

**DRAFT MINUTES**  
**Regular Meeting**  
**Historic Resources Commission (HRC)**  
**Thursday, May 14, 2020 ● 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  
Danielle Howard, Public Meetings 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 and the approved minutes of this meeting is available on [www.Carson.org/minutes](http://www.Carson.org/minutes).

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

(5:30:11) – Chairperson Drews called the meeting to order at 5:30 p.m. Roll was called, and 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	Present	
Commissioner Gregory Hayes	Present	
Commissioner Michelle Schmitter	Present via WebEx	
Commissioner Donald Smit	Present	5:34 p.m.
Commissioner Lou Ann Speulda	Present	

**B. PUBLIC COMMENTS**

(5:31:40) – Chairperson Drews entertained public comments; however, none were forthcoming.

**C. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES FROM THE MARCH 12, 2020.**

(5:32:12) – Chairperson Drews introduced the item and entertained corrections and/or a motion.

**(5:32:24) – MOTION: Commissioner Speulda moved to accept the minutes of the March 12, 2020 meeting. Commissioner Block seconded the motion. Motion carried 6-0-0.**

**D. MODIFICATION OF AGENDA**

(5:32:47) – Chairperson Drews introduced the item. Ms. Sullivan noted that there were no modifications to the Agenda.

#### **E. MEETING ITEMS**

**E-1 HRC-2020-0013 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING PROVIDING INPUT FOR A SECTION 106 REVIEW BEING CONDUCTED BY THE UNITED STATES FOREST SERVICE RELATIVE TO THE RECONSTRUCTION OF KINGS CANYON ROAD BEGINNING AT THE KINGS CANYON TRAILHEAD, AND GOING WESTERLY FOR 2.2 MILES, ON PROPERTY ZONED CONSERVATION RESERVE, AND OWNED BY THE UNITED STATES OF AMERICA, APNS 007-061-26, -41, -87, -02.**

(5:33:01) – Chairperson Drews introduced the item. Ms. Sullivan presented the Memorandum, which is incorporated into the record.

(5:34:34) – Ms. Sullivan introduced United States Forest Service District Archaeologist Kalie Crews, and Ms. Crews walked the Commission through the project. Chairperson Drews entertained Commissioner questions and comments. Vice Chairperson Darney commented that, as a former resident in the Kings Canyon area, he appreciated the erosion control passable dips in the 1990s that reduced the highspeed racing previously occurring on the lower part of the road. He wished to see more of those measures restored and maintained.

(5:43:19) – Chairperson Drews entertained public comments; however, none were forthcoming.

**E-2 HRC-2019-0010 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A SECTION 106 TECHNICAL REPORT PREPARED DUE TO FEDERAL PERMITTING FOR A ONE HUNDREN (100) FOOT MONOPOLE ON PROPERTY ZONED GENERAL COMMERCIAL AND LOCATED AT 4209 SOUTH CARSON STREET, APN 009-125-24.**

(5:44:18) – Chairperson Drews introduced the item. Ms. Sullivan presented the Memorandum, which is incorporated into the record.

(5:45:28) – Ms. Sullivan introduced Environmental Assessment Specialists, Inc. (EAS) Consulting Archaeologist Sean Simpson, and Mr. Simpson briefed the Commission on his report and responded to clarifying questions. Discussion ensued, during which Commissioners pointed out that the report was inadequate since it failed to look at the impact on properties constructed in the 1960s that are directly adjacent to the new tower location, which would have an indirect impact.

(6:00:54) – Chairperson Drews entertained public comments; however, none were forthcoming. Per Mr. Johnson's recommendation for directing Staff, Chairperson Drews entertained a motion.

**(6:01:52) – Commissioner Speulda moved to direct Staff to put together a letter to conform with the standards of Section 106 and review due to the HRC finding the Technical Report to be inadequate in addressing the 1960s properties directly adjacent to the new tower location. Commissioner Smit seconded the motion. Motion carried 7-0-0.**

**E-3 HRC-2020-0011 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A REQUEST FOR A HISTORIC TAX DEFERMENT ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 204 NORTH MINNESOTA STREET, APN 003-192-09.**

(6:03:06) – Chairperson Drews introduced the item. Ms. Sullivan presented the Staff Report, which is incorporated into the record, and responded to clarifying questions.

