

**MINUTES**  
**Regular Meeting**  
**Historic Resources Commission (HRC)**  
**Thursday, July 9, 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**

(5:32:00) – Chairperson Drews called the meeting to order at 5:32 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	Absent	
Commissioner Jed Block	Present	
Commissioner Gregory Hayes	Present	
Commissioner Michelle Schmitter	Present (via WebEx)	
Commissioner Donald Smit	Absent	
Commissioner Lou Ann Speulda	Present	

**B. PUBLIC COMMENTS**

(5:32:38) – Chairperson Drews entertained public comments; however, none were forthcoming.

**C. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES FROM MAY 14, 2020.**

(5:32:52) – Chairperson Drews introduced the item and entertained corrections and/or a motion.

**(5:33:02) – MOTION: Commissioner Hayes moved to accept the minutes of the May 14, 2020 meeting. Commissioner Block seconded the motion. Motion carried 5-0-0.**

**D. MODIFICATION OF AGENDA**

(5:33:15) – Chairperson Drews introduced the item. Ms. Sullivan noted that there were no modifications to the Agenda.

#### E. MEETING ITEMS

**E-1 HRC-2020-0017 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST TO CONVERT A COVERED PORCH INTO A BATHROOM ON PROPERTY ZONED SINGLE FAMILY 6000 (SF6), LOCATED AT 604 WEST ROBINSON STREET, APN 003-275-03.**

(5:33:31) – Chairperson Drews introduced the item. Ms. Sullivan presented the Staff Report, which is incorporated into the record, and the applicant, Harvey Edwards, introduced himself and responded to clarifying questions.

(5:39:05) – Chairperson Drews noted that it is difficult to find 100 percent wood windows and informed Mr. Edwards that a number of companies make a vinyl-clad wood that would be appropriate. Commissioner Block believed that a metal-clad wood window could also be appropriate. Mr. Edwards agreed to look for the suggested windows, and Commissioner Block offered to give him some resources for the different companies where Mr. Edwards could buy those types of windows.

(5:45:59) – Chairperson Drews entertained further Commission questions and comments as well as public comments. Ms. Sullivan wished to add Condition #7 to the Conditions of Approval, which would read as follows:

*“The Applicant shall install a transitional vertical element to distinguish the original home from the addition.”*

(5:46:36) – Chairperson Drews entertained a motion.

**(5:46:59) – MOTION: Commissioner Hayes moved to approve HRC-2020-0017, based on the finding that the request is consistent with the design guidelines for the Historic District and the Secretary of the Interior Standards, and subject to the Conditions of Approval in the Staff Report, including the added seventh condition as articulated by Staff. Commissioner Speulda seconded the motion. Motion carried 5-0-0.**

**E-2 HRC-2020-0019 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE PLACEMENT OF MARKERS ALONG THE KIT CARSON TRAIL, FORMERLY KNOWN AS “THE BLUE LINE,” IN THE WESTSIDE HISTORIC DISTRICT.**

(5:47:58) – Chairperson Drews introduced the item. Ms. Sullivan presented the Staff Report, which is incorporated into the record. The Applicant, David Peterson, introduced himself as the Visit Carson City Executive Director and thanked the Carson City Historical Society, Prison Industries, Carson City Community Development Director Lee Plemel, and Ms. Sullivan for their assistance with the project. He presented a slideshow, and Carson City Culture and Tourism Authority (CTA) Marketing Manager Lydia Bruegge presented the brochure as well as the Kit Carson Trail (KCT) virtual map and virtual advertising available at the CTA KCT webpage <https://visitcarsoncity.com/KCT>, all of which are incorporated into the record. Ms. Bruegge also responded to clarifying questions.

(6:03:28) – Mr. Peterson presented the proposed sample Curry House marker, incorporated into the record.

(6:04:20) – Nevada Department of Corrections (NDOC) Prison Industries Deputy Director Bill Quenga introduced himself and presented Prison Industries, a partner with the project team, which reintroduces inmates back into the community and gets them professionally certified to eventually become productive citizens. He noted that Prison Industries’ mission is to work with the private sector and to employ these inmates.

(6:06:19) – In response to Chairperson Drews' question, Mr. Quenga confirmed that additions could be made to the street signs in the Historic District since Prison Industries has a graphics department as well as a steel shop. He noted that Prison Industries only works with Nevada vendors and keeps the funds in Nevada. He explained that the inmates earn a wage, and Prison Industries takes 24.5 percent of those wages to go toward room and board to offset the costs of incarcerations, which benefits taxpayers. Mr. Quenga added that five percent of the wages goes toward the Nevada Victims of Crime Program fund, and another five percent goes toward the Prison Industries Capital Improvement Fund. Mr. Quenga also offered to give the Commissioners a tour of the Carson City facility at the Northern Nevada Correctional Center (NNCC).

