

**MINUTES**  
**Regular Meeting**  
**Historic Resources Commission**  
**Thursday, September 10, 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  
Susan Dorr Pansky, Planning Manager  
Joe Ward, 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](http://www.Carson.org/minutes).

**A. CALL TO ORDER AND DETERMINATION OF QUORUM**

(5:32:41) – Commissioner Darney 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>
Jed Block	Absent	
Mike Drews	Absent	
Robert Darney	Present	
Elizabeth Dickey	Present	
Gregory Hayes	Present	
Donald Smit	Present	6:13 p.m.
Lou Ann Speulda	Absent	

**B. PUBLIC COMMENTS (5:33:22) – None.**

**C. ACTION ON APPROVAL OF MINUTES**

(5:33:52) – MOTION: I move to approve the minutes of the August 13, 2015 meeting as presented.

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

**D. MODIFICATION OF AGENDA**

(5:34:16) – None.

**E. DISCLOSURES**

(5:34:42) – None.

**F. PUBLIC HEARING MATTERS****F-1 HRC-15-076 FOR POSSIBLE ACTION: TO APPROVE A REQUEST FROM ALPINE SIGNS (PROPERTY OWNER: MINNESOTA STREET PROPERTIES, LLC) TO INSTALL A DOUBLE-FACED FREESTANDING SIGN ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 707 NORTH MINNESOTA STREET, APN 003-235-01.**

(5:34:58) – Commissioner Darney introduced the item.

(5:35:25) – Ms. Pansky gave background and presented the agenda materials with the accompanying photographs via a PowerPoint presentation, all of which are incorporated into the record. She also recommended approval of the project.

(5:37:13) – Cathy Deitch, Owner of Alpine Signs and applicant representative, was informed by Commissioner Hayes that the sign looked appropriate. She also explained that she had not read the conditions of approval; however, upon reading them, she noted her agreement to the conditions outlined in the Staff Report.

There were no public comments.

**(5:38:13) – MOTION: I move to approve HRC-15-076, a request from Alpine Signs (property owner: Minnesota Street Properties, LLC) to install a double-faced freestanding sign on property zoned Residential Office (RO), located at 707 North Minnesota Street, APN 003-235-01 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.**

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

**F-2 HRC-15-083 FOR POSSIBLE ACTION: TO APPROVE A REQUEST FROM PETER SINNOTT (PROPERTY OWNER: PRUETT FAMILY TRUST C/O MARILYN HARPER) TO REPLACE THE EXISTING TURF AREA WITH XERISCAPE LANDSCAPING ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 403 NORTH NEVADA STREET, APN 003-225-04.**

(5:40:10) – Commissioner Darney introduced the item.

(5:40:46) – Ms. Pansky presented the agenda materials and accompanying photographs, incorporated into the record. She also noted that the applicant was not present. Commissioner Hayes was informed that there were no specific recommendations for the types of trees required in Condition of Approval number 5; however, Ms. Pansky clarified that a list of appropriate trees was included in the City's landscape standards. Commissioner Smit noted that root structures should be considered as well. He also requested the drawings submitted by the applicants in the future, and Commissioner Darney agreed with the request.

There were no public comments.

**(5:47:32) – MOTION: I move to approve HRC-15-083 a request from Peter Sinnott (property owner: Pruett Family Trust c/o Marilyn Harper) to replace the existing turf area with xeriscape landscaping on 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.**

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

#### **F-3 HRC-15-070 FOR POSSIBLE ACTION: SELECTION OF A PROJECT FOR THE 2016 HISTORIC PRESERVATION FUND GRANT APPLICATION.**

(5:48:38) – Commissioner Darney introduced the item. Ms. Pansky presented the Staff Report, incorporated into the record, which contained four project options. Commissioner Hayes inquired about the “smaller projects” such as the Historic District Sign Toppers, asking whether several small projects could be combined and Ms. Pansky offered to look into the possibility. She also clarified that the combined 2015 grant of \$29,000 and match (in kind) funds would add up to \$50,000. Discussion ensued regarding the 2016 grant project options and the Commissioners expressed a desire to complete the maintenance projects outlined in option number 4.

#### **PUBLIC COMMENT**

(6:02:25) – Glenn Whorton, President of the Nevada State Prison Preservation Society, noted his understanding of the Commission’s difficult task and expressed his appreciation “for what you’ve given us already”. Commissioner Hayes stated that they “were moving without that much information” and wished to understand the cost involved in the Blue Line Maintenance or the Historic Street Markers. Ms. Pansky explained that she would compile project cost information when presenting the grant application, adding that the match amount would play a large role in the grant request. Commissioners Darney and Dickey suggested selecting two projects.

**(6:10:50) – MOTION: I move to recommend that Staff submit a 2016 Historic Preservation Funds Grant application for the Nevada State Prison Historic Structures Report and for the Carson City Blue Line Maintenance, Historic Building Markers, and Historic District Street Sign Toppers projects, on behalf of Carson City, a Certified Local Government.**

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

**F4 HRC-15-090 FOR POSSIBLE ACTION: APPROVAL OF A REQUEST TO CHANGE THE JANUARY 2016 HISTORIC RESOURCES COMMISSION MEETING FROM JANUARY 14, 2016 TO JANUARY 6, 2016.**

(6:12:26) – Commissioner Darney introduced the item. Ms. Pansky requested a date change for the January meeting.

**(6:12:44) – MOTION: I move to change the January Historic Resources Commission date from January 14, 2016 to January 6, 2016.**

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

(6:13:04) – Commissioner Smit left the meeting.

**G. STAFF REPORTS**

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

(6:13:30) – None.

**COMMISSIONER REPORTS/COMMENTS**

(6:13:30) – Commissioner Dickey announced that this would be her last meeting as she had accepted a position at Mesa Verde National Park in Colorado. She thanked Staff and the Commission and explained that it had been an honor to be a part of this Commission. The Commissioners thanked Commissioner Dickey for her time and contribution.

**FUTURE AGENDA ITEMS**

(6:14:11) – Further discussion on the Historic Preservation Fund Grant in the November meeting. Commissioner Hayes requested that solar panels be added to a future agenda.

**H. PUBLIC COMMENTS**

(6:14:58) – None

**I. ACTION ON ADJOURNMENT**

**(6:15:17) – Commissioner Hayes moved to adjourn. The motion was seconded by Commissioner Dickey. The meeting was adjourned at 6:15 p.m.**

The Minutes of the September 10, 2015 Carson City Historic Resources Commission meeting are so approved this 12<sup>th</sup> day of November, 2015.

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ROBERT DARNEY, Chairperson Pro Tempore