

MINUTES
Regular Meeting
Historic Resources Commission
Thursday, May 14, 2015 ● 5:30 PM
Community Center Sierra Room
851 East William Street, Carson City, Nevada

Commission Members

Chair – Jed Block

Commissioner – Elizabeth Dickey

Commissioner – Robert Darney

Commissioner – Lou Ann Speulda

Vice Chair – Mike Drews

Commissioner – Gregory Hayes

Commissioner – Donald Smit

Staff

Lee Plemel, Community Development Director

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

(5:30:27) – Chairperson Block called the meeting to order. Roll was called and a quorum was present.

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

B. PUBLIC COMMENTS (5:30:56) – None.

C. ACTION ON APPROVAL OF MINUTES

(5:31:26) – MOTION: I move to approve the minutes of the March 12, 2015 meeting as presented.

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

D. MODIFICATION OF AGENDA (5:31:48) – None.

E. DISCLOSURES (5:32:11) – None.

F. PUBLIC HEARING MATTERS

F1 HRC-15-043 FOR POSSIBLE ACTION: TO APPROVE A REQUEST FROM ROBYN LAGUZZA TO REPLACE 13 NON-FUNCTIONING SINGLE HUNG WINDOWS AND TWO PICTURE WINDOWS ON PROPERTY ZONED SINGLE FAMILY 6000 (SF6), LOCATED AT 506 WEST SPEAR STREET, APN 003-232-01.

(5:32:29) – Chairperson Block introduced the item.

(5:32:51) – Mr. Plemel presented the agenda materials and the accompanying photographs via a PowerPoint presentation, all of which are incorporated into the record.

(5:34:32) – Property Owner Robyn Laguzza introduced herself and noted that she had been looking into repairing the windows but had been unable to find a person to do so; therefore, she wished to replace the windows. Commissioner Smit explained that the windows could be repaired; however, it would be an expensive proposition. He also noted that some of the windows were beyond repair and supported the replacement efforts as Ms. Laguzza was trying her best to “mimic the windows that are already there”. Commissioner Darney added that the proposed fiberglass windows were far superior to the ones, and advised making the old window parts available to anyone else who has a need for them.

There were no public comments.

(5:44:14) – MOTION: I move to approve HRC-15-043, a request from property owner Robyn Laguzza to replace 13 single hung windows and two picture windows on property zoned Single Family 6000 (SF6), located at 506 West Spear Street, APN 003-232-01, based on the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, and with Historic Resources Commission policies.

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

F-2 HRC-15-044 FOR POSSIBLE ACTION: TO APPROVE A REQUEST FROM ROBERT DARNEY (OWNER: ADAMS 308 N CURRY LLC) FOR THE CONSTRUCTION OF A TWO-STORY DUPLEX WITH THREE SINGLE-CAR GARAGES; AND A BUILDING OF SEVEN SINGLE-CAR GARAGES ON PROPERTY ZONED DOWNTOWN MIXED USE (DTMU) AND RESIDENTIAL OFFICE (RO), LOCATED AT 308 NORTH CURRY STREET, APN 003-228-01.

(5:45:17) – Chairperson Block introduced the item and Commissioner Darney recused himself and left the dais.

(5:45:47) – Mr. Plemel gave background and presented the agenda materials accompanied by a PowerPoint presentation, all of which are incorporated into the record. Mr. Darney, Architect, and Miya MacKenzie, Chief

Professional Officer of the Hop and Mae Adams Foundation introduced themselves. Ms. MacKenzie gave background on and cited many of the Foundation's projects, noting that they had been renovating several underutilized downtown buildings, in accordance with the Carson City Downtown Master Plan, and gave example of their most recent venture which now housed several technology start-ups. Mr. Darney expanded on the mixed use aspect of the project and described the garage structures as being "cohesive in design" and fitting with the overall downtown look. He gave examples of the materials and landscaping that were being considered as well.

(6:01:40) – Commissioner Smit inquired about the project's ADA adaptability and was informed by Mr. Darney that the entire project was considered "one building site", and eight other units were serviced by an elevator. He also suggested installing fiberglass doors. Commissioner Hayes explained that he had utilized more durable, insulated wood doors and noted that the "wear and tear was minimal". Commissioner Smit commented on the new construction guidelines and explained that new technology and materials should be used as long as they reflected the theme of the building. Commissioner Dickey was informed that cultured stone had been used in the historic district. She also preferred the "two-over-two windows versus the four-over-four", and a centered front door. Mr. Darney offered to supply a palate for the Commissioners to review at a future meeting. Chairperson Block called the project "awesome" and explained that he did not mind not having garage doors on Nevada or Telegraph Streets. He also noted that he preferred sandstone or granite to the cultured stone. Mr. Darney explained that the west facing garage doors were there because of the dumpster location. Commissioner Smit liked the walking areas created by the 10-foot driveways and the carriage look created by the garage. Discussion ensued regarding the garages and the security issues the garage windows may create.

