



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** September 5, 2019

Staff Contact: Nancy Paulson, City Manager

Agenda Title: For Possible Action: Discussion and possible action regarding the appointment of three members to the Historic Resources Commission due to expiring terms, each for a term expiring in February, 2023. (Nancy Paulson, npaulson@carson.org)

Staff Summary: The Board of Supervisors appoints seven members of the Historic Resources Commission (HRC). The following applicants are seeking reappointment: Lou Ann Speulda-Drews (qualified in historic preservation), Dr. Gregory Hayes (qualified as a resident and property owner within the historic district) and Jed Block (qualified as a resident and property owner within the historic district). There are no other applicants.

Agenda Action: Formal Action / Motion **Time Requested:** 10 minutes

Proposed Motion

I move to appoint _____, each to fill a four-year term expiring in February, 2023.

Board's Strategic Goal

Quality of Life

Previous Action

N/A

Background/Issues & Analysis

N/A

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 18.06.020 and 18.06.025

Financial Information

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted?

Explanation of Fiscal Impact:

Alternatives

Re-open the position for additional applicants.

Attachments:

[HRC Packet Sept 5 2019.pdf](#)

Board Action Taken:

Motion: _____

1) _____

2) _____


Aye/Nay

(Vote Recorded By)





HISTORIC RESOURCES COMMISSION


BOARD DETAILS



OVERVIEW

 **SIZE** 7 Seats

 **TERM LENGTH** 4 Years

 **TERM LIMIT** N/A

Seven members, recommended by this commission and approved by the Board of Supervisors, to serve four year terms. Historic Resource Commission members include building, design and preservation professionals familiar with and sympathetic to the unique characteristics of older buildings, as well as property owners within the Historic District.



DETAILS

MEETINGS

- 5:30 p.m.
- Second Thursday of the Month
- Community Center, Sierra Room
- 851 East William Street, Carson City

POWERS & DUTIES

To review exterior development within the Historic District of Carson City. Typical duties include - review remodeling of historic structures; review and approve designs of new buildings within the historic district; consideration of historic property tax deferrals; consideration of historic grant opportunities; and, consideration of historic preservation awards.

ADDITIONAL INFORMATION

[CCMC 18.06.020 HRC.pdf](#)



BOARD ROSTER



JED BLOCK

2nd Term Feb 05, 2015 - Feb 28, 2019

Appointing Authority Board of Supervisors
Position Resident/Property Owner



ROBERT DARNEY

5th Term Mar 02, 2017 - Feb 01, 2021

Position Architect
Office/Role Vice Chair



MICHAEL DREWS

2nd Term Feb 02, 2017 - Feb 01, 2021

Appointing Authority Board of Supervisors
Position Historical
Office/Role Chair



DR. GREGORY HAYES

3rd Term Feb 05, 2015 - Feb 28, 2019

Position Resident/Property Owner



MICHELLE A SCHMITTER

1st Term May 04, 2017 - Feb 28, 2021

Appointing Authority Board of Supervisors
Position Historic Preservation



DONALD SMIT

3rd Term Oct 19, 2017 - Jul 31, 2021

Appointing Authority Board of Supervisors
Position Building Construction



LOU ANN SPEULDA-DREWS

3rd Term Feb 05, 2015 - Feb 28, 2019

Position Historical

Profile

Lou Ann

First Name

Speulda-drews

Last Name

Middle Initial

louann_speulda-drews@fws.gov

Email Address

200 Winters Drive

Street Address

Suite or Apt

Carson

City

NV

State

89703

Postal Code

Home: (775) 883-9513

Primary Phone

Mobile: (775) 560-1367

Alternate Phone

Which Boards would you like to apply for?

Historic Resources Commission: Submitted

Question applies to Historic Resources Commission

Select the position in which you are interested * Professional in Archaeology, Anthropology, History or related profession

Question applies to multiple boards

Why would you like to serve of this Board/Committee/Commission?

I have been serving on the HRC since 1999. My professional expertise as a historian/archaeologist with experience rehabilitating historic buildings has been a valuable asset to the commission. I would appreciate the opportunity to serve one more term on the HRC.

Question applies to multiple boards

Are you currently a registered voter in Carson City? Yes No

Question applies to multiple boards

Are you currently a member on any other Carson City Board, Committee or Commission? Yes No

Question applies to multiple boards

If yes, please list:

Question applies to multiple boards

Term expiration:

Conflict of Interest

Question applies to multiple boards

Within the past twelve (12) months, have you been employed by Carson City (including as an elected official)?

