

# CARSON CITY HISTORIC RESOURCES COMMISSION

## Minutes of the July 10, 2008 Meeting

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A regular meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Thursday, July 10, 2008 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Chairperson Michael Drews  
Vice Chairperson Robert Darney  
Gregory Hayes  
Mark Lopiccolo  
Lou Ann Speulda

**STAFF:** Lee Plemel, Planning Division Director  
Jennifer Pruitt, Senior Planner  
Kathleen King, Recording Secretary

**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, on file in the Clerk-Recorder's Office. These materials are available for review during regular business hours.

**A. CALL TO ORDER AND DETERMINATION OF QUORUM (5:30:40)** - Chairperson Drews called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Commissioner Lopiccolo arrived at 5:33 p.m. Commissioner Ossa was absent.

**B. ACTION ON APPROVAL OF MINUTES - June 12, 2008 (5:31:03)** - Commissioner Speulda moved to approve the minutes. Commissioner Hayes seconded the motion. Motion carried 4-0.

**C. MODIFICATION OF AGENDA (5:31:21)** - None.

**D. DISCLOSURES (5:31:40)** - Commissioner Hayes advised that "in a very broad sense," Jack Kurt had mentioned the project which is the subject of item F-1.

**E. PUBLIC COMMENTS (5:32:02; 6:44:40)** - Mara Jones suggested agendaizing discussion regarding sky lights and Solatubes for a future commission meeting.

**F. PUBLIC HEARING MATTERS:**

**F-1. HRC-08-066 ACTION TO CONSIDER AN APPLICATION FROM JACK C. KURT AND CLAYTON F. ROBINSON (PROPERTY OWNER: EDWARDS HOUSE, LLC) TO ALLOW A ROOF-MOUNTED SOLAR PHOTOVOLTAIC SYSTEM FOR THE EDWARDS HOUSE, ON PROPERTY ZONED RESIDENTIAL OFFICE, LOCATED AT 204 NORTH MINNESOTA STREET, APN 003-192-09 (5:32:44)** - Chairperson Drews introduced this item. Ms. Pruitt oriented the commissioners to the location of the subject property, using a displayed slide, and reviewed the staff report. She noted the novelty of the subject application, and the applicant's written explanation of the method by which the ten rehabilitation standards will be satisfied. She further noted that no solar panels were

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proposed to be mounted on the original, historic portion of the Edwards House. She narrated additional slides, and noted the solar panel descriptive materials provided as part of the agenda packets. She advised of the Planning Division's support of alternative energy sources as a positive addition to the community, and recommended approval of the project.

(5:37:08) Jack Kurt discussed his views on renewable energy, and reviewed the application materials. He advised of not having yet retained a contractor, and acknowledged agreement with the conditions of approval as outlined in the staff report.

Commissioner Hayes agreed with the proposal to keep the solar panels off the historic portion of the structure. Chairperson Drews agreed, and thanked Ms. Pruitt for having the applicant address the Secretary of the Interior's Standards for Rehabilitation. Mr. Kurt responded to questions regarding the installed height of the solar panel system. Commissioner Speulda expressed appreciation that the solar panels will not be visible from the front façade. She noted that the solar panels will not be permanently affixed. Mr. Kurt advised of the requirement to remove the solar panels if they remain inoperative for a period of one year. He expressed the opinion that removing the skylight and the vent from the Musser Street "view" will improve the structure's aesthetic. Commissioner Speulda expressed an interest in a status report regarding improved efficiencies as a result of the solar panels. Mr. Kurt anticipates saving "between sixty and seventy percent of the total." Vice Chairperson Darney expressed support for the application based on the proposed solar panel technology. He expressed concern over the possibility of glare from the solar panels, and the issue of historic context in consideration of future, similar applications. Chairperson Drews anticipated that future policy would consider the proposed location and removability. Vice Chairperson Darney expressed a preference for the associated solar panel hardware to blend with the structure, either by color, paint, or installation "as low as possible on the wall ..." Commissioner Hayes expressed support for Mr. Kurt's representation that conduit will be installed inside the structure. In consideration of future applications, Commissioner Hayes noted that the proposed project is not only separate from the historic portion of the structure but also "set way back from the street."