(6:09:31) – In response to Commissioner Block's question, Mr. Quenga confirmed that private homeowners could purchase a marker for their own homes in the Historic District. Mr. Quenga and Ms. Sullivan also responded to clarifying questions.

(6:13:56) – Silver State Industries Marketing Coordinator Teri Vance introduced herself and informed the Commission that the sandstone used for the marker could be based on aesthetic preference concerning whether a flat face or rough stone face would be used. She added that the real medallion for the marker would be kept in its natural state, having come from the sidewalk, and the final color of the nameplate may turn out being a little more bronze colored than the gold color on the proposed sample marker. Commissioner Hayes commented that he appreciated the amount of thought that Ms. Vance had been putting into the project and was in favor of the idea of the flatter sandstone markers to "kind of remind us of the big stones in the historic buildings" while also allowing them to have their own characteristics. Ms. Vance assured that the markers would all be consistent but not the same.

(6:23:07) – In response to Chairperson Drews' question, Ms. Bruegge stated that she could look into including a feature that could send a notification to those participating in the driving tour of the KCT to notify them when they are coming across one of the markers.

(6:24:22) – Commissioner Block suggested placing the markers in the parkways facing where people could read them while looking at the houses, similar to the sample picture in the agenda materials. He also commented that the sandstone itself may not need to be cleared to potentially save on cost.

(6:25:40) – Commissioner Schmitter was in favor of the "rough look" of the sample marker presented. She believed that the brochure on the website should provide some context to the whole project because of all the thought that went into the project. Ms. Bruegge stated that there would be more of the information in the history side of the website as well as the historical significance and photographs of the houses and markers in the brochure. Commissioner Schmitter clarified that she would like the final markers to be similar to the sample marker because many of the stones are rough due to having been weathered, and she believed that there could be more differentiation between what is historic and what is new. Chairperson Drews believed a one-by-one-by-two feet would be suitable dimensions for the markers.

(6:32:06) – Ms. Sullivan suggested an additional condition to read as follows:

*"The stone should be one foot wide, one foot deep, [and] two feet long with three sides being relatively smooth, and the balance stone being rough. The final sandstone placement installation will be subject to review and approval by the Chair."*

(6:34:55) – Chairperson Drews entertained public comments and, when none were forthcoming, a motion.

(6:35:03) – **MOTION:** Commissioner Block moved to approve HRC-2020-0019, based on the finding that the request is consistent with the design guidelines for the Historic District and the Secretary of the Interior Standards, and subject to the Conditions of Approval in the Staff Report, also to contain the additional condition as articulated by Staff. Commissioner Speulda seconded the motion. Motion carried 5-0-0.

## **F. STAFF REPORTS**

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

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

(6:36:27) – Chairperson Drews introduced the item. Ms. Sullivan noted that there had been four administrative approvals since the previous meeting, and three of those had been reroofs and one of them was a fence. She announced that the 50-dollar gift card donated by the Fox Brewpub had been given to the winner of the scavenger hunt, and Staff wished to thank Jim Phalan for the gift card. She noted that approximately 31 people had submitted their completed scavenger hunt sheets, which is double the number of participants in the previous few years.

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

(6:38:03) – Chairperson Drews entertained Commissioner reports and comments. Ms. Sullivan informed the Commission that the FORUM Program in Tacoma had been cancelled, though those interested in the training could still pursue the virtual program by letting Ms. Sullivan know so she could make arrangements through the State Historic Preservation Office (SHPO).

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

(6:38:47) – Ms. Sullivan announced that the Bank Saloon was returning with a rear patio, which could possibly be handled administratively. She mentioned that the local internet television show, which may be accessed at <https://www.carsoncitynv.tv/>, has been doing some segments on historic preservation and had done a feature with Commissioner Schmitter on her exhibit at the 408 East Curry [Street] as well as interviewed Commissioner Block. Chairperson Drews wished to thank the CTA for doing a great job on working with the Carson City Historical Society and HRC concerning historic preservation.

## **H. PUBLIC COMMENTS**

(6:39:59) – Chairperson Drews entertained public comments; however, none were forthcoming.

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

(6:40:05) – **MOTION:** Commissioner Block moved to adjourn the meeting and Commissioner Speulda seconded the motion. Chairperson Drews adjourned the meeting at 6:40 p.m.

The Minutes of the July 9, 2020 Carson City Historic Resources Commission meeting are so approved this 10<sup>th</sup> day of September, 2020.