



AGENDA

REGULAR MEETING

HISTORICAL RESOURCES COMMISSION

Thursday, April 8, 2021 • 3:00 PM

Meeting via teleconference only

Any person wishing to attend the virtual meeting may register for the meeting at:

https://zoom.us/webinar/register/WN_kHK2RJ0iQc-7mFau-3agQ

Commissioners:

Bradley Carlson, Registered State Architect, Chairperson
Deborah Hinman, Historic Preservation Representative, Vice Chairperson
Emerson Marcus, Graduate Degree in History
Paul Ferrari, Licensed Engineer
Melinda Gustin, Architectural Historian
Greg Erny, Historic Preservation Representative
Debbie Campbell, Historic Preservation Representative

Public Notice: Pursuant to Section 1 of the Declaration of Emergency Directive 006 (“Directive 006”), the requirement contained in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate has been suspended. Moreover, pursuant to Section 3 of Directive 006, the requirements contained in NRS 241.020(4)(a) that public notice agendas be posted at physical locations within the State of Nevada has likewise been suspended. See,

http://gov.nv.gov/uploadedFiles/govnewnv.gov/Content/News/Emergency_Orders/2020/DeclarationofEmergencyDirective006reOML.3-21-20.pdf

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Support Materials: Pursuant to Section 5 of Directive 006, the requirement contained in NRS 241.020(3)(c) that physical locations be available for the public to receive supporting material for public meetings has been suspended. Staff reports and supporting material for the meeting are available on the City’s website at <http://www.reno.gov>. Pursuant to NRS 241.020(6), supporting material is made available to the general public at the same time it is provided to the Commission. For more information on support materials please contact Heather Manzo, Associate Planner at (775) 334-2668 or at manzoh@reno.gov

Order of Agenda: Items on the agenda may be taken out of order, may be combined with other items for consideration, may be removed, or may be delayed. Items scheduled for a specific time will not be heard before that time, but may be delayed.

Public Comment: No action may be taken on a matter raised under general public comment until the matter is included on a subsequent agenda as an action item. Public comment is limited to three minutes per person. Pursuant to Section 2 of Directive 006, members of the public may submit public comment by leaving a voicemail at (775) 334-2668. Messages received prior to 4:00 p.m. on the day before the meeting will be transcribed, provided to the Historical Resources Commission for review and entered into the record. Public Comment may also be submitted by emailing: manzoh@reno.gov or by registering for the meeting to provide comments during the virtual meeting.

Disruptive Conduct: Any person willfully disrupting the meeting may be removed from the meeting by the presiding officer for the remainder of the meeting. See NRS 241.030(4)(a). Examples of disruptive conduct include, without limitation, yelling, stamping of feet, whistles, applause, heckling, name calling, use of profanity, personal attacks, physical intimidation, threatening the use of physical force, assault, battery, or any other acts intended to impede the orderly conduct of the meeting or infringe on the rights of the commission members, city staff, or meeting participants.

A. Introductory Items**A.1 Call to Order**

A.2 Roll Call (Establish quorum, meeting leadership, and protocols if necessary.)

A.3 Public Comment (This item is either for public comment on any action item or for any general public comment.)

A.4 Commissioners and/or Staff Announcements (This item is for general announcements and informational items only. No deliberation or action will be taken on this item.) (10 minutes)

A.5 Approval of the Agenda (For Possible Action) – April 8, 2021

A.6 Approval of Minutes (For Possible Action) – January 14, 2021, February 11, 2021, and March 11, 2021

B. City Council/Planning Commission Liaison Report (This item is for general information only. No deliberation or action will be taken on this item.) (10 minutes)

C. Presentation, discussion, and possible action regarding recent improvements and future plans for the Amtrak Depot (No Action Required) (10 minutes)

D. Presentation, discussion, and possible recommendations on the planned improvements at the California Building (For Possible Action) (10 minutes)

E. Presentation and possible discussion on the Regina Apartments located at 260 Island Avenue (No Action Required) (10 Minutes)

F. Presentation and possible discussion regarding potential improvements to the Saint Thomas Aquinas Cathedral (No Action Required) (10 minutes)

G. Identification of agenda items, date, and time for the next Historical Resources Commission Meeting (For Possible Action) (5 minutes)

H. Public Comment (This item is either for public comment on any action item or for any general public comment.)

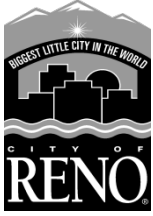
I. Adjournment

HISTORICAL RESOURCES COMMISSION

April 8, 2021

Item No. A.6

January 14, 2021 Minutes



MEETING MINUTES

REGULAR MEETING

HISTORICAL RESOURCES COMMISSION

Thursday, January 14, 2021 • 3:00 PM

Meeting via teleconference only

Commissioners:

Bradley Carlson, Registered State Architect, Chairperson
Deborah Hinman, Historic Preservation Representative, Vice Chairperson
Emerson Marcus, Graduate Degree in History
Paul Ferrari, Licensed Engineer
Melinda Gustin, Architectural Historian
Greg Erny, Historic Preservation Representative
Vacant, Graduate Degree in Architectural History

A. Introductory Items

A.1 Call to Order

The meeting was called to order at 3:00 PM

A.2 Roll Call (establish quorum, meeting leadership, and protocols if necessary)

Members present: Chair Carlson, Vice-Chair Hinman, Commissioner Ferrari, Commissioner Gustin, Commissioner Erny

A.3 Public Comment (This item is either for public comment on any action item or for any general public comment.)

There was no public comment.

A.4 Commissioners and/or Staff Announcements (This item is for general announcements and informational items only. No deliberation or action will be taken on this item.)

Commissioner Ferrari gave an update on what happened at one of the historic sites where the truss failed because it was separated by 6 inches, so him and others had to put the truss back to its original position, and he was able to pull it back and save part of the building. He said that these older buildings are very fragile and were not made to last as long as they have.

Chair Carlson had an update on the library plaque. He said that Alicia and ZoAnn Campana have been working on the plaque and he has the latest draft. He said it was not tagged to come back to HRC. There was a comment to Alicia and ZoAnn to incorporate the past discussions and language that was discussed at the last meeting.

Chair Carlson made a second announcement on plaques that there have been a few comments that

have come to his attention about the public not being aware of the city standards, procedures, and guidelines, and is suggesting that HRC brings that up in a meeting to clarify. The two city plaques are up now are in public areas, but there was some confusion about plaques on private property, which is what he thinks needs to be addressed for clarification of the standards and guidelines.

Vice-chair Hinman had an update on the Regina Apartments. She said that Dr. Iliescu contacted her back in June and they said that when they sold the property it was with the understanding that the property would not be torn down when the new company (CAI) builds their condo project on Island Avenue. She also said that Iliescu was contacted by CAI and because of their suit with Trinity, they were going to have to move the complex over, and therefore they could not save the Regina apartments. Commissioner Hinman explained that she tried to get in contact with a realtor and never heard back to try to obtain a copy of the deed. CAI offered to move the building, but Dr. Iliescu made it clear that the building could not be moved due to it being made out of solid brick and because Island Avenue is a narrow street. Chair Carlson commented that CAI sent an email to Alicia and is clear in not wanting to demolish the building yet, but they are not sure where to move it, so they asked Alicia. Chair Carlson said that it sounds like the email to Alicia is the first step in their intentions to demolish the building. He said that they could invite CAI to the next meeting to discuss the topic further and find out what the options are.

Chair Carlson acknowledged the Steamboat Ditch issue and asked commissioners for comment. Chair Carlson believes that the network of ditches in our community are landmarks show the city's history, and that both newcomers and people who grew up in Reno have a certain connection to these ditches and their history. The proposal to culvert 15 miles of the Steamboat Ditch in Reno has been getting a lot of public attention. Commissioner Ferrari chimed in and said that it would be important to come up with a resolution for the proposal at a future meeting because of the ditch's historical aspects, and because new property would be developed right next to it as opposed to the stream banks that exist currently. Chair Carlson made it clear that all historic places in Reno are within the purview of the HRC's mission. Commissioner Gustin brought up that the proposal is in place because the Department of Agriculture is concerned with flooding issues, which she says could be accomplished by berming rather than through culverts, so there are other options. Chair Carlson mentioned that the engineers in charge of the project are looking for public input on the proposal. Claudia Hanson asked if there was a time limit on public comments, and Chair Carlson said that they extended public comment to February 15, 2021. Commissioner Erny agreed that there is significance to the historic nature of the ditch, and is therefore, in purview of the HRC, and they should have a discussion. Claudia Hanson mentioned that the next meeting would be held before the deadline for public comment. Council Member Brekhus said that she would put this in her liaison reports because of their role with the city. Chair Carlson explained that because of the focus on the environment and that the ditch was built by Chinese Labor in the early days and because of the historical significance of this project as well as other buildings and sites around Reno, it is important to recognize the ditch as a monument of their contributions.

Chair Carlson's last announcement was on the African American Cultural Heritage Action Fund. Commissioner Gustin said she was in touch with Claudia and Claudia said she would work on it. She said that the program mainly focuses on grants for underrepresented groups, and the grants have been pretty well received. The program has awarded 1.6 million to 27 groups, but they cannot

send a submission because of the short deadline, but to keep it in mind for how to move forward on applications for next year's round of grants. She believes that it is important for them to increase their diversity in their listings not just on the city register, but promoting some of the underrepresented groups.

Commissioner Gustin also mentioned that the National Trust issued a report on America's most endangered historic places for 2021, and they're requesting submissions, and that the deadline is February 1, 2021. She mentioned that they could discuss it later when the commission talks about Lear Theater. She believes that the most recent updates of the Lear Theater are showing a lot of hope for the project and so she would like to see the project be evaluated and worked into the HRC's strategic plan.

