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Governor

STATE OF NEVADA



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Vice Chairman
ANTHONY TIMMONS

PATRICIA OLMSTEAD
E'SHA HOFERER
ANTOINETTE CAVANAUGH
MAGGIE FARRELL

DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
COMMISSION FOR CULTURAL CENTERS AND HISTORIC PRESERVATION

MEETING MINUTES
Tuesday, November 14, 2023,
12:00pm

The Commission for Cultural Centers and Historic Preservation (CCCHP) meeting is open to the public and may be attended in person or via Zoom. Only the first floor of the Bryan Building is open to the public without an escort. If any member of the public plans to attend in person, they must arrive at least 10 minutes prior to the start of the meeting and wait in the lobby of the Bryan Building. A staff member will escort attendees to the meeting.

Location:

The Richard Bryan Building
Bristlecone Conference Room
901 S. Stewart Street, Suite 5004
Carson City, NV 89701

Please click the link below to join the webinar as an attendee:

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Additionally, public comment or testimony can be submitted via email to ccloud@shpo.nv.gov or leaving a voice message at: (775) 684-3448. Voice messages received during the meeting will be transcribed and read to the Commissioners during the meeting. The Commission will make reasonable efforts to include all comments received by email and voicemail into the record. Please try to provide email or voicemail comments by 9:00am September 19, 2022. Comments are limited to 3 minutes per person.

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Items on this agenda may be taken in a different order than listed. Before any action or vote is taken, the Chairman will ask for public comment. Public comment will be allowed after Commission discussion of each action item on the agenda.

1. Call to order by Rebecca Palmer, CCCHP Staff.
2. Roll call of Commissioners and determination of quorum.

Commissioners:

Anthony Timmons, **Present**
Patricia Olmstead, **Present**
E'sha Hoferer, **Not Present**
Antoinette Cavanaugh, **Not Present**
Maggie Farrell, **Present**
Yale Yeandel, **Present**

Chair determined a quorum was present.

3. Election of Chair and Vice Chair consistent with NRS 383.500.2(a) (FOR POSSIBLE ACTION)
Rebecca Palmer indicated that per NRS 383.500.2(a), the Commission needs to elect both a chair and vice chair. Ms. Palmer asked for nominations or volunteers.

Yale Yeandel volunteered to chair the Commission for Cultural Centers and Historic Preservation.

Motion to name Yale Yeandel as Chair of the Commission for Cultural Centers and Historic Preservation: Commissioner Timmons; second by Commissioner Olmstead. No Commissioner comments.

Motion Passed Unanimously.

Chair Yeandel called for nominations or volunteers for the vice chair position.

Anthony Timmons volunteered.

Vote to name Anthony Timmons as vice chair of the Commission for Cultural Centers and Historic Preservation.

Passed Unanimously.

4. Public Comment
Public comment will be taken at the beginning and end of the meeting and may be taken at the discretion of the Chair on agenda items listed for possible action. Public comments may be limited to 3 minutes per person at the discretion of the Chair. Comment will not be restricted based on viewpoint. No action will be taken on any matters raised during the public comment period that are not already on the agenda. Persons making comment will be asked to begin by stating their name for the record.

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There was no public comment.

5. Approval of minutes from previous meetings **(FOR POSSIBLE ACTION)**.
 - a) September 19, 2022

Motion to approve minutes as submitted: Chair Yeandel; second by Commissioner Olmstead. Commissioners Farrell and Timmons abstained from the vote.

Motion Passed.

6. Update of the status of the Commission grants for the FY19-20 cycle that were previously granted an extension of time. (FOR POSSIBLE ACTION)

Carla Cloud reported on the status of the Commission grants, indicating that final report and final expenditures have been received for the White Pine County Choir Association and that funds have been expended fully. Ms. Cloud explained that the remaining amount is unspent funds from the Nevada Northern Railway Foundation, as well as 42 cents unspent from the Thunderbird Lodge Preservation Society. Ms. Cloud indicated that unspent funds will go back into available funding along with the interest incurred, which left \$37,629.49, which went to the Goldfield high School as directed by the Commission previously.

Vice Chair Timmons questioned how much was outstanding from the Nevada Northern Railway.

