

DRAFT MINUTES
Regular Meeting
Historic Resources Commission
Thursday, November 10, 2016 ● 5:30 PM
Community Center Sierra Room
851 East William Street, Carson City, Nevada

Commission Members

Chair – Mike Drews	Vice Chair – Robert Darney
Commissioner – Jed Block	Commissioner – Karyn de Dufour
Commissioner – Gregory Hayes	Commissioner – Donald Smit
Commissioner – Lou Ann Speulda	

Staff

Hope Sullivan, Planning Manager
Susan Dorr Pansky, Special Projects Planner
Daniel Yu, Deputy District Attorney
Tamar Warren, Deputy Clerk

NOTE: A recording of these proceedings, the commission’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 Drews called the meeting to order at 5:31 p.m. Roll was called; a quorum was present.

Attendee Name	Status	Absent
Chairperson Mike Drews	Present	
Vice Chairperson Robert Darney	Present	
Commissioner Jed Block	Block	
Commissioner Karyn de Dufour	Present	
Commissioner Gregory Hayes	Absent	
Commissioner Donald Smit	Present	
Commissioner Lou Ann Speulda	Present	

B. PUBLIC COMMENTS

(5:31:30) – Chairperson Drews entertained public comment; however, none was forthcoming.

C. ACTION ON APPROVAL OF MINUTES FROM THE SEPTEMBER 8, 2016 MEETINGS

(5:31:53) – Chairperson Drews introduced this item and entertained a motion to modify or approve the minutes. **Commissioner Speulda moved to approve minutes. Commissioner Smit seconded the motion. Motion carried 5-0.**

D. MODIFICATION OF AGENDA

(5:32:04) – Chairperson Drews introduced this item, and entertained modifications to the agenda. Ms. Sullivan advised of no requested modifications.

E. DISCLOSURES

(5:33:19) – Chairperson Drews entertained disclosures. Vice Chair Darney, informed the Commission that he was the original architect on the first remodel project of the tri-plex in item F-3; however, he “didn’t have anything to do with this particular application of the fencing”. Commissioner de Dufour disclosed that she manages the HPF Grant program to be discussed in agenda item F-5.

F. PUBLIC HEARING MATTERS:

F-1 FOR PRESENTATION ONLY. PRESENTATION REGARDING THE NEVADA STATE PRISON.

(5:34:54) – Chairperson Drews introduced the item. Ms. Pansky introduced Glenn Wharton president of Nevada State Prison Preservation Society and invited him to discuss the Society’s efforts on the progress made so far to turn the Prison into a tourist attraction and an historic experience. Mr. Wharton introduced several members of the Nevada State Prison Preservation Society Board and noted that the Nevada State Public Works Board had indicated that the Use Permit for the Prison did not allow public events at the Prison which had resulted in not having tours or public events at the site. Mr. Wharton also referred to the project chart (received as late material and incorporated into the record) and highlighted the timeline and the required actions and expenditures, to obtain a “change of use”, calling the progress slow but positive. He also noted that they were in the process of procuring certain artifacts such as an eagle donated by the Eagles Lodge organization. Chairperson Drews thanked Mr. Wharton for his presentation.

F-2 FOR POSSIBLE ACTION: HRC-16-166-TO CONSIDER A REQUEST FROM STEPHANIE HICKS, CARSON CITY REAL PROPERTY MANAGER (OWNER: CARSON CITY) FOR REPAIRS TO A HISTORIC PROPERTY DUE TO ARSON, PROPERTY ZONED PUBLIC COMMUNITY (PC), LOCATED AT 1207 NORTH CARSON STREET, APN 002-151-01.

(5:40:34) – Chairperson Drews introduced this item, and Ms. Sullivan reviewed the agenda materials in conjunction with displayed slides, all of which are incorporated into the record. Ms. Sullivan gave background and presented the agenda materials which are incorporated into the record, including the conditions of approval. She also clarified for Chairperson Drews that this repair project will comply with the Secretary of Interior’s Standards.