Commissioner Ferrari said of the Lear Theater that the development representative Ken Krater had problems with ArtTown and because of this negotiations have been broken off. The group is still proceeding with the project, but he is unsure of their success at this point. He said that the theater has to be adaptive reused so that it has a financial basis that can stand with it for the rest of time. The plan that the Crater group has would address that and it would provide ancillary aspects around the theater. He believes that because the theater would be on the east side of the plaza it would be hard to just have it redone as a theater by itself as an entity. The cash flow is not there to support it in his opinion. According to the Crater plan, it would guarantee the theater self-sufficiency with some apartment units and also some live work units in the basement, as well as a remodel to the theater itself. He is skeptical about what could happen to the property if their project does not succeed. Chair Carlson said they should add a discussion about the Lear Theater for the next meeting. Commissioner Ferrari said he would keep the commission updated on any news he gets from the Crater group, and that he could ask if the group could do a presentation at the February meeting. Commissioner Gustin said that the group is going to need to come to the commission for an appropriateness check since the building is on the city registrar.

A.5 Approval of the Agenda (for possible action) – January 14, 2021

Commissioner Ferrari made a motion to approve the agenda. Vice-Chair Hinman seconded the motion. The motion passed unanimously.

A.6 Approval of Minutes (for possible action) – November 19, 2020

Commissioner Gustin made a motion to defer the approval of minutes for the November meeting until the next meeting in February. Commissioner Erny seconded the motion. The motion passed unanimously.

A.7 Approval of Minutes (for possible action) December 4, 2020

Commissioner Gustin made a motion to defer the approval of minutes for the December meeting until the next meeting in February. Commissioner Erny seconded the motion. The motion passed unanimously.

B. Election of Historical Resources Commission Chairperson and Vice Chairperson for 2021 (for possible action)(5 minutes)

Chair Carlson explained that it is stated in the bylaws that in January there will be an agenda item to appoint among the Commission a chair and vice-chair for the coming year. Commissioner Ferrari nominated Chair Carlson for Chair of the commission for the coming year. There were no other nominations. Vice-chair Hinman said that she would still like to be vice-chair if there are no other nominations. Commissioner Erny made a motion to go forward with the nomination of Chair Carlson and Vice-chair Hinman. Commissioner Ferrari seconded the motion. The motion passed unanimously.

C. City Council/Planning Commission Liaison Report (This item is for general information only. No deliberation or action will be taken on this item.) (5 minutes)

Council Member Brekhus went over strategic planning. The first thing she said is that the city did adopt the zoning code the day before the meeting, and she is only about 60% happy with it. She thinks that it lacks the progress needed but the job needed to be done. She mentioned that Claudia Hanson opened up the qualifications to sit on the HRC, and there are not slots that are reserved for people with certain backgrounds and educational qualifications. Claudia Hanson replied and said that there are minimal requirements to where it now matches SHPO. Council Member Brekhus asked Claudia to put an agenda item on the next meeting going over who is on the current board and where they are in their terms, etc. She plans next meeting to make an appointment to someone who is beyond qualified, and who is retired Park Service with an engineering background. There was another vacancy, which is for Emerson's reappointment.

She also went over the new fee schedule because of recent changes they wanted to add some new fees. The fee would be \$200 for any application for certification of appropriateness. She estimates it would cost about \$1,000 a year because the commission does not get many applications. She disagrees because there are policies on how to incentivize preservation. Mr. Reese and she were able to deny the motion because she believes that there should not be extra fees and that it was not well thought out or in line with the master plan to do what they can to preserve the resources.

She then moved on to discuss the Iliescu property and the Regina Apartments. The council had a controversial hearing about the property because they needed an ordinance change, which the council did make the change, but she did not believe it was appropriate. She believes that there needed to be some provisions to protect the Trinity Church excavation of adjacent historic buildings. She said that there are certain things that need to be put into a contract to ensure that a building will be saved when someone sells a building, so that the buyer does not demolish the building.

Council Member Brekhus mentioned that the week of the meeting she did a social media post on Ward One issues and has called upon the Art Town board to be transparent with what they are going to do with the Leer Theater because they have had a lot of financial support from the city, and that architectural buildings of significance are like art. She thinks that it starts with them and they need to be public and support the art needs of the community. She wants to call them to a meeting on a short order to discuss Leer Theater further. Paul Ferrari jumped in the conversation and said that he just talked to someone regarding the development of the theater and the person he discussed this with said that the project has been moving forward, but ArtTown backed out of the

commitments. He said that the person he discussed this with said they would like to come to the February meeting, and that Art Town pulled the plug on the new developmental agreement. Council Member Brekhus said that she has voted to give ArtTown about \$500,000 of financial support, and that she will not vote to give them more resources until there is a clear path for the Lear Theater. She doesn't think their meeting their service to the community.

Council Member Brekhus brought up Steamboat Ditch again. She did a post on that as well. She mentioned that city manager Thornley told her before the meeting that no one at City Hall knew anything about the proposal, but city engineers in April sent a letter in support of the grant application. Mr. Thornley is in the process of making a decision to make public comment, to become a cooperating cooperation or work with other entities or with the Steamboat Ditch Company to become a party of the project sponsorship. She explains that the project is a \$25 million dollar piping project, but they are concerned with the flooding of the ditch that runs through Ward One and Ward Two, and that the overspill of these spots can then channel water into utility or storm water systems. The mayor asked that Thornley's decision come to the council and that the purview is within the HRC, and is asking for those with information in the committee to point her to more resources so she can share that information with others. Council Member Brekhus said she heard that a government official, the general manager of the Truckee Meadows Water Authority, was the president of the ditch company and she was not sure how he could be the president of a private company, so she said that the council was going to discuss this further with him, so that there is accountability since he is a government official.

Lastly, Council Member Brekhus discussed the Clifton Young Building. Chair Carlson then asked if Council Member Brekhus was going to stay for the discussion of the commission's strategic plan.

Commissioner Erny made a comment on the Steamboat Ditch project and said that putting 15 miles of the ditch underground seems disingenuous because he did not believe that it would be enough for flood control. He believes that the company and supporters of the project need to be more honest about the reasons for going forward with the project.

D. Presentation, discussion, and possible comments regarding a proposed senior housing development named Vine & Washington, Reno which will result in the demolition of three structures over 50 years old. The structures are located on APNs 011-640-05, 06, and 07. (for possible action)

Chair Carlson asked Claudia Hanson what exactly the commission needed to discuss regarding this specific agenda item on the demolition of the three buildings because it is not a certificate of appropriateness. Claudia responded by saying that the commission needs to approve funding for the project because it is considered new construction.

Dane Hillyard appeared in the meeting to give a presentation. Dane showed pictures of the buildings, explaining that they are primarily old metal structures. Dane said the buildings range from year 1937 to 1962, and are in poor condition, and they are also vacant. He did mention that one building is still in business. Dane examined that they are attempting to replace the properties with an affordable senior project. Dane said that the city unanimously agreed to allow the company Dane works with to buy the property.

After Dane's presentation, Chair Carlson said he drove down to building earlier in the day, and mentioned the elevation being along an alley, and explained that by building the affordable senior apartments, and asked if they would be improving the public walkway as well. Dane responded that they would be doing straight sidewalk improvements on both sides, and fully improving the alley. He said that it is a four story building with secure parking that is gated and that there would be commentary amenities, and that all sides of the property would be improved.

Vice-chair Hinman said that she also drove to the property, and that the project seems like it would be a great improvement to that area, and that the housing is necessary.

Commissioner Gustin agreed with Chair Carlson in saying that the alley definitely needs improvements, and thanked Chair Carlson for asking that question. Commissioner Gustin then asked Dane about the rent on the apartments on both the studios and the one bedroom, one bathroom units. Dane said the city has requested the units be 45% of the median of rents in Reno, which is greatly discounted, and would be about \$500 a month. Dane said that the maximum rent of the units about \$800 a month, and that all utilities for all of the units will be included in the rent.

Commissioner Gustin asked Dane if there would be any restrictions on the apartments based on population and other factors. Dane responded by saying it would be income restricted and that about 80% of the time studios are occupied by one person and one bedrooms are usually given to couples, so there usually would not be more than two people living in a one bedroom unit. Commissioner Gustin was concerned because of the amount of parking available in the lot. Dane mentioned that because the average age of someone living there is mid-seventies that there is a low percentage of car ownership, and that the amount of parking is adequate when comparing other similar complexes around Reno, and that in the new zone change ordinance parking is not required.

Commissioner Gustin also noticed on the map that there are vacant parcels on the east and west sides of the project, and asked Dane and Claudia about whether those are city owned or not. Claudia asked Dane to answer the question. They said that one of the parcels was privately owned, but believed another parcel was city owned. Dane explained that Jacob's Entertainment owned many of the parcels surrounding the project.

Chair Carlson asked Dane what the extra finishes on the building specifically on the elevation Dane showed earlier. Dane said that it is predominantly stucco with some accents. Chair Carlson commented that many of the buildings on there were built specifically based on the railroad that borders the site, and said that there were a lot of historical buildings around there and said the neighborhood is primarily industrial. Dane is wanting the roof to be solar if they get permission from NV Energy.

Chair Carlson asked if all of the access to the building is through interior corridors, and Dane said that yes there is no access from any of the surrounding streets or alleyway, only from the parking lot.

Commissioner Gustin asked about the timeline of the project. Dane responded by saying that they had their preliminary meetings already and they are designing currently, so they would hope to start construction by the summer. Claudia said that she is on the CRC who is reviewing the funding for the project and that they had a favorable hearing. Commissioner Gustin asked Claudia what is needed from the HRC, and she said comments specifically regarding the demolition of the three buildings on the site.

Chair Carlson asked about the alleyway because he is concerned about the amenities that would be built on that side and asked if they have considered to activate the alley. Dane said they would be improving the building, but that there is a 10 foot setback between the building and the alley, and that they are currently dealing with the railroad track easement, and depending on the easement they may be able to move the building forward to create more space. Chair Carlson said that he is worried about the future of the development of the area because these residential buildings can hurt the streetscape, so that the neighborhood can be more lively, and to make it easier for the residents to walk. Dane said there is a public trail/bike system that is being developed. Commissioner Gustin recommended adding some planting to the backside facing the alley.

