

DRAFT MINUTES
Regular Meeting
Historic Resources Commission
Thursday, July 10, 2014 ● 5:30 PM
Community Center Sierra Room, 851 East William Street, Carson City, Nevada

Commission Members:

| | |
|--|--|
| Chair – Jed Block Commissioner – Elizabeth Dickey Commissioner – Gregory Hayes Commissioner – Lou Ann Speulda | Vice Chair – Robert Darney Commissioner – Mike Drews Commissioner – Donald Smit |
|--|--|

Staff:

Susan Dorr Pansky, Planning Manager
Tamar Warren, Deputy Clerk/Recording Secretary

NOTE: A recording of these proceedings, the board’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.

Archived Historic Resources Commission (HRC) meeting recordings are available on the AccessCarsoncity.org site at http://www.breweryarts.org/?page_id=2645.

A. CALL TO ORDER AND DETERMINATION OF QUORUM (5:29:58) – A quorum was present.

| Attendee Name | Status | Arrived |
|------------------|---------|---------|
| Jed Block | Present | |
| Robert Darney | Present | |
| Elizabeth Dickey | Absent | |
| Mike Drews | Present | |
| Gregory Hayes | Present | |
| Donald Smit | Absent | |
| Lou Ann Speulda | Present | |

B. PUBLIC COMMENTS (5:30:40) – None.

C. ACTION ON APPROVAL OF MINUTES

(5:31:07) – MOTION: I move to approve the minutes of the May 8, 2014 as presented.

| | |
|--------------------|--------------------------------------|
| RESULT: | APPROVED (5-0-0) |
| MOVER: | Drews |
| SECONDER: | Speulda |
| AYES: | Block, Darney, Drews, Hayes, Speulda |
| NAYS: | None |
| ABSTENTIONS | None |
| ABSENT: | Dickey, Smit |

D. MODIFICATION OF AGENDA (5:31:28) – None.

E. DISCLOSURES

(5:31:46) – Commissioner Drews disclosed that he has met with Ms. Dorr Pansky, the Carson City Public Works Department, and a State Historic Preservation Office (SHPO) representative regarding agenda item F6.

F. PUBLIC HEARING ITEMS:

F-1 HRC-14-053 FOR POSSIBLE ACTION: TO APPROVE A REQUEST FROM BETTY BRINSON (PROPERTY OWNER: BETTY BRINSON) FOR A PREVIOUSLY CONSTRUCTED FRONT YARD PICKET FENCE ON PROPERTY ZONED SINGLE FAMILY 6,000 (SF6), LOCATED AT 704 W. CAROLINE STREET, APN 003-272-06.

(5:32:52) – Ms. Dorr Pansky presented the agenda materials accompanied by a PowerPoint presentation, incorporated into the record. She also noted that the Public Works Department had granted an extension to the property owner until August 31, 2014.

(5:35:03) – Property owner Betty Brinson explained that she had been informed that her new picket fence was built on the City’s right-of-way. She also noted that the fence had cost her \$1,000 and she could not move it.

(5:38:48) – Vice Chairperson Darney received confirmation that moving the fence was a condition of approval for the style of fence already installed.

(5:40:31) – Chairperson Block explained the reason for right-of-ways. Discussion ensued regarding right-of-ways and Chairperson Block indicated that they are measured at 33 feet “from the center of the street each way”. He also noted that the fence was constructed without approval by the Planning Department and the HRC. Ms. Brinson stated that the fence prevented the rocks in her yard to spill over into the street.

(5:49:55) – Ms. Dorr Pansky clarified that Ms. Brinson could apply for a right-of-way abandonment by the City; however, there were also fees associated with that process and would require the approval of the Public Works Department.

(5:52:24) – Ms. Brinson indicated that she would take the fence down; however, she added that she had received comments regarding “how very nice [the fence] looks”.

PUBLIC COMMENTS (5:52:38) – None.