Carla Cloud indicated that \$27,626.70 was left behind from work on the bathrooms that was unable to be completed in time.

7. Review of all Grantee Requests for additional funding (in order of receipt of documentation by staff or by requested by the Commission in their June 14, 2022 meeting. **(FOR POSSIBLE ACTION)**).

Rebecca Palmer informed the Commission that additional funding is available from the 2021-2022 grant cycle and noted that Agenda Item 7a was a decision already made by the Commission to set aside funding in the amount of \$234,442.50 because the Washoe county Regional Parks and Open Space, Galena Creek schoolhouse restoration project was phased. As such, Ms. Palmer indicated that the today's decision would involve the Commission deciding whether or not to award that set aside funding to the grantee. Ms. Palmer further explained that for agenda items 7b through 7f, the grantees are looking for additional funding outside of their original grant requests.

Carla Cloud indicated that between the spring bond sale and the fall bond sale, there are \$514,658.06 of unobligated funds and \$555,940.14 in requests.

Rebecca Palmer informed the Commission that in the past, the Commission has heard from the grantees themselves for explanation of the additional requests for funding, following which the Commission has then decided how to award the remaining funds. Ms. Palmer explained that staff is prepared to share a spreadsheet with the Commission should the Chair choose to follow this process.

- a. Discussion and decision to approve or deny the set aside funding in the open amount

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of \$234,442.50 for Washoe County Regional Parks and Open Space, Galena Creek Schoolhouse Restoration Project. (CCCHP-21-06).

Kristen Brown, CCCHP, explained that when the Washoe County Galena Project was initially funded, the Commissioners elected to provide the money in two phases: Phase 1, preparation of a condition assessment of the building; and Phase 2, testing, demolition and construction. Ms. Brown indicated that Phase 1 has been completed and the county is now ready to move forward with Phase 2 and is requesting the second phase of money that was held aside for potential allocation to this phase of the project. Ms. Brown informed the Commission that the original completion date was anticipated to be August of 2024.

- b. Review of the Goldfield Historical Society's request for additional funding in the amount of \$154,462.33 to their grant (CCCHP-21-22) to cover increased costs from recent contractor quotes that exceed the grant award.

John Ekman, Goldfield Historical Society, explained that the flat roof was completed the previous year, and work is currently taking place on the sloped roof, which has had some unanticipated additional costs, all of which have come about since the original grant request estimate of February 2022. Mr. Ekman explained that the additional costs have been driven by the remoteness of the project, rising labor materials and equipment, and rising transport costs, as well as general inflation. Mr. Ekman added that the building, because it is 60 feet tall, requires special scaffolding, which also added to the higher costs. Mr. Ekman informed the Committee that the contractor has already removed approximately 90 percent of the original steel roofing, after which the roof should be sheeted with plywood, followed by the installation of new steel roofing. Mr. Ekman further noted that the Society has offered up a partial match of \$70,000 from the historic building restoration account, but indicated the desire to use that for unforeseen possible future costs rather than for this project, including the recent determination that the attic and roof structure of the building needs approximately \$79,000 worth of work that was unseen until this current project.

Chair Yeandel asked when the roof is expected to be completed.

John Ekman indicated the work is anticipated to be completed within approximately a month of being continued, depending on weather.

Chair Yeandel questioned how long the scaffolding needs to remain in place.

John Ekman explained that the scaffolding is in place due to the work on the roof so as to access the gutter and soffit area, as well as to prevent potential falls. Mr. Ekman further noted that the building has seven chimneys, three of which remain, and four of which need to be rebuilt and as such, the scaffolding is also used for that masonry work. Mr. Ekman further noted that because the building is so tall, special scaffolding is required and must be installed by a skilled crew.

Chair Yeandel questioned whether or not the front stairs are completed.

John Ekman noted that they are complete, and that the work was done with a private

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foundation grant.

Chair Yeandel asked Mr. Ekman to describe the purpose of the building once the work is completed.

John Ekman indicated that because both National Park Service federal and state Commission monies have been obtained, the agreement with those organizations is that the building will be used as a community and cultural center. Mr. Ekman added his hope that an interpretive center will be included to interpret the history of Goldfield, Esmeralda County.