Commissioner Erny recommended there be more access from the south side of the building because he is also concerned about what that may look like in the future, and would like to see it more opened up to better connect the neighborhood. He said that the proximity to the railroad track is fine today, but may not be in the future. Commissioner Erny is also concerned with the lack of mixed use in the building itself, while he said that the commission is not sure of the amenities that will be available he suggested maybe adding somewhere that the residents could grab lunch or dinner within the building if they wanted to or integrating more mixed use within the building.

Chair Carlson commented that opening up the alley would be necessary because Dane is anticipating car ownership to be low, so the alley would be a natural spot for taxis, ride share, etc. to pick people up.

Chair Carlson asked the commission if they should go forward by making the motion that the HRC has no objection to the demolition of the proposed structures. Commissioner Erny made the motion. Commissioner Gustin seconded the motion with the comment that there is little value in regard to the integrity of the existing structures. The motion passed unanimously.

E. Review, discussion, recommendations, and possible approval of City of Reno Historical Resources Commission Draft Strategic Plan as discussed at the February 28, 2020 Historical Resources Commission Workshop. (for possible action)

Chair Carlson read off what the commission has made so far of the strategic plan.

- First line: Reno strategic plan generally
- Second line: The vision of the City of Reno is to be a vibrant university town
- Third line: historical resources are critical components of the culture of the community
- Statement: it's a city mission to create a community that all people are proud to call home by facilitating and integrating Reno's history into its future. Developing a respect and understanding of our past contributes better to the mission
 - Chair Carlson said he thinks history should be changed to historical resources because the committee is the custodians of historical resources.

- Statement: what's true of our past makes better decisions today regarding preservation and contributing components of our history, maintaining a connection to the past helps develop pride in the community
 - Chair Carlson believes the word "maintain" is too soft of a word for this statement
- Next section lists the members of the commission, which needed to be updated
- Goal 1: Goal 1: be a planning and development resources for the community, staff and city council, and access and build our inventory
 - Statement under goal 1: work with developers for the preservation of historic resources
 - Chair Carlson said that this is listed as number 5 on the mission statement
 - Another statement for this goal: make it clear to developers that the HRC is not a roadblock, but a resource
 - Chair Carlson said he would rather put what they are, not what they are not, and that he does not like the word "roadblock"
- Goal 2: access and build our inventory of local historical resources
 - Chair Carlson said to say "expand our registry listing" instead of "build our inventory." Commissioner Gustin explained that there are few buildings actually on the registry and agrees that it should be expanded, but that there are roadblocks for people discussing buildings not on the registry, and so the commission wants to make it clear that all historic buildings can be recognized as an asset, not just the ones that are currently on the registry. Commissioner Erny added the comment that many people would not think the ditch system is something that belongs on the register but it still has historic significance.
 - The next part of this goal says conduct inventory of historic resources
 - Chair Carlson believes this should say conduct a survey of history resources
 - Next sentence: establish historic districts
 - Chair Carlson asked if the HRC establishes the districts or facilitates an application and the process and then approve the district. He be-

believes they are part of the process, not the establishers. Commissioner Erny said the right language may be to facilitate the establishment of historic districts.

Commissioner Erny asked about the four stop signs that are shown as a graphic on the strategic plan, and said that he believes that should be changed, and Chair Carlson agreed with him.

Council Member Brekhus made a comment that the commission is struggling because they need to find what they are going to implement this year, and it is a trial run because they have not gone through the process before. She recommended coming back to the strategic plan after writing the action plan for 2021.

Council Member Brekhus said number 1 should be that the HRC is a knowledgeable resource instead of a planning and development resource. Council Member Brekhus also believes that instead of working with developers it should be working with property owners.

- Goal 3: establish and identify working relationships with community partners and stakeholders. Then lists specifically the University of Nevada, Reno
 - Chair Carlson said that there needs to be entities added to the list, such as the city council and the planning commission. Council Member Brekhus suggested also adding the concept of continued stewardship, such as helping property owners. Also, adding the masterplan and the community's and stakeholder's help with creating and implementing it.
 - Commissioner Erny made a comment and that in the first sentence of the first four goals the commission provided examples of how they could accomplish those goals, so that is why there are two or three bullets under one, but only one under three because they came up with the goals one at a time. He believes the masterplan should not be listed under goal 3, but be a part of the sentence itself because it is a general goal by itself. So to add that part of their mission is to be an implementation of the City of Reno's masterplan. Commissioner Erny also suggested keeping the four main goals consistent, but reviewing the bullets underneath to obtain the goal every year in case they need to modify anything if anything gets accomplished or to add things as needed.
- Goal 4: Create a forum for shared educational experiences
 - Chair Carlson asked if that is something that that HRC can do or is supposed to do or if it is appropriate for the HRC to do so. Claudia Hanson said she believes it is a requirement as part of SHPO.
 - Council Member Brekhus suggested putting SHPO in the rule specifically to show that the commission is administering their role in the government

Chair Carlson asked if the commission would like to coordinate the strategic plan with the mission statement by making working with developers rule number 5.

Chair Carlson asked Claudia how often the commission needs to review the strategic plan. Claudia said she liked the idea Commissioner Erny brought up about reviewing the bulleted lists under each goal every year because they are action items. Chair Carlson said that maybe they should have it on the agenda every month, but revisit a different specific part of the plan each month. Council Member Brekhus said that the commission really needs to assess what specific projects they want to accomplish this year by maybe picking 4 things by February that the commission wants to focus on.

Commissioner Marcus asked if the commission should review and change the action plan goals every year because he believes that the commission is struggling with coming up with the broader goals that outline the strategic plan. Chair Carlson said that it is important to come up with specific goals and tasks to accomplish every year. Commissioner Marcus said that maybe the document of the strategic goals should stay vague, and they should have a separate document that lists the specific goals of the year. Commissioner Gustin agreed with Commissioner Marcus by saying that they should come up with specific action items and then coming up with how exactly the specific action items would fit in with the goals. Commissioner Marcus added that the broad goals need to be concise and short with more detail in the bullets underneath.

F. Discussion and possible recommendations regarding incentives related to having a property listed on the City of Reno Register of Historic Places. (for possible action)

Commissioner Erny said that this item on the agenda seems to get pushed to the bottom most meetings, and suggested the commission have a meeting where they focus just on brainstorming for this specific item because they do not have enough time to discuss it. Chair Carlson agreed that this topic needs to be the focus of a meeting.

Commissioner Gustin thanked Claudia for sending them a map with the registrar because it is a good starting place for them to discuss this agenda item. She also said she thinks the commission needs to broaden their understanding of what is suitable to be on the register. Commissioner Gustin would like to see more than just buildings being on the register by identifying invisible resources in the city. Commissioner Gustin gave the example of acknowledging the sites of Paul Revere Williams or by identifying the Lear Theater. Commissioner Gustin thinks that if a property owner meets certain criteria and believes a historic property should be recognized that it should be cited by the National Trust. Even if it is not on the register she believes that these invisible historic sites should at least be identified, and was thinking about making a new program, possibly in May to highlight the invisible resources. Chair Carlson believes that Commissioner Gustin has great ideas and that they should maybe be discussed more in the February meeting.

Chair Carlson asked Claudia Hanson to attach title 18, the powers and duties of the HRC as an exhibit because the title is very vague and there is flexibility as to what the commission can classify as a historic site specifically that these sites do not just have to be buildings. Claudia said she would also reference the SHPO.

Commissioner Gustin is concerned with the lack of funds that the city has for incentives, and gave examples of how they could get more funding from tacking on fees with building permits or demo permits. Another suggestion Commissioner Gustin brought up was to meet with Washoe County Commission to try to offer lower property taxes to property owners. Commissioner Gustin asked Claudia Hanson if the city could possibly reduce fees for property owners of historic buildings either for building permits or repairs as examples. Claudia said she would have to look into it, but she knows that last session there was a bill that allowed for enterprise funds to be subsidized for affordable housing projects. She believes building permits can be subsidized through enterprise funds, but she would have to check with NRS to see if there would need to be an amendment to allow the subsidy for historic properties. Commissioner Gustin also gave a few examples of what other states and cities are doing for their historical buildings, an example she used was that Oregon and Washington will do a property tax freeze for about 10-15 years.

Sharon Hoing-Bear appeared to make a public comment on this item. She said the Nevada Museum of Art is currently working on a retrospective due at the museum in the Spring on 2022, and that may be something the commission wants to look into.

G. Review, discussion, and possible recommendations regarding City guidelines and potential policy related to naming or renaming City streets, parks, and other facilities. (for possible action)

Chair Carlson asked Claudia Hanson if there were any updates on this. Claudia said she will forward their discussion to the parks commission, and that she has no updates from other boards or commissions. Chair Carlson asked if the City Council has expectations from the commission, and Claudia said they had comments back in July and August, but they do not seem to want action until all of the entities involved can meet again in person. Claudia suggested getting comments from the commission and then putting together a draft proposal to the City Council. Chair Carlson suggested writing a memorandum to the city to highlight that this is a significant issue for the HRC, but holding off on deep conversation or action until they can have a conversation with the council.

Commissioner Ferrari disagrees with Chair Carlson because he says that this is the purview of the HRC and if any other commission gets their hands on this agenda item then the commission has lost its purview. Commissioner Ferrari and Commissioner Gustin sent out comments that Commissioner Ferrari says should be approved as a draft of the position of the HRC that the purview of the HRC is to name and rename historic buildings.

Chair Carlson asked the commission what they think of writing a memo to all of the other commissions involved to let them know what exactly the position is of the HRC. Chair Carlson asked if Commissioners Ferrari and Gustin would be willing to put the memo together, and Commissioner Ferrari and Commissioner Gustin said they would.

Commissioner Gustin added that there have been many comments from the public about renaming

in particular because there are far reaching implications that can be divisive. Commissioner Gustin explained that there needs to be a way of naming these buildings so that people do not forget our past, and she used Paul Revere Williams as an example. Commissioner Gustin said that part of the strategic goals should be to find a way to emphasize the contributions that underrepresented groups made to our community. Commissioner Ferrari agreed with Commissioner Gustin's comments and said that the memo would be a necessary first step.

