

**DRAFT MINUTES**  
**Special Meeting**  
**Historic Resources Commission (HRC)**  
**Thursday, July 11, 2019 ● 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  
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**

(5:30:15) – Chairperson Pro Tempore Block called the meeting to order at 5:30 p.m. Roll was called; a quorum was present.

<b>Attendee Name</b>	<b>Status</b>	<b>Arrived</b>
Chairperson Mike Drews	Present	5:35 p.m.
Vice Chairperson Robert Darney	Absent	
Commissioner Jed Block	Present	
Commissioner Gregory Hayes	Absent	
Commissioner Michelle Schmitter	Present	
Commissioner Donald Smit	Present	
Commissioner Lou Ann Speulda	Present	

**B. PUBLIC COMMENTS**

(5:30:41) – Chairperson Pro Tempore Block entertained public comments; however, none were forthcoming.

**C. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES FROM THE MAY 9, 2019 AND JUNE 18, 2019 MEETINGS.**

(5:31:06) – Chairperson Pro Tempore Block introduced the item. Commissioner Schmitter noted several corrections to the May 9, 2019 meeting minutes and Ms. Sullivan recommended approving the minutes after the corrections had been made.

(5:34:55) – **MOTION:** Commissioner Smit moved to continue the approval of the May 9, 2019 meeting minutes to the next 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.

Chairperson Drews arrived at 5:35 p.m.

(5:35:46) – **MOTION:** Commissioner Smit moved to approve the minutes of the June 18, 2019 meeting. Commissioner Schmitter seconded the motion. Motion carried 5-0-0.

#### D. MODIFICATION OF AGENDA

(5:36:20) – Chairperson Drews introduced the item and Ms. Sullivan explained that there were no modifications to the agenda.

#### E. MEETING ITEMS

**E-1 HRC-19-085 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING REPLACING THE GRASS IN THE FRONT AND SIDE YARDS WITH DECOMPOSED GRANITE, ON PROPERTY ZONED SINGLE FAMILY 6000 AND LOCATED AT 402 THOMPSON STREET, APN 003-133-26.**

(5:36:48) – Chairperson Drews introduced the item. Ms. Sullivan presented the Staff Report with accompanying photographs, incorporated into the record, and responded to clarifying questions by the Commissioners. Property Owner Arthur Huff clarified for Commissioner Smit that he would remove the weeds and landscape it properly to create a smooth, maintenance-free surface. Commissioner Block was informed that the lilac bushes were already trimmed. There were no public comments.

(5:44:25) – **MOTION:** Commissioner Smit moved to approve HRC-19-085, 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 5-0-0

**E-2 HRC-19-077 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE INSTALLATION OF PAVERS, BENCHES, AND PICNIC TABLES IN FRONT OF THE CHILDREN'S MUSEUM OF NORTHERN NEVADA, ON PROPERTY ZONED PUBLIC COMMUNITY AND LOCATED AT 813 NORTH CARSON STREET, APN 002-164-01.**

(5:44:56) – Chairperson Drews introduced the item. Ms. Sullivan gave background and presented the item, along with accompanying photographs. She also acknowledged the presence of the Children's Museum's Director, Ben Korn, and recommended approval. Commissioner Schmitter inquired about the concerns by the State Historic Preservation Office (SHPO) regarding a fence. Mr. Korn introduced himself and explained that SHPO was concerned that the higher fence to accommodate the planned play structure would block "the view and the look of the front of the building". Commissioner Smit suggested replacing the plastic picnic table and benches with one that had finer detail and mimicked the "bench style". Casey Gilles, Board President, explained that they had chosen a heavier and sturdier material and one that was ADA-accessible. Ms. Sullivan stated that Staff was in agreement with the proposed configuration and did not believe that "these moveable items are going to compromise the character-defining features or the setting of the building". Ms. Gillies noted that the bike racks and railings will be painted as well. Chairperson Drews entertained public comments, and when none were forthcoming, a motion.

(5:52:38) – **MOTION:** Commissioner Block moved to approve HRC-19-077, based on finding that the proposal is consistent with the guidelines for the Historic District and subject to the conditions of approval. Commissioner Speulda seconded the motion. Motion carried 5-0-0.

(5:53:09) – Ms. Gillies clarified that they were working with the City Arborist to protect and take care of the trees.

**E-3 HRC-19-109 – FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN ADDITION TO THE REAR OF AN EXISTING HOME, REBUILD A BALCONY, BUILD A NEW BALCONY, AND MODIFYING A GARAGE ON PROPERTY ZONED SINGLE FAMILY 6000 AND LOCATED AT 500 MOUNTAIN STREET, APN 003-241-04.**

(5:53:34) – Chairperson Drews introduced the item. Ms. Sullivan presented the Staff Report and accompanying photographs, both of which are incorporated into the record, and recommended approval.

(5:58:38) – Applicant Rob McFadden introduced himself and responded to Commissioners' questions. He also informed Commissioner Schmitter that due to the unique nature of the property, a gable roof would "probably take away from the property and I want to keep it fluid". Discussion ensued regarding moving the lines of the addition. Chairperson Drews suggested an additional tree "to soften the lines". Mr. McFadden informed Commissioner Speulda that "the existing roofline is pretty much going to be replaced, but nothing else will be taken down", adding that he will use that as livable space. Commissioner Smit commended the way Mr. McFadden had taken care of the property and offered his approval. Chairperson Drews entertained public comments, and when none were forthcoming, a motion.

(6:11:07) – **MOTION:** Commissioner Block moved to approve HRC-19-109 as presented based on compliance with the design guidelines for the historic district and subject to the conditions of approval. Commissioner Schmitter seconded the motion.