There were no public comments.

(6:17:59) – MOTION: I move to approve HRC-15-044, a request from Robert Darney (property owner: Adams 308 N Curry LLC) to allow construction of a two-story duplex with three single-car garages; and a building of seven single-car garages within the Historic District on property zoned Downtown Mixed Use (DTMU) and Residential Office (RO), located at 308 North Curry Street, APN 003-228-01, based on the Secretary of the Interior's Standards and Guidelines, Carson City Historic District Guidelines and with Historic Resources Commission policies and subject to the conditions of approval contained in the Staff Report. Additionally, "we are in support of the 10-foot driveway so that the one-story garage can remain as it is, and the ones that are facing Telegraph [Street] can remain as designed by the architect."

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

Commissioner Darney returned to the Dais.

F-3 HRC-15-045 FOR POSSIBLE ACTION: TO APPROVE A REQUEST FROM PRESTIGE CARE, INC. (OWNER: CARSON TAHOE HOSPITAL) FOR LANDSCAPE IMPROVEMENTS WITHIN THE HISTORIC DISTRICT FOR A PREVIOUSLY-APPROVED SPECIAL USE PERMIT (SUP-14-162) ON PROPERTY ZONED MFA (MULTI-FAMILY APARTMENT), LOCATED AT 1001 MOUNTAIN STREET, APN 001-201-34.

(6:19:46) – Chairperson Block introduced the item.

(6:20:19) – Mr. Plemel presented the agenda materials including the accompanying photographs, all of which are incorporated into the record. He also noted that Chris Baker of Manhard Consulting was present to represent the applicant.

(6:23:46) – Mr. Baker noted that the project would complement the building which was previously-approved by a Special Use Permit. He also sought input on a four-foot wrought-iron fence that would separate the drought-tolerant landscaping from other landscaping. Chairperson Block sought input from the viewing public regarding the whereabouts of a bicentennial monument which was on that property, wishing it returned. He also thanked Mr. Baker for “doing everything” to save the resident trees. Commissioners complimented Mr. Baker on the landscaping. Mr. Plemel referred to the late materials supporting the project. Commissioner Darney suggested a simple fence. Chairperson Block suggested several properties with fences that could serve as an example for Mr. Baker.

There were no public comments.

(6:32:36) – MOTION: I move to approve HRC-15-045, a request from Prestige Care, Inc. (owner: Carson Tahoe Hospital) for landscape improvements within the Historic District for a previously approved Special Use Permit (SUP-14-162) on property zoned MFA (Multi-family Apartment), located at 1001 Mountain Street, APN 001-201-34, based on the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, and with Historic Resources Commission policies.

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

F-4 HRC-13-131 DISCUSSION ONLY REGARDING AN UPDATE OF THE 2014 HISTORIC PRESERVATION FUND (HPF) GRANT PROJECT.

(6:33:23) – Chairperson Block introduced the item.

(6:33:34) – Mr. Plemel noted that a resource inventory of the Nevada State Prison had been completed and that the results were submitted to the State Historic Preservation Office (SHPO). He also read a list of the inventory results.

There were no public comments.

G. STAFF REPORTS

PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION.

(6:36:01) – Mr. Plemel updated the Commission on the Downtown Street Project design review workshop on April 20, 2015, and noted that the historic theme had been the most popular. He added that a 30 percent design review would be conducted on Monday, June 22, 2015 at the Community Center.

COMMISSIONER REPORTS/COMMENTS

(6:38:36) – Chairperson Block gave an update on his renovation project and noted that it would be heard by the Commission in the near future. He also encouraged everyone to participate in the Historic Preservation and Archaeological Awareness Month’s Scavenger Hunt, and thanked Commissioner Hayes for preparing it.

FUTURE AGENDA ITEMS**H. PUBLIC COMMENTS**

(6:39:15) – None.

K. ACTION ON ADJOURNMENT (6:39:25) – Commissioner Smit moved to adjourn. The motion was seconded by Commissioner Hayes. The meeting was adjourned at 6:40 p.m.

The Minutes of the May 14, 2015 Carson City Historic Resources Commission meeting are so approved this 9th day of July, 2015.

JED BLOCK, Chair