

MINUTES
Regular Meeting
Historic Resources Commission (HRC)
Thursday, November 12, 2020 • 5:30 PM
Community Center Bob Boldrick Theater
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.

A. CALL TO ORDER AND DETERMINATION OF QUORUM

(5:29:35) – Chairperson Drews called the meeting to order at 5:29 p.m. Roll was called, and a quorum was present.

Attendee Name	Status	Arrived
Chairperson Mike Drews	Present	
Vice Chairperson Robert Darney	Absent	
Commissioner Jed Block	Present	
Commissioner Gregory Hayes	Present	
Commissioner Michelle Schmitter	Present (via WebEx)	5:31 p.m.
Commissioner Donald Smit	Present	5:39 p.m.
Commissioner Lou Ann Speulda	Present	

B. PUBLIC COMMENT

(5:31:00) – Chairperson Drews entertained public comments; however, none were forthcoming.

C. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES FROM SEPTEMBER 10, 2020.

(5:31:09) – Chairperson Drews noted that the correct meeting minutes had not been provided; therefore, the minutes from September 10, 2020 would not be approved at this time.

D. MODIFICATION OF AGENDA

(5:31:19) – Chairperson Drews introduced the item and did not note any modifications to the agenda.

E. MEETING ITEMS

E-1 HRC-2020-0009 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST TO REMOVE AN OUTBUILDING, MODIFY A FRONT PORCH, REPLACE FENCING AND LANDSCAPE THE FRONT AND SIDE YARDS AT PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 512 NORTH NEVADA STREET, APN 003-221-02.

(5:31:54) – Chairperson Drews introduced the item. Ms. Sullivan presented the Staff Report and accompanying photographs, all of which are incorporated into the record.

(5:39:22) – Chairperson Drews entertained Commissioner comments and questions, and Ms. Sullivan and the Applicant, Doug Brower, responded to clarifying questions. Mr. Brower informed Commissioner Speulda that the wrought iron fence had been “compromised” with rust and breakage in many areas. Commissioner Speulda commented that the wrought iron fences are an important element within the Historic District, and the Commissioners would have liked to see the fence rehabilitated or maintained.

(5:40:35) – Commissioner Block believed that the referenced fence had been approved by the HRC for the previous owner approximately nine years ago, and Chairperson Drews agreed and added that the fence was steel and not wrought iron.

(5:44:00) – Mr. Brower informed the Commissioners that the original fence had been established back to its original location by wiring it to debris that was in the backyard, and the posts photographed had been placed where the old posts were, as the fence was irreparable. Commissioner Block agreed that the posts were likely positioned where the original fence was based on his recollection of the having seen the property in person.

(5:46:04) – Commissioner Smit stated that the fence would still need to meet the [Carson City Municipality] Code that is beyond the HRC’s purview and would need to go back to the five feet [from the property line] referenced in the Staff Report.

(5:46:43) – Chairperson Drews entertained public comments and, when none were forthcoming, a motion.

(5:46:52) – MOTION: Commissioner Smit moved to approve HRC-2020-0009 subject to the Conditions of Approval included in the Staff Report. Commissioner Block seconded the motion. Motion carried 6-0-0.

E-2 HRC-2020-0027 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE 2021 HISTORIC PRESERVATION FUND (HPF) GRANT.

(5:48:09) – Chairperson Drews introduced the item. Commissioner Schmitter stated that, per Nevada Revised Statute (NRS) 281A.420, she is required to disclose a conflict of interest and abstain from voting if she has a disqualifying conflict of interest. She disclosed that she is a Historic Preservation Consultant as a private commitment, and she had prepared the Red Ranch Complex Preservation Plan in a private capacity. She added that she would not have an involvement in the implementation of the project, and she had already received compensation and would not receive any money from the Historic Preservation Fund (HPF) grant; therefore, Commissioner Schmitter indicated that she would be voting on this item.