Vice Chair Timmons asked, given the shortfall faced by the Commission in terms of funding in relation to requests, what the minimum amount Goldfield would need to keep the project going should the Commission be unable to fund the project in its entirety.

John Ekman explained that the roof is nearly completely stripped off and therefore, the roof needs to be replaced prior to winter. Mr. Ekman indicated that Goldfield would be willing to take anything the Commission could offer in terms of funding as it is a fully non-profit, volunteer organization, but indicated the ability to remove \$20,000 from the ask should this be necessary, for a total amount of \$134,462.33.

Robert Stoldal indicated his support for replacing the roof in Goldfield, noting that there is no roof right now and it needs to get done prior to the bad weather's approach. Mr. Stoldal explained that the things that topped his list when he was a member of the Commission were as follows: foundation and weatherproofing, whether roof or windows. As such, Mr. Stoldal recommended that the Commission fully fund this project.

- c. Review of the White Pine Community Choir Association's request for additional funding in the amount of **\$80,459.81** to their grant (CCCHP-21-10) to cover the increased costs in construction due to severe weather damage on the building. Susan Eldridge indicated that the White Pine Community Choir Association is requesting this additional funding due to unexpected deterioration in the building. Ms. Eldridge explained that once the plans arrived from the engineer, the scope was broader than expected given that there has been additional building deterioration since the original 2019 assessment, particularly over the past, extremely wet, winter, which accelerated damage to the foundation.

Susan Wetmore added that when White Pine originally received the grant, the request was for eight helical piers and noted that at the time of the original request, the belief was that the funding would suffice for the work needing to be done. Ms. Wetmore informed the Commission that the masonry contractor had deemed this an emergency situation that needed addressing as soon as possible.

Vice Chair Timmons requested some information regarding the building in question.

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Mary Eldridge explained that the building is the Centennial Fine Arts Building in Ely, which was originally built in 1927 as the LDS Stake Center, and sits on Main Street and Altman in the central part of downtown. Ms. Eldridge indicated that the building is an integral part of the downtown area, and is a building on the National Historic Registry.

Susan Wetmore informed the Commission that the end goal is similar to that in Goldfield in that the vision is for the building to serve White Pine County as a center for meetings and gatherings and arts following renovation and restoration.

Kristen Brown indicated that once CCCHP had reviewed the plans, the consensus was an agreement with the engineer and masonry company that the amount of saturation in the ground following the previous winter was extensive and did lead to differential settlement in the building. Ms. Brown noted the importance of halting the differential settlement prior to spending money rehabilitating the rest of the building.

- d. Review of the Brewery Art Center's request for additional funding in the amount of **\$38,250.00** to their grant (CCCHP-21-09) to cover unexpected costs due to the replacement of damaged and missing bricks that was not included in the original proposal.

Michael Wiencek explained that a complete brick restoration project on three sides stripped off many layers of highly toxic lead paint and removed all mortar, which was replaced with typo mortar. Mr. Wiencek indicated that once the paint was removed, the amount of damage covered by the paint was revealed, and as a result, an extensive number of bricks outside the original scope needed replacing at a cost of an extra \$38,000.

Spike McGuire informed the Commission that the Brewery Arts Center is located in Carson City on the corner of King and Division, and will celebrate its 50th anniversary as the arts center in 2026. Mr. McGuire indicated that the Brewery Arts Center sets the bar high to provide arts not only for the city, but to work on statewide initiatives for arts, and added that the space is very active. Mr. McGuire further noted that not only is the Brewery Arts Center on the National Historic Register, it is also the oldest commercial building in Nevada.

Vice Chair Timmons questioned whether or not the work had already been completed, and questioned if the invoice had been paid or if this request was for reimbursement.

Mike Wiencek indicated that it was completed by Abstract Masonry out of Utah and that the work involved some extensive excavation to be able to rebuild it properly. Mr. Wiencek noted that the invoice has not yet been paid.

- e. Review of the City of Ely's request for additional funding in the amount of **\$118,100.00** to their grant (CCCHP-21-13) to convert the shortfall of funding to complete specification and construction drawings.

