54) – Chairperson Drews introduced the item. Ms. Sullivan presented the agenda materials which are incorporated into the record. She also responded to clarifying questions by the commissioners and recommended approval. There were no public comments.

**(5:33:28) – MOTION: Commissioner Block moved to recommend to the Board of Supervisors approval of HRC-18-076, a request for Historic Tax Deferment on property zoned Residential Office (RO), located at 408 W. Robinson Street, APN 003-236-01. 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, the Carson City Historic District Guidelines, and with Historic Resources Commission Policies. The motion was seconded by Vice Chair Darney. Motion carried 7-0-0.**

**E-2 FOR POSSIBLE ACTION: HRC-18-089 – TO CONSIDER A REQUEST FOR THE INSTALLATION OF SOLAR PANELS ON THE ROOF OF THE HOME LOCATED ON PROPERTY ZONED SINGLE FAMILY 6000 (SF6), LOCATED AT 319 MOUNTAIN STREET, APN 003-192-24.**

(5:34:14) – Chairperson Drews introduced the item. Ms. Sullivan presented the Staff Report, including accompanying photographs, which is incorporated into the record. Vice Chair Darney was informed that the solar panels were consistent with the guidelines. Discussion ensued regarding panel placement.

(5:41:31) – Applicant Jeremiah Trapp introduced himself and noted that some of the trees were limiting the sun. Commissioner Speulda clarified that this house did not contribute to the Historic District. Commissioner Schmitter noted that this property would have more [solar] panels than previously-reviewed homes, adding that she did not “have a problem with it”. There were no public comments.

**(5:43:04) – MOTION: Commissioner Smit moved to approve HRC-18-089, a request to install roof-mounted solar panels on a house on property zoned Single Family 6000 (SF6), located at 319 Mountain Street, APN 003-192-24, 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 Speulda. Motion carried 7-0-0.**

**E-3 FOR POSSIBLE ACTION: HRC-18-102 - TO CONSIDER A REQUEST FOR PARTIAL DEMOLITION, AN ADDITION, A RE-ROOF, MODIFICATION TO CHIMNEYS, A NEW PORCH, NEW WINDOWS, AND A NEW FENCE ON PROPERTY ZONED RESIDENTIAL OFFICE AT 406 N. NEVADA STREET, APN 003-226-03.**

(5:43:56) – Chairperson Drews introduced the item and Vice Chair Darney noted that he would abstain from voting on this item. At Mr. Yu’s request, Vice Chair Darney disclosed that the reason for his abstention was that he was employed by and was representing the applicant as a paid consultant.

(5:41:01) – Ms. Sullivan referenced the late material, and presented the Staff Report with accompanying photographs, incorporated into the record, and recommended approval based on the conditions outlined in the Staff Report. She also acknowledged the presence of Holly Ann Fant, homeowner; Rob Darney, architect; and Bob Fredlund, realtor and general contractor in the audience.

(5:54:31) – In response to a question about a window room in a photograph of the house, Ms. Sullivan believed that it had been a solarium once; however it did not exist now. Mr. Darney believed that based on the photos and the “scars left on the building from the front porch”, the windows “appear to be exterior only” and accessible only from the porch, adding that they would duplicate the porch as best as they can. He also reviewed his restoration plans which included imitating the photographs as best as possible. Commissioner Schmitter wished to see a five-

window bay; however, she understood the restrictions provided by water issues. Discussion ensued on alternative ways to keep the five bays.

(6:05:48) – Property owner (Holly Ann) Andi Fant introduced herself and noted that she was amenable to having two solariums on either side of the house. Further discussion ensued regarding the original window configurations. Ms. Fant noted that the Commission was “asking a lot of me” and “I don’t want to have plywood in the windows for three years...and I want to spend my effort entertaining in the house” adding that the Commission was “really making it really untenable for me to live in this house” and cited her flexibility with the landscaping and her offer to store the current windows. Commissioner Block noted the importance of the “Abraham Curry House to Carson City’s history”. Commissioner Speulda recommended leaving “two old windows on the front porch, to the right of the front door, and it wouldn’t cost you anything because you don’t have to do anything to them”. Commissioner Smit believed that maintaining the integrity of the building on the front porch was “a great compromise” and “a justified expense”. Commissioner Block suggested having a separate motion for the windows, as he wished to vote for the remainder of the project and against the windows. Mr. Yu noted that separate motions could be made at the discretion of the chair. Chairperson Drews clarified that he would be happy to entertain two motions instead of one. Mr. Darney corrected an error, noting that the windows were not by Andersen but by Pella.