(5:45:20) – Stephanie Hicks, Carson City Public Works Real Property Manager, introduced herself and updated the Commission on the scope of work and cost estimate being prepared prior to obtaining the approval of the State Historic Preservation Office (SHPO). She also noted that once that approval has been obtained, they will proceed with hiring a contractor to proceed with the necessary repairs. At the request of Chairperson Drews, Ms. Sullivan suggested adding a condition of approval that the scope of work will be reviewed and approved by the Chair or referred to the Commission at his discretion. Commissioner Speulda expressed her unhappiness with the incident and was informed that security fencing was immediately erected to ensure safety. Ms. Hicks also noted that they would like to move forward quickly to avoid weather issues. Ms. Sullivan urged the Commission to allow the City’s consultant to work directly with SHPO for expediency and Chairperson Drews agreed.

(9:48:18) – Chairperson Drews entertained public comments and when none were forthcoming, a motion.

(5:48:32) – MOTION: Commissioner Smit moved to approve a request from Stephanie Hicks (property owner: Carson City) to repair the building on property zoned Public Community (PC), located at 1207 North Carson Street, APN 002-151-01, based on the findings and subject to 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 added condition that the scope of work prepared by the Dube Group is to be reviewed and approved by the Chair, and at the discretion of the Chair, it may be referred to the Commission as a whole. Commissioner Speulda seconded

the motion. Chairperson Drews entertained discussion on the motion and, when none was forthcoming, called for a vote. **Motion Carried 5-0-0.**

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

F-3 FOR POSSIBLE ACTION: HRC-16-164 TO CONSIDER A REQUEST FROM CASEY OTTO TO REMOVE A CHAIN-LINK FENCE ON EAST SIDE OF PROPERTY AND REPLACE WITH A 6 FOOT HIGH WOOD FENCE ATTACHING TO SOUTHEAST CORNER OF RESIDENCE ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 402 WEST WILLIAM STREET, APN 001-175-03.

(5:49:41) – Chairperson Drews introduced this item, and Ms. Sullivan reviewed the agenda materials in conjunction with displayed slides, all of which are incorporated into the record.

(5:52:20) – Applicant Casey Otto noted that the fence is on the property line and he wished to complete the fence as soon as possible. There were no public comments; therefore, Chairperson Drews entertained a motion.

(5:55:10) – **MOTION: Commissioner Speulda moved to approve HRC-16-164, a request from Casey Otto to install a six foot high wood fence five feet back from the property boundary, or a three foot fence on the property line to match the existing fence along the eastern property line and connecting to the southeast corner of the building on property zoned Residential Office (RO), located at 402 West William Street, APN 001-175-03., 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. Vice Chair Darney seconded the motion.** Chairperson Drews entertained discussion on the motion and, when none was forthcoming, he called for a vote. **Motion carried 5-0-0.**

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

F-4 FOR POSSIBLE ACTION: HRC-16-068 – REVIEW OF CLARIFYING LANGUAGE TO THE 2005 DESIGN GUIDELINES TO IDENTIFY DISCOURAGED MATERIALS.

(5:56:11) – Chairperson Drews introduced this item. Ms. Sullivan gave background, reviewed the agenda materials, and pointed out to several corrections. Vice Chairperson Darney questioned the use of the term “discouraged” versus “prohibited” and Chairperson Drews noted that the Commission would have the option of

“some flexibility”. Commissioner Smit preferred the term “prohibited” or “not permitted” to avoid a grey area, adding that the equivalent of a Special Use Permit (SUP) used by the Planning Commission could be used in special cases. Member de Dufour preferred the use of “discouraged” because “we then have to justify all the vinyl fences that are in the backyards that have been approved or have gone up without any approval from us”. Commissioner Smit cited an example of a vinyl fence request that was denied and the denial was upheld by the Board of Supervisors, even though the next door neighbors had vinyl picket fences. He also suggested being clearer with the code. Ms. Sullivan suggested having public comments prior to further discussion, in order to take them into consideration during the discussion.

