

**DRAFT MINUTES**  
**Regular Meeting**  
**Historic Resources Commission (HRC)**  
**Thursday, September 12, 2019 ● 5:00 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**

Chairperson Drews called the meeting to order at 5:00 p.m. Ms. Sullivan called Roll and noted that a quorum was present.

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

**B. PUBLIC COMMENTS**

Chairperson Drews entertained public comments; however, none were forthcoming.

**C. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES FROM THE MAY 9, 2019 AND JULY 11, 2019 MEETINGS.**

Chairperson Drews introduced the item. Commissioner Schmitter thanked Staff for the additional information incorporated into the minutes. Mr. Johnson noted that one of the requested changes to the minutes was to the motion; however, he stated that the motions were verbatim and “what’s said on the record is what the clerk puts into [the motion]”. He also reminded the Commissioners to have their microphones on and to speak into it when making comments or motions “because if the clerk can’t pick it up, then she can’t hear it at all”.

**MOTION:** Commissioner Smit moved to accept the minutes of the May 9, 2019 meeting. The motion was seconded by Commissioner Schmitter. Motion carried 3-0-1 with Commissioner Speulda abstaining as she was not present at that meeting.

**MOTION:** Commissioner Schmitter moved to accept the minutes of the July 11, 2019 meeting as [written] by Staff. Commissioner Smit seconded the motion. Motion carried 4-0-0.

#### **D. MODIFICATION OF AGENDA**

Chairperson Drews introduced the item and Ms. Sullivan explained that there were no modifications to the agenda.

#### **E. SITE VISIT**

**E-1 HRC-19-092 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR REPLACEMENT OF WINDOWS, REPAIR AND RESURFACING OF ENTRIES, REPAIR AND REPLACEMENT OF FENCING, REPLACEMENT OF GARAGE DOORS, AND INSTALLATION OF PAVERS BETWEEN THE BUILDING AND THE SIDEWALK ON PROPERTY ZONED RESIDENTIAL OFFICE LOCATED AT 507 NORTH DIVISION STREET, APN 003-221-01.**

Chairperson Drews introduced the item. Ms. Sullivan clarified that she had spoken with the applicants, who would meet them at the property site, and had explained that the Commissioners would not be deliberating until their return to the meeting room in order to comply with the Open Meeting Law; however, they could ask Clarifying questions.

Chairperson Drews recessed the meeting at 5:20 p.m. in order to visit the property noted above.

Chairperson Drews reconvened the meeting at 6:00 p.m. A quorum was present and Vice Chair Darney joined the meeting.

#### **F. MEETING ITEMS**

**F-1 HRC-19-110: FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR A SIGN ON PROPERTY ZONED PUBLIC COMMUNITY LOCATED AT 813 NORTH CARSON STREET, APN 002-164-01.**

(6:04:40) – Chairperson Drews introduced the item. Ms. Sullivan gave background and introduced the subject property along with accompanying photographs, incorporated into the record. She also recommended approval of the fencing and the new landscaped areas. Ms. Sullivan responded to clarifying questions by the Commissioners and acknowledged the presence of the applicants, Vincent and Megan LoPresti.

(6:11:22) – Commissioner Smit was informed by Ms. LoPresti that they intended to use the property as a multi-family-use rental. Mr. LoPresti explained that they had refurbished many homes but not one in the Historic District, adding that some of their concerns had been about safety and liability. Commissioner Smit believed the property had “one foot in the grave” and advised working with the property owners and not making it difficult for them. Discussion ensued regarding the windows and doors, and Commissioner Smit wished to see the windows used for another project. Mr. LoPresti received referrals on repairing the porch and exterior areas, and he was in favor of repairing instead of replacing.

(6:25:29) – Chairperson Drews reviewed the discussion items:

- He did not see an issue with the pavers between the sidewalk and the house.
- He believed that the two character defining features of the property were the windows and the garage doors, and suggested trying to repair the garage doors and the removing the storm windows. Commissioner Smit offered a less costly solution for repairing the doors and making them look identical to each other. Mr. LoPresti was amenable to phased repairs. Further discussion ensued regarding the windows and numerous suggestions were made. Chairperson Drews recommended specifying the garage door repair in the motion.

(6:43:05) – There were no public comments and Chairperson Drews suggested a motion. Commissioner Smit noted that he would be amenable to replacing the windows by having “the aluminum go away” and preserving the windows for other use. Mr. LoPresti stated he would be happy to have them saved for future use by anyone who wished to have them. Chairperson Drews was in favor of testing the repairs on one window first.

(6:49:33) – **MOTION:** Vice Chair Darney moved to do the following regarding HRC-19-110: “In regards to the windows, we are going to deny the replacement of the windows; however, we are going to approve the removal of aluminum storm sashes on the exterior. [As for] the doors in the back, we are going to ask that one be repaired to operable condition and the other four can be repaired and rebuilt to be a single operable panel with new workings. As far as the fence, we’ll approve the motion as submitted for replacement. On the pavers between the building and the sidewalk, yes, we can use pavers but we would like to have some landscape features retained within that design. On the front stoop of the duplex, we will approve a repair to maintain the originality of the stairs as they are, and the wrought iron railing can be removed while repaired and reinstalled, if practical.” The motion was seconded by Commissioner Smit. Motion carried 5-0-0.