Yes No

Question applies to multiple boards

Do you currently have a contract with Carson City for services/good?

Yes No

Question applies to multiple boards

If yes, please provide contract details:

Question applies to multiple boards

Have you been convicted of a felony, domestic violence or gross misdemeanor involving moral turpitude (conduct contrary to community standards of justice, honesty and good morals)?

Yes No

Education

Note: only complete this section if a degree is required for this position

College, Professional, Vocational or Other Schools attended:

Oregon College of Education; Oregon State University; University of Oregon

Major Subject:

History, Anthropology, Secondary Education, Historic Preservation

Degree Conferred:

BS, Oregon State University, 1979 MA, Oregon State University, 1987

Briefly describe the qualifications you possess which you feel would be an asset to this Board/Committee/Commission:

I have completed nine National Register Nominations, including a district. I have worked on 19 rehabilitation projects on historic properties which included preparing the treatment plan, scope of work, hiring the contractor, and hands-on assistance with masonry repairs. My skills as an architectural historian began with classes at the U of O historic preservation department but have developed over the years while working on rehabilitation projects. I think that it is useful that I have training and hands-on experience with historic buildings to assist the residents of Carson City determine the best path for preserving their historic properties while finding practical solutions for continued use.

List the community organizations in which you have participated and describe participation:

HRC 1999-present

List your affiliation with professional or technical societies: *if required for the position.

Register of Professional Archaeologists (RPA, 1999-currently); Society of Historical Archaeology; The National Trust for Historic Preservation; Nevada Historical Society; Nevada Association of Archaeologist; and Vernacular Architecture Forum

Upload a Resume

Declaration to Accept Terms & Conditions

I understand that my submitted application is considered public information. I understand the Board of Supervisors may require a pre-appointment background check for any position if deemed warranted.

I hereby declare that all statements given by me on this form are truthful and complete to the best of my knowledge.

I have read and understand the Carson City's Boards, Committees and Commissions Policies and Procedures.

I Agree *

Resume

LOU ANN SPEULDA-DREWS

200 Winters Drive
Carson City, NV 89703
775-750-1367

EDUCATION

1975-77	Oregon College of Education	Major: History
1977-79	BS Degree, Oregon State University History	Major: Anthropology Minor:
1980-87	MA Degree, Oregon State University Ed.	Majors: Anthropology, History, Sec.

ACADEMIC HONORS

Honors Program at Oregon State University, 1977-79.

SOCIETIES AND ORGANIZATIONS

Register of Professional Archaeologists (RPA, 1999-currently)
Society of Historical Archaeology
The National Trust for Historic Preservation
Nevada Historical Society
Nevada Association of Archaeologist
Carson City Historic Architecture Review Committee, Board member 1999-currently
Vernacular Architecture Forum

RELEVANT WORK EXPERIENCE

U.S. Fish and Wildlife Service, Region 1 (July 1995 to currently)

Historian/Historical Archaeologist: Primary responsibilities are for conducting work within Region 1/CNO in compliance with Section 106 of the National Historic Preservation Act for the identification and evaluation of historical sites, buildings, and structures. This responsibility includes providing technical assistance with maintenance and preservation of historic buildings. Secondary duties include preparing agreement documents, such as a Programmatic Agreement among the U.S. Navy, USFWS, and Advisory Council for the transfer of Midway Atoll to the USFWS and Memorandum of Agreements (MOA's) for mitigating the adverse effects to historic properties caused by undertakings.

Additionally, duties include assisting with restoration project, preparing grant applications and scopes of work for contractors, and tracking grant-funded projects. Restoration/rehabilitation projects include: Fiechter House, Finley NWR; Last Chance Ranch, Sheldon NWR; Overnight Cabin, Sheldon NWR; Kinney Camp House, Sheldon NWR; Dufurrena Barn, Sheldon NWR; Pua Akala Cabin, Hakalau Forest NWR; Longstreet Cabin, Ash Meadows NWR; Cable Station Buildings, Officers' housing, batteries, ARMCO huts, theater on Midway Atoll NWR; White Bluffs Cabin, Hanford Reach National Monument, Washington; RR-tie Cabin, Desert NWR, Nevada.

National Register of Historic Places Nominations: Whitcomb-Cole Cabin for the Conboy Lake NWR, Washington; Leavenworth National Fish Hatchery, Washington; Pua Akala Cabin, Hakalau Forest NWR; updating Kilauea Point Light Station, Kauai, Hawaii.

Historic Preservation Plans: Midway Atoll NWR; Guam NWR.