PUBLIC COMMENT

(6:04:36) – Nina Spradlin introduced herself as a Carson City resident since 1965 and a member of the Carson City Historical Society. She expressed concern that “some of our history is disintegrating...we need to boost some of the history” in this area, citing an example of inappropriate fencing. Chairperson Drews clarified that this Commission reviewed all Historic District applications for the west side; however, most of the east side was not within the District. Ms. Spradlin also explained that many historical markers are gone because they require sales under a different disclosure. Chairperson Drews suggested having the Historical Society work with the Commission in the future.

(6:11:30) – Ms. Sullivan noted that the Special Use Permit scenario outlined by Commissioner Smit would help in articulating certain circumstances. Further discussion ensued regarding the use of “discouraged” versus “prohibited”. Ms. Sullivan suggested using “inappropriate” instead and provided proposed language for the use of wood or decorative metal. She also offered to look into the Secretary of Interior’s Standards as well and return with proposed language based on this evening’s discussion.

(6:22:23) – MOTION: Commissioner Speulda moved to continue item F-4 discussion regarding clarifying the 2005 design guidelines to identify discouraged materials, which are now inappropriate materials. Commissioner Smit seconded the motion. Motion Carried 5-0-0.

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

F-5 FOR POSSIBLE ACTION: HRC-16-061 - DISCUSSION REGARDING POTENTIAL 2017 HISTORIC PRESERVATION FUND (HPF) GRANT PROJECTS.

(6:22:55) – Chairperson Drews introduced this item. Commissioner de Dufour noted that she would abstain from voting on this item. Ms. Sullivan reviewed the agenda materials and recommended partnering with the Carson City Redevelopment Agency and the Carson City Visitors Bureau to upgrade the existing mobile application for the Blue Line. The expense would be to purchase two beacons to cause the application to be functional and to host an application launch event, with a budget of \$38,000 with a \$25,334 match, if fully funded. The allocation from the Redevelopment Agency to paint the Blue Line may be used as a match, according to Ms. Sullivan. She also noted that the Visitor’s Bureau wished to do signage; however, had not obtained the funding. She noted that the HPF grant funds would be for installation but not for maintenance. Ms. Sullivan recommended approval as

the grant application must be completed in December. Commissioner de Dufour suggested asking a higher grant amount. Chairperson Drews entertained public comments, and when none were forthcoming, a motion.

(6:30:48) – MOTION: Commissioner Smit moved to have Staff submit an application to the State Historic Preservation Office (SHPO) for Historic Preservation Fund [grant] in the amount of \$48,000 to be utilized to upgrade the existing Blue Line mobile app to allow for the geo-location video, to provide for the purchase and installation of two beacons in the vicinity of the Blue Line to accommodate the functionality of the upgraded mobile app, and to obtain funding for a launch event of the upgraded mobile app. Commissioner Speulda seconded the motion. Chairperson Drews suggested amending the grant fund amount. Both mover and seconder agreed to amend the HPF Grant request to \$52,000. Motion Carried 4-0-1.

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

G. STAFF REPORTS

PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION

(6:32:48) – Ms. Sullivan advised that there were no additional items to report. Vice Chairperson Darney inquired about the downtown kiosk and Community Development Director Lee Plemel explained that the Kiosk had been removed during the downtown construction and suggested the Vice Chair call him to discuss.

COMMISSIONER REPORTS/COMMENTS

(6:33:14) – Chairperson Drews noted that he had written a letter to the editor of the Nevada Appeal to clarify that the Commission had not been uncooperative during discussions about the future of Jack's Bar.

FUTURE AGENDA ITEMS

(6:34:06) – Chairperson Drews entertained suggestions for future agenda items, and consensus was that the item had been previously covered. He also noted that elections would take place in January.

H. PUBLIC COMMENTS

(6:35:55) – Chairperson Drews entertained public comments. David Bugli, Chairperson of the Carson City Historical Society, explained that they receive many inquiries from the public and suggested that the Commission "make yourselves visible" to the community.

I. ACTION ON ADJOURNMENT

(6:38:05) – A motion was made, seconded, and carried unanimously to adjourn the meeting at 6:38 p.m.

The Minutes of the November 10, 2016 Carson City Historic Resources Commission meeting are so approved this 9th day of February, 2017.

MIKE DREWS, Chair