(6:11:23) – **AMENDMENT:** Commissioner Smit recommended amending the motion to include the Chair's recommendation of adding a tree, and to have it approved administratively. Ms. Sullivan noted that a condition could be added to state that "prior to final inspection, the Chair [of the HRC] will observe the construction and make a determination as to whether or not additional landscaping is necessary to achieve the guidelines. This will be purely at the Chair's discretion and not subject to review by the HRC." Both the mover and the seconder agreed to the amendment. Motion carried 5-0-0.

**E-4 HRC-19-107 - FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE RELOCATION OF A METAL SHED, CONSTRUCTION OF A BRICK WALL, CONSTRUCTION OF A GARBAGE ENCLOSURE, AND GROUND COVER ON PROPERTY ZONED SINGLE FAMILY 6000, AND LOCATED AT 602 WEST SPEAR STREET, APN 003-243-04.**

(6:13:34) – Chairperson Drews introduced the item. Commissioner Block recused himself as the applicant was his wife and it was their project. Ms. Sullivan presented the Staff Report including the conditions of approval and the guidelines for masonry elements, based on which she recommended approval. There were no Commissioner or public comments.

(6:19:05) – **MOTION:** Commissioner Smit moved to approve HRC-19-107 as presented based on compliance with the design guidelines for the historic district and subject to the conditions of approval. The motion was seconded by Commissioner Speulda. Motion carried 4-0-0.

**E-5 HRC-19-113 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A SECTION 106 TECHNICAL REPORT PREPARED FOR THE US ARMY CORPS OF ENGINEERS FOR THE LOMPA RANCH FLOOD CONTROL CHANNELS PROPOSED ON PROPERTY LOCATED NORTH OF EAST FIFTH STREET, EAST OF SALIMAN ROAD, AND SOUTH OF ROBINSON STREET.**

(6:19:47) – Chairperson Drews introduced the item. Ms. Sullivan gave background and presented the Staff Report, noting that she did not plan to present the entire report; however, she believed that the applicant representatives present in the room would be able to review it. She also noted that the report was before the HRC as a consulting agency, for review and comments. Chairperson Drews requested a brief overview from the technical staff.

(6:21:56) – Steve Morton introduced himself as a project manager and Dan Herrick introduced himself as an architectural historian, both with Stantec. Mr. Herrick presented a summary of their report, the entirety of which is incorporated into the record, and responded to clarifying comments by the Commissioners. Chairperson Drews noted that he did not see documentation on the irrigation ditches and requested to see a technical treatment plan. The Chair also noted typographical errors which needed correction, and suggested Mr. Herrick review the Multiple Properties Documentation Form on the SHPO website by Historian Jim Bertolini regarding Carson Valley and Carson City ranches.

(6:38:46) – Ms. Sullivan clarified that the Commission’s approval was not sought as it was a consulting agency. She also explained that the item is being presented to the Commission “because of these ditches [which] are necessary for the flood waters”. She also clarified that the City had adopted the North Lompa Specific Plan for development, had approved tentative maps on the property and that as entitled projects, the ditches were necessary for the flood waters. She also summarized what she believed the Commission had requested the following from Stantec:

- Review the size of the channels which may be oversized and too large.
- HRC to be a concurring party with SHPO and the memorandum of agreement (MOA).
- To look at opportunities for screening of the channels and look at the technical treatment plan.
- Document the irrigation ditches, the head gates, the ditch features, the significance analysis on the fields and on the trees, and address the typographical errors.
- Include all the features in the ranch in the report, and see the existing supplemental information.
- Review the Multiple Properties Documentation form on the SHPO website by Historian Jim Bertolini regarding Carson Valley and Carson City ranches.

(6:42:43) – Ms. Sullivan offered to write a letter (to be approved by the Chair) noting that the HRC had reviewed the draft document, and that as a consulting agency would provide the comments outlined above. She also noted that SHPO would choose whether to allow the HRC to be a concurring party or not. There were no public comments.

**F. STAFF REPORTS**

**F-1 DISCUSSION ONLY:**

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

(6:45:54) – Ms. Sullivan reported that seven administrative approvals had been granted since the May 9, 2019 meeting, in addition to the Curry House columns and landscaping.

**- COMMISSIONER REPORTS/COMMENTS.**

(6:46:17) – Commissioner Block noted that a wood fence was being replaced on Fourth and Division Streets and that “they were doing it exactly the way it’s been”. He also explained that the chimney repair on the Ferris House “looks pretty good”. Chairperson Drews commended Ms. Sullivan on the summaries she presents, calling them “an excellent job” and wished Mr. Plemel to consider giving her “high marks for that”. Commissioner Schmitter inquired about the color of the roof on the Curry House and requested an update. Ms. Sullivan clarified that the Chair had reviewed and approved the column design and that the applicant had received a demolition permit for an outbuilding demolition, already approved by the HRC.

**- FUTURE AGENDA ITEMS.**

(6:49:05) – Chairperson Drews requested information regarding the erosion on Kings Canyon Road and recommended “demolition by neglect” and he believed that the Forest Service needed to make a decision. Commissioner Schmitter requested consistency in submission documents and Chairperson Drews requested the materials digitally.

**G. PUBLIC COMMENTS**

(6:51:50) – There were no public comments.

**H. FOR POSSIBLE ACTION: ADJOURNMENT**

(6:52:05) – **MOTION:** Commissioner Smit moved to adjourn and Commissioner Speulda seconded the motion. Chairperson Drews adjourned the meeting at 6:52 p.m.

The Minutes of the July 11, 2019 Carson City Historic Resources Commission meeting are so approved this 12<sup>th</sup> day of September, 2019.

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MIKE DREWS, Chair