Chairperson Drews called for public comment and, when none was forthcoming, entertained a motion. **Vice Chairperson Darney moved to approve HRC-08-066, a request from Jack Kurt, property owner, to install a solar photovoltaic system on the Edwards House, consisting of 40 panels to be installed on the 1996 building addition only, located on property at 204 North Minnesota Street, with all conditions of approval. Commissioner Speulda seconded the motion. Motion carried 5-0.**

**F-2. HRC-08-068 ACTION TO CONSIDER AN APPLICATION FROM SUSAN FURGERSON TO ALLOW INSTALLATION OF A FOUR-FOOT OVERALL HEIGHT BLACK METAL FENCING MATERIAL ON A PORTION OF A CORNER LOT, AND A BLACK-COATED STEEL, GATED ARBOR (APPROXIMATELY 48" x 20" x 96"), ON PROPERTY ZONED RESIDENTIAL OFFICE, LOCATED AT 512 NORTH NEVADA STREET, APN 003-221-02 (5:52:58)** - Chairperson Drews introduced this item. Ms. Pruitt oriented the commissioners to the subject property, using an aerial photograph, reviewed the staff report, and narrated additional slides. She noted the applicant's presence in the meeting room, and advised of staff's recommendation of approval.

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(5:58:14) Susan Furgerson introduced herself for the record, and reviewed the application materials. (1-0007) She responded to questions regarding the height and location of the proposed fencing in consideration of safety and trespassing issues. Commissioner Speulda suggested landscape which may deter would-be trespassers or intruders. Commissioner Lopiccolo commended the proposal as “a nice addition to the front of the house,” and expressed support for the applicant’s intent to repair the roof in the near future. Ms. Furgerson responded to additional questions regarding the proposed gated arbor. Vice Chairperson Darney expressed concern over the aesthetic compatibility of the proposed fence and arbor designs. He suggested researching an arbor which would be more stylistically compatible with the proposed fencing design. Ms. Furgerson advised that the proposed arbor will “sit back” from the fence. She further advised there was “nothing that was ... any more ... ‘blends in’ with it better ...” Chairperson Drews suggested the arbor represents a “stand-alone feature” which could be changed at a future date.

Chairperson Drews called for public comment and, when none was forthcoming, entertained a motion. **Commissioner Speulda moved to approve agenda item F-2, at 512 North Nevada Street, APN 003-221-02, as recommended by staff with the conditions of approval. Vice Chairperson Darney seconded the motion. Motion carried 5-0.**

**F-3. HRC-08-069 ACTION TO CONSIDER AN APPLICATION FROM PEGGY AND CARTER TWEDT TO ALLOW THE ADDITION OF A MASTER BATH AND PORCH TO THE REAR OF THE RESIDENCE, AND RELOCATE AND RECONFIGURE AN EXISTING ARBOR SHADE STRUCTURE, ON PROPERTY ZONED SINGLE FAMILY 6,000, LOCATED AT 612 WEST ROBINSON STREET, APN 003-275-01** (6:12:18) - Chairperson Drews introduced this item. Ms. Pruitt clarified inaccurate information contained in the staff report, in that there is a single-family residence on the subject site, the primary dwelling unit, constructed 1874 to 1875. She advised that the staff report will be corrected, and thanked the applicant for pointing out the error. She oriented the commissioners to the subject property, using a displayed aerial photograph, and reviewed the staff report. She narrated additional slides, and noted staff’s recommendation of approval. She noted the presence of the applicants / property owners in the meeting room.

(6:15:54) In response to a question, Peggy Twedt advised that the wisteria took approximately six years to cover the arbor. She explained that the configuration of the proposed shade structure will be changed “because two of the posts would be within one foot of the addition. ... About half of it will get moved.” Ms. Twedt introduced her husband, Carter, and provided background information on their 22-year residence at 612 West Robinson Street. She reviewed the application materials, and expressed the opinion that the proposed addition “is in keeping with the structure of the house.” She advised that the porch structure would look similar to the existing. In response to a question, Ms. Twedt advised that one window would be added to the western façade which “would be the same. We’re talking about, from an energy standpoint, replacing two existing windows and then we’ll have a third window. All of them would be the same size as those windows now.” Ms. Twedt further advised that the bathroom window would be similar in size to the existing. She acknowledged the windows are original to the structure. She advised that the house has been “added onto numerous times.”

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Commissioner Hayes commended the proposal. Commissioner Speulda commended the lot as “beautiful,” and the proposed addition “in the back of the house and screened and at a lower elevation ...” Chairperson Drews called for additional commissioner comments or questions and for public comment. When none were forthcoming, he echoed Commissioner Speulda’s remarks and commended the proposed design. He entertained a motion. **Commissioner Hayes moved to approve HRC-05-069, a request from Carter and Peggy Twedt to construct a 333-square foot addition to the rear of the existing single-family residence, including a rear porch, in addition to relocation and reconfiguration of the existing arbor shade structure, located at 612 West Robinson Street, APN 003-275-01, subject to the conditions of approval contained in the staff report, and any other stipulations to the commission by the applicant. Commissioner Lopiccolo seconded the motion. Motion carried 5-0.**