Commissioner Marcus said the conversation so far has missed the mark a little bit because he believes changing the name of roads and communities is different than changing the name on a monument as Commissioner Gustin and Commissioner and Ferrari have discussed. He said that the conversation happening in the community is more about changing the names on monuments.

Chair Carlson asked the commission why HRC is the group that needs to lead the conversation. Commissioner Marcus said that he believes the commission should be the beginning of the conversation before it goes to the City Council.

Before a motion was made vice-chair Hinman asked Commissioner Ferrari and Commissioner Gustin if the memo was going to be written about renaming and naming historical resources or just renaming as the motion states. Commissioner Ferrari clarified that renaming is in the purview so it would only be focused on renaming. Commissioner Gustin also agreed that the renaming policy is what the HRC should address. In the memo Commissioner Gustin wants to explain the tier one and tier two policy approach that the commission is planning on taking in explaining their role in renaming buildings.

Commissioner Erny said that whenever it comes to anything with historic respect or preservation the HRC should be the lead, even if it is something that is not on the register, and if there are going to be changes it is in the purview of the HRC to make the changes if it has anything to do with historical resources or preservation.

Chair Carlson said that in the memo it needs to be clear as to why the HRC is the appropriate body to lead this based on Title 18.06.104 because it lists the 17 powers and duties of the HRC, which should have the supportive information needed as to why the HRC should take the lead on renaming historical resources.

Chair Carlson asked for a motion to write memorandum based on the tier-one and tier-two notes written by Commissioner Ferrari and Commissioner Gustin to give to other commissions and to the city council, and that the content of the memo that shows that the HRC is the best to lead on naming and renaming historic resources to fulfill their obligations. Also part of the motion is to reference the August 13th meeting in the memo, as well as, have commissioners Ferrari and Gustin write the memo for Claudia Hanson to distribute for further input and comment. Commissioner Ferrari made the motion. Commissioner Gustin seconded the motion. The motion passed unanimously.

H. Identification of agenda items for the next Historical Resources Commission meeting. (for possible action)

Chair Carlson listed off a few agenda items for the next meeting.

- Plaque policy and process in particular markers that are in public ways or in private properties
- Inviting the owners to give a presentation on the Regina Apartments (deferred to future meeting)

- Steamboat Ditch in respect to the importance of historic landmarks
- Lear Theater and the status of the building. Commissioner Gustin recommended asking Ken Crater and Art Town to attend to the meeting. Chair Carlson said they have invited them before, but there were reasons they were not able to attend. Also part of this agenda item there was conversation among Commissioner Gustin and Chair Carlson about Paul Revere Williams and Centennial Park to add to the discussion on Lear Theater.
- Title 18 Chapter 7 Historical Resources positions and requirements
- Establish three action items to take on for the year for strategic plan
- Naming memo for discussion

I. Discussion and selection of the next Historical Resources Commission Meeting Date and Time. (for possible action)

The commissioners selected Thursday, February 11th, 2021 at 3:00 PM as the date and time of the next meeting.

J. Public Comment (This item is either for public comment on any action item or for any general public comment.)

There were no additional public comments.

K. Adjournment

The meeting was adjourned at 6:03 PM

HISTORICAL RESOURCES COMMISSION

April 8, 2021

Item No. A.6

February 11, 2021 Minutes



MEETING MINUTES

REGULAR MEETING

HISTORICAL RESOURCES COMMISSION

Thursday, February 11, 2021 • 3:00 PM

Meeting via teleconference only

Commissioners:

Bradley Carlson, Chairperson
Deborah Hinman, Vice Chairperson
Melinda Gustin
Emerson Marcus
Greg Erny
Paul Ferrari
Debra Campbell

A. Introductory Items

A.1 Call to Order

The meeting was called to order at 3:00 PM

A.2 Roll Call (establish quorum, meeting leadership, and protocols if necessary)

Members present: Chair Carlson, Vice-Chair Hinman, Commissioner Ferrari, Commissioner Gustin, Commissioner Marcus, Commissioner Campbell, Commissioner Erny

A.3 Public Comment (This item is either for public comment on any action item or for any general public comment.)

There was no public comment.

A.4 Commissioners and/or Staff Announcements (This item is for general announcements and informational items only. No deliberation or action will be taken on this item.)

Claudia Hanson announced that the University Terrace Wall has been damaged again. A large section is gone. Claudia asked the commission if they would like to have this on the March agenda to discuss repair options.

Claudia Hanson and Commissioner Erny gave an update on the Keystone and Arlington bridge projects. The Keystone project is scheduled for adoption in May of this year. The design is scheduled from 2021 to 2025 and construction would be from 2026 to 2030.

Commissioner Erny presented on the Arlington project. Commissioner Erny said that the Arlington Bridge is in the middle of a feasibility study, which should be done in March and

presented to the City Council. Commissioner Erny also commented that the bridges that are there currently were built almost 100 years ago. They are poorly rated and qualify for replacement using federal highway funds. Plans for the project kicked off in November of 2019, and three steps have been completed so far. There was a community stakeholder group and a technical advisory committee that were formed to help with the planning of the project. In December, 2019 there was a meeting to look at structure deficiencies and the ability of the bridges to handle the hydraulic capacity of the Truckee River at those locations, which the bridges are fine in that regard because they do not restrict water access. At their meetings they have discussed alternatives for the bridge and those have been decided by SWG and TAC to present to the City Council. In March there is supposed to be a meeting and late spring the feasibility study should be completed. The next phase is to get into the final design and NEPA clearances. The two bridge types that are being considered for the bridge are a single pier bridge, which has mid span support that is a wall parallel to the flow of the river. The second bridge type is a clear span that goes from an abutment on either side of the river. There are two bridges in this project. The committees involved have agreed on a theme, which is that they want a modern structural bridge that ties together Reno's history and art deco. They also want there to be pedestrian scale lighting because both bridges provide access to a park, and in the case of special events. The bridge is also going to have accent lighting under the bridge to light pedestrian paths underneath the bridge. They also want there to be transparent bridge railing to facilitate views up and down the river.

Commissioner Gustin asked Commissioner Erny about federal funds, specifically if the bridges will require a section 106 review by the SHIPO office. Commissioner Erny said he was not sure about the section 106. Commissioner Gustin also asked how the bridges would affect the Whitewater Park. Commissioner Erny was not sure about that as well, but said that it will probably be suspended during the time of construction. Commissioner Ferrari made a comment saying that the pier could damage the island on the other side of the bridge or could catch debris, so it would be better to go with the clear span option. Commissioner Erny said that that option seems to be more in favor, but both options have been discussed at length, and they are trying to figure out a way to put something in the middle of the river that catches debris.

Commissioner Debra Campbell was introduced by Claudia Hanson. Commissioner Campbell is the newest member, and the HRC is now full without vacancies. Claudia Hanson mentioned that Heather Manzo is the new staff liaison starting in March. Commissioner Campbell was asked by the chair to introduce herself. She said she has a background in civil engineering, and that she spent close to 30 years at the National Park Service. She retired two years ago and has been living in Reno for 5 years.

A.5 Approval of the Agenda (for possible action) – January 14, 2020

Commissioner Ferrari made a motion to approve the agenda. Commissioner Marcus seconded the motion. The motion passed unanimously.

A.6 Approval of Minutes (for possible action) – November 19, 2020

Commissioner Ferrari made a motion to approve the meeting minutes, Commissioner Marcus seconded the motion. The motion passed unanimously.

A.7 Approval of Minutes (for possible action) – December 4, 2020

Chair Carlson noticed a type with the year for the next meeting being 2020 instead of 2021. Commissioner Gustin asked that her comment on page 5, paragraph 3, be reworded. Claudia said the change would be made. Vice-chair Hinman made a motion to approve the minutes for the December 4, meeting. Commissioner Erny seconded the motion. The motion passed unanimously.

B. City Council/Planning Commission Liaison Report (This item is for general information only. No deliberation or action will be taken on this item.) (5 minutes)

Councilwoman Brekhus welcomed Heather Manzo and Commissioner Campbell to the commission then mentioned that there will be a presentation by RTC to the City Council on the Arlington bridges. Councilwoman Brekhus mentioned that as well as receiving federal funds for the project, there is also a lot of money the city has allocated for bridges. Councilwoman Brekhus is also concerned about the Wingfield Amphitheater because of its age.

Councilwoman Brekhus moved on to speaking about the Steamboat Ditch project. The City Council has been trying to lay the groundwork to stand up a storm water utility that will give us the funding source to address the storm water issues because the ditches are a storm water conveyance. The city has a contract with the ditch company and with TMWA, but plans for the Ditch have not been presented to the City Council. An idea the Council has is to have someone be a utilities director as a high level department head to make communication for these types of projects easier because the public works director looks at a lot of other things, so they do not have as much time to pay attention to sewers or storm water issues. They also are setting up a fund just for storm water utility as well.

Councilwoman Brekhus mentioned a meeting she had with Artown. She also has been keeping an eye on the Amtrak building and the California Building.

Chair Carlson asked if there is an update on the condition of the Amtrak and California buildings. Councilwoman Brekhus said that she just checks in and sees how they are, but there is no current update. She mentioned that the city has gotten a tax sale for 0 Riverside a while ago, and that there is a large lot adjacent to the property, and that the City cannot own properties that are not being put to use. She is hoping the property will come before

the council soon because the property owners that own land next to it want to see it be developed too because right now it is completely vacant. Councilwoman Brekhus wants to see the building be saved. Claudia Hanson mentioned that the building is in pretty bad shape because there has been a couple of fires inside the building, which have caused significant damage, and the HRC at the time said there was not much left of the historical significance of the building. Councilwoman Brekhus mentioned there is a garage in the back of the house that is massive that they want to save. Claudia Hanson mentioned that there are still some elements of value in the house that do have historic significance. Vice-Chair Hinman mentioned that Minister Adams lived there for forty years, and that he held private ceremonies, so many people married in the 30s and 40s in Reno were married in that house. Councilwoman Brekhus said that maybe this could be on next agenda so that the commission has say on whether or not the building should be demolished based on whether it does have historical significance or not.

