

**DRAFT MINUTES**  
**Regular Meeting**  
**Historic Resources Commission**  
**Thursday, January 8, 2015 ● 5:30 PM**  
**Community Center Sierra Room**  
**851 East William Street, Carson City, Nevada**

**Commission Members**

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

**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.

Archived Historic Resources Commission (HRC) meeting recordings are available on [http://www.breweryarts.org/?page\\_id=2645](http://www.breweryarts.org/?page_id=2645).

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

(5:32:12) – Chairperson Block called the meeting to order. Roll was called and a quorum was present.

<b>Attendee Name</b>	<b>Status</b>	<b>Arrived</b>
Jed Block	Present	
Robert Darney	Present	
Elizabeth Dickey	Present	
Mike Drews	Present	6:07 p.m.
Gregory Hayes	Present	
Donald Smit	Present	
Lou Ann Speulda	Present	

**D. MODIFICATION OF AGENDA** (5:32:47) – None.

**C. DISCLOSURES**

(5:33:10) – Commissioner Dickey disclosed that she has spoken to the State Historic Preservation Office (SHPO) and to Commissioner Drews regarding the Nevada State Prison nomination.

**D. PUBLIC COMMENTS** – None.

**E. ACTION ON APPROVAL OF MINUTES**

(5:34:34) – **MOTION:** I move to approve the minutes of the December 11, 2014 special meeting as presented.

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

## F. PUBLIC HEARING MATTERS

**F1 HRC-14-167 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FROM PROPERTY OWNERS HARVEY AND TERRI EDWARDS TO APPROVE A “DOG HOUSE” DORMER ADDITION, PARTIAL EXTERIOR RE-ROOF AND THE ADDITION OF TWO SKYLIGHTS ON PROPERTY ZONED SINGLE FAMILY 6,000 (SF6) LOCATED AT 604 W. ROBINSON STREET, APN 003-275-03.**

(5:36:25) – Chairperson Block introduced the item and Vice Chairperson Darney recused himself as he would be representing his clients during this agenda item discussion.

(5:37:10) – Ms. Dorr Pansky presented the agenda materials and the accompanying photographs via a PowerPoint presentation, all of which are incorporated into the record.

(5:40:36) – Commissioner Dickey was informed that the skylights were added in 1974. Ms. Dorr Pansky also clarified that the design guidelines prohibited such additions from facing the street.

(5:41:28) – Harvey Edwards, Terri Edwards, and Rob Darney introduced themselves as the property owners and architect respectively. Mr. Darney gave background on the subject property and noted that the roof needed replacement as well.

(5:43:17) – Commissioner Dickey was informed that the original material used was asbestos and the newer material was lap siding. Mr. Darney explained the results of a major remodel taken place in the 1930s, and stated that they needed to have additional space in the kitchen and move a very low staircase. Commissioner Speulda commented that the design was “good” because it was not on the primary façade. Discussion ensued regarding skylights and Mr. Darney noted that they were not “a deal killer”. Chairperson Block suggested having the skylights on the north side, hidden by the garage. Commissioner Smit suggested adding dormers instead of skylights, and Mr. Darney believed it would be possible.

There were no public comments.

**(5:53:41) – MOTION: I move to approve HRC-14-167 a request from property owners Harvey and Terri Edwards to approve a “dog house” dormer addition, partial exterior re-roof and the addition of one or two dormers, rather than two skylights, on property zoned Single Family 6,000 (SF6) located at 604 W. Robinson Street, APN 003-275-03, 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.**

(5:54:43) – Ms. Dorr Pansky suggested amending the motion to eliminate the condition to move the skylights to the north side, from the conditions of approval. Both mover and seconder agreed to the amendment.

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

**F-2 HRC-14-168 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FOR THE CARSON CITY PUBLIC WORKS DEPARTMENT FOR HISTORIC RESOURCES COMMISSION APPROVAL OF THE PROPOSED EAST-WEST TRANSMISSION WATER MAIN PROJECT, PHASE 2A-2 AS REQUIRED FOR FEDERALLY FUNDED PROJECTS UNDER SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT OF 1966.**

(5:55:55) – Chairperson Block introduced the item.

(5:56:19) – Ms. Dorr Pansky presented the agenda materials, incorporated into the record, with accompanying photographs and recommended approval. In response to Commissioner Dickey’s question, David Bruketta of Carson City Public Works clarified that the report indicated no historic properties were identified to be affected.

There were no public comments.