(6:44:15) – Mr. Fredlund and Mr. Darney stated that two of the six existing chimneys will be restored, one will be rebuilt and relocated, one will be replaced for use with a wood-burning fireplace, two in the back of the house will be rehabilitated, and one will be removed for lack of structural support. Ms. Sullivan noted that the original chimneys must be retained per the guidelines and their removal would violate them. Mr. Darney clarified that there were four original chimneys; however, he stated that technically one of them was not being removed, but relocated. Discussion ensued regarding the Secretary of the Interior’s Standards. Chairperson Drews noted that the roof may be approved administratively. Mr. Darney wished to add that horizontal wood siding will be used instead of stucco.

(7:02:08) – Commissioner Hayes was informed that the current fence is four feet tall and according to Mr. Darney “we’re matching what’s there”, who also noted that “the floor is falling out” of the current apartment, however, its original stone walls which will not be disturbed. Mr. Darney explained that the additions will comprise additional kitchen space, laundry room, and master bath. Commissioner Schmitter was informed that the kitchen, which will be “a main feature of the house”, will have a higher ceiling and that the proposed roof “will solve the water problem”. Discussion ensues regarding the roof and the Commission agreed that it was better for it to have “a lower pitch than the main house”. Ms. Sullivan received clarification that “condition 7 would be deleted and replaced with “the chimneys in the rear may be removed as is not primary façade, and the middle chimney on the western façade may be removed. The new chimney on the western façade shall not replicate the original chimneys and the chimneys on the ends are to be retained.” She also noted regarding the porch, “the porch can have seven bays but the two end bays are to be recessed per the 1885 Sanborn map porch footprints.” Commissioner Smit received confirmation that the smaller Pella windows will be used. Chairperson Drews suggested attaching the window specifications to the modified plans. There were no public comments.

**(7:12:29) – MOTION: Commissioner Block moved “to approve HRC-18-102, a request for a partial demolition, an addition, a re-roof, modifications to the chimneys per Staff’s recommendations, a new porch per Staff recommendations, and a new fence on property zoned Residential Office, located at 406 North Nevada Street, APN 003-226-03, based on the findings and conditions of approval contained in the Staff Report, the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines and consistent with Historic Resources Commission Policies, and subject to the conditions of approval included in the Staff Report.” The motion was seconded by Commissioner Hayes. Motion carried 6-0-0.**

(7:13:30) – Ms. Sullivan reiterated the Staff’s recommendations mentioned in the motion: removing condition 7 and replacing it with “the chimneys in the rear may be removed as is not primary façade, and the middle chimney on the western façade may be removed. The new chimney on the western façade shall not replicate the original

chimneys and the chimneys on the ends are to be retained. The porch can have seven bays but the two end bays are to be recessed per the 1885 Sanborn map porch footprints.”

(7:14:07) – **MOTION:** Commissioner Speulda moved “to approve the replacement of the windows with the new Pella true divided windows on all elevations and that the old windows will be archived and stored for future use.” The motion was seconded by Commissioner Smit who also suggested amending the motion to state that “the updated specifications will be included in the new drawings”. Commissioner Speulda accepted the amendment. Motion carried 5-1-0, with Commissioner Block opposing the motion.

## F. STAFF REPORTS

### F-1 DISCUSSION ONLY

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

(7:16:03) – Chairperson Drews introduced the item. Ms. Sullivan reported that five items had been approved administratively (two re-roofs, an encroachment issue, a window conversion to a door, and the temporary stage for the Brewery Arts Center). She also announced that she, along with Commissioner Schmitter and Community Development Director Lee Plemel, will travel to Iowa for the FORUM Conference.

#### COMMISSIONER REPORTS/COMMENTS

(7:17:11) – Chairperson Drews introduced the item and noted that as Chairman he wished to send a letter to the National Parks Service restoration team to help with the rehabilitation of a historic culvert by the Parks and Recreation Department (and FEMA) on the Morgan Mill Trail.

#### FUTURE AGENDA ITEMS

(7:18:16) – Chairperson Drews inquired about the status of a shed on Telegraph Street. Ms. Sullivan received confirmation that the Commission would be interested in hearing a presentation about Jack’s Bar.

## G. PUBLIC COMMENTS

(7:19:02) – Chairperson Drews entertained public comments; however, none were forthcoming.

## H. ACTION ON ADJOURNMENT

(7:19:24) – **Commissioner Block moved to adjourn and Commissioner Hayes seconded the motion. The meeting was adjourned at 7:19 p.m.**

The Minutes of the July 12, 2018 Carson City Historic Resources Commission meeting are so approved this 13<sup>th</sup> Day of September, 2018.

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MIKE DREWS, Chair