Mayor Robinson explained that this project is taking place on Ely's city hall and

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fire station, with the city hall being only one of two left in the state constructed prior to 1950 that are still in use. The Mayor added that the project is bringing in professionals to help with the design and construction documents to have this building renovated so that it will last an additional hundred years. Mayor Robinson indicated that when the project began, the cost was a best estimate, but that as the professionals determined exactly what was needed, a more accurate figure was determined for the second phase of this project. Mayor Robinson noted that the difference between those two amounts is the amount of the request.

Kristen Brown added that once the construction drawings are complete, that will be the roadmap for Ely to move forward with all of the intended rehabilitation work for this building, and that the construction documents will give Ely the tools to pull permits, develop phasing, and perhaps do more fundraising.

Chair Yeandel questioned what phase of the project Ely is in, and if this a lump sum kind of situation.

Mayor Robertson indicated that this is the third CCCHP grant requested for this building: the first was for a historic structures report, which was used to get on the National Historic Register and to identify the historic elements to be preserved when moving forward with renovation; the second was to rehabilitate windows and replace seals; and that this is the third grant request. Mayor Robinson explained that Architect Paul Cavin worked with the community and the staff to identify the scope of the job, and now, in this second phase, the scope needs to be developed into drawings of what will need to be done structurally for seismic retrofits, accessibility, and treatments recommended for historic preservation or restoration, which can then be used for fundraising purposes to move forward into the actual work phase.

Chair Yeandel asked the Mayor about the total amount of money received from the SHPO grants.

Mayor Robertson indicated that the first grant was approximately \$60,000, and the second grant was approximately \$90,000.

- f. Review of the Nevada Northern Railway's request for additional funding in the amount of **\$164,668.00** to their grant (CCCHP-21-20) to cover increased costs from recent contractor quotes that exceed the grant award.

Mark Bassett indicated that when the application was created, cost of materials was 30 percent less than currently and as such, some aspects of the project have been cut back, such as windows and smoke jacks, but Mr. Bassett stressed the importance of replacing the roof. Mr. Bassett noted that the building does currently have a roof, but the roof has failed and during the summer's heavy rains, the electrical service inside the building was often affected. Mr. Bassett further noted that the drainage problem needs to be addressed, as well, so as not to run into issues with a new roof. Mr. Bassett indicated that during the winter, with the heavy snowfalls and drainage issues, water backed up into the building through the walls and the foundation of the building, which is the machine shop, engine house complex. Mr. Bassett

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explained that this is the largest building on the national historic site, and that locomotives are stored and maintained in the building. Mr. Bassett confirmed that the power going is 440 to provide the power for the heavy machinery used for repairs, and noted that during the summer, in the heavy rains, the power needed to be turned off to the building and the machinery needed to be tarped.

Kristen Brown asked how soon the contractor that provided the quote could start work.

Mark Bassett noted that the contractor is able to start as soon as possible in the spring.

Chair Yeandel indicated the need for Commissioners to make some difficult decisions given that there is not enough money to fund all of the projects in their entirety. The Chair suggested to fund completely the Goldfield Historical Society, the White Pines Community Choir Association, and the Brewery Arts Center, and then divvy up the money evenly among the other applicants.

Vice Chair Timmons noted his intent to recuse himself from the Nevada Northern Railway decision due to his conflict of interest as a representative of the Division of Museums and History, on whose property the Nevada Northern Railway resides.

Commissioner Olmstead concurred on fully funding Goldfield, White Pine Choir, and Brewery Arts, but suggested awarding Washoe County 200,000 and awarding Northern Nevada Railway 157,287.

Carla Cloud noted that with this funding plan, Washoe County Regional Parks would have a remaining balance of \$34,442.50, Northern Nevada Railway would be left with a balance of \$6,839.58, and all other projects would be funded in full. Ms. Cloud confirmed that this would bring the CCCHP available funding to zero.

Maggie Farrell requested clarification about the 58,000 remaining for White Pine plus the additional 80,000 requested.

Carla Cloud explained that the 58,000 was for the 2019-2020 grant and indicated that all of those funds have been expended.

