

**DRAFT MINUTES**  
**Regular Meeting**  
**Historic Resources Commission (HRC)**  
**Thursday, May 9, 2019 • 5:30 PM**  
**Community Center Sierra Room**  
**851 East William Street, Carson City, Nevada**

**Commission Members**

**Chair – Mike Drews**  
**Commissioner – Jed Block**  
**Commissioner – Michelle Schmitter**  
**Commissioner – Lou Ann Speulda**

**Vice Chair – Robert Darney**  
**Commissioner – Gregory Hayes**  
**Commissioner – Donald Smit**

**Staff**

Hope Sullivan, Planning Manager  
Ben Johnson, 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](http://www.Carson.org/minutes).

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

(5:32:11) – Chairperson Pro Tempore Smit called the meeting to order at 5:32 p.m. Roll was called; a quorum was present.

<b>Attendee Name</b>	<b>Status</b>	<b>Arrived</b>
Chairperson Mike Drews	Absent	
Vice Chairperson Robert Darney	Absent	
Commissioner Jed Block	Present	
Commissioner Gregory Hayes	Present	
Commissioner Michelle Schmitter	Present	
Commissioner Donald Smit	Present	
Commissioner Lou Ann Speulda	Absent	

**B. PUBLIC COMMENTS**

(5:32:58) – Chairperson Pro Tempore Smit entertained public comments; however, none were forthcoming.

**C. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES FROM THE MARCH 14, 2019 MEETING**

(5:33:03) – Chairperson Pro Tempore Smit introduced the item. Commissioner Hayes noted two typographical errors which have since been corrected.

**(5:33:54) – MOTION:** Commissioner Block moved to approve the minutes of the March 14, 2019 HRC meeting as corrected. The motion was seconded by Commissioner Schmitter. Motion carried 4-0-0.

**D. MODIFICATION OF AGENDA**

(5:34:28) – Ms. Sullivan indicated there were no modifications to the agenda.

#### **E. PUBLIC HEARING MATTERS:**

##### **E-1 HRC-19-051 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO CONSIDER A REQUEST TO BUILD A 20 INCH TALL BLOCK WALL WITH A WROUGHT IRON FENCE MOUNTED ON IT SURROUNDING A MEMORIAL GARDEN ON THE SOUTH SIDE OF THE CHURCH BUILDING, LOCATED AT 305 NORTH MINNESOTA STREET, APN 003-201-01.**

(5:34:36) – Chairperson Pro Tempore Smit introduced the item. Ms. Sullivan presented the Staff Report, incorporated into the record, which included a history of the building and the proposed condition of approval. She also recommended approval and acknowledged the presence of applicant Tom Streenan in the audience.

(5:38:02) – Mr. Streenan introduced himself and responded to Commissioners' questions. He informed Commissioner Schmitter that the wall would not be attached to the building and that its shape was determined to incorporate a specific tree in the garden. Mr. Streenan explained that no plaques would be part of the memorial garden; however, some of the stones would be engraved. Commissioner Hayes was informed that the fence blocks would match the textured foundation stone with paver stone walkways. Discussion ensued regarding matching the mortar. There were no public comments.

(5:42:42) – Ms. Sullivan clarified that the Commission wished to see the block used for the wall would match the church's foundation stone in texture and color, with a grout to match the color of the block, and that the wall and the fence were not connected to the building.

**(5:43:22) – MOTION: Commissioner Block moved to approve HRC-19-051, based on the finding that the request is consistent with the design guidelines for the historic district and the Secretary of the Interior Standards as noted in the staff report and the additional clarification received from Ms. Sullivan. The motion was seconded by Commissioner Hayes. Motion carried 4-0-0.**

##### **E-2 HRC-19-059 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE EXTERIOR REHABILITATION OF THE EXISTING BUILDING AND A PROPOSED TRELLIS STRUCTURE AT THE BANK SALOON, LOCATED AT 418 SOUTH CARSON STREET, APN 003-116-05.**

(5:43:55) – Chairperson Pro Tempore Smit introduced the item. Ms. Sullivan presented the Staff Report, incorporated into the record, which included the conditions of approval and the Secretary of Interior's Guidelines for Rehabilitation. She also reminded the Commission of the late material that was distributed, and introduced Hannah DeHaven of Frame Architecture, representing the applicant. Chairperson Pro Tempore Smit suggested having Ms. DeHaven present the design prior to asking questions. Jeff Frame of Frame Architecture also introduced himself.

