

**MINUTES**  
**Regular Meeting**  
**Historic Resources Commission**  
**Thursday, April 14, 2016 ● 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 – Karyn de Dufour</b>
<b>Commissioner – Gregory Hayes</b>	<b>Commissioner – Donald Smit</b>
<b>Commissioner – Lou Ann Speulda</b>	

**Staff**

Hope Sullivan, Planning manager  
Susan Dorr Pansky, Special Projects Planner  
Dan Yu, Deputy District Attorney  
Kathleen King, Chief Deputy Clerk  
Minutes by: Tamar Warren, Deputy Clerk

**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.

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**

(5:30:16) – Chairperson Drews called the meeting to order at 5:30 p.m. Roll was called and a quorum was present.

<b>Attendee Name</b>	<b>Status</b>	<b>Left</b>
Mike Drews	Present	
Robert Darney	Absent	
Jed Block	Present	
Karyn de Dufour	Absent	
Gregory Hayes	Present	
Donald Smit	Present	
Lou Ann Speulda	Present	

**B. PUBLIC COMMENTS**

(5:31:06) – Chet Hayes, who introduced himself as the Immediate Past Master (2015 President) of Carson Lodge Number One, announced a Public Rededication Cornerstone Ceremony at the Nevada State Museum, commemorating the 150<sup>th</sup> anniversary of laying out the first brick at the Carson City Mint. Mr. Hayes noted that the ceremony will take place on Saturday, September 24, 2016 at 2 p.m. He also announced an upcoming open house event.

(5:33:10) – Ms. Pansky introduced Hope Sullivan, Carson City Planning Manager, and Dan Yu, Deputy District Attorney.

**C. ACTION ON APPROVAL OF MINUTES FROM THE JANUARY 6, 2016 MEETING.**

(5:34:16) – MOTION: I move to approve the minutes of the January 6, 2016 meeting as presented.

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Speulda
<b>SECONDER:</b>	Hayes
<b>AYES:</b>	Drews, Block, Hayes, Smit, Speulda
<b>NAYS:</b>	None
<b>ABSTENTIONS</b>	None
<b>ABSENT:</b>	Darney, de Dufour

**D. MODIFICATION OF AGENDA**

(5:34:48) – None.

**E. DISCLOSURES**

(5:34:59) – Commissioner Smit disclosed that he had spoken to Jim de Arrieta, applicant representative and a friend, regarding agenda item F-1, adding that the conversation would not impact his decision on the item. Chairperson Drews disclosed that he had met with the contractors regarding the CLG [Certified Local Government] program grant at the Nevada State Prison last month.

**F. PUBLIC HEARING MATTERS**

**F-1 HRC-16-020 POSSIBLE ACTION TO APPROVE A REQUEST FROM MICHELE CHASE (PROPERTY OWNER: JAMES TEEGARDEN REVOCABLE TRUST) FOR A PICKET FENCE, ON PROPERTY ZONED RESIDENTIAL OFFICE (“RO”), LOCATED AT 210 NORTH MINNESOTA STREET, APN 003-192-08.**

(5:36:08) – Chairperson Drews introduced the item.

(5:36:50) – Ms. Pansky presented the agenda materials which are incorporated into the record and indicated that the applicant was present to answer the Commissioners’ questions. Commissioner Hayes noted that many vinyl fences had been placed in the Historic District without permission, and once built, they are difficult to remove. Commissioner Smit expressed concern over the education of property owners in the District prior to any repairs being done. Commissioner Block cited several projects using vinyl fences that had been replaced by wooden ones. Discussion ensued on existing vinyl fences in the District and the notification process of the guidelines. Mr. Yu advised that approval of the application could open the door to “challenges” by property owners who have already complied by tearing down their fences. Further discussion ensued regarding the deteriorating wooden fence separating the residence from a nearby business. Dr. Michele Chase, applicant, explained that she was not amenable to having a vinyl fence on the side of the house and a wooden fence in the front.

(6:15:09) – There were no public comments.

(6:15:20) – Chairperson Drews reminded the Commission that a motion to deny this request would require specific reasons per the Staff Report. Commissioner Smit inquired about the communication process to the property owners in case of a denial. Ms. Pansky clarified that Staff was notified about this property via a complaint and “had to respond to it”, adding that they would respond to complaints about the other properties as well, should they be brought forward. Mr. Yu noted that since the other properties had added their fences over ten years ago, a statute of limitations might apply to the possible complaints.

