

DRAFT MINUTES
Regular Meeting
Historic Resources Commission
Thursday, July 9, 2015 ● 5:30 PM
Community Center Sierra Room
851 East William Street, Carson City, Nevada

Commission Members

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

Staff

Lee Plemel, Community Development Director
Susan Dorr Pansky, Planning Manager
Joseph Ward, Senior Deputy District Attorney
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.

An audio recording of this meeting is available on www.Carson.org/minutes.

A. CALL TO ORDER AND DETERMINATION OF QUORUM

(5:31:00) – Chairperson Block called the meeting to order at 5:31 p.m. Roll was called and a quorum was present.

Attendee Name	Status	Arrived
Jed Block	Present	
Mike Drews	Present	5:38 p.m.
Robert Darney	Present	
Elizabeth Dickey	Present	
Gregory Hayes	Present	
Donald Smit	Present	
Lou Ann Speulda	Present	

B. PUBLIC COMMENTS (5:31:33) – None.

C. ACTION ON APPROVAL OF MINUTES

(5:31:53) – MOTION: I move to approve the minutes of the May 14, 2015 meeting as presented.

RESULT:	APPROVED (6-0-0)
MOVER:	Hayes
SECONDER:	Smit
AYES:	Block, Darney, Dickey, Hayes, Smit, Speulda
NAYS:	None
ABSTENTIONS	None
ABSENT:	Drews

D. MODIFICATION OF AGENDA (5:32:14) – None.

E. DISCLOSURES (5:32:35) – Chairperson Block disclosed that he was the applicant for agenda item F-2; therefore, he would recuse himself during that discussion. Commissioner Darney noted that he was the applicant for agenda item F-3; therefore he would recuse himself as well during that discussion.

F. PUBLIC HEARING MATTERS

F-1 HRC-15-054 FOR POSSIBLE ACTION: TO APPROVE A REQUEST FROM RICHARD WIPFLI (PROPERTY OWNER: PRUETT FAMILY TRUST C/O MARILYN HARPER) TO INSTALL A FENCE AROUND PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 403 NORTH NEVADA STREET, APN 003-225-04.

(5:33:06) – Chairperson Block introduced the item.

(5:33:30) – Ms. Dorr Pansky presented the agenda materials and the accompanying photographs via a PowerPoint presentation, all of which are incorporated into the record.

(5:35:08) – Richard Wipfli, applicant, stated his agreement to the Staff Report and to the conditions of approval outlined by Ms. Dorr Pansky.

There were no public comments.

(5:36:20) – **MOTION: I move to approve HRC-15-054, a request from Richard Wipfli (property owner: Pruett Family Trust c/o Marilyn Harper) to install an ornamental iron fence around property zoned Residential Office (RO), located at 403 North Nevada Street, APN 003-225-04, based on the findings and conditions of approval outlined in the Staff Report, the Standards and Guidelines for rehabilitation, the Carson City Historic District Guidelines and consistent with Historic Resources Commission policies.**

RESULT:	APPROVED (6-0-0)
MOVER:	Smit
SECONDER:	Hayes
AYES:	Block, Darney, Dickey, Hayes, Smit, Speulda
NAYS:	None
ABSTENTIONS	None
ABSENT:	Drews

Chairperson Block recused himself. Commissioner Darney Chaired the meeting.

F-2 HRC-15-057 For Possible Action: To approve a request from Jed Block (property owner: Spear and Phillips, LLC) to change the lower portion of an existing porch, below the deck, with used red bricks on property zoned Single Family 6,000 (SF6), located at 602 West Spear Street, APN 003-243-04.

(5:38:02) – Commissioner Darney introduced the item.

(5:38:42) – Ms. Dorr Pansky presented the agenda materials and accompanying photographs, incorporated into the record.

(5:41:42) – Commissioner Smit commented that this work should not have started prior to the application, and suggested that Commission members set certain standards within the community when it comes to historic properties. Jed Block, applicant, noted that many issues had risen after each removed item, and gave several examples, adding that this was a great example of “how a project can get out of control” in the Historic district. Ms. Pansky clarified that an in-kind replacement was not an issue; however other changes would require the Commission’s approval. Mr. Block called the project “a teachable moment” and Commissioner Speulda suggested consulting with the Commission on material was advisable. Discussion ensued regarding the brick being used on the front of the building. Ms. Pansky read the Historic District Chapter (18.06.130) in the Carson City Municipal Code as a clarification. Vice Chairperson Drews wished that the Commission had been consulted prior the purchase of the brick, and the subject was discussed extensively. Mr. Block agreed that he could have informed the commission on what he would take out prior to finding out “what’s underneath it”. Discussion ensued regarding what was documented in old photographs and what had been replaced, with Mr. Block noting that most of the information was not readily-available.