**(6:00:50) – MOTION: I move to approve HRC-14-168, a request from the Carson City Public Works Department for Historic Resources Commission approval of the East-West Transmission Water Main Project, Phase 2A-2 based on the findings and conditions of approval outlined in the Staff Report, as required for federally funded projects under Section 106 of the National Historic Preservation Act of 1966 and consistent with Chapter 18.06 of the Carson City Municipal Code and with Historic Resources Commission Policies.**

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

**F-3 HRC-14-169 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FROM THE STATE HISTORIC PRESERVATION OFFICE (SHPO) TO REVIEW AND APPROVE THE FINAL DRAFT OF THE NATIONAL REGISTER OF HISTORIC PLACES NOMINATION FOR THE NEVADA STATE PRISON LOCATED AT 3301 E. 5TH STREET, APN 010-041-55.**

(6:01:45) – Chairperson Block introduced the item.

(6:02:16) – Ms. Dorr Pansky presented the agenda materials which are incorporated into the record. She also introduced representatives from the Nevada State Historic Preservation Office (SHPO), Jim Bertolini, National

and State Register Coordinator, and Rebecca Palmer, State Historic Preservation Officer. She also noted the late material that included comments from Commissioners Dickey and Drews, and from Mr. Bertolini.

(6:03:39) – Mr. Bertolini presented the draft nomination of the Nevada State Prison, incorporated into the record, for HRC review, adding that the nomination would be presented to the Board of Museums and History in April, 2015. Commissioner Speulda inquired about certain character-defining features that would require highlighting for further management strategies. Mr. Bertolini stated that the prison yard and the distribution of the buildings would provide a “geographic center” to the district, adding that the use of the quarry stone in a lot of the buildings provided an outstanding feature. Discussion ensued regarding the evaluation of the archaeological resources prior to taking the criteria to the State Review Board. Commissioner Dickey thanked the SHPO for their “huge amount of work” and its positive outcome. Commissioner Drews suggested presenting this item to Preserve Nevada, an interested organization.

**PUBLIC COMMENTS**

(6:11:29) – Glenn Wharton, President of the Nevada State Prison Preservation Society (NSPPS), expressed the Society’s support for the national nomination, adding that it benefited the community and the State.

(6:13:50) – Commissioners Dickey and Drews noted that they would abstain from voting. Commissioner Speulda thanked Commissioner Dickey for all her work on the document, consultant Dan Pezzoni, and for the use of the Certified Local Government (CLG) grant funds.

**(6:14:55) – MOTION: I move to approve HRC-14-169, a request to concur with the determination that the Nevada State Prison District is eligible for the National Register [of Historic Places] based on federal rules 36 CFR Part 61, as it relates to the Certified Local Government’s requirement to review nomination applications within their jurisdictions, the Carson City Historic District guidelines and consistent with Historic Resources Commission policies.**

(6:15:40) – Ms. Dorr Pansky clarified that this motion supports the eligibility of the nomination which will move forward to the Board of Museums and History in Spring 2015, followed by approval at the national level to be listed. She also noted that should the Commission choose to make the NSP part of the Historic District, a separate process must be followed.

(6:19:02) – Mr. Ward noted that even though Commissioners Dickey and Drews had announced that they would abstain from voting on the motion, they did not have financial or pecuniary advantage from participating in voting, or had a familial obligation to an applicant; therefore, he did not see an obstacle in their vote, despite their involvement. Both Commissioner Drews and Commissioner Dickey noted they would vote in the affirmative based on this information.

<b>RESULT:</b>	<b>APPROVED (7-0-0)</b>
<b>MOVER:</b>	Hayes
<b>SECONDER:</b>	Speulda
<b>AYES:</b>	Block, Darney, Dickey, Drews, Hayes, Smit, Speulda
<b>NAYS:</b>	None
<b>ABSTENTIONS</b>	None
<b>ABSENT:</b>	None

(6:19:57) – Chairperson Block invited the viewing public to visit the NSPPS site and encouraged them to consider making a donation. He also thanked the late Assemblyman Pete Livermore for “getting the ball rolling”.

**F-4 HRC-14-155 FOR POSSIBLE ACTION: TO APPROVE THE HISTORIC RESOURCES COMMISSION ANNUAL REPORT FOR 2014 TO BE PRESENTED TO THE BOARD OF SUPERVISORS.**

(6:20:45) – Chairperson Block introduced the item.

(6:20:54) – Ms. Dorr Pansky presented the agenda materials which are incorporated into the record and noted that the administrative approvals had increased. She also noted that the report would be heard by the Board of Supervisors in February.

There were no public comments.