HABS/HAER documentation: Camp Tulelake ("C" Camp), HABS No. CA-2683 for the Tule Lake NWR, California; Quarters #2 and Garage HABS No. CA-2778, Sacramento NWR; Quarters #7, 8, 9 HABS No. WA-, Willard National Fish Hatchery; Weiks Dairy, Black River Unit of the Nisqually NWR.

Other responsibilities include contributing to EIS documents and Comprehensive Conservation Plans; administrating contracts for HABS photography and cultural resource overviews; developing training materials for identifying, evaluating, and maintaining historic resources; and tracking historic resources.

Western Resources Consulting (1994-1999)

Principal in small business committed to historical archaeological resources.

INFOTEC Research, Inc. (1986-1987; 1990-1994)

Historical Archaeologist

GRANTS

1998 National Park Service Technical Assistance Grant for "Evaluation and Recommendations for Stabilization and Preservation of Historic Structures, Midway Atoll National Wildlife Refuge," — \$16,790.24.

1999-2004 Save America's Treasures for "Historic Property Preservation on Midway Atoll National Wildlife Refuge," — \$308,000.

2000 Preservation Oregon Grant for "Fiechter House Restoration," Finley NWR, \$10,000.

2003-2005 Southern Nevada Public Lands Management Act for "Longstreet Cabin Restoration", Ash Meadows NWR, awarded \$99,000.

2006-2007 Southern Nevada Public Lands Management Act for "RR-Tie Cabin Restoration," Desert NWR, awarded \$138,000.

2008-2010 Southern Nevada Public Lands Management Act for "Walden Cabin Restoration," Pahrnagat NWR, awarded \$109,000.

2008-2012 Southern Nevada Public Lands Management Act for "Fort Ruby Archaeological Site," Ruby Lake NWR, awarded \$345,000.

NATIONAL REGISTER NOMINATIONS

Kilauea Point Light Station, Kilauea Point NWR, Kauai, Hawaii. Submitted addendum to Keeper based on work by contractor to revise boundary to include all features of the station and change the level of significance to National level. Nomination revised: December 4, 2006.

The Leavenworth National Fish Hatchery, Leavenworth, Washington. Large hatchery complex built in 1939-1940 as part of the Grand Coulee Dam project. Form prepared for the Leavenworth NFH, USFWS. Listed: 27 July 1998.

The Whitcomb-Cole Hewn Log House, Conboy Lake, Washington. An 1875 hewn-log house moved from its original location and restored. House was removed from register while work was accomplished, this nomination documentation was necessary for

reinstating the house on the National Register. Form prepared for the Conboy Lake National Wildlife Refuge, USFWS. Listed: 29 November 1996.

The Villeneuve House, Star, Idaho. An 1890s Vernacular Queen Anne, two-story cobblestone house. Form prepared for the Ada County Historical Preservation Commission. Listed: 13 November 1990

The Ewing Young Site, Newberg vicinity, Yamhill County, Oregon. Prepared for Yamhill County Planning Department. An 1837-1841 historic archaeological site. Listed: 27 November 1989.

The Hotel Corvallis, Corvallis, Oregon. Form prepared for McKenzie & Smith Investors. A 1927 four-story brick clad hotel designed with Italian Renaissance decorative elements. Listed: 29 May 1987.

The Fairbanks House, Corvallis, Oregon. Prepared for private individual. A 1926 brick veneer Tudor style house. Listed: 14 February 1985.

Champoeg Historic Archaeological Area, Champoeg vicinity, Oregon. Prepared for Oregon SHPO. An early nineteenth century townsite, noted for origin of state government, and first state park. Listed: 24 February 1984.

WORKSHOPS/TRAINING

- 1990 Stolle Guard Station Restoration Project. Cabin stabilization for the Boise National Forest.

- 1992 Historic Preservation Law and INFOTEC. Presented by University of Nevada-Reno in Eugene, Oregon.

- 1993 Landscape Architecture, Site Analysis, LA 361. University of Oregon, School of Allied Arts and Architecture, Eugene, Oregon. 3 hrs credit.

- 1995 Advanced Training in Section 106, Preparing Agreement Documents. Presented by University of Nevada-Reno and the Advisory Council on Historic Preservation, Portland, Oregon.

- 1996 Assessing the Archaeological Significance of Historical Sites. Presented by the Society for Historical Archaeology and the University of Nevada Reno in Cincinnati, Ohio.

- 1997 Old House Workshop. Sponsored by Eugene's Historic Review Board, Historic Preservation League of Oregon, and the Southwest Oregon Chapter of the American Institute of Architects, Eugene, Oregon.