- C. COA21-00003 (Southside School Sign)** a public hearing to review a request for a Certificate of Appropriateness for the replacement of the wall sign at the Southside School. The sign to be replaced is located over the northeast door. The site is located on the southwest corner of Liberty Street and Sinclair Street at 190 East Liberty Street. (for possible action)

Asta Ratliff gave the presentation on this agenda item. Asta Ratliff is the chief of staff for the research and innovation division of the University of Nevada, Reno. Asta asked that this agenda item continue to March's meeting as well. Right now they are working with the external signage company to get additional details on how to sign the building, and they do not have the quote yet, so they feel those documents and information would be important for the HRC to have. Commissioner Gustin asked Asta about removal and how to make sure that removing the sign would not cause damage to the building. Chair Carlson asked Asta when they discuss it again to show pictures of the signage that is currently there and what has been proposed. Commissioner Erny said that the sign represented in the photos they have for this meeting does not seem to blend well with the building. Commissioner Erny made a motion to continue the public hearing in March. Commissioner Ferrari seconded the motion. The motion passed unanimously.

- D. Presentation, discussion, and possible action related to future plan for the Steamboat Ditch.** (for possible action)

Heather Manzo gave an update on the Steamboat Ditch project. The USDA has halted their study and the project is not being pursued at this time.

There was public comment on this item. Beth Dory and Valerie Cook both wrote emails. Commissioner Gustin asked about the timeline that the USDA has to resume projects and give notice if they do resume projects that they have suspended, and Claudia said they will look into it. Commissioner Gustin mentioned that people felt caught off guard when this project got attention and felt they did not have enough notice.

Commissioner Campbell asked about the background of the project and asked if there were any leases or easements associated with the property because there are about 500 property owners along the ditch, so it is a major endeavor to get those kinds of easements. Claudia responded that there are easements and that there is quite a patchwork of different types of agreements when going along the length of it.

Chair Carlson asked about the Public Works Department memo from February 4th because in the beginning of the memo it says that planning has been halted, but goes on to say that the letter attached includes a recommendation to look at alternate studies. Councilwoman Brekhus said that the Western Regional Water Commission has been studying the Steamboat Ditch, and that is going into process now.

Chair Carlson also mentioned that the memo says that there are two planning efforts. One being the Steamboat Ditch and the other being the City's Storm Water Plan. Councilwoman Brekhus said that is the point of the storm water utility to evaluate and study the storm water infrastructure.

Chair Carlson asked the commission if it is within the purview of the commission to continue further study or comment from the HRC on the Steamboat Ditch. Vice-chair Hinman said that there is historical significance to the ditch and that they should continue the conversation if the project gets reinitiated. Commissioner Erny agreed that they need to be apprised of the process and any work on the project going forward, and would hope that there could be a presentation from the entities involved.

Commissioner Gustin asked if the Steamboat Ditch falls under any special category or federal requirements of any limitations that might be in place. Chair Carlson said that there should be something put in place to make ditches part of the HRC's purview formally because of their historical significance.

E. Presentation, discussion, and possible action regarding future plans for the Lear Theater. (for possible action)

Ken Krater presented on the current status of the Lear Theater. He mentioned that he walked by the theater all the time, and about a year ago someone asked him to help figure out a way of saving the building. Ken said that the building needs repairs. There is water damage because of the leaks in the roof. Ken says that there is going to need to be a significant amount of income to save the building. Ken says that the theater itself is not going to generate the revenue needed because it is a nonprofit community theater, and it will take about \$4 million to restore the theater. Ken is looking at bringing in a source of revenue not only to restore the building, but to help sustain the theater for the long term. Ken's idea is to build an apartment building next to the theater. Ken says that he has an architect on board that has experience in restoring theaters and has worked on countless historical projects working with the secretary of interior standards. Ken says that there could be historical tax credits they can work with or new market tax credits. Ken mentioned that he talked to the Public Works director and that the Lear Theater is in a 500 year flood zone, but that

there are improvements like the Arlington Bridge that will make a big difference in controlling flooding. The Public Works director has a plan to help with flood control up and down the river that he has brought to the City Council.

Ken mentioned that they would need to divert traffic to Bell Street and take out a portion of Ralston Street to build an apartment complex, and to make it easier for the Lear Theater to become a great outdoor space for outdoor events. He said that his architect has done a couple of basic renderings of how the outdoor space would look, and he has come up with a basic floor plan for the apartment complex. He mentioned that the side of the building facing 1st street there would be 9 units that would generate revenue and make that side of the building more attractive. He says that the theater would have about 250 seats. The vast majority of the exterior would remain, and the balcony seating would remain. So far he has the construction costs and the numbers to do all of the exterior improvements. Ken said that a local bank is interested in financing the project, but he is going to need a lot of community outreach. He also mentioned using special event groups to put on events when nonprofit event groups are not using the theater as an additional source of revenue.

Chair Carlson asked who was involved in the dialogue of Ken being asked to restore the building, and how many other parties are involved in the project particularly coming up with the schemes. Ken responded that the dialogue started with a community member that knew his background and knew he would have the skill set to take on the project.

Chair Carlson then asked Ken how many options they looked at before coming to the option he spoke about. Ken said they had about four different options, but all four options were pretty similar conceptually.

Chair Carlson asked about the nine apartment units that would be in the back of the building, and mentioned that the Lear Theater used to lack backstage space, but at some point there was an addition to the back of the building, so his question is how the nine units would work if at some point that addition needed to be made to make the building viable, and to not take away from the theater's function. Ken responded by saying that they are planning to downsize the theater to 200-250 seats.

Chair Carlson asked what property Artown owns, and what area exactly would be used for the theater. Ken said the Artown office would stay, but the linear parcel in the back of Artown that runs out to Bell Street would become an area for multi-level parking.

Chair Carlson mentioned that the HRC would like for his group to come back and include them in the dialogue and the planning for the Lear Theater project, as well as, the community and other stakeholders because of the amount of tension the property is getting. Ken said that he would come to the HRC for any specific plans that are going to be made for feedback. Chair Carlson wanted clarification because in meetings before Ken had mentioned putting units in the basement of the building, and remembered there being a structure attached to the building, Ken said that there was never going to be a structure attached to the building.

Commissioner Gustin asked Ken if the developers working on the project have any other projects, specifically apartment projects. Ken responded that they have many projects existing and occupied, as well as underway. Commissioner Gustin is concerned about the closing of Riverside because it will have a negative impact on the community. Commissioner Gustin pointed out that other projects the developers are working on could bring in revenue for the theater, and there would not need to be a project built on the site of the Lear Theater.

Commissioner Ferrari suggested that Lear Theater be a continued item on the agenda, and clarified for Commissioner Gustin that Riverside Dr. would still be open, that only a portion of the street would be taken out. Both Commissioner Ferrari and Commissioner Gustin said they would like Ken to come back to give a visual presentation to show exactly how the site would look, and for Commissioner Gustin, how the traffic would flow near the site because of the street closure. Ken clarified that from Bell to First Street the road would be closed to vehicles, but open to bikes and pedestrians.

Commissioner Ferrari made a motion to make the Lear Theater project a continuing item, so Ken Krater and his group can make presentations regarding the theater on a regular basis.

Commissioner Marcus asked if the commission should have Artown be involved in the presentations as well. Councilwoman Brekhus said she was in a zoom meeting with Artown, and they did not give any of the information Ken Krater presented on. Artown said they are in a NDA. Councilwoman Brekhus said that they have a responsibility to the public to return their investment to art and architecture because they have been given a substantial amount of public money. Because Artown is not willing to give this information, Councilwoman Brekhus says it would be best for the commission to invite Ken Krater, but to ensure Artown is there as well. Councilwoman Brekhus said that she will ensure that Artown is more transparent about the Lear Theater going forward while working on the city's budget.

Councilwoman Brekhus is also concerned about the closing of Ralston Street, and uses 0 Riverside as an example of a project that could possibly bring in revenue for the Lear. Councilwoman Brekhus also said that there are a few other community theaters in town, and Lear was originally designed to be a church, so it could be preserved as a church instead.

Chair Carlson asked Ken what capacity his involvement is currently on the Lear Theater project. Ken responded that he is under an NDA with Artown. Chair Carlson said that Artown needs to be invited to a HRC meeting.

Commissioner Erny said that while he does want to see Ken come back to give a presentation as a future meeting, but is concerned about the motion to make it an underlying agenda item for every meeting going forward. Commissioner Ferrari meant the motion as Ken coming back as needed, not every meeting. Commissioner Ferrari said that the Lear Theater is one of the most important historical resources on the table, and it can go either way

unless they keep the conversation going. Commissioner Ferrari clarified that his motion is for Ken and anyone else involved in the project to come in and give updates on an as needed basis. Commissioner Gustin mentioned that the Public Works director, John Flansberg would be another person she would like to see come and give a presentation on the flooding potential and if the street closure would have an impact on that.

Commissioner Gustin seconded Commissioner Ferrari's motion. Ken Krater mentioned that he would like to come back and give a more thorough presentation, but wants to make sure that the HRC is interested in his plans that he has so far. Commissioner Marcus said that the HRC is definitely interested, but they just want to make sure they know everything, and suggested maybe having a presentation from the city regarding this project. Commissioner Ferrari said it is too early to have a presentation from city officials on this. Commissioner Ferrari thinks that Ken needs to come back in and make a presentation, so that they can assess what needs to be done.

Councilwoman Brekhus mentioned that while being on the city council she has voted to give about \$900,000 to Artown, and that losing this building would be a huge risk to them and their reputation in the community. She mentioned that the city could be a better steward than Artown because Artown has not shown to be good stewards on this. She mentioned that if they are not holding to their responsibilities then the city could hold and maintain the building with their expertise.

Commissioner Gustin asked if there is an updated structural report on the building so the commission could get a better idea of the most current condition. Councilwoman Brekhus said that someone asked what sort of insurance Artown is holding on the building. She said that in her meeting she did not get much information from Artown, but she is concerned that they think there is economic value to Artown in this property, and they need a return on that. If Artown is planning on monetizing the building, then it is a setback for the restoration of it.

