

**CARSON CITY HISTORIC RESOURCES COMMISSION**

**Minutes of the July 8, 2010 Meeting**

**Page 1**

A meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Thursday, July 8, 2010 in the Carson City Community Center, Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Chairperson Michael Drews  
Vice Chairperson Robert Darney  
Commissioner Gregory Hayes  
Commissioner Rebecca Ossa

**STAFF:** Lee Plemel, Planning Director  
Jennifer Pruitt, Principal Planner  
Tamar Warren, 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's Office. These materials are available for review, in the Clerk's office, during regular business hours.

**A. CALL TO ORDER AND DETERMINATION OF QUORUM (5:30:15) -** Chairperson Drews called the meeting to order at 5:30 p.m. Roll was called; a quorum was present.

**B. ACTION ON APPROVAL OF MINUTES (5:30:53) - Commissioner Hayes moved to approve the minutes from the May 13, 2010 meeting. Commissioner Ossa seconded the motion. The motion carried 4-0.**

**C. MODIFICATION OF AGENDA (5:31:11) - None.**

**D. DISCLOSURES (5:31:41) - None.**

**E. PUBLIC COMMENTS (5:31:51) - None.**

**F. PUBLIC HEARING MATTERS:**

**F-1. HRC-10-020 DISCUSSION ONLY REGARDING THE CREATION OF RENEWABLE ENERGY GUIDELINES FOR THE HISTORIC DISTRICT (5:32:30) –** Chairperson Drews introduced the item and thanked Ms. Pruitt for the packet she had prepared for the meeting. Ms. Pruitt introduced Leslie and Dennis Medeiros, the owners of the Solar Store, located at 1803 N. Carson Street, Suite A. She said they were present to provide information, specifically regarding solar products, the industry, and specific changes within the industry. She also gave background on the company, stating that they had been in Carson City for many years, and they offered multiple solar products, and a great website. She also mentioned that they offered many residential products from electric systems and components to pool and water heating systems. The Solar Store, she continued, offered free renewable energy workshops, typically on Saturdays, starting at 3:30 p.m. Ms. Pruitt also said that they had been very helpful to the Planning Division and Commission, in

# CARSON CITY HISTORIC RESOURCES COMMISSION

## Minutes of the July 8, 2010 Meeting

### Page 2

providing information regarding renewable energy. Ms. Pruitt also reminded the Commission that a handout was available for reference.

Ms. Medeiros gave some background about herself, stating that her training was in interior design, and therefore, she provided an aesthetic viewpoint to a “very cut and dry situation”. Therefore, she continued, she was able to present visualization techniques, in the form of pictures or sketches, to her clients, which she considered “the single most important factor in this particular situation”, adding that the customers needed to understand what the project would look like. She shared a picture of a project in Reno, which is incorporated in the record, and said that the project was governed by homeowners’ association (HOA) rules. Mr. Medeiros added that there were three different iterations with the client, and they were able to do the visualization via Photoshop to ensure unobtrusive results. Ms. Medeiros said that renewable energy projects were comprised of three factors: budget, space, and orientation. She stated that the best efficiency would be obtained through a steep angle for maximum collection, especially in December, when the sun was very low. Mr. Medeiros reminded the Commission that solar panels could be placed on locations other than a roof, and cited examples, such as parking or patio structures, with aesthetically pleasing blue glass panels. He gave the example of the Berkley Marina that has a thin film as part of the roof structure that blended perfectly. Ms. Medeiros stated that sometimes clients would get less efficiency by choosing material such as thin film. Therefore, sometimes the desired, aesthetically pleasing, end result could interfere with expectations such as rebates, she added. Chairperson Drews said that the Nevada Revised Statutes (NRS) now stated that solar energy superseded the HOA requirements. Ms. Medeiros agreed, however, she said that her client did not want to upset their HOA. Chairperson Drews said he appreciated the comments about the importance of visualization, and added that they needed to see them for evaluations. He also asked how the Solar Store would address wind energy in historic districts. Ms. Medeiros replied that wind energy would not be recommended, because Carson City required at least an acre, without structures or trees, to get the best currents. She also added that they would refuse a job if it had unrealistic expectations.