(5:49:56) – Chairperson Drews also disclosed that, per NRS 281A.420 and out of transparency, his private commitment is as the Friends of the Silver Saddle Ranch (FOSSR) Vice President, and he has an on-call contract with the Carson City Parks and Recreation Department for historical and cultural resource projects. He stated that he is not currently performing any services under his contract on the Silver Saddle Ranch, nor are there any plans for his involvement on the project. He added that he would not receive any funding from the project if a grant was rewarded, and he did not have a continuing or substantial business relationship with the Silver Saddle Ranch or

economic interest in the project. Because of the reasons given, Chairperson Drews did not believe that independence of judgment was materially affected, and he would be voting on this item.

(5:51:13) – Ms. Sullivan presented the Memorandum and the late materials, all of which are incorporated into the record.

(5:53:25) – Chairperson Drews entertained Commissioner comments and questions, and Ms. Sullivan responded to clarifying questions. Chairperson Drews mentioned that FOSSR Trustee Craig Swope made a YouTube video presentation on the Ranch.

(5:55:08) – Commissioner Speulda inquired about a workshop or training for people to see the work that goes into the rehabilitation of buildings, and Ms. Sullivan proposed working with the Carson City Open Space Division for the funds and creating something that shows the progress of what is being worked on each week at Silver Saddle Ranch as a form of “come and see.”

(5:56:55) – Chairperson Drews mentioned that he brought this item to the attention of the FOSSR, and the FOSSR Board members were interested in volunteering their time for the project. He added that the FOSSR Board members could help with the possible workshop if they wished to. He entertained public comments and, when none were forthcoming, a motion.

(5:57:47) – MOTION: Commissioner Smit moved to seek funding through the HPF grant for the implementation of the draft Red Ranch Complex Preservation Plan for Silver Saddle Ranch. Commissioner Block seconded the motion. Motion carried 6-0-0.

F. STAFF REPORTS

F-1 DISCUSSION ONLY:

- PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION.

(5:58:36) – Chairperson Drews introduced the item. Ms. Sullivan reported the following nine administrative approvals since the meeting of July 9, 2020: two sites, three re-roofs, one landscaping improvement, one siding replacement, one balcony modification, and one gazebo.

- COMMISSIONER REPORTS/COMMENTS.

(5:59:19) – Chairperson Drews entertained Commissioner reports and comments. In response to Commissioner Block’s question, Ms. Sullivan stated that the Brewery Arts Center (BAC) had made some modifications to the steeple, which she believed would be on the next HRC agenda.

(6:00:15) – Ms. Sullivan informed Commissioner Schmitter that the art in the roundabout had not been finalized [for the South Carson Complete Streets Project].

(6:00:56) – Chairperson Drews noted that the Carson City Convention and Visitors Bureau had placed most of the markers along the Kit Carson Trail, and he believed that they turned out nice. Ms. Sullivan added that she had received many phone calls about the markers, and she credited the Convention and Visitors Bureau for the markers.

(6:02:05) – Commissioner Block mentioned that he had found the plaque from one of the four historical markers placed in 1975 after a gentleman had pulled the face of the marker out of a dumpster and contacted Ms. Sullivan,

and Commissioner Block planned to put the plaque on the newly-redone monument in the bracket where the plaque is supposed to go.

- FUTURE AGENDA ITEMS.

(6:03:05) – Chairperson Drews introduced the item and noted that the modifications to the BAC was agendaized for the January 14, 2020 HRC meeting. He entertained other requests for future agenda items; however, none were forthcoming.

G. PUBLIC COMMENTS

(6:03:33) – Chairperson Drews entertained public comments; however, none were forthcoming.

H. FOR POSSIBLE ACTION: ADJOURNMENT

(6:03:41) – MOTION: Commissioner Block moved to adjourn the meeting and Commissioner Speulda seconded the motion. Chairperson Drews adjourned the meeting at 6:03 p.m.

The Minutes of the November 12, 2020 Carson City Historic Resources Commission meeting are so approved this 14th day of January, 2021.