Commissioner Ferrari said that there has been no formal report done on the building, but in the amount of times he has been to the building in the past three or four years, he has seen a cumulative deterioration in the structure.

Chair Carlson asked for Commissioner Ferrari to make another motion because of the amount of discussion that has been ongoing since he made his last motion. He restated the motion to continue to have the Lear Theater on the agenda as needed, so that the HRC can monitor any pertinent activity to the building. Commissioner Marcus seconded the motion. Commissioner Campbell said that having frequent briefings in going to be important, but should be more targeted specifically going back to Commissioner Gustin's idea about following up on the hydrology and floodplain studies and other technical things related to the structure. She would also like to see more discussion on the costs and the improvements to the streets as well. Commissioner Ferrari said that the specifics can be discussed further down the road because right now they are just in the conceptual phase of the project. Claudia said that the specific details do not needed to be added to the motion, and that staff can monitor the conversation and add any updates specifically to the agenda as needed.

Commissioner Ferrari's motion was voted on, and passed unanimously.

There was public comment on this item. There were two emails one from Alicia Barber and one from Patty Bernard, which were emailed to the commissioners.

F. Presentation, discussion, and possible action regarding specifically identified positions within Reno Municipal Code, Title 18 for the Historical Resources Commission. (for possible action)

Claudia Hanson provided Title 18 in their meeting packet for the day, and went over the qualifications. One position is a registered Architect in the state of Nevada, which both Chair Carlson and Commissioner Erny are. A position held by a person with knowledge of local history, which vice-chair Hinman and Commissioner Marcus qualify for that. Then a position held by a structural or civil engineer licensed in the state of Nevada, and both Commissioner Campbell and Commissioner Ferrari qualify for that position. The last two positions are held by persons who have demonstrated interest, competence or knowledge of historic preservation in the disciplines of landscape architecture, real estate construction, community development, urban planning, archaeology, law finance culture, geography culture, anthropology or related disciplines, which is the position that fits Commissioner Gustin, but all commissioners fall under that requirement. There are 5 types of positions, but the commission is a 7 member commission.

Claudia Hanson asked the commissioners to identify the positions that they hold. Chair Carlson holds the spot as the architect. Commissioner Marcus as the historian with knowledge of local history. Commissioner Ferrari is the structural/civil engineer, with Commissioner Campbell being the backup on that position. Commissioner Campbell mentioned that she will get her license in Nevada because right now she is currently register in Colorado. Then Commissioner Gustin, Commissioner Erny and vice-chair Hinman will fall under the position under Item D. Commissioner Erny made a motion to put these new positions into place on the roster. Commissioner Ferrari seconded the motion. The motion passed unanimously.

G. Presentation, discussion, and possible action related to the Historical Resources Commission Strategic Plan. (for possible action)

Chair Carlson asked Commissioner Gustin if incentives and invisible resources needed to be added to the strategic plan as discussed at the last meeting. She acknowledged that there was a discussion on incentives last meeting, but it was not added to the strategic plan yet. Chair Carlson said they could put incentives and invisible resources under goal number two, which is to expand the inventory of historical resources. Councilwoman Brekhus mentioned that defining incentives would something that should be added because the commission is a fragile fiscal organization because of Nevada's tax situation.

Claudia mentioned that goal number 5 is now an action item under goals number 1 and 3. Commissioner Erny made a motion that the four main goals are relevant, and the bulleted items underneath the goals are action items to support the strategic plan goals. Commissioner Ferrari seconded the motion. The motion passed unanimously.

H. Presentation, discussion, and possible action regarding establishing of a naming or renaming policy for City of Reno facilities, buildings, and streets. (for possible action)

There was public comment. Beth Dory's comment has been sent to the commission. Chair Carlson said that two commissions involved in this agenda item have discussed it at one of their meetings. The two commissions are the Reno Arts and Culture Commission and Recreation Parks. The Reno Arts and Culture Commission made a decision that they were not appropriate to be involved with the meeting on August 13th, but now they do want to be involved as needed.

Chair Carlson suggested that the memorandum written by the commission be forwarded to the other commissions or to the city manager. Claudia said that the memo is formatted to go to the other commissions and they will get comment from those commissions, and all of those comments would also be forwarded to the city manager next for direction. Commissioner Ferrari explained that the memorandum consists of three different aspects. First it has a prologue which tries to set the environment of the aspects and responsibilities and consequences of name changes. The second part is the authority of the HRC under the city charter and city criteria of the duties and responsibilities that fall under the commission's purview. The third section outlines the two-tier considerations that outlines the procedures, so the three sections are prologue, authority, and procedures.

Councilwoman Brekhus mentioned that name changes is a work item that the manager has stopped working on. She said she questions whether the city needs a policy on name changes because there has been one name change issue in the past twenty years. She mentioned that the public has been more interested in this idea since there have been more name change issues that have come up in Las Vegas. Chair Carlson mentioned that if there is a need for policy now there probably will be a need in the future. Chair Carlson also clarified to Councilwoman Brekhus that the commission was requested to make a recommendation to the city council. Claudia Hansen added that the meeting on August 13th was made by the city manager to have a discussion on name changing policy because right now the parks department has a policy, but there is very little public notice in their requirements, so the thought was that if they were to receive application in the future, those guidelines should be revisited to make sure they are adequate for upcoming applications.

Commissioner Ferrari said that it is timely and appropriate to submit the memo to the city council, the city manager and the city administration to uphold the HRC's requirements and their duty to the city. Chair Carlson said that the memo was supposed to be given to the other two commissions involved in the August 13th meeting, and is for discussion and an internal document, and then the document would also be given to the city manager who would decide if the document should go to the city council or not. Claudia Hanson said that if the memo is approved it can be sent to the other commissions, and she will take their comments as well, and revisions can be made to the draft. She also said she would forward the whole packet to the city manager, and it will be up to the city manager to decide if it goes to council or stays as an internal document.

Commissioner Gustin mentioned that in the memo there is no mention of certificates of

appropriateness, and that it should be included given that that is one of the responsibilities of the commission under the authority of the HRC. Claudia said that if the code specifically discusses COAs then she will add it as a revision, but if they are not in that specific line then it does not need to be included. Commissioner Ferrari said that he was not seeing COAs specifically in the ordinance he referred to in the memo. Jeff Borchardt clarified that certificates of appropriateness is covered in alteration.

Commissioner Marcus mentioned having issues with the second part of the prologue in the memo. He quoted where it says “to many people, the existing name, even if it is a historic name from Reno’s past represents only a location, not the name of a person that they are familiar with.” Commissioner Marcus thinks that sentence discredits the importance of history and should be omitted from the document. Commissioner Marcus also asked why the word “cancel” is in quotation marks in the memo. Chair Carlson said that the sentence Commissioner Marcus was referring to is supposed to mean that the names of places or things means something different to different people. Commissioner Gustin agreed with Commissioner Marcus that the sentence discounts the importance of history. Commissioner Ferrari said that it could be reworded to say that “to many people a historic name is not only a historic name, but it’s also representative of a location.” Chair Carlson said that he thinks what the sentence is supposed to mean is that changing names has more of an impact than just the historical convenience.

Commissioner Marcus made a suggestion of saying that to the people who want to change the name and to people who do not want to change the name, the name matters. Chair Carlson said that what is important is that the wording communicates the idea that the commission wants to get out there. Commissioner Ferrari said that it could be worded as “history is important and names matter, and they are associated with a location that is significant to the city.” Commissioner Marcus says that the argument is still there even if the sentence is omitted from the document.

Chair Carlson mentioned that the prologue has a sentence with a long string of examples, and suggested that the long string of examples be deleted or that the two sentences should be switched because the sentence about tying the history of the names to the location is more important and the point Commissioner Ferrari wants to make. Chair Carlson suggested the sentence “renaming no matter for what reason should not be taken lightly. History is important and names matter.” Then go into the sentence with the examples. He agreed with Commissioner Marcus that the last sentence is redundant.

Commissioner Erny needed to leave the meeting for a 6:00pm appointment.

Commissioner Ferrari said that the first sentence should say that history is important and attached to geography, then the last sentence can be deleted. Commissioner Marcus said that the sentence does not seem intellectual enough, and may come off as silly to academics. Commissioner Gustin asked Commissioner Ferrari as an example if a sign is considered geography. Commissioner Ferrari said there needs to be a realization that history is imbued in the fabric of the everyday life of the people because it is on the ground. He mentioned that geography might not be best word, but saying that history is attached to the land, and Commissioner Marcus agreed that history can be attached to the land.

Commissioner Gustin liked that wording more as well. Commissioner Ferrari said he will make those changes and give it to Chair Carlson. Chair Carlson also noticed a typo that should say “streets, parks” everything in the list should be plural.

Commissioner Campbell has not yet seen the letter so she will be abstaining from voting on any motion on this item.

Commissioner Ferrari made a motion for approval to make the edits needed on the memo and to get it sent out to the other commissions involved in this agenda item. Chair Carlson seconded it. The motion passed 6 votes in favor and 1 vote abstained.

Commissioner Ferrari dismissed himself from the meeting.

I. Identification of agenda items, date, and time for the next Historical Resources Commission meeting. (for possible action)

Chair Carlson had a few agenda items for next meeting

- Lear Theater (high priority)
- Southside School
- University Terrace Wall
- Historical marker guidelines and recognizing invisible sites (clarity on policy and procedures)
- Regina Apartments (high priority)
- Zero Riverside
- Certificate of Appropriateness on Collin House

The commissioners selected Thursday, March 11, 2021 at 3:00 PM as the date and time of the next meeting.

J. Public Comment (This item is either for public comment on any action item or for any general public comment.)

There were no additional public comments.