(6:05:38) – Commissioner Smit inquired about maintaining fairness by deferring historic structures to the Carson City Assessor separate from those built by the property owner, and discussion ensued regarding the accessory structure. Chairperson Drews noted that keeping the entire building was part of the assessment. Ms. Sullivan pointed out the established findings and criteria established in the Carson City Municipal Code in guiding the Commissioners' decision making.

(6:11:18) – Vice Chairperson Darney echoed Commissioner Smit's concerns and commented that he was concerned with how the addition predominantly was being used commercial, so the addition was added for monetary gain rather than to contribute to the significance to the historic house. Chairperson Drews pointed out that part of the reason for the Historic District incentive was for those who wish to use old houses for their businesses, and he did not believe that use has much bearing on the HRC's decision. He stated that the HRC has criteria that needs to be considered regardless of the use of the property.

(6:14:58) – Commissioner Schmitter echoed Commissioner Smit's concern regarding being consistent when evaluating these properties.

(6:18:07) – Chairperson Drews entertained public comments and, when none were forthcoming, a motion.

**(6:18:27) – Commissioner Smit moved to recommend to the Board of Supervisors approval of HRC-2020-0011, 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. Commissioner Block seconded the motion. Motion carried 7-0-0.**

**E-4 HRC-2020-0009 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST TO REMOVE AN OUTBUILDING, MODIFY A FRONT PORCH, REPLACE FENCINGS AT PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 512 NORTH NEVADA STREET, APN 003-221-02.**

(6:19:05) – Chairperson Drews introduced the item. Ms. Sullivan presented the Staff Report and accompanying photographs, all of which are incorporated into the record, and responded to clarifying questions. She introduced the Applicant, Doug Brower, and Mr. Brower requested a compromise between a three-foot and a six-foot tall fence along the southern border of the property.

(6:26:36) – Chairperson Drews entertained Commissioner comments and questions. Commissioner Smit and Vice Chairperson Darney believed that the application was incomplete due to the lack of a site plan or clear visual description of what was being proposed, which is required by every other Applicant. Per Mr. Brower's request, Vice Chairperson Darney provided clarification on what the Commission would like to see in terms of a site plan. Commissioner Smit advised that a Guidelines for Applications with a list of required attachments for the application would be available to Mr. Brower, and he requested that Mr. Brower provide a detailed description of the proposed fence.

(6:32:50) – In response to Ms. Sullivan's question, Chairperson Drews stated that the outbuilding is shown as a contributing building by the National Register nomination and the Historic District, and the only reason why it is gone is because it was torn down without consulting the HRC. He also clarified the specifications of the proposed fence that the Commission would need.

(6:47:19) – Chairperson Drews entertained public comments; however, none were forthcoming. Based on the consensus of the Commissioners, Chairperson Drews continued the item for the next HRC meeting so that Mr. Browers could add to his application packet the requested supplemental documents.

## **F. STAFF REPORTS**

### **F-1 DISCUSSION ONLY:**

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

(6:49:37) – Chairperson Drews introduced the item. Ms. Sullivan stated that five different applications had been approved since the previous meeting, with two being re-roofs, one being a tree removal, one being a masonry wall, and some being storage sheds. She informed that many residents have been participating in the scavenger hunt, and Mr. Block was able to get a donated gift card from the Fox Brewpub owner, Jim Phalan, for the scavenger hunt winner. She also mentioned that Chairperson Drews and Mayor Crowell would be presenting the 2020 Historic Preservation Award to the Brennemans at the Bliss Mansion, which would be videotaped in order to adhere to social distancing guidelines.

#### **- COMMISSIONER REPORTS/COMMENTS.**

(6:50:57) – Chairperson Drews introduced the item. Mr. Block mentioned that one of the windows of the Adele's building was saved for the Historical Society as well as the sandstone.

#### **- FUTURE AGENDA ITEMS.**

(6:51:42) – None.

## **H. PUBLIC COMMENTS**

(6:51:51) – Chairperson Drews entertained public comments; however, none were forthcoming.

## **I. FOR POSSIBLE ACTION: ADJOURNMENT**

**(6:51:59) – MOTION: Commissioner Hayes moved to adjourn the meeting and Commissioner Block seconded the motion. Chairperson Drews adjourned the meeting at 6:52 p.m.**

The Minutes of the May 14, 2020 Carson City Historic Resources Commission meeting are so approved this 14<sup>th</sup> day of July, 2020.