**F-2 HRC-19-110: FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR A SIGN ON PROPERTY ZONED PUBLIC COMMUNITY LOCATED AT 813 NORTH CARSON STREET, APN 002-164-01.**

(6:52:37) – Chairperson Drews introduced the item. Ms. Sullivan presented the Staff Report and accompanying photographs, all of which are incorporated into the record, and noted that Casey Gillis, Carson City Children’s Museum Board President, was present to answer questions. Commissioner Schmitter was informed that the State Historic Preservation Office (SHPO) had no objections to the sign.

(6:56:35) – Ms. Gillis explained that the 41 inch wide and 28 inch tall LED sign will be suitable for the City’s climate and will be attached to a wrought iron post, similar to the property fence, and will be easy to install. Vice Chair Darney likened the sign to a heavy duty computer monitor and wished to ensure the pole was black in color and matched the fence. Chairperson Drews suggested an administrative approval for the sign post. Commissioner Smit recommended using a square tube and not a pipe. Ms. Gillis believed the sign may be programmed to be turned off at night; however, she did not anticipate issues with surrounding motels since only one had windows facing the Museum. She also stated that the sign would thank the sponsors and promote upcoming events via a PowerPoint presentation. Chairperson Drews entertained public comments, and when none were forthcoming, a motion.

(7:04:23) – **MOTION:** Commissioner Schmitter moved “to approve HRC-19-110, based on finding that the proposal is consistent with the guidelines for the Historic District and subject to the conditions of approval, [in addition to which] the post will be brought for administrative review by the chair and that it will be square and not a pipe.”

(7:04:59) – Ms. Sullivan clarified the added condition to mean “the support system for the sign will be a square shaped support and it will not be a pipe”. Chairperson Drews noted that the added condition will be handled administratively.

(7:05:30) – **Commissioner Smit seconded the motion. Motion carried 5-0-0.**

**F-3 HRC-19-134 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN UPDATED AGREEMENT BETWEEN THE NEVADA STATE HISTORIC PRESERVATION OFFICE AND CARSON CITY REGARDING THE CERTIFIED LOCAL GOVERNMENT PROGRAM (CLG).**

(7:06:02) – Chairperson Drews introduced the item. Ms. Sullivan gave background and reviewed the Staff Report which included the updated Certified Local Government (CLG) agreement with SHPO and responded to clarifying questions. Commissioner Speulda recommended attending the SHPO training every four years instead of annually because they performed an audit every four years. Discussion ensued regarding the training and Commissioner Speulda believed that the training could be optional instead of mandatory every year and Commissioner Schmitter suggested having the training funded by SHPO instead of writing a grant for it each year. Ms. Sullivan clarified that the training was specific to CLGs instead of having it at the federal level. Chairperson Drews recommended attaching a revised map of the Carson City Historic District which included satellite properties. He also noted that the Carson City Historic Register needed updating to include properties such as Silver Saddle Ranch and Stewart Indian School. There were no public comments. Ms. Sullivan offered to relay Commissioner Speulda’s, Commissioner Schmitter’s, and Chairperson Drews’ recommendations to SHPO. Chairperson Drews suggested having online training count towards the training requirement.

**F-4 HRC-19-149: FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING EFFORTS TO REHABILITATE THE U.S. HIGHWAY 50 SEGMENT OF THE PIONEER BRANCH OF THE LINCOLN HIGHWAY, LOCATED WEST OF THE US FOREST SERVICE TRAILHEAD ON KINGS CANYON ROAD.**

(7:12:17) – Chairperson Drews introduced the item. Ms. Sullivan presented the Staff Report, incorporated into the record, and responded to clarifying questions. She also explained that because the roadway is not part of the Historic District, the Demolition by Neglect portion of the Carson City Municipal Code (CCMC) may not be used to force a repair. Chairperson Drews gave an overview of the damaged roadway and believed it was a public safety hazard. Vice Chair Darney indicated that the Forest Service had better knowledge of the area and outlined some of the area resources. Ms. Sullivan believed that because the road was in poor quality, most people were going off-road and threatening the surrounding resources. She also believed that Ann Bollinger, Open Space Administrator, was planning on applying for a grant and suggested authorizing the Chair to write a letter in support of the grant. There were no public comments. Chairperson Drews entertained a motion.

(7:21:25) – **MOTION: Commissioner Smit moved “to support the rehabilitation of the existing Lincoln Highway, especially the Pioneer Section”. The motion was seconded by Commissioner Speulda. Motion carried 5-0-0.**

**G. STAFF REPORTS**

**G-1 DISCUSSION ONLY:**

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

(7:22:09) – Ms. Sullivan reported that four administrative approvals had been granted since the last Historic Resources Commission meeting.

**- COMMISSIONER REPORTS/COMMENTS.**

(7:22:30) – Chairperson Drews gave an update on Jack’s Bar and noted that several archeology students had expressed interest in doing some work, adding that Miles Construction had found several items pre-dating the Bank Saloon, in addition to a token, and several half and silver dollars.

**- FUTURE AGENDA ITEMS.**

(7:24:24) – Chairperson Drews suggested agendizing potential properties that should be annexed into the Historic District.

**H. PUBLIC COMMENTS**

(7:24:59) – There were no public comments.

**I. FOR POSSIBLE ACTION: ADJOURNMENT**

(7:25:47) – **MOTION:** Commissioner Speulda moved to adjourn and Commissioner Smit seconded the motion. Chairperson Drews adjourned the meeting at 7:25 p.m.

The Minutes of the September 12, 2019 Carson City Historic Resources Commission meeting are so approved this 14<sup>th</sup> day of November, 2019.