K. Adjournment

The meeting was adjourned at 5:55 PM

HISTORICAL RESOURCES COMMISSION

April 8, 2021

Item No. A.6

March 11, 2021 Minutes



MEETING MINUTES

REGULAR MEETING

HISTORICAL RESOURCES COMMISSION

Thursday, March 11, 2021 • 3:00 PM

Meeting via teleconference only

Commissioners:

Bradley Carlson, Chairperson
Deborah Hinman, Vice Chairperson
Melinda Gustin
Emerson Marcus
Greg Erny
Paul Ferrari
Debra Campbell

A. Introductory Items

A.1 Call to Order

The meeting was called to order at 3:00 PM

A.2 Roll Call (establish quorum, meeting leadership, and protocols if necessary)

Members present: Chair Carlson, Vice-Chair Hinman, Commissioner Ferrari, Commissioner Gustin, Commissioner Campbell, Commissioner Erny

A.3 Public Comment (This item is either for public comment on any action item or for any general public comment.)

There was no public comment.

A.4 Commissioners and/or Staff Announcements (This item is for general announcements and informational items only. No deliberation or action will be taken on this item.)

Commissioner Ferrari announced that there is an internet petition with 235 signatures to remove the Mackay statue at the University of Nevada, Reno due to concerns of racism associated with the statue.

Chair Carlson mentioned that there was an email on Preserving Nevada's endangered list for awards for both historical and cultural resources.

Chair Carlson asked the commission if the Arlington Bridge project is something that the HRC should take a position on. Commissioner Erny mentioned that there is a survey through the month of March from RTC for public comment on the project. Commissioner

Erny said that the goal is to keep some of the historical characteristics in the new bridge. Chair Carlson asked Commissioner Erny to keep the commission updated on anything related to the surrounding neighborhood and park to the bridge.

Chair Carlson mentioned the apartment project in the routing district, and the closure of the last block of Washington Street. Vice-Chair Hinman added that if anyone wants any extra information on this project, Alicia Barber has an online publication called the Barber Brief to get updates.

Heather Manzo mentioned that the commission's meeting minutes should be updated every month. Heather also announced that SHPO sent an invitation to conduct training for HRC members and planning staff, and that the training might take place in May. Chair Carlson said the commission would like to see a specific policy for minutes to ensure the commission has time to look at them in their meeting packets, and so that the meeting minutes can be posted to the website in a timely manner for the public to review. Commissioner Ferrari asked Heather if the City of Reno has any criteria for when in person meetings can resume. Heather said that there is not a timeline identified at this time.

A.5 Approval of the Agenda (for possible action)

Vice-Chair Hinman made a motion to approve the agenda. Commissioner Gustin seconded the motion. The motion passed unanimously.

B. City Council/Planning Commission Liaison Report (This item is for general information only. No deliberation or action will be taken on this item.) (5 minutes)

Council Member Brekhuis requested that the commission put the St. Thomas Aquinas Cathedral on the agenda for April. Father Chuck does want to save this building and present to the HRC.

Council Member Brekhuis also wants to have a discussion on the Amtrak Building.

Council Member Brekhuis also mentioned the Freight House, and said that the property owners (Ace's Baseball) have put about \$250,000-\$500,000 into the property and do not believe it can be saved. Council Member Brekhuis asked for the commission to reach out to the property managers to make a presentation at a future meeting.

C. Public Hearings

C.1 COA21-00003 (Southside School Sign) a request has been made for a Certificate of Appropriateness for the replacement of the wall sign at the Southside School. The sign to be replaced is located over the northeast door. The site is located on the southwest corner of Liberty Street and Sinclair Street at 190 East Liberty Street (Continued from the February 11, 2021 meeting). (For Possible Action)

Asta Ratliff and Jane Tors were present at the meeting to give a presentation on this item. Scott Yearman was also available to answer any questions about the installation of the sign. Jane showed a comparison between the sign that was originally proposed and the sign that was made from the commission's comments from last meeting. Jane noted that the sign would be affixed to the building similarly to the previous sign, but there would need to be some repairs and extra screws added.

Commissioner Gustin and Commissioner Erny agreed that the sign has improved from before, but that the commissioners would prefer for the frame to remain a bronze color to better match the sandstone. Chair Carlson also agreed. Jane Tors said her team would take commissioners comments into consideration. Chair Carlson also mentioned that the frame needs to be repainted either the bronze of the door or the color of the sandstone instead of the dark brown color it is now. The commissioners also discussed the color of the transom of the sign. Commissioner Gustin believed it should be a khaki color to match the sandstone. Chair Carlson mentioned that a darker color would be better for contrast. The options that were discussed were khaki, grey, or sandstone color for the transom.

Chair Carlson went through the findings to ensure that the sign follows protocol.

Commissioner Gustin made a motion to approve the COA after all of the findings A-I have been made, with the requirements that the frame of the sign be painted bronze to match the door, and would include ongoing repair and maintenance of the existing transom, and that the primary colors of the university would be an acceptable choice for the signage. Commissioner Erny seconded the motion. The motion passed unanimously.

C.2 COA21-00004 (Mayberry Gardens Condition No. 5) A request has been made for a Certificate of Appropriateness for architectural review of the Building #2 addition to satisfy Condition No. 5 of COA21-00001 (Mayberry Gardens Future Permanent Structure). The ±3.77 acre subject property is located on the south side of Mayberry Drive, ±390 feet east of McCarran Boulevard and is listed on the Local Register of Historic Places. The subject site is within the Parks, Greenways, and Open Space/Historic Landmark (PGOS/HL) zone and has a Master Plan land use designation of Parks, Greenways, and Open Space (PGOS). This project has been requested to be reviewed, analyzed, and heard using the Title 18 standards in existence immediately prior to January 13, 2021. (For Possible Action)

There was a public comment given by Marcia Grodin on this item. Kurt Stitser was present at the meeting to give a presentation on the conditions the commission gave him on the project in October, 2020.

Commissioner Gustin mentioned that the line of the setback on the back of the additional building is tight. Kurt said that it is a 30 foot setback, and the existing buildings were pushed up to the setback line. There was also discussion between Commissioner Gustin and Kurt of the materials of the building.

Commissioner Erny made a motion to approve the addition under the conditions that the lighting, materials and color palette be compatible to the previously approved portion of the building, and that the building does meet the criteria under the findings A-I. Commissioner Hinman seconded the motion. The motion passed unanimously.

D. Review, discussion, and possible final action regarding the establishment of a naming or renaming policy for City of Reno facilities, buildings, and streets. (For Possible Action)

Commissioner Erny made a motion to approve the letter. Commissioner Campbell seconded the motion. The motion passed unanimously.

E. Presentation, discussion, and possible action related to the February 2021 damage to the University Terrace Wall. (For Possible Action)

Claudia Hanson presented on the item. The Public Works department is asking for comment from the commission on what action to take since the wall keeps continuing to be damaged, and it is a safety issue to adjacent neighbors of the property. There was public comment on this item from Alicia Barber. Travis Truhill from Public Works was present at the meeting to answer any questions from the commission. Travis did mention that one idea Public Works is looking at is to replace the one section of wall that continuously gets hit.

Commissioner Ferrari mentioned, and Travis confirmed that traffic engineers are looking into the area to try to make motorists more aware of the area, and are looking at ways to slow the traffic down with traffic calming devices from both directions in the curve where the wall sits. Chair Carlson mentioned the concern of pedestrians in that area because there is poor visibility of pedestrians for drivers, so traffic devices might help with this issue as well.

Mr Truhill noted that in the past 6 years, \$86,000 has been spent on repairing the wall. It was quoted that the last accident caused about \$24,000 in damages. This has been the 5th occurrence of this wall being damaged.

Commissioner Gustin read an email written to Claudia asking the commissioners to investigate the site and to provide feedback. The email was written on February 22nd, and gives five suggestions highlighted in the email.

Commissioner Erny mentioned that that part of the wall needs to be either rebuilt with other materials or torn down because of the safety risk. Commissioner Campbell suggested

maybe making it a one way road there.

Travis thanked the Commission for their suggestions and noted that he would come back with an update on the solution that is chosen by Public Works.

F. Presentation, discussion, and possible action related to establishing a purpose and procedure for historic plaques. (For Possible Action)

There was one public comment from Alicia Barber on this item. Alicia is in a contract with the City of Reno and RTC to work with business owners in midtown to try to install 20 historic plaques on 20 different buildings. Alicia is also working on putting a plaque on the Pioneer Center as well. There have been some issues with business owners having concerns with the plaques being placed on their private property.

Commissioner Gustin mentioned that the guidelines set by the HRC for historical markers and the policy on historical plaques is inconsistent as Alicia mentioned in an email written to the commission. Alicia is trying to understand the policies and guidelines better to make it easier on business owners to make decisions and to also understand the guidelines, so that the process is as “user friendly” as possible.

Commissioner Gustin was concerned about whether the plaques for historical resources on the city register need to be differentiated from the sites that are not on the historic register, which Alicia has discussed before, but said that the idea is that the resource does not need to be on the register to get a plaque, and that every business would have the same City of Reno plaque design. Alicia said the language in the plaque could mention if the resource is on the register. Commissioner Gustin mentioned that it could be an incentive for the city to pay for the plaques for businesses that do want to be on the historic resource register because right now the plaques are being paid for through additional funding, but guidelines on funding for business owners is something that will need to be specified as mentioned by Alicia.

Claudia said that staff can be involved in making changes to the existing procedures and design criteria.

Commissioner Erny mentioned that the display of the plaque needs to be flexible based on the different resources that obtain one.

G. Presentation, discussion, and possible action regarding plans for the Regina Apartments located at 260 Island Avenue. (For Possible Action)

Council Member Brekhus and the commission would like staff to look at the permit history of the building and the property around the building. Also, the commission wants staff to reach out to Council Member Reese to facilitate a discussion with the building owner to invite the developer to a meeting to discuss options for the property.

Vice-Chair Hinman made a motion to engage the property owner to make a presentation to the HRC to discuss the plans in regard to the Regina Apartments. Commissioner Gustin

seconded the motion. The motion passed unanimously.

H. Identification of agenda items, date, and time for the next Historical Resources Commission meeting. (for possible action)

- St. Thomas Aquinas Cathedral
- Freight House
- Train Station
- Updates from plaque meeting
- Leer Theater and Artown
- Regina Apartments
- Street grid network
- Historic Preservation Month

The commissioners selected Thursday, April 8th, 2021 at 3:00 PM as the date and time of the next meeting.