(5:52:40) – **MOTION: I move to approve HRC-14-053, a request from property owner Betty Brinson, to allow a previously-constructed front yard picket fence, which must be relocated on or within the property lines, on property zoned Single Family 6,000, located at 704 West Caroline Street, APN 003-272-06, based on the findings and conditions of approval outlined in the staff report, the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines and consistent with Historic Resources Commission Policies, with the modification of Condition of Approval number six to be extended to August 31, 2014.**

(5:53:41) – Commissioner Speulda commented that the fence design did not meet the HRC Standards and Guidelines.

| | |
|--------------------|--------------------------------------|
| RESULT: | APPROVED (5-0-0) |
| MOVER: | Drews |
| SECONDER: | Hayes |
| AYES: | Block, Darney, Drews, Hayes, Speulda |
| NAYS: | None |
| ABSTENTIONS | None |
| ABSENT: | Dickey, Smit |

F2. HRC-14-054 FOR POSSIBLE ACTION: TO APPROVE A REQUEST FROM RCM REALTY GROUP (PROPERTY OWNER: DSE #4 LLC) TO INSTALL NEW SIGNAGE ON THE EXTERIOR BUILDING WALLS FACING NEVADA STREET AND SPEAR STREET ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 503 N. NEVADA STREET, APN 003-222-05.

(5:54:32) – Ms. Dorr Pansky presented the agenda materials accompanied by a PowerPoint presentation, which are incorporated into the record, and recommended approval of the project.

(5:56:06) – Applicant representative Mark Turner offered to answer the Commission’s questions.

(5:56:51) – Ms. Dorr Pansky explained that the conditions of approval were recommendations from the Planning Division Staff and the Engineering Department. She also clarified that the sign required an 8 foot clearance.

PUBLIC COMMENTS (5:57:41) – None.

(5:57:45) – **MOTION: I move to approve HRC-14-054, a request from RCM Reality Group (property owner DSE #4, LLC) to install new signage on the exterior building walls facing Nevada Street and Spear Street on property zoned Residential Office, located at 503 North Nevada Street, APN 003-222-05, based on the findings and conditions of approval outlined in the staff report, the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines and consistent with Historic Resources Commission Policies.**

| | |
|--------------------|--------------------------------------|
| RESULT: | APPROVED (5-0-0) |
| MOVER: | Darney |
| SECONDER: | Speulda |
| AYES: | Block, Darney, Drews, Hayes, Speulda |
| NAYS: | None |
| ABSTENTIONS | None |
| ABSENT: | Dickey, Smit |

(5:58:42) – Chairperson Block noted that he was the applicant for both agenda items F3 and F4; therefore, he would recuse himself. Vice Chairperson Darney began chairing the meeting. A quorum was still present.

F-3 HRC-14-040 FOR POSSIBLE ACTION: TO APPROVE A REQUEST FROM JED BLOCK (PROPERTY OWNER: CURRY MUSSER PROCTOR & GREEN LLC) FOR HISTORIC TAX DEFERMENT STATUS, ON PROPERTY ZONED DOWNTOWN MIXED USE (DT-MU), LOCATED AT 112 N. CURRY STREET, APN 003-215-02.

(5:59:18) – Jed Block distributed several photographs, incorporated into the record, and gave a historic background of the property. He also outlined the expenses he would incur to repair the structure, including adding a new roof.

(6:07:41) – Vice Chairperson Darney suggested painting the roof for the time being.

(6:08:59) – Commissioner Drews reminded Mr. Block that one of the conditions for approval is for the property to “be in good repair”. Discussion ensued regarding items in need of repair.

(6:13:01) – Ms. Dorr Pansky clarified that the exemption will be for the 2014/2015 tax year.

PUBLIC COMMENTS (6:15:33) – None.

(6:15:41) – **MOTION: I move to approve HRC-14-040, a request from Jed Block (property owner: Curry Musser Proctor & Green, LLC), for Historical Tax Deferment on property zoned Downtown Mixed Use, located at 112 N. Curry Street, APN 003-215-02 with the conditions of approval as outlined in the staff report with a modification to condition number two that the paint on the concrete foundation of the structure and the concrete foundation of the fence be left alone so that the materials can be moved on their own, based on the findings that the property is in general conformance with the Secretary of Interior’s Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines and consistent with Historic Resources Commission Policies.**

The mover amended the motion to reflect that the improvements must be completed in 90 days. The seconder agreed to the amendment.

