

DRAFT MINUTES
Special Meeting
Historic Resources Commission
Thursday, August 13, 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
Jason Woodbury, 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

(5:29:53) – Chairperson Block called the meeting to order at 5:30 p.m. Roll was called and a quorum was present.

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

B. PUBLIC COMMENTS (5:30:18) – None.

C. ACTION ON APPROVAL OF MINUTES

(5:30:43) – MOTION: I move to approve the minutes of the July 9, 2015 meeting as presented.

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

D. MODIFICATION OF AGENDA

(5:31:20) – None.

E. DISCLOSURES

(5:31:32) – Commissioner Darney noted that he was the applicant for agenda items F-2 and F-3; therefore, he would abstain.

F. PUBLIC HEARING MATTERS

F-1 HRC-15-058 A CONTINUATION FROM JULY 9, 2015 HISTORIC RESOURCES COMMISSION: FOR POSSIBLE ACTION: TO APPROVE A REQUEST FROM ROBERT 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.

(5:31:46) – Chairperson Block introduced the item.

(5:32:10) – Mr. Plemel gave background and presented the agenda materials with the accompanying photographs via a PowerPoint presentation, all of which are incorporated into the record.

(5:34:21) – Robert Darney, architect, and Casey Otto, property owner, introduced themselves. Mr. Darney reviewed the changes that were incorporated as a result of the July HRC meeting. He also clarified that “breezeway” was not an accurate description of the “walk-through” which would “separate the massing of the new building from the old building”.

(5:36:12) – Commissioner Speulda noted her approval of “the gable facing the street”. Commissioner Drews suggested having different color paint for the back and the garage to separate the two structures.

PUBLIC COMMENTS

(5:38:55) – Steve Brenneman introduced himself as the owner of the Bliss Mansion and inquired about the north elevation. He was informed that there would not be a garage in the back, and Mr. Brenneman expressed concern over street parking. Mr. Plemel explained that there were still two parking spaces, but no garage in the back.

(5:40:57) – District Attorney Woodbury clarified that Commissioner Darney had recused himself because he was the applicant, and Mr. Darney agreed.

(5:41:29) – MOTION: I move to approve HRC-15-058, a request from Robert 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, 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 (5-0-0)
MOVER:	Drews
SECONDER:	Speulda
AYES:	Block, Drews, Dickey, Hayes, Speulda
NAYS:	None
ABSTENTIONS	None
ABSENT:	Smit

F-2 HRC-15-071 For Possible Action: To approve a request from Robert Darney (property owner: Huronout LLC) to modify the exterior façade of an existing commercial building to accommodate residential and office uses on property zoned Residential Office (RO), located at 631 North Division Street, APN 003-286-01.

(5:42:26) – Chairperson Block introduced the item.

(5:42:56) – Mr. Plemel presented the agenda materials and accompanying photographs, incorporated into the record. Commissioner Hayes was informed that the parking will not change, and that “there’s enough room there currently for four to five cars”. Commissioner Speulda was informed that the upstairs was occupied by a dental office, but “it would make a great two-bedroom residence”. Commissioner Dickey received confirmation that signage would be installed at a later date.

(5:48:21) – Ellen Dechristopher, Manager for Huronout LLC, introduced herself and hoped to have several similar opportunities in the future. She also noted that “the residential on top” model had worked well in many other areas. Discussion ensued regarding the metal roof and Mr. Darney was not certain that the metal would stay. Commissioner Hayes called the plans “a distinct improvement”.

There were no public comments.

(5:52:18) – District Attorney Woodbury restated that Commissioner Darney had recused himself during this agenda item as well, because he was the applicant, and Mr. Darney agreed.

(5:52:38) – MOTION: I move to approve HRC-15-071 a request from [Robert Darney] property owner: Huronout LLC) to modify the exterior façade of an existing commercial building to accommodate residential and office uses on property zoned Residential Office (RO), located at 631 North Division Street, APN 003-286-01, 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 with Historic Resources Commission policies].

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

(5:53:09) – Commissioner Darney returned to the Dais.

F-3 HRC-15-070 DISCUSSION ONLY REGARDING FUTURE PROJECTS FOR THE HISTORIC PRESERVATION FUND GRANT.

(5:53:29) – Chairperson Block introduced the item. Mr. Plemel presented the agenda materials including a list of options for consideration as upcoming projects, adding that he would agendize the final list for a vote in the September meeting. Vice Chairperson Drews suggested the removal of the first item as it was previously discussed and was considered a hard location to reach. Chairperson Block and Vice Chair Drews suggested adding “you are here” signs and street signs for the Blue Line Trail.

G. STAFF REPORTS

PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION.

(6:00:04) – None.

COMMISSIONER REPORTS/COMMENTS

(6:00:11) – Vice Chairperson Drews announced that the Nevada State Prison Preservation Steering Committee had reconvened to discuss “how the different State agencies are going to manage that property”. He also noted that there was interest in maintenance work, and that the 2016 grant was expected to be signed and returned. Chairperson Block explained that sidewalk repair work had been done on Nevada Street without damaging the trees, and that he had presented the owners of 412 North Minnesota Street with their Historic Preservation Award. Chairperson Block also noted that he had been contacted by a representative of the First Presbyterian Church regarding signage, and had suggested they come to the Commission with an overall signage plan.

FUTURE AGENDA ITEMS

H. PUBLIC COMMENTS

(6:05:06) – Mr. Brenneman noted that there were two pending house sales in the District and suggested contacting the new owners and educating them on the guidelines.

I. ACTION ON ADJOURNMENT (6:06:01) – Commissioner Darney moved to adjourn. The motion was seconded by Commissioner Speulda. The meeting was adjourned at 6:06 p.m.

The Minutes of the August 13, 2015 Carson City Historic Resources Commission meeting are so approved this 10th day of September, 2015.

JED BLOCK, Chair