I. Public Comment (This item is either for public comment on any action item or for any general public comment.)

There were no additional public comments.

J. Adjournment

The meeting was adjourned at 6:15 PM

HISTORICAL RESOURCES COMMISSION

April 8, 2021

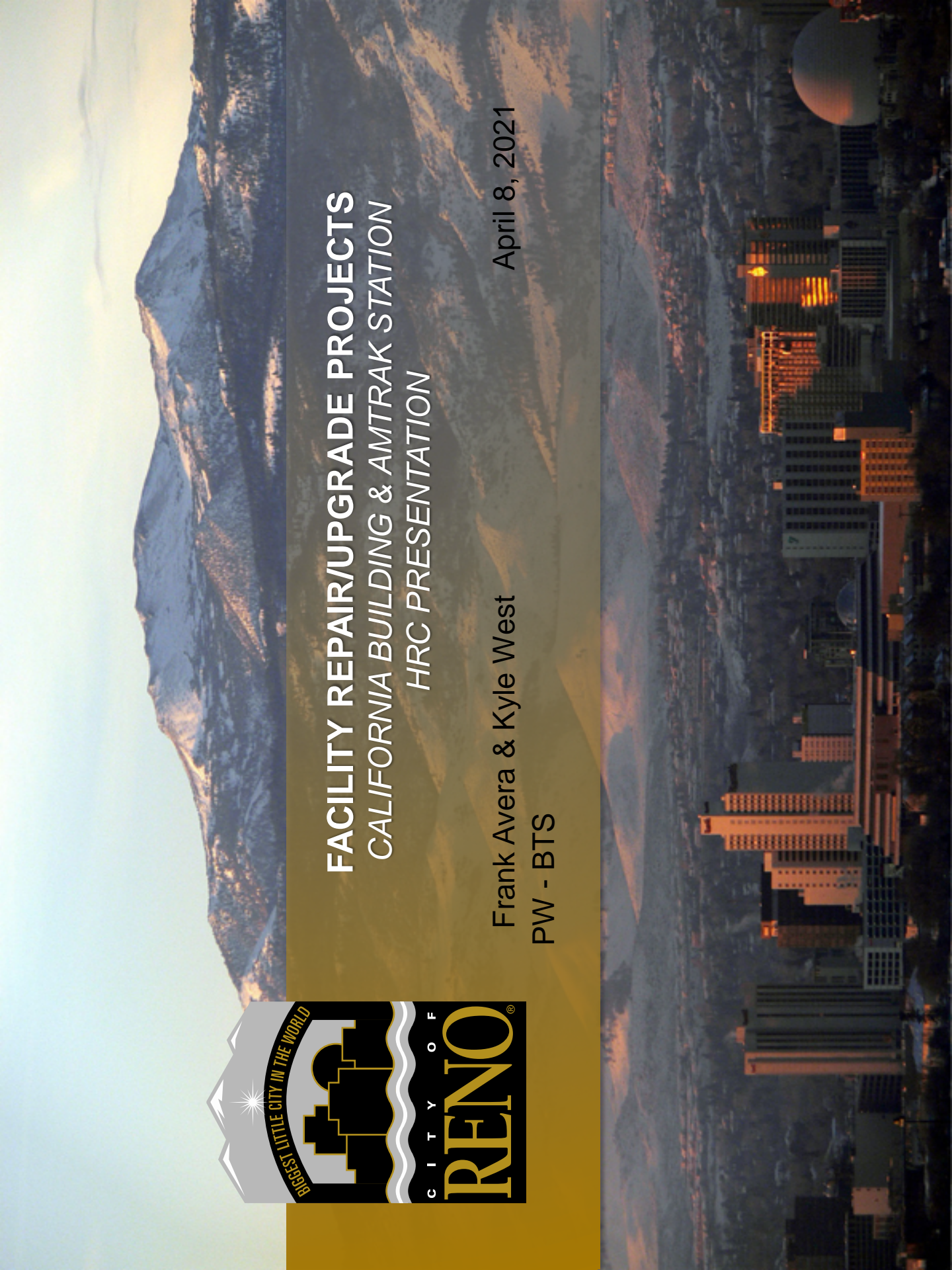
Item Nos. C & D



FACILITY REPAIR/UPGRADE PROJECTS
CALIFORNIA BUILDING & AMTRAK STATION
HRC PRESENTATION

Frank Avera & Kyle West
PW - BTS

April 8, 2021



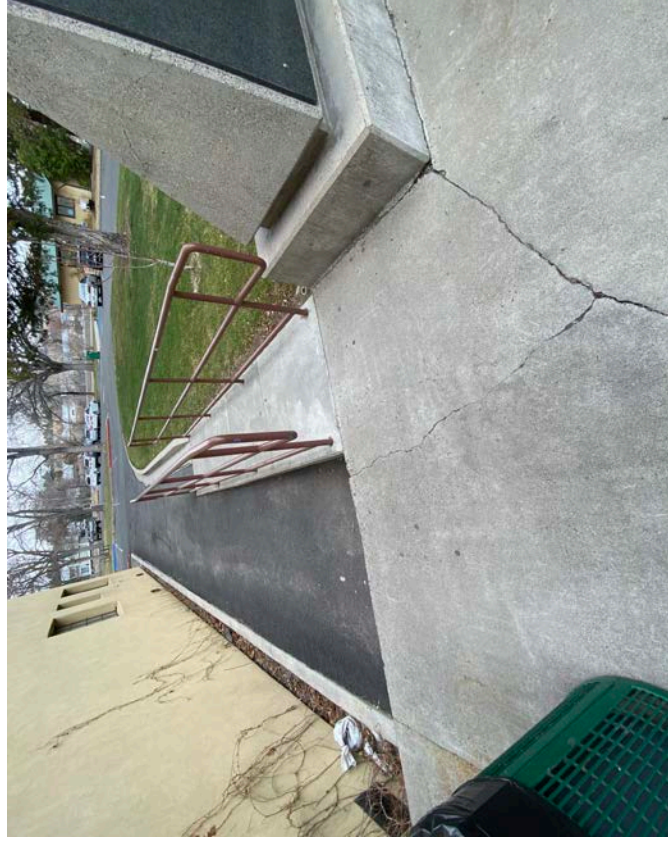
California Building Concrete Slab Entrance/Ramp





- *Project shall consist of the demolition of existing concrete front entrance slab and replacement of the two existing handicap ramps, also located at the front entrance, to ensure compliance with current ADA standards*
- *Future projects include roof repair (replacement of concrete roof tiles with like material) – currently proposed for FY 21/22*

California Building Concrete Slab Entrance/Ramp



California Building Entrance/Ramp



Amtrak Station HVAC, ADA Restrooms & Roof



Amtrak Station HVAC, ADA Restrooms & Roof

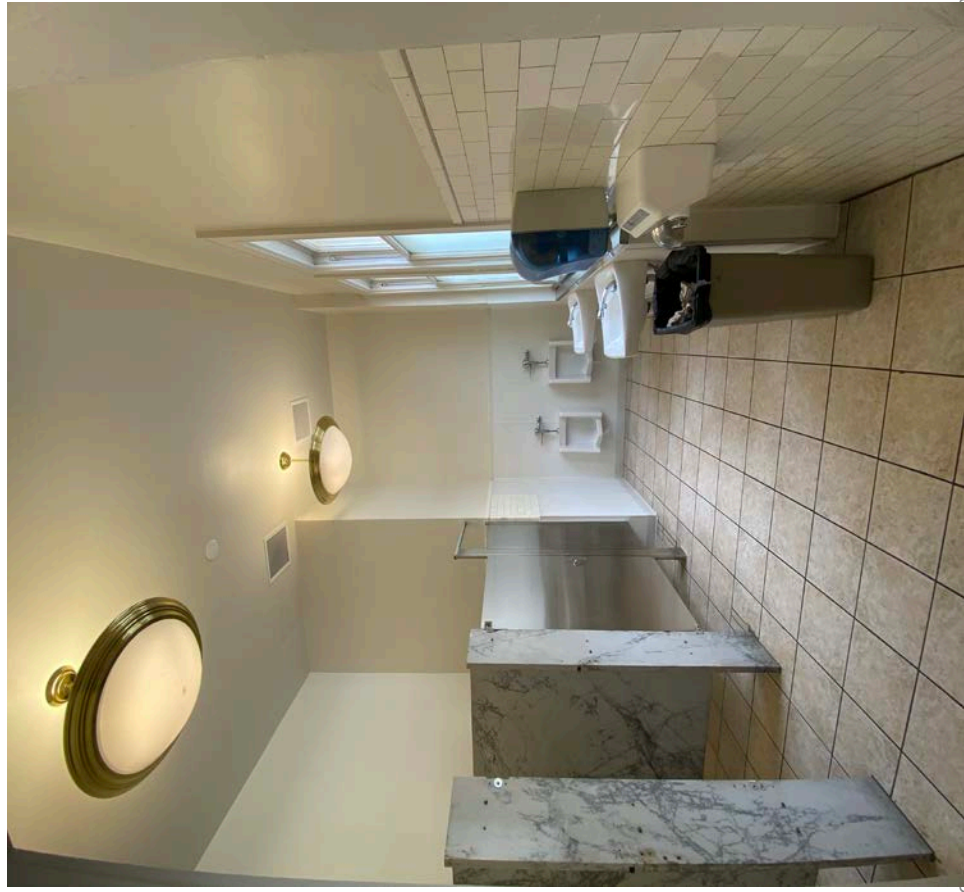


- *Project consisted of replacement/upgrade of HVAC system, installation of new roof (concrete roof tiles & copper gutters), and upgrade of public restrooms to meet ADA standards*
- *Project began in 2019, and was completed in November 2020*
- *Future projects include repainting exterior walls, door and window trim of the eastern portion of the Station - currently proposed for FY 21/22*

Amtrak Station HVAC, ADA Restrooms & Roof



Amtrak Station HVAC, ADA Restrooms & Roof



Amtrak Station HVAC, ADA Restrooms & Roof



Amtrak Station HVAC, ADA Restrooms & Roof