| | |
|--------------------|-------------------------------|
| RESULT: | APPROVED (4-0-1) |
| MOVER: | Drews |
| SECONDER: | Speulda |
| AYES: | Darney, Drews, Hayes, Speulda |
| NAYS: | None |
| ABSTENTIONS | Block |
| ABSENT: | Dickey, Smit |

F-4 HRC-14-041 FOR POSSIBLE ACTION: TO APPROVE A REQUEST FROM JED BLOCK (PROPERTY OWNER: SPEAR & PHILLIPS LLC) FOR HISTORIC TAX DEFERMENT STATUS, ON PROPERTY ZONED SINGLE FAMILY 6,000 (SF6), LOCATED AT 602 W. SPEAR STREET, APN 003-243-04.

(6:18:27) – Mr. Block gave background on the property and distributed additional photographs, which are incorporated into the record. He also presented the agenda materials and outlined his repair plans for the property. Vice Chairperson Darney stated he would give Mr. Block recommendations for woodworkers.

PUBLIC COMMENTS (7:27:53) – None.

(6:27:56) – **MOTION: I move to approve HRC-14-041, a request from Jed Block (property owner: Spear & Phillips), for Historical Tax Deferment on property zoned Single Family 6,000, located at 602 W. Spear Street, APN 003-243-04 with the conditions of approval as outlined in the staff report, with the condition that they are completed within 90 days, and based on the findings that the property is in general conformance with the Secretary of Interior’s Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, and consistent with Historic Resources Commission Policies.**

| | |
|--------------------|-------------------------------|
| RESULT: | APPROVED (4-0-1) |
| MOVER: | Drews |
| SECONDER: | Speulda |
| AYES: | Darney, Drews, Hayes, Speulda |
| NAYS: | None |
| ABSTENTIONS | Block |
| ABSENT: | Dickey, Smit |

(6:29:04) – Chairperson Block resumed his duties as Chair.

(6:29:15) – Ms. Dorr Pansky noted that items F3 and F4 will be agendized for the August 8, 2014 Board of Supervisors meeting.

F-5 HRC-14-048 FOR POSSIBLE ACTION: TO APPROVE A REQUEST FROM JACK AND SHERYL MCLAUGHLIN (PROPERTY OWNER: JACK AND SHERYL MCLAUGHLIN) FOR HISTORIC TAX DEFERMENT STATUS, ON PROPERTY ZONED SINGLE FAMILY 6,000 (SF6), LOCATED AT 611 W. ROBINSON STREET, APN 003-243-01.

(6:29:52) – Ms. Dorr Pansky presented the agenda materials along with photographs of the property and recommended approval. She also noted that the applicants had been contacted; however, they were not present at this meeting.

PUBLIC COMMENTS (6:31:26) – None.

(6:31:37) – MOTION: I move to approve HRC-14-024, a request from Jack and Sheryl McLaughlin, for Historical Tax Deferment on property zoned Single Family 6,000, located at 611 W. Robinson Street, APN 003-243-01 based on the findings that the property is in general conformance with the Secretary of Interior’s Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines and consistent with Historic Resources Commission Policies.

| | |
|--------------------|--------------------------------------|
| RESULT: | APPROVED (5-0-0) |
| MOVER: | Darney |
| SECONDER: | Hayes |
| AYES: | Block, Darney, Drews, Hayes, Speulda |
| NAYS: | None |
| ABSTENTIONS | None |
| ABSENT: | Dickey, Smit |

F-6 HRC-14-055 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FROM THE CARSON CITY PUBLIC WORKS DEPARTMENT FOR HISTORIC RESOURCES COMMISSION APPROVAL OF THE PROPOSED REGIONAL WATER PROJECT – URANIUM COMPLIANCE WITH THREE SEPARATE COMPONENTS THAT INCLUDE THE DOUGLAS-COSTCO INTERTIE, THE EAST/WEST TRANSMISSION LINE – PHASE 2A-1, AND THE REPLACEMENT OF AGING WATER LINES IN DIVISION STREET AND SHERMAN LANE, AS REQUIRED FOR FEDERALLY FUNDED PROJECTS UNDER SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT OF 1966.

(6:33:01) – Ms. Dorr Pansky presented the agenda materials, incorporated into the record, adding that this was a three-part project. She also recommended approval of the project.