(6:21:25) – MOTION: “I move to deny HRC-16-020, a request from Michele Chase (property owner: James Teegarden Revocable Trust) for a vinyl picket fence on property zoned Residential Office (RO), located at 210 North Minnesota Street, APN 003-192-08 because vinyl fencing does not comply with the Standards and Guidelines for Rehabilitation, Carson City Historic Guidelines, and is not consistent with Historic Resources Commission Policies. Specifically, vinyl to me, looking at Standard Number 9 - Guidelines for new fences, does not enhance the overall visual presentation of a building of this age. A fence made of vinyl also does not contribute to the character and defining features of the building in a positive manner, again because of the age and historic nature of the building within the Historic District.”

<b>RESULT:</b>	<b>APPROVED (4-1-0)</b>
<b>MOVER:</b>	Hayes
<b>SECONDER:</b>	Block
<b>AYES:</b>	Drews, Block, Hayes, Speulda
<b>NAYS:</b>	Smit
<b>ABSTENTIONS</b>	None
<b>ABSENT:</b>	Darney, de Dufour

(6:23:35) – Ms. Dorr Pansky advised Dr. Chase of the requirements for appeal.

**F-2 HRC-16-030 FOR POSSIBLE ACTION: TO APPROVE A REQUEST FROM THE CHILDREN’S MUSEUM (PROPERTY OWNER: CARSON CITY LIBRARY) TO PAVE IN AND OVER EXISTING PARKING SPACES TO CREATE A FENCED-IN OUTDOOR PLAY/PICNIC AREA ON PROPERTY ZONED PUBLIC COMMUNITY (PC), LOCATED AT 813 NORTH CARSON STREET, APN 002-164-01.**

(6:23:52) – Chairperson Drews introduced the item.

(6:24:17) – Ms. Pansky presented the agenda materials, incorporated into the record, along with subject property photographs. She also suggested approving the project with a series of Recommended Conditions of Approval outlined in the Staff Report and incorporated into the record.

(6:29:09) – Applicant representative Luana Olsen clarified how the parking spaces would be moved closer to the museum, providing additional safety for patrons. Commissioner Smit received clarification that the Commission’s approvals will only encompass the fence and, in concept, the Special Use Permit items such as the landscaping and the structures within the fence. Discussion ensued regarding a shade structure such as an awning, or a stage, and Chairperson Drews noted that tonight’s approval would not include the awning. Ms. Pansky suggested that any deviation from the Recommended Conditions of Approval must be specified in the motion.

There were no public comments.

(6:35:55) – MOTION: “I move to approve a request from The Children’s Museum (property owner: Carson City Library) to pave in and over existing parking spaces to create a fenced-in outdoor play/picnic area on property zoned Public Community (PC), located at 813 North Carson Street, APN 002-164-01, based on the findings and subject to the Conditions of Approval outlined in the Staff Report, the Standards and Guidelines of Rehabilitation, Carson City Historic District Guidelines, and consistent with Historic Resources Commission Policies. This [motion] is just for the fence and the play area, and that the awning shown on the building, the playground equipment and the stage would have to come back for further review and approvals.”

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Smit
<b>SECONDER:</b>	Speulda
<b>AYES:</b>	Drews, Block, Hayes, Smit, Speulda
<b>NAYS:</b>	None
<b>ABSTENTIONS</b>	None
<b>ABSENT:</b>	Darney, de Dufour

**F-3 HRC-16-031 FOR POSSIBLE ACTION: TO APPROVE A REQUEST FROM PROPERTY OWNER JASON JUSTICE TO REMOVE A PORCH/STOOP COVERING AND TO DEMOLISH A LEAN-TO STRUCTURE ATTACHED TO THE EXISTING ACCESSORY STRUCTURE, INCLUDING ASSOCIATED IMPROVEMENTS, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 1001 NORTH NEVADA STREET, APN 001-183-05.**

(6:37:12) – Chairperson Drews introduced the item.

(6:37:44) – Ms. Pansky presented the Staff Report and accompanying photographs which are incorporated into the record. She also recommended approval with the outlined Conditions of Approval in the Staff Report.

(6:40:55) – Jason Justice, applicant, introduced himself and gave additional detail on the project. Commissioner Block commended Mr. Justice for the renovations.

There were no public comments.

