

MINUTES
Regular Meeting
Historic Resources Commission (HRC)
Thursday, September 10, 2020 • 4:30 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.

A. CALL TO ORDER AND DETERMINATION OF QUORUM

(4:29:58) – Chairperson Drews called the meeting to order at 4:29 p.m. Roll was called, and a quorum was present.

Attendee Name	Status	Arrived
Chairperson Mike Drews	Present	
Vice Chairperson Robert Darney	Present	
Commissioner Jed Block	Present	
Commissioner Gregory Hayes	Present	
Commissioner Michelle Schmitter	Present (via WebEx)	4:46 p.m.
Commissioner Donald Smit	Present	4:40 p.m.
Commissioner Lou Ann Speulda	Present	

B. PUBLIC COMMENT

(4:31:08) – Chairperson Drews entertained public comments; however, none were forthcoming.

C. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES FROM JULY 9, 2020.

(4:31:58) – Chairperson Drews introduced the item and entertained corrections and/or a motion.

(4:32:11) – MOTION: Commissioner Hayes moved to accept the minutes of the July 9, 2020 meeting as presented. Commissioner Speulda seconded the motion. Motion carried 5-0-0.

D. MODIFICATION OF AGENDA

(4:32:27) – Chairperson Drews introduced the item. Ms. Sullivan noted that there were no modifications to the Agenda.

E. SITE VISIT – BEGINNING ON SITE AT 4:45 PM

E-1 HRC-2020-0025 SITE VISIT TO 418 SOUTH CARSON STREET TO VIEW PROPOSED WORK AREAS ON THE SUBJECT PROPERTY INCLUDING CONSTRUCTION OF A PATIO, TRASH ENCLOSURE, SHED, SCREEN WALL, AND FENCING, AS WELL AS INSTALL SIGNAGE ON PROPERTY ZONED DOWNTOWN MIXED USE (DT-MU), APN 003-116-05.

(4:32:56) – Chairperson Drews introduced the item and explained that the Commission would meet at the Bank Saloon, 418 South Carson Street, for the scheduled site visit and recessed the meeting.

(5:30:09) – Chairperson Drews reconvened the meeting.

F. MEETING ITEMS

F-1 HRC-2020-0025 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST TO CONSTRUCT A PATIO, TRASH ENCLOSURE, SHED, SCREEN WALL, AND FENCING, AS WELL AS INSTALL SIGNAGE ON PROPERTY ZONED DOWNTOWN MIXED USE (DT-MU), LOCATED AT 418 SOUTH CARSON STREET, APN 003-116-05.

(5:30:18) – Chairperson Drews introduced the item. Ms. Sullivan presented the Staff Report, which is incorporated into the record.

(5:35:01) – Chairperson Drews entertained Commissioner questions. Applicant Representative Aaron West of Nevada Builders Alliance and Ms. Sullivan responded to clarifying questions. Commissioner Block clarified that the sandstone block of the existing structure referenced in the Staff Report is actually called rhyolite.

(5:38:27) – Discussion ensued regarding the use of LED internal lighting for the signs, during which Commissioner Smit was in favor of the lighting, as it would not create a problem for neighbors. Vice Chairperson Darney was not in favor of the third sign's modern square shape within an otherwise “period array of other signage” and suggested a more rectangular shape and some trim that could round at the corners. Commissioner Hayes added that he liked the idea of using walnut for the third sign. Commissioner Smit pointed out that the Nevada Builders Alliance signs on the other side of the building would be too bright and recommended making the light blue instead of white with the walnut around it to make it more period and to prevent it from detracting from the building and windows when it is lit up at night. Mr. West was willing to modify the sign to include walnut faces and add more hanging fixture so it is more period correct and matches the first sign in the front of the building.

(5:48:20) – In response to Vice Chairperson Darney's question, Mr. West stated that a standing seam metal roofing would be used for the wood shed in the back for durability and to avoid looking like “we're trying to recreate something from Virginia City.”

(5:53:42) – In response to Commissioner Hayes' and Chairperson Drews' recommendations, Mr. West agreed to look into potentially adding a baffling system rather than installing a gutter system in the gap between the main structure and the shed.

(5:54:50) – Commissioner Smit noted that, while he liked the work that Mr. West had put into the property, the application seemed more like an “ask for forgiveness instead of approval submission,” and he was concerned about complications with future applicants, since Mr. West was able to expedite the building process by not going through

the necessary measures for review and approval through the Commission first. Mr. West and Ms. Sullivan clarified that the shed was exempt from a building permit due to its size and was not required to be reviewed and approved by the Commission because it was on a separate property that does not fall within the Historic District. Ms. Sullivan also added that the screen wall, the patio, and the fencing were all subject to review and approval by the Commission.

(6:00:16) – Commissioner Block commented that Mr. West’s use of the old wood materials from the original structure “looks awesome.”

(6:00:44) – Chairperson Drews entertained public comments and, when none were forthcoming, a motion.

(6:00:54) – MOTION: Commissioner Smit moved to approve HRC-2020-0025, based on the finding that the request is consistent with the design guidelines for the Historic District and the Secretary of the Interior Standards noted in the Staff Report with the addition of the sign for the Nevada Builders Alliance and the bistro lighting being presented for Staff and the Chair’s review and approval. Commissioner Hayes seconded the motion. Motion carried 7-0-0.

F-2 HRC-2020-0022 FOR DISCUSSION ONLY: PRESENTATION ON NEVADA WOMEN’S HISTORY PROJECT.