(6:34:58) – David Bruketta and Tom Grundy, Carson City Public Works Department, clarified the affected areas via a map, incorporated into the record. Ms. Dorr Pansky added that additional studies were not required by SHPO because the Mills Park area was already “significantly disturbed over the years”. She also noted that archaeological monitoring during construction, instead of a study, was a better course of action for the Lone Mountain Cemetery area. Ms. Dorr Pansky indicated that because the water lines are over 50-years-old, a Memorandum of Understanding (MOU) with SHPO would be executed by the Department of Public Works and the items will be property documented.

(6:40:58) – Commissioner Speulda inquired about waterline materials used in the 1950s. Discussion ensued regarding the process of hiring a cultural resources expert during City projects.

PUBLIC COMMENTS (6:46:01) – None.

(6:46:16) – MOTION: I move to approve HRC-14-055, a request from the Carson City Public Works Department for the Regional Water Project – Uranium Compliance with three separate components that

include the Douglas-Costco Intertie, the East/West Transmission Line – Phase 2A-1 and the replacement of aging water lines in Division Street and Sherman Lane based on the findings and conditions of approval outlined in the staff report, as required for federally funded projects under Section 106 of the National Historic Preservation Act of 1966 and consistent with Chapter 18.06 of the Carson City Municipal Code and with Historic Resources Commission Policies.

| | |
|--------------------|--------------------------------------|
| RESULT: | APPROVED (5-0-0) |
| MOVER: | Hayes |
| SECONDER: | Drews |
| AYES: | Block, Darney, Drews, Hayes, Speulda |
| NAYS: | None |
| ABSTENTIONS | None |
| ABSENT: | Dickey, Smit |

F7. HRC-13-131 DISCUSSION ONLY REGARDING AN UPDATE ON THE 2014 HISTORIC PRESERVATION FUND GRANT AND FUTURE HISTORIC PRESERVATION FUND GRANT APPLICATIONS.

(6:47:32) – Ms. Dorr Pansky presented the agenda materials including suggested Historic Preservation Fund (HPF) grant projects. She also updated the Committee on the 2014 HPF grant, incorporated into the record.

(6:48:58) – Commissioner Drews received clarification that the Request for Proposals (RFPs) for the 2014 grant project would be sent out by August 1, 2014.

(6:49:35) – Discussion ensued regarding the projects suggested by staff and incorporated into the record.

G. STAFF REPORTS

PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION.

(7:01:02) – Ms. Dorr Pansky announced that she had received a thank you note from a scavenger hunt participant who had enjoyed it with her grandson. She also noted that she would attend a webinar on historic rehabilitation tax credits, and invited the commissioners to join her in the BRIC, Conference Room B, on July 16, 2013.

COMMISSIONER REPORTS/COMMENTS.

(7:03:38) – Chairperson Block announced that a damaged tree will be removed from 603 Robinson Street by the City, adding that several other damaged trees would be removed from the Historic District. He inquired about replacement options. The Commission believed this would fall under the responsibility of the Shade Tree Council.

(7:07:35) – Vice Chairperson Darney inquired about maintaining “the sidewalk along the blue line”.

(7:12:20) – Chairperson Block inquired about a previously-approved project at the Methodist Church.

FUTURE AGENDA ITEMS.

(7:13:08) – Ms. Dorr Pansky stated that Herman Bauer would appear before the Commission at the next meeting to discuss the modifications to a previously-proposed eight-unit project. She also indicated that the Public Works Department would return to discuss a sewer project.

H. PUBLIC COMMENTS

(7:14:50) – Steven Brenneman inquired about the expiration of Mr. Bauer’s permit, adding that the proposed structure was “out of character” for the district. Commissioner Drews noted that the Planning Commission was a more appropriate venue for neighbors’ comments, especially those relating to building codes. Ms. Dorr Pansky stated that the next Planning Commission meeting was on July 30, 3014.

I. ACTION ON ADJOURNMENT (7:17:50) – Commissioner Speulda moved to adjourn. The motion was seconded by Vice Chairperson Darney. The meeting was adjourned at 7:18 p.m.

The Minutes of the July 10, 2014 Carson City Historic Resources Commission meeting are so approved this 11th day of September, 2014.

JED BLOCK, Chair