**F-4. HRC-08-060 DISCUSSION ONLY REGARDING AMENDING THE CARSON CITY MUNICIPAL CODE, TITLE 18, ZONING, CHAPTER 18.06, HISTORIC DISTRICT, SECTION 18.06.075, DEMOLITION OF HISTORIC PLACE OR CULTURAL RESOURCE IN HISTORIC DISTRICT, REGARDING DEMOLITION CRITERIA AND AMENDING CHAPTER 18.16, DEVELOPMENT STANDARDS, DIVISION 5, HISTORIC DISTRICT DESIGN GUIDELINES, SECTION 5.24, GUIDELINES FOR FENCING (6:21:11)** - Chairperson Drews introduced this item. Ms. Pruitt provided background information, and reviewed the memorandum included in the agenda materials. She reviewed the code amendment process, eventually requiring Board of Supervisors approval. In consideration of the demolition process, Chairperson Drews suggested requiring the historic structures report as part of a major project review so as to ensure its completion prior to submission of a demolition application to the commission. Ms. Pruitt advised that the code does not currently provide for such a procedure. She suggested adding language pertinent to the commission’s expectations to enable staff to better serve the public. She noted costs associated with an historic structures report, and suggested that an applicant “would want to know that up front.” Chairperson Drews suggested including the requirement for a National Register evaluation as well.

Commissioner Hayes suggested a revision to Section 5.24.2, Guidelines for New Fences. He expressed the opinion that the proposed language is acceptable, and Chairperson Drews agreed. In response to a question, Chairperson Drews expressed a preference for the demolition provisions to indicate an historic structures report may be required, and requested to add language indicating that a National Register evaluation may also be required. He noted that an historic structures report would not be necessary for a structure which does not meet National Register significance criteria. Vice Chairperson Darney agreed, and expressed a preference for “one step ahead of the other and not just a blanket-covered requirement. Some things are going to be simpler than others.” He reviewed his understanding of the language proposed for Section 18.06.075(1)(a) and (b). Chairperson Drews reiterated a preference for any demolition application being submitted to a process similar to major project review. He requested Ms. Pruitt to add language corresponding to the commission’s discussion at this meeting, and to reagendaize this item for the August commission meeting. Chairperson Drews called for public comment; however, none was forthcoming. Discussion took place regarding the purpose of the language of Section 18.06.075(4).

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**F-5. DISCUSSION ONLY REGARDING CERTIFIED LOCAL GOVERNMENT GRANT 32-07-21632(1), HISTORIC STRUCTURES REPORTS FOR ST. PETER'S EPISCOPAL CHURCH OF CARSON CITY AND THE UNITED METHODIST CHURCH OF CARSON CITY (6:32:54)** - Chairperson Drews introduced this item, and Ms. Pruitt reviewed the memorandum included in the agenda materials. She acknowledged the possibility of posting the historic structures reports to the commission's website.

Chairperson Drews called for public comment. (6:34:44) At Jack Kurt's request, Ms. Pruitt provided background information on and summarized the historic structures reports for the two churches. She acknowledged an understanding that both structures are sound. She offered to provide the reports to Mr. Kurt, and commended the two consultants on their work. Commissioner Speulda noted the issue of unreinforced masonry as a building type in which the commission had been interested. Chairperson Drews explained the purpose of an historic structures report. He called for additional public comment; however, none was forthcoming.

**F-6. DISCUSSION ONLY TO CONSIDER FUTURE CERTIFIED LOCAL GOVERNMENT GRANTS FOR 2009 (6:39:09)** - Chairperson Drews introduced this item, and Ms. Pruitt reviewed the memorandum included in the agenda materials. Chairperson Drews expressed an interest in developing a National Register Historic District nomination. He called for commissioner comments; however, none were forthcoming. He requested the commissioners to consider other possible projects. He called for public comment; however, none was forthcoming.

**G. FUTURE COMMISSION ITEMS (6:40:54)** - Chairperson Drews reviewed the tentative August commission agenda. Commissioner Hayes referred to an offer, from a previous commission meeting, to write articles to help educate the public regarding the historic district and this commission. He advised of having had a positive response from *Nevada Appeal* staff, and that he will be submitting an article in the near future. He requested topic suggestions from the commissioners. Chairperson Drews suggested requesting the assistance of State Historic Preservation Office staff. Commissioner Hayes suggested agendaizing discussion of possible topics for a future agenda. Ms. Pruitt suggested agendaizing discussion regarding solar panels in the district.

**H. ACTION ON ADJOURNMENT (6:45:08)** - Commissioner Speulda moved to adjourn the meeting at 6:45 p.m. Commissioner Hayes seconded the motion. Motion carried 5-0.

The Minutes of the July 10, 2008 Carson City Historic Resources Commission meeting are so approved this 15<sup>th</sup> day of October, 2008.

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MICHAEL DREWS, Chair