- 1997 Your Town: Designing Its Future. Presented by the Historic Preservation League of Oregon and the University of Oregon, School of Architecture and Allied Arts, Silver Creek Falls State Park, Oregon.

- 1999 Historic Landscape Workshop. Presented by the Society for Historical Archaeology and the National Parks Service in Salt Lake City, Utah.

- 2000 Native American Coordination and Consultation. Sponsored by the BLM, Reno, NV, December.

2005 Identification and Evaluation of Mid-20th Century Buildings. National Preservation Institute, Santa Fe, NM, May 24-25, 2005.

2006 Section 106: A Review for Experienced Practitioners. National Preservation Institute, Carson City, Nevada, November 8-9, 2006.

RESTORATION PROJECTS

Fiechter House, Finley NWR, Oregon
Kinney Camp House, Sheldon NWR, Nevada
Last Chance Ranch, Sheldon NWR, Nevada
White Bluffs Cabin, Hanford Reach National Monument, Washington
Cable Station, Theater, Batteries, ARMCO, Officers' housing Midway Atoll NWR
Longstreet Cabin, Ash Meadows NWR, Nevada
Pua Akala Cabin, Hakalau Forest NWR, Hawaii
RR-Tie Cabin, Desert NWR, Nevada
Hidden Forest Cabin, Desert NWR, Nevada
Walden Cabin, Pahrangat NWR, Nevada

REPORTS AND PUBLICATIONS (available upon request).

Profile

Dr. Gregory _____ Hayes _____
First Name Middle Initial Last Name

ghayesmd@gmail.com _____
Email Address

411 West Fourth St. _____
Street Address Suite or Apt

Carson City _____ NV _____ 89703 _____
City State Postal Code

Mobile: (775) 846-5903 _____ Home: (775) 882-9070 _____
Primary Phone Alternate Phone

Which Boards would you like to apply for?

Historic Resources Commission: Submitted

Question applies to Historic Resources Commission

Select the position in which you are interested *

Business/Property Owner

Question applies to multiple boards

Why would you like to serve of this Board/Committee/Commission?

I have served on this board for more than ten years. I continue to be interested in the issues dealt with by the commission and would like to continue to serve as a commission member.

Question applies to multiple boards

Are you currently a registered voter in Carson City?

Yes No

Question applies to multiple boards

Are you currently a member on any other Carson City Board, Committee or Commission?

Yes No

Question applies to multiple boards

If yes, please list:

NA

Question applies to multiple boards

Term expiration:

soon (don't know date)

Conflict of Interest

Question applies to multiple boards

Within the past twelve (12) months, have you been employed by Carson City (including as an elected official)?

Yes No

Question applies to multiple boards

Do you currently have a contract with Carson City for services/good?

Yes No

Question applies to multiple boards

If yes, please provide contract details:

NA

Question applies to multiple boards

Have you been convicted of a felony, domestic violence or gross misdemeanor involving moral turpitude (conduct contrary to community standards of justice, honesty and good morals)?

Yes No

Education

Note: only complete this section if a degree is required for this position

College, Professional, Vocational or Other Schools attended:

Degree not required for position

Major Subject:

Degree Conferred:

Briefly describe the qualifications you possess which you feel would be an asset to this Board/Committee/Commission:

List the community organizations in which you have participated and describe participation:

List your affiliation with professional or technical societies: *if required for the position.

Declaration to Accept Terms & Conditions

I understand that my submitted application is considered public information. I understand the Board of Supervisors may require a pre-appointment background check for any position if deemed warranted.

I hereby declare that all statements given by me on this form are truthful and complete to the best of my knowledge.

I have read and understand the Carson City's Boards, Committees and Commissions Policies and Procedures.

I Agree *

Profile

John (jed)

First Name

E

Middle Initial

Block

Last Name

jed@stateagent.com

Email Address

112 N Curry St

Street Address

Suite or Apt

Carson City

City

NV

State

89703

Postal Code

Mobile: (775) 720-7313

Primary Phone

Business: (775) 882-1013

Alternate Phone

Which Boards would you like to apply for?

Historic Resources Commission: Submitted

Question applies to Historic Resources Commission

Select the position in which you are interested * Business/Property Owner

Question applies to multiple boards

Why would you like to serve of this Board/Committee/Commission?