(5:48:39) – Ms. DeHaven introduced herself as "Carson born and raised", and presented the proposed design which is also incorporated into the record. Discussion ensued regarding the windows and Bill Miles of Miles Construction assured that the windows will be made of wood; however, he was not certain which manufacturer they would use. Chairperson Pro Tempore Smit suggested having a separate administrative approval for the windows, since they had not yet been selected, and wished to make that part of the motion. He also noted that cost should not be a consideration of the Commission's decision. Nevada Builders Alliance CEO Aaron West explained that in evaluating the building they had not been able to determine that some of the feature were "period correct" and that "nothing on the inside is worth salvaging". He suggested focusing on the exterior and "the defining character of the building". Mr. Frame reviewed drawings, incorporated into the record, from a structural consultant and responded to clarifying questions. He also outlined the extensive damage to all the wood, including windows, of the structure, and praised the Nevada Builders Alliance for "saving a significant piece of

Carson City history". Mr. Miles wished to go on the record stating that they had tried to save most of the windows; however, he commented that the building was full of pigeon droppings eight to ten inches deep and the ureic acid was corrosive. Commissioner Block suggested keeping the windows on the south side closed if possible.

(6:25:55) – Ms. Sullivan projected historic photographs of the building, provided by Commissioner Schmitter, who described them and noted that the door was not original so if they could match the lines, it would suffice, instead of replicating the door. She also strongly believed that “even though it’s not in existence, the whole storefront of this building is a character defining feature”. Commissioner Schmitter noted that the projected photograph “shows the bulkhead and we see evidence of that on the interior...and then we’re seeing the vertical display window...and then the transom. Those lines, that’s what we need to reproduce.” Mr. West explained that the concept was to extend the interior of the saloon out to the street. Commissioner Block noted that he liked the front with the open interior and the “moveable walls”; however “I’m just stuck on the south side windows”. Mr. West gave examples of renovations in the downtown area of Sacramento and considered the project an excellent opportunity for renovation, given the legislative building across from it, calling it “an iconic destination”. Discussion ensued regarding the door lines and Chairperson Pro Tempore Smit was in favor of having the door open; however, he suggested verifying it with the door manufacturer. Mr. West noted that “having the glazing and door match the profile” was acceptable to them. Discussion returned to the windows and Chairperson Pro Tempore Smit stated that he was in favor of installing “brand new windows that are made out of wood” and noted he’d buy one of the windows. Commissioner Schmitter received confirmation that the lambs tongue window moldings would be replicated.

(6:46:58) – Ms. Sullivan believed “we are consistent with the guidelines” and reminded the Commissioners that their decision must be based on those guidelines and that they “need to be prepared to replicate your decision and the basis for them”. She explained that “the guidelines tell us that original windows shall be retained and repaired when at all possible”, adding that they had heard testimony from experts regarding the condition of the windows in this case. She also read from the guidelines that “when replacement is necessary, a window of duplicated design shall be used”, which is being proposed, and “the size, pane, configuration, design, and trim shall replicate that of the original”. Ms. Sullivan explained that the project is not a restoration but a rehabilitation, and believed that the “character defining feature along Carson Street in terms of the window has been lost; Commissioner Schmitter believes it’s still there...”, adding that she wanted to make certain this was being treated as any other project reviewed by the Commission. Commissioner Hayes suggested painting the saloon name on the glass instead of using vinyl lettering and the applicants agreed to do so.

(6:51:33) – Commissioner Schmitter was in favor of using wood as siding material, and after discussion, it was agreed that a smooth grain was acceptable. Mr. West wished to see an outdoor space incorporated in the design. Mr. Darney noted that the trellis would be detached. Mr. Miles explained that they would use a stone complementary to the local Wungnema Family rhyolite, possibly quarrying some additional stone, which he believed is more durable than sandstone. Commissioner Block suggested updating the National [Historic] Registry to reflect the rhyolite instead of the wrongly-mentioned sandstone and Mr. West noted that it had been discussed. Commissioner Schmitter read an excerpt (number 11, regarding storefronts) from the preservation brief she had given the applicant: “If the original or significant storefront no longer exists, undertake a contemporary design which is compatible with the rest of the building in scale, design, materials, color, and texture”, reiterating that “it was a character defining feature”. In response to a question by Commissioner Schmitter, Ms. Sullivan believed that the door could be approved administratively, adding that a record had been created stating “that the door is not original, but the transom is original”. She also suggested articulating the bottom panel decision (18 to 20 inches simulating the building storefront wall and carrying it on to the front door) clearly when making a motion. Commissioner Hayes inquired about the cleanup method of the rhyolite and Mr. Miles explained that a very mild soap will be used such as one used in the Desolation Wilderness and Commissioner Schmitter was informed it would be on an as-needed basis. Chairperson Pro Tempore Smit entertained public comments, and when none were forthcoming, a motion.