**(6:23:23) – MOTION: I move to approve the 2014 Historic Resources Commission Annual Report to the Board of Supervisors as presented by Staff.**

<b>RESULT:</b>	<b>APPROVED (7-0-0)</b>
<b>MOVER:</b>	Hayes
<b>SECONDER:</b>	Speulda
<b>AYES:</b>	Block, Darney, Dickey, Drews, Hayes, Smit, Speulda
<b>NAYS:</b>	None
<b>ABSTENTIONS</b>	None
<b>ABSENT:</b>	None

**F-5 HRC-14-156 FOR POSSIBLE ACTION: TO DISCUSS AND POTENTIALLY MAKE NOMINATIONS FOR THE 2015 CARSON CITY HISTORIC PRESERVATION AWARDS FOR OUTSTANDING ACHIEVEMENTS IN HISTORIC PRESERVATION.**

(6:23:48) – Chairperson Block introduced the item.

(6:24:05) – Ms. Dorr Pansky noted that the four recommendations were carryovers from the 2014 nominations. She also presented a list of Historic Preservation Award recipients from 2001 until 2014 which is incorporated into the record. Commissioner Hayes wished to withdraw the nomination for his residence as long as he was a member of this Commission. Discussion ensued regarding the nomination of the NSPPS and the involvement of Assemblyman Livermore and a carved eagle residing in Eagles’ Hall on Fifth Street. Ms. Dorr Pansky stated that the agenda packets included a nomination form and encouraged all commissioners to fill them out. It was also agreed to have a scavenger hunt, prepared by Commissioner Hayes, during Historic Preservation Month and

**F-6 HRC-14-154 FOR POSSIBLE ACTION: TO ELECT A HISTORIC RESOURCES COMMISSION CHAIRMAN AND VICE CHAIRMAN FOR THE PERIOD FEBRUARY 2015 TO JANUARY 2016.**

(6:31:01) – Chairperson Block introduced the item.

(6:31:07) – Ms. Dorr Pansky explained that the term limit for a chairperson was two years and that Chairperson Block had served for one year. She also indicated that there were no term limits for the position of vice chair.

**(6:32:33) – MOTION: I move to nominate Jed Block for the position of HRC Chair.**

<b>RESULT:</b>	<b>APPROVED (6-0-1)</b>
<b>MOVER:</b>	Smit
<b>SECONDER:</b>	Hayes
<b>AYES:</b>	Darney, Dickey, Drews, Hayes, Smit, Speulda
<b>NAYS:</b>	None
<b>ABSTENTIONS</b>	Block
<b>ABSENT:</b>	None

(6:32:57) – Commissioner Hayes nominated Vice Chairperson Darney for the position of HRC vice chair.

(6:33:25) – Commissioner Smit nominated Commissioner Drews for the position of HRC vice chair.

(6:33:40) – Mr. Ward explained that since there were two nominations for vice chair, the one that receives a seconder would be voted on. Should there be seconds on both nominations; a vote will decide the outcome.

(6:34:18) – Vice Chairperson Darney declined his nomination for personal reasons, and stated that he might not be able to make every meeting. He also seconded the nomination of Member Drews for Vice Chair.

(6:34:22) – Chairperson Block entertained a vote on the nomination of Commissioner Drews for the position of vice chair.

<b>RESULT:</b>	<b>APPROVED (7-0-0)</b>
<b>MOVER:</b>	Hayes
<b>SECONDER:</b>	Darney
<b>AYES:</b>	Block, Darney, Dickey, Drews, Hayes, Smit, Speulda
<b>NAYS:</b>	None
<b>ABSTENTIONS</b>	None
<b>ABSENT:</b>	None

**G. STAFF REPORTS**

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

(6:35:21) – Ms. Dorr Pansky explained that no applications had been submitted for February; therefore, the next HRC meeting would take place in March. She also noted that the HRC’s denial of Herman Bauer’s project on 812 N. Division Street was appealed and would be heard by the Board of Supervisors on Thursday, January 15, 2015, during the evening session.

**COMMISSIONER REPORTS/COMMENTS** – None.

**FUTURE AGENDA ITEMS**

(6:36:20) – It was agreed to consider annexing all the properties on the National Register of Historic Places and annex them into the Historic District. Ms. Dorr Pansky thanked Mr. Ward for providing the code for historic designations, which she read into the record.

**H. PUBLIC COMMENTS**

(6:39:36) – Rebecca Palmer, State Historic Preservation Officer, suggested considering the addition of resources, not on the State or the National Registers, to the Historic District. She added that graffiti laws had changed during the last legislative session to include properties listed on the Local Register, in addition to the resources found in the State and National Registers. Vice Chairperson Drews offered the Commission’s assistance during the upcoming legislative session.

**K. ACTION ON ADJOURNMENT (6:42:43) – Commissioner Speulda moved to adjourn. The motion was seconded by Commissioner Hayes. The meeting was adjourned at 6:43 p.m.**

The Minutes of the January 8, 2015 Carson City Historic Resources Commission special meeting are so approved this 12<sup>th</sup> day of March, 2015.

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JED BLOCK, Chair