**(6:43:10) – MOTION: “I move to approve HRC-16-031, a request from property owner Jason Justice to remove a porch/stoop covering and to demolish a lean-to structure attached to the existing accessory structure, including associated improvements, on property zoned Residential Office (RO), located at 1001 North Nevada Street, APN 001-183-05, based on the findings and subject to the Conditions of Approval outlined in the Staff Report, the Standards and Guidelines of Rehabilitation, Carson City Historic District Guidelines, and consistent with Historic Resources Commission Policies.”**

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Block
<b>SECONDER:</b>	Speulda
<b>AYES:</b>	Drews, Block, Hayes, Smit, Speulda
<b>NAYS:</b>	None
<b>ABSTENTIONS</b>	None
<b>ABSENT:</b>	Darney, de Dufour

**F-4 HRC-16-015 FOR POSSIBLE ACTION: ACTION RECOMMENDING TO THE BOARD OF SUPERVISORS A PROCLAMATION DECLARING THE MONTH OF MAY AS HISTORIC PRESERVATION AND ARCHAEOLOGICAL AWARENESS MONTH.**

(6:44:09) – Chairperson Drews introduced the item.

(6:44:23) – Ms. Pansky presented the agenda materials and the attached proclamation, both of which are incorporated into the record.

There were no public comments.

**(6:45:24) – MOTION: “I move to recommend to the Board of Supervisors a Proclamation declaring the month of May as Historic Preservation and Archaeological Awareness Month.”**

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Block
<b>SECONDER:</b>	Speulda
<b>AYES:</b>	Drews, Block, Hayes, Smit, Speulda
<b>NAYS:</b>	None
<b>ABSTENTIONS</b>	None
<b>ABSENT:</b>	Darney, de Dufour

(6:45:40) – Ms. Pansky believed that this item will be heard by the Board of Supervisors on May 5, 2016.

**F-5 HRC-15-183 FOR POSSIBLE ACTION: TO SELECT RECIPIENTS FOR THE 2016 HISTORIC PRESERVATION AWARD FOR OUTSTANDING ACHIEVEMENTS IN HISTORIC PRESERVATION.**

(6:45:51) – Chairperson Drews introduced the item.

(6:46:11) – Ms. Pansky presented the agenda materials including the nominations for the award from the previous meeting. Commissioner Block recommended the home on 603 West Robinson Street. Discussion ensued regarding the number of awards in a given year and Ms. Pansky clarified that it would be up to the Commission to determine that number.

There were no public comments.

**(6:52:26) – MOTION: “I move to select Chris de Witt, Restoration Supervisor for Nevada State Railroad Museum, and his team and the historic Glenbrook Locomotive for the 2016 Historic Preservation Award in celebration of Historic Preservation and Archaeological Awareness Month.”**

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Smit
<b>SECONDER:</b>	Block
<b>AYES:</b>	Drews, Block, Hayes, Smit, Speulda
<b>NAYS:</b>	None
<b>ABSTENTIONS</b>	None
<b>ABSENT:</b>	Darney, de Dufour

(6:53:45) – Ms. Pansky clarified that this agenda item would be presented at the May 5, 2016 Board of Supervisors meeting.

**F-6 DISCUSSION ONLY REGARDING AN UPDATE OF THE 2015 HISTORIC PRESERVATION FUND (HPF) GRANT PROJECT.**

(6:54:04) – Chairperson Drews introduced this item, and Ms. Dorr Pansky reviewed the agenda materials which are incorporated into the record, and expected to have a further update in the next meeting. Commissioner Speulda offered to volunteer for additional hours for the matching portion of the grant. Chairperson Drews encouraged the remaining commissioners to follow suit.

**G. STAFF REPORTS**

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

(6:58:29) – Ms. Pansky expected at least one application to be heard in the May meeting.

**COMMISSIONER REPORTS/COMMENTS**

(6:59:11) – There were no commissioner reports.

**FUTURE AGENDA ITEMS**

(6:59:20) – Previously discussed

**H. PUBLIC COMMENTS**

(6:59:24) – None

**I. ACTION ON ADJOURNMENT**

(6:59:45) – **Commissioner Hayes moved to adjourn. The motion was seconded by Commissioner Speulda. The meeting was adjourned at 7:00 p.m.**

The Minutes of the April 14, 2016 Carson City Historic Resources Commission meeting are so approved this 12<sup>th</sup> day of May, 2016.

---

MICHAEL DREWS, Chair