There were no public comments.

(6:08:01) – MOTION: I move to approve HRC-15-057, a request from Jed Block [property owner: Spear and Phillips, LLC] to replace the existing porch foundation with red brick on property zoned Single Family 6,000 (SF6), located at 602 West Spear Street, [APN 003-243-04], based on the findings and conditions of approval outlined in the Staff Report, the Standards and Guidelines for Rehabilitation, the Carson City Historic District Guidelines, and with Historic Resources Commission policies.

RESULT:	APPROVED (6-0-0)
MOVER:	Dickey
SECONDER:	Speulda
AYES:	Darney, Dickey, Drews, Hayes, Smit, Speulda
NAYS:	None
ABSTENTIONS	None
ABSENT:	None

(6:08:35) – Mr. Block commented that the original sandstone foundation would not change. He then returned to the Dais and continued to chair the meeting.

(6:09:10) – Commissioner Darney recused himself and left the Dais.

F-3 HRC-15-058 For Possible Action: To approve a request from Rob Darney (property owner: Casey Otto) to update and remodel three units of an existing four-plex on property zoned Residential Office (RO), located at 402 West William Street, APN 001-175-03.

(6:09:12) – Chairperson Block introduced the item.

(6:09:36) – Ms. Dorr Pansky presented the agenda materials and accompanying photographs, incorporated into the record.

(6:14:13) – Rob Darney, architect, and Casey Otto, property owner, introduced themselves, gave background on the property, and described the planned improvements. Mr. Darney described the proposed two-story addition as “keeping in form with the historic value of the original house”.

(6:17:45) – Commissioner Hayes inquired about the chain link fence and was informed that a new fence was “part of the next phase”. Vice Chairperson Drews commented that “the addition is dwarfing the original structure”, adding that single-story buildings “were the character of that [William] street”, and suggested alternate looks. Mr. Darney reminded the Commission that three other tenants needed walkways, and pointed several two-story structures nearby. Commissioner Smit inquired about parking and was informed that the Engineering Department had not been concerned about the parking, since no additional units were being built. Commissioner Dickey was also concerned about the two-story structure. Discussion ensued regarding the proposed structure and the current garage and Mr. Darney noted that he would follow the Commission’s recommendation regarding the garage exterior. Ms. Dorr Pansky suggested a modification of the plans by Mr. Darney to be heard by the Commission during a special meeting in August and Mr. Darney agreed.

There were no public comments.

(6:38:50) – MOTION: I move to extend [postpone] this agenda item for discussion in the August meeting.

RESULT:	APPROVED (6-0-0)
MOVER:	Smit
SECONDER:	Hayes
AYES:	Block, Dickey, Drews, Hayes, Smit, Speulda
NAYS:	None
ABSTENTIONS	None
ABSENT:	None

(6:39:17) – Commissioner Darney returned to the Dais.

G. STAFF REPORTS

PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION.

(6:39:20) – Ms. Dorr Pansky explained that she is currently working part-time, but will return to full-time status in August. She stated that the 2016 Historic Preservation Fund (HPF) grant discussion would take place in August as well, and asked the Commissioners to bring suggestions to the meeting. Ms. Pansky also announced that the 2014 grant report had been finalized and approved by the State Historic Preservation Office (SHPO).

COMMISSIONER REPORTS/COMMENTS

(6:41:31) – Vice Chairperson Drews announced that he had spoken to SHPO regarding a training session and suggested a joint session with other nearby counties such as Washoe.

FUTURE AGENDA ITEMS

(6:43:07) – Commissioner Dickey requested an update from SHPO on the State Prison’s nomination to historic places.

H. PUBLIC COMMENTS

(6:43:21) – None.

K. ACTION ON ADJOURNMENT (6:43:30) – Commissioner Speulda moved to adjourn. The motion was seconded by Commissioner Hayes. The meeting was adjourned at 6:44 p.m.

The Minutes of the July 9, 2015 Carson City Historic Resources Commission meeting are so approved this 13th day of August 2015.

JED BLOCK, Chair