(7:04:58) – **MOTION:** Commissioner Block moved “to approve HRC-19-059, based on the finding that the request is consistent with the design guidelines for the historic district and the Secretary of the Interior Standards as noted in the staff report, to include on the eastern storefront to have that movable window wall [incorporate] the bottom panel that’s between 18 and 24 inches, in keeping with the historic storefront photos that we have seen that were in Carson [City]. And, going on to the south side of the building that the new windows that are going to be put in there will be identical in construction as the original ones, including the lambs tongue that is on those.” The motion was seconded by Commissioner Hayes. Motion carried 4-0-0.

(7:07:04) – The Commissioners thanked the applicants for what they had done, especially for paying attention to the details. Mr. Miles received confirmation regarding the term “identical in construction” from Commissioner Block that “we are not going to use the historic-type sash weights in the new windows...we will duplicate the outside appearance”.

**E-3 HRC-19-063 – FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE 2019 HISTORIC PRESERVATION FUND (HPF) GRANT.**

(7:08:18) – Chairperson Pro Tempore Smit introduced the item. Ms. Sullivan presented the Staff Report and noted that a 60/40 match was required for the grant. She explained that the new doors needed by the Children’s Museum, a City-owned building, would qualify for an HPF grant and suggested seeking funding for them and for attendance at the National Association of Preservation Commissions conference (FORUM). Shye also inquired whether the Commission had any additional recommendations. Commissioner Schmitter was informed that the deadline for the application was May 17, 2019. The Commission believed both were “worthy projects”.

**E-4 HRC-19-19-072 – FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE ADEQUACY OF THE MATERIALS REQUIRED PER CARSON CITY MUNICIPAL CODE 18.06.050 FOR AN APPLICATION TO THE HISTORIC RESOURCE COMMISSION.**

(7:12:22) – Chairperson Pro Tempore Smit introduced the item. Ms. Sullivan gave background and referenced the Staff Report which is incorporated into the record. She also suggested delaying the discussion to include the missing three members of the Commission. Commissioner Schmitter summarized her discussion with Ms. Sullivan which was to request that applicants provide certain information such as existing and proposed elevations; however, she was in favor of discussing the item at the next meeting. Commissioner Hayes was also in favor of postponing the discussion. Chairperson Pro Tempore Smit instructed Staff to agendize the item for the next meeting.

**F. STAFF REPORTS**

**F-1 DISCUSSION ONLY**

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

(7:14:40) – Ms. Sullivan announced that the Chair had administratively approved seven applications since the last HRC meeting.

**COMMISSIONER REPORTS/COMMENTS**

(7:15:49) – Commissioner Block inquired about the scavenger hunt and Ms. Sullivan noted that many people had been picking up the scavenger hunt packets, and added that a returning participant had been thrilled with the new format; however, others had requested bringing back the old format. She also indicated that the Carson City

Culture and Tourism Authority had been circulating it as well. Commissioner Block gave feedback regarding Historic Preservation Award and the recipients. Commissioner Schmitter inquired whether it would have been a conflict of interest for her to visit Jack's Bar and provide information to Mr. West. Mr. Johnson clarified that Commissioner Schmitter did not have an on-going business relationship with the applicant; therefore, she did not need to recuse herself. Chairperson Pro Tempore Smit inquired whether all the Curry House renovations were approved, and noted that "a lot of stuff was happening". Ms. Sullivan offered a site visit by Staff to ensure "it's within the scope of the approval".

**FUTURE AGENDA ITEMS****G. PUBLIC COMMENTS**

(7:20:27) – Chairperson Drews entertained public comments; however, none were forthcoming.

**H. ACTION ON ADJOURNMENT**

**(7:20:59) – MOTION: Commissioner Hayes moved to adjourn and Commissioner Schmitter seconded the motion. The meeting was adjourned at 7:21 p.m.**

The Minutes of the May 9, 2019 Carson City Historic Resources Commission meeting are so approved this 12<sup>th</sup> day of September, 2019.

---

DON SMIT, Chairperson Pro Tempore