As a Property owner. Business owner and resident with in the Historic District I know the need to protect our historic resources. I have spent many years in Rehabilitation and Restoration on two of my historic properties in Carson City, which has educated me in the correct methods of preservation. I have also become a resource of materials, Carson City history and practical knowledge

Question applies to multiple boards

Are you currently a registered voter in Carson City? Yes No

Question applies to multiple boards

Are you currently a member on any other Carson City Board, Committee or Commission? Yes No

Question applies to multiple boards

If yes, please list:

Board of Equalization

Question applies to multiple boards

Term expiration:

February 2019

Conflict of Interest

Question applies to multiple boards

Within the past twelve (12) months, have you been employed by Carson City (including as an elected official)?

Yes No

Question applies to multiple boards

Do you currently have a contract with Carson City for services/good?

Yes No

Question applies to multiple boards

If yes, please provide contract details:

Question applies to multiple boards

Have you been convicted of a felony, domestic violence or gross misdemeanor involving moral turpitude (conduct contrary to community standards of justice, honesty and good morals)?

Yes No

Education

Note: only complete this section if a degree is required for this position

College, Professional, Vocational or Other Schools attended:

Major Subject:

Degree Conferred:

Briefly describe the qualifications you possess which you feel would be an asset to this Board/Committee/Commission:

List the community organizations in which you have participated and describe participation:

List your affiliation with professional or technical societies: *if required for the position.

Upload a Resume

Declaration to Accept Terms & Conditions

I understand that my submitted application is considered public information. I understand the Board of Supervisors may require a pre-appointment background check for any position if deemed warranted.

I hereby declare that all statements given by me on this form are truthful and complete to the best of my knowledge.

I have read and understand the Carson City's Boards, Committees and Commissions Policies and Procedures.

I Agree *

18.06.020 - Historic resources commission (HRC).

There is created a body to be known as the historic resources commission (HRC) which shall consist of seven members appointed by the board.

(Ord. 2004-20 § 11 (part), 2004: Ord. 2001-23 § 2 (part), 2001).

18.06.025 - Qualifications of membership.

1. All members must reside in Carson City.
2. At least one (1) member, but not more than two (2) members of the HRC, must be professionally qualified as an architect or a design professional with experience in historic preservation.
3. At least one (1) member, but not more than two (2) members of the HRC, must be professionally qualified in building construction.
4. At least one (1) member, but not more than two (2) members of the HRC, shall be a professional in the field of historic preservation.
5. At least one (1) member, but not more than two (2) members of the HRC, must be a professional in the disciplines of archeology, anthropology, history or related professions.
6. At least one (1) person, but not more than two (2) persons who owns property and resides within the district, must be included in the membership.
7. The Board shall endeavor to include in the membership persons with demonstrated knowledge and interest in Carson City history and in design, finance, real property transactions, archeology or other matters likely to advance the business of the HRC.

(Ord. 2004-20 § 11 (part), 2004: Ord. 2001-23 § 2 (part), 2001).

[\(Ord. No. 2011-5, § 1, 6-16-2011\)](#)

18.06.030 - Duties of the HRC.

1. It shall be the duty of the HRC to serve as advisor to the board in all matters concerning the identification, designation, preservation and enhancement of areas, sites and structures of historic significance in Carson City and take action on open space use assessments, National Register nominations, the survey and preservation of archaeological sites, and the survey and inventory of properties of historic significance and proposed projects governed by this chapter.
2. In this regard the HRC may:
 - a. Prepare and maintain an inventory of all property within Carson City having the potential for designation as archaeological property;
 - b. Prepare and maintain an inventory of all property within Carson City having the potential for designation as historic property;
 - c. Recommend to the board certain areas, places, buildings, structures and objects as appropriate for designation as historic provided in this chapter;
 - d. Review and recommend appropriate action regarding any construction, remodel, demolition, removal or other changes proposed for structures, fences visible from public right-of-ways or areas designated historic by the board, all as limited by this chapter;
 - e. Recommend to the board such changes in the zoning ordinance, building codes or other local laws as may enhance the purposes of this chapter;

3. Recommend to the board or conduct public information programs to increase public awareness of the value of archaeological, historic, architectural and cultural preservation in Carson City;
 - a. Recommend to the board the purchase of essential structures where private preservation is not feasible;
 - b. Cooperate with the state historic preservation office in designating structures, sites or areas for historical markers and plaques;
 - c. Assist and advise other city and state departments, agencies and commissions regarding historic properties in Carson City;
 - d. Recommend to the board that special recognition be given to structures, sites or areas which exemplify an outstanding example of historic preservation within Carson City.

(Ord. 2001-23 § 2 (part), 2001).