Rebecca Palmer clarified that there are three grant cycles being discussed on today's agenda: FY19-20, which is totally expended and will now be closed; FY21-22, for which this additional funding is available; and FY23-24, which is now beginning and will include additional funding for grantees who applied in FY21-22. Ms. Palmer further indicated that the Commission always reserves 5 percent of the total bond sales for use by staff to support the administration of the grants, but noted that there always remains funding available at the end of the grant cycle. As such, combining the unused administration funds with what would likely be interest earned on the proceeds may provide additional available funding in the beginning of the next calendar year.

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Motion to approve the funding as presented in the worksheet: Vice Chair Timmons; second by Commissioner Olmstead. Vice Chair Timmons invited the six organizations to present their projects and progress of the projects to the Board of Museums and History, and thanked the six organizations for all they do to preserve history in the state of Nevada.

Motion passed unanimously.

8. Discussion and decision for an extension of time for the City of Carlin, old Church on Main Project. (CCCHP-21-18) **FOR POSSIBLE ACTION)**

Rebecca Palmer explained that the Commission has always set up an 18-month calendar for all grantees, which means that from the date of the deposit of the proceeds into the account, 18 months would elapse, but that this means that some grantees are unable to complete their projects and need an extension of time to complete the project for which they received a grant award, and noted that both Items 8 and 9 fall into this category of needing an additional extension of time. Ms. Palmer added that additional time can be extended for these grants as staff has always seen the entire bond revenue needing to be expended in its entirety within three years of the sale of bonds and the deposit of the proceeds into the account, but caution should be exercised to ensure that the state does not end up with issues expending the proceeds.

Commissioner Olmstead asked if Carlin has a timeline as to when the projects can be completed.

Carla Cloud noted that the requests from Carlin did not include how much time would be needed.

Madison Mahon noted that the City of Carlin did not specify the exact amount of time in its request, but did include some of the recent estimates from the new consulting firm with whom they are working. Ms. Mahon indicated that in September of 2023, the City of Carlin was notified by the prior consultant that she was no longer able to complete the work of the architectural and engineering study due to ongoing health issues but noted that since that time, Carlin has been able to develop a new timeline and does expect to be able to complete the architectural and engineering study by the original due date of May 3, 2024. However, Ms. Mahon cautioned that Carlin does not expect construction documents or physical construction to be able to be completed within that timeframe and as such, is requesting approximately seven months of additional time, until December of 2024, to complete the construction documents and, weather-permitting, the roof replacement.

Kristen Brown informed the Commission that she will be in Carlin a week from today's meeting to meet with the new consultant and tour the buildings in question under Agenda Items 8 and 9. Ms. Brown noted that item 9 is the same issue as 8, with the prior consultant being unable to finish the projects, and the same replacement consultant has been hired for both projects. Ms. Brown indicated that the whole analysis report for both the projects is expected to be finished by April, and that both projects need more time to get their construction documents in order to have the architectural drawings and get bids for repair and permits in order to proceed with the repairs. Ms. Brown noted her belief that an extension until December would be ample time for the drawings.

Motion to approve the extension of time for the City of Carlin Old Church on Main project: Vice Chair Timmons; second by Commissioner Olmstead. No Commissioner comments.

Motion passed unanimously.

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9. Discussion and decision for an extension of time for the Carlin Historical Society, Carlin Schoolhouse Project. (CCCHP-21-23) **(FOR POSSIBLE ACTION)**

Teri Feasel indicated that the same issues Ms. Mahon described regarding the Old Church in Carlin also applies to the Old Schoolhouse. Ms. Feasel explained that when she spoke with the grant manager for the project, the final report revisions and productions had an initial deadline of May 15, 2024, but due to the situation with the contractor, this project also is in need of an extension.

Vice Chair Timmons asked staff for their recommendations on Items 8 and 9.

Rebecca Palmer explained that staff is comfortable with the extension of time for these projects. Ms. Palmer indicated that there is sufficient flexibility in what time remains, so an extension through December would likely be possible.

Motion to approve the extension of time for the Carlin Historical Society Carlin Schoolhouse project: Vice Chair Timmons; second by Commissioner Olmstead. No Commissioner comments.

Motion passed unanimously.

10. Review and approval of two draft documents required or the Commission for Cultural Centers and Historic Preservation grant cycle of fiscal years 2023 and 2024 **(FOR POSSIBLE ACTION):**

Rebecca Palmer indicated that as part of the preparation of all of the documents associated with the Commission, both the application and the handbook have been reorganized.