Commissioner Hayes asked what the minimum hours of clear exposure were to the panels. Ms. Medeiros replied that a typical sunlight average at this longitude and latitude was about 5.8 hours. Mr. Medeiros explained that sometimes shading, such as flagpoles, caused interference and affected the energy rebates. He said that a micro inverter box for each panel would prevent an entire string of panels from “going down”. He also mentioned that NV energy would not allow a rebate if, at anytime, there is “more than 25% of shading”. So, using a micro inverter, he said, would allow every panel to function autonomously. In answer to Chairperson Drews’ question on loss of efficiency, Mr. Medeiros explained that in an eastern or western exposure, the efficiency would be around 85%, depending on the angle. He also said that the ideal angle on a grid tie was around 30 degrees at this latitude, and would change based on location, because of the reduced energy in the wintertime.

Chairperson Drews called for public comments. Hearing none, he asked Ms. Pruitt to put together a sub-committee to start developing “some preliminary guidelines”. He also wanted to see public involvement, and to receive input from the Solar Store, in order to make better decisions in the future. Vice Chairperson Darney asked what action would the committee take if the applicant did not do what was asked of him, and he cited a current example. Ms. Pruitt suggested keeping with Nevada state law,

**CARSON CITY HISTORIC RESOURCES COMMISSION**

**Minutes of the July 8, 2010 Meeting**

**Page 3**

coming up with “standards that people in the industry can understand”, issuing better quality packets to the commissioners, clearly articulating expectations to the applicant prior to their appearance before the Commission, and making certain industry experts provided information. She also suggested being more proactive by asking for more up front information along with the applications. Vice Chairperson Darney asked if the Commission could have a final “say” in the approval of future projects, when obtaining a permit. Ms. Pruitt agreed that it could be done. Commissioner Hayes requested the NRS specifics mentioned earlier, and Ms. Pruitt agreed to provide that information the next day. Chairperson Drews thanks Mr. and Mrs. Medeiros and Ms. Pruitt, and asked for volunteers on the sub-committee. Ms. Pruitt proposed that the Planning Department get back to the commission on proper procedure for said sub-committee.

**F-2. HRC-10-004 DISCUSSION ONLY REGARDING AN UPDATE OF CERTIFIED LOCAL GOVERNMENT GRANT 32-09-21834(2), HISTORIC STRUCTURES REPORT FOR THE BREWERY ARTS CENTER AND THE PERFORMANCE HALL (6:00:23)** – Chairperson Drews introduced this item. Ms. Pruitt informed the Commission that the grant work for the Brewery Arts Center (BAC) and the Performance Hall had been completed. The reports had been received via e-mail that day; however, the hard copy would be received next week. She also stated that the commission would be able to see the final products prior to sending them to the State Historic Preservation Office (SHPO). She said that the consultants had requested additional information after a discussion with Commissioner Ossa, and was grateful to SHPO for providing information related to previous grants. She mentioned that no photographs were sent via e-mail, due to large file sizes, but that they would be mailed next week. In response to a question by Chairperson Drews, Ms. Pruitt said that BAC and the Planning Division would each receive a copy of the grant, another copy would be sent to the Planning Division, and the rest of the copies would go to SHPO. She also mentioned that the Planning Division would have digital copies as well.