(6:02:52) – Chairperson Drews introduced the item, and Ms. Sullivan introduced Nevada State Historic Preservation Office Architectural Historian Kristen Brown, Kautz Environmental Consultants Architectural Historian ZoAnn Campana, and Historian Alicia Barber, PhD representing Kautz Environmental Consultants. Ms. Brown presented a PowerPoint Slideshow to provide an overview of the project and to highlight the following:

- Carson City had received an Underrepresented Community Grant administered by the National Park Service (NPS) to research women’s history and the Suffrage Movement in the State and to compile a historic context.
- Kautz Environmental Consultants was selected with Ms. Campana and subcontractor Dr. Barber.
- The goals of the grant are to identify themes, trends, and important State histories; to increase visibility; to remember, honor, and celebrate those who participated in the Suffrage Movement; to identify important places; and to document the Suffrage Movement at the Nevada State Capitol for a possible National Register of Historic Places (NRHP) amendment.
- Historic context, the guidance for which is set forth by the NPS, provides the framework for evaluating certain property types for historic significance and identifies history, historic themes, time frames, geographic areas, associated property types, and thresholds for eligibility. Additionally, the Advisory Committee and the community would help identify important themes and stories.
- The benefits of NRHP listing include public awareness and community pride, heritage tourism, education and interpretation, thorough documentation, qualifying a building for certain grants and for federal tax credits for historic preservation, and listed properties and are identified early in the planning process for federally-funded and permitted projects.
- The types of preservation funding through the State Historic Preservation Office (SHPO) include the Historic Preservation Fund (HPF) grants and the Commissioner for Cultural Centers and Historic Preservation (CCCHP) grants.

(6:17:22) – Ms. Campana and Dr. Barber presented a PowerPoint Slideshow titled “Nevada Women’s Historic Context,” which emphasized the stakeholders’ roles in the project and included the following:

- Invite prospective users of the historic context in defining goals, issues, and priorities for the final product.
- Consult with historians, architectural historians, and other experts to define, review, and revise goals, priorities, and context.
- Involve interested individuals, organizations, and communities throughout the State in identifying extent historic properties.
- Provide a platform to encourage widespread participation in sharing resources and suggesting properties.
- Factors pertaining to the project survey, including the goals of defining expected property types and identifying specific properties potentially eligible for the NRHP; the survey methodology of consulting existing listings, research, and outreach; conducting a reconnaissance level survey; composing a preliminary and non-exhaustive list of properties determined to be most representative will be surveyed; and using a Google survey form would be the easiest way to contribute suggestions.
- The project timeline showing that the sub-themes, property types, and preliminary list of potentially eligible properties would be submitted to SHPO on October 1, 2020; the first draft would be due to SHPO on April 2, 2021; the project team would receive the first draft comments from SHPO on May 3, 2021; and the final draft would be due to SHPO on June 30, 2021.

(6:32:35) – Ms. Campana and Dr. Barber entertained Commissioner questions and responded to clarifying questions. This item was agendized for discussion only.

F-3 HRC-2020-0010 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN AMENDED SECTION 106 TECHNICAL REPORT PREPARED DUE TO FEDERAL PERMITTING FOR A ONE HUNDRED (100) FOOT MONOPOLE ON PROPERTY ZONED GENERAL COMMERCIAL AND LOCATED AT 4209 SOUTH CARSON STREET, APN 009-125-24.

(6:35:54) – Chairperson Drews introduced the item. Ms. Sullivan presented the Memorandum, which is incorporated into the record.

(6:37:30) – Chairperson Drews entertained Commissioner comments and questions, and Ms. Brown responded to clarifying questions. Chairperson Drews entertained public comments and, when none was forthcoming, a motion.

(6:42:10) – MOTION: Commissioner Speulda moved to approve the amended report for HRC-2020-0010. Commissioner Block seconded the motion. Motion carried 7-0-0.

F-4 HRC-2020-0027 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE 2021 HISTORIC PRESERVATION FUND (HPF) GRANT.

(6:42:53) – Chairperson Drews introduced the item. Ms. Sullivan and Carson City Open Space Manager Lyndsey Boyer presented the Memorandum, which is incorporated into the record.

(6:51:00) – Chairperson Drews entertained Commissioner comments. Commissioner Speulda believed it was a great idea to help out with the restoration of buildings that are being used by the community and mentioned how Silver Saddle Ranch is used by a variety of people.

(6:52:22) – Chairperson Drews proposed continuing the discussion to the next HRC meeting, and the Commission could start working with Ms. Boyer. Ms. Sullivan stated that she was happy to follow up with Ms. Brown to brainstorm in order to find a project funding match and noted the importance of updating the survey. No formal action was taken on this item.

G. STAFF REPORTS**G-1 DISCUSSION ONLY:****- PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION.**

(6:54:18) – Chairperson Drews introduced the item. Ms. Sullivan noted that she would send the Commissioners anything that the Chair had approved since the previous meeting.

- COMMISSIONER REPORTS/COMMENTS.

(6:55:11) – Chairperson Drews entertained Commissioner reports and comments. Chairperson Drews noted concern from members of the community regarding property maintenance in the Historic District, such as for the Hannah Clapp house, and pointed out that the landscaping “has really gone.” He wished to help people maintain those properties if the lack of landscaping upkeep was due to economic issues resulting from COVID-19 in order to keep the properties in reasonable shape. Chairperson Drews agreed with Vice Chairperson Darney’s suggestion to discuss the matter with Carson City Manager Nancy Paulsen.

- FUTURE AGENDA ITEMS.

(7:00:00) – Ms. Sullivan noted that further discussion on the HPF grant would be agendized.

H. PUBLIC COMMENTS

(7:00:14) – Chairperson Drews entertained public comments; however, none were forthcoming.

I. FOR POSSIBLE ACTION: ADJOURNMENT

(7:00:19) – 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 September 10, 2020 Carson City Historic Resources Commission meeting are so approved this 14th day of January, 2021.