- a. Commission for Cultural Centers and Historic Preservation Handbook
Rebecca Palmer indicated that the handbook will serve as the guideline for applicants applying for the FY23-24 year. Ms. Palmer explained that staff has put this draft together, and should the Commission wish any edits, deletions, additions, or other changes, staff would be happy to entertain those.

Commissioner Olmstead noted that she has reviewed the handbook and found it well put together and well researched, and commended staff on the work they've done in making the handbook easier to understand.

Robert Stoldal noted that this handbook is a substantial improvement over the last few, and commended Rayette Martin for her work on both the handbook and the application.

Motion to approve the Commission for Cultural Centers and Historic Preservation Handbook: Vice Chair Timmons; second by Commissioner Olmstead. No Commissioner comments.

Motion passed unanimously.

- b. Commission for Cultural Centers and Historic Preservation Application and associated forms.
Rebecca Palmer explained that the application and associated forms received the same excellent treatment given to the grant manual and noted its improved accessibility for applicants. Ms. Palmer indicated that this will address concerns staff had about prior forms where applicants were able to make modifications to the form in a manner not suitable for this grant program, and that this iteration has made it possible to now lock the

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forms, which will provide ease of completion for applicants.

Motion to approve the Commission for Cultural Centers and Historic Preservation Application and associated forms: Commissioner Olmstead; second by Vice Chair Timmons. No Commissioner comments.

Motion passed unanimously.

11. Discussion and scheduling of application submission deadline and grant hearing for CCCHP grants for fiscal years 2023 and 2024 **(FOR POSSIBLE ACTION)**

Rebecca Palmer indicated that staff did provide a possible grant cycle that can be found in the handbook starting on page 13. Ms. Palmer noted that this proposed cycle begins with the availability of grants on January 1, 2024, an application deadline on April 30, 2024, a Commission grant hearing to review the applications sometime in August, and a final bond sale in November. Ms. Palmer explained that the only definite date on this suggested schedule is the November date as this is when the Treasurer's Office will sell bonds next year. Ms. Palmer indicated that within this proposed schedule are various timelines for grantees to keep in mind. Ms. Palmer next informed the Commission that a statement of intent is required by the Commission's policy for any first-time applicants or for properties that have never received funding from the Commission before.

No vote could take place on this item as the Commission lost quorum.

12. Discussion and decision to approve the CCCHP 10 year plan. **(FOR POSSIBLE ACTION)**

This item could not be addressed as the Commission lost quorum.

13. Public Comment:

Public comment will be taken at the beginning and end of the meeting and may be taken at the discretion of the Chair on agenda items listed for possible action. Public comments may be limited to 3 minutes per person at the discretion of the Chair. Comment will not be restricted based on viewpoint. No action will be taken on any matters raised during the public comment period that are not already on the agenda. Persons making comment will be asked to begin by stating their name for the record.

There was no public comment.

14. Adjournment **(FOR POSSIBLE ACTION)**.

The meeting was recessed rather than adjourned as the Commission lost quorum.

Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the State Historic Preservation Office in writing at 901 South Stewart Street, suite 5004 Carson City, Nevada 89701, or by calling (775) 684-3448 no later than **9:00 am September 19, 2022.**

Supporting documents for agenda items will be available on **September 14, 2022.** Please call Carla Cloud if you wish to obtain copies prior to the meeting at (775) 684-3441 or email her at ccloud@shpo.nv.gov.

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This notice will be posted on or before 9:00 am on the third working day before the meeting at:

- <https://notice.nv.gov>; and
- <http://shpo.nv.gov/services/commission-for-cultural-centers-and-historic-preservation-ccchp>; and in the following locations:
 - Department of Conservation and Natural Resources, 901 South Stewart Street, Richard H. Bryan Building, First Floor, Carson City; and
 - State Historic Preservation Office, 901 South Stewart Street, Richard H. Bryan Building, 5th Floor, Carson City; and
 - Carson City Culture & Tourism Authority, DBA Visit Carson City, 716 N. Carson St. Carson City; and
 - Southern Nevada SHPO Office, 4747 W. Vegas Drive, Las Vegas, NV.

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