**F-3. HRC-10-005 DISCUSSION ONLY REGARDING TRAINING OPPORTUNITIES FOR THE HISTORIC RESOURCES COMMISSIONERS AND GENERAL PUBLIC FOR 2010-2011 (6:02:38)** – Chairperson Drews introduced the item. Ms. Pruitt stated that the topic that month was about windows. She provided the Commission two articles, one entitled *Of Paint and Windows, Replace or Repair – That is the question*, and another entitled *All About Storm Windows*. Both articles are incorporated in the record. Ms. Pruitt also explained that the Planning Division provided these topics on a monthly basis, and that they were available on the Planning Division’s web site, [www.carson.org/planning](http://www.carson.org/planning). She said that the articles could be accessed by clicking on the Historic Resources Commission section, and then opening the informative topics page. In response to Chairperson Drews’ question, Ms. Pruitt responded that she did not believe there was a link between the NAPC and the HRC web sites. She believed that four links to the City’s web sites (the Planning Division, HRC, Design Guidelines and Carson City Municipal Code) were provided to NAPC. Chairperson Drews advised the commissioners that the NAPC web site was a good place to look for resources. He also asked whether LEED certification addressed historic properties, or was it just for new properties. Ms. Pruitt did not believe that any identification was associated with historic properties. Chairperson Drews thanked Ms. Pruitt for providing this month’s training.

**CARSON CITY HISTORIC RESOURCES COMMISSION**

**Minutes of the July 8, 2010 Meeting**

**Page 4**

**G. STAFF REPORTS**

**G-1. COMMISSIONER REPORTS/COMMENTS.** (6:07:02) – Chairperson Drews stated that, as part of the federal lands bill, the City would be receiving the Silver Saddle Ranch, Prison Hill, and the Ambrose-Carson River Natural Area. He said that he had been in dialogue with Juan Guzman, Open Space Property Manager, and BLM representatives to develop a plan for the transfer. He explained that when the federal government transferred land to any entity, they must ensure that all the cultural and other resources in the property “have been taken care of”. He assumed that the City could be responsible for about \$50,000 in cultural resources work on the property, if “it went through the normal channels”. However, as a CLG, they could have some leverage, and could write a “programmatically agreement” with SHPO and BLM to monitor the status of the historic resources. And, should the Parks and Recreation Department or Open Space Program put trails there, HRC would do the cultural resources review, he added. Chairman Drews believed it could work with this particular land exchange. He also said he was working with SHPO in order for HRC to have more communication with them. He cited a miscommunication example, and said that as a result SHPO would now inform Carson City, as a CLG, that whenever national registry eligible resources were located during projects in the city, they would be alerted immediately. He also said that he would like to bring HRC to a different level, with expanding responsibilities.

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

**COMMISSION** (6:10:11) – Ms Pruitt reported that the May scavenger hunt had been very successful. She said that Commissioner Hayes provided a great deal of information and photographs to the Planning Division staff. She added that they had received 12 entries, and those coming to the Planning Division had given great feedback about going through the district and trying to locate specific structures. She announced that Mike Wright had won the scavenger hunt and that the information had been posted on the Planning Division’s web site. She also acknowledged the Rudy family, who had participated with multiple entries, and they had won the pizza party. She also stated that they had some ideas to make future events bigger and better. She also said that next year, they would begin sooner to involve the school district. Ms. Pruitt also acknowledged Janice Brod from the Planning Division and Chairperson Drews for their help. Chairperson Drews thanked Ms. Pruitt and also Commissioner Hayes for his hard work, and suggested having businesses involved next year. Commissioner Hayes said it was a fun project and suggested starting sooner next year as well.

**FUTURE AGENDA ITEMS** (6:13:05) – Chairperson Dews introduced the item and suggested renewable energy as a future topic. Ms. Pruitt added that the CLG grant would automatically roll on the agenda for an update.

**CARSON CITY HISTORIC RESOURCES COMMISSION**

**Minutes of the July 8, 2010 Meeting**

**Page 5**

**H. ACTION ON ADJOURNMENT** (6:13:43) – Chairperson Drews entertained a motion to adjourn. **Commissioner Hayes moved and Commissioner Ossa seconded the motion, which carried unanimously.** The meeting was adjourned at 6:15 p.m.

The minutes of the July 8, 2010 meeting of the Carson City Historic Resources Commission are approved on this 14<sup>th</sup> day of October, 2010.

---

Michael Drews, Chairperson