



CITY OF ELY

501 Mill Street Ely, Nevada 89301

City Hall (775) 289-2430

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CITY OF ELY HISTORIC PRESERVATION COMMISSION REGULAR MEETING

August 27, 2026, 8:30 a.m. – Ely Volunteer Fire Hall – 499 Mill Street – Ely, Nevada

1. Chairwoman Van Camp called the regular meeting of the City of Ely Historic Preservation Commission to order at **8:31 a.m.**, led in the Pledge of Allegiance, and asked for Roll Call.

Members present:

Chairwoman Janet Van Camp

Member Jason Bath - Zoom

Member Anthony Ithurrealde

Member Weston Johnson

Members absent:

Vice Chairman Mark Bassett

City Officials and staff present:

City Clerk Jennifer Lee

City Treasurer Janette Trask

City Building Official Chris Flannery

Administrative Assistant Patti Cobb

Also, in attendance: Members of the public in attendance at the Ely Volunteer Fire Hall signed in (appears below):

CITY OF ELY HISTORIC PRESERVATION COMMISSION

ATTENDANCE LIST

DATE: August 27, 2026

Print name below

CHRIS FLANNERY
GEOFFREY CHAPMAN
THOMAS LUTHE / ANTONIO BOWEN

Print name below

2. PUBLIC COMMENT

Sean Pitts stated I just wanted to tell you I'm appreciative of what you're doing, and I certainly applaud the efforts of this commission. I live on what is historically 11th Street. I own property on that street, a house and another building, and am concerned about the deterioration that is taking a toll on that street rapidly and trying to do my part to make sure that doesn't happen and just want to make sure that my goals align with your goals. So, I am anxious to hear what you have planned for that.

3. ITEMS FOR DISCUSSION/POSSIBLE ACTION ONLY OF THE CITY OF ELY HISTORIC PRESERVATION COMMISSION.

A. CONSENT AGENDA

MOTION: Move to approve the Consent Agenda item 3A-1 Minutes.

Moved by: Member Bath Second by: Member Ithurrealde Vote: Unanimous

1. Discussion/For Possible Action –Minutes.
 - July 23, 2026

B. NEW BUSINESS

1. Commission Member Bath – Discussion/For Possible Action – Determination of City of Ely Historic Preservation Commission Goals for FY 2027.

Member Bath stated I'm going to go into more detail at the next meeting by putting a packet together for everybody to look at and put their two cents in, but the goals, the way that I see them, and again, this is debatable, and we can go over that and hammer them out, is to, first of all, complete the training for the new commission members, and understand our roles of how we can help the community the best way that we can. Number two is to begin an inventory of the historical properties in Ely, especially the ones that are viable to save and repurpose again. We probably need to at least identify as a short-term goal between five and fifteen historical property projects that we can look at. We need to determine the Ely Certified Local Government status and pursue certification if needed. Establish a working partnership with the Ely Main Street Project and that's a huge one, because they're a vital part of this whole thing. We need to meet with SHPO and the Main Street representatives all together. Create a Historic Preservation Fund Guide. Anthony and I went around a couple weeks ago, I guess it's probably been a month ago now and looked at properties down from the first block down to the eighth block and how that we could redo them and rehab them into something that's vital for the community, as far as businesses, and more importantly, for housing. I think the biggest challenge is a lot of these businesses, the ones that are willing to look at investing in the community are having a hard time understanding how to do that, with funding, and getting around the building permit process; that whole thing just becomes overwhelming for a lot of these people. I believe that enthusiasm is there for some, but I believe that they get stopped short in their tracks by, well, bureaucracy. Let's put it kindly, I guess. So, that's one thing that we need to really do is try to get a guide together for these people to follow. Matching grant programs is the other thing that we need to really look at, and I

know those are in place, but again, making the process easy for these people to do that. Research establishing a revolving low-interest rehabilitation loan fund. When we went down and looked at some properties and put our artistic minds together, we tried to repurpose them into something else, while keeping the historic preservation there, but also adapting them to something that's usable and viable for this community. We need to really try to look at 3 to 5 buildings as potential pilot adaptive reuse projects and get these people on board and show them that this is not as scary as what they think it is. If we can get two or three of these people on board then I think it might create a cascading effect for the other businesses to be involved with it, too. We need to meet voluntarily with some of the property owners and learn what it is that's preventing them from redeveloping that property and why. Is it just bureaucracy? Is it funding? Is it just too much to handle? Is it something that we could look for another developer to come in, or a businessperson to come in here and invest in those properties or trying to talk them into selling those properties that they're just sitting on, and have somebody come in with deeper pockets and try to develop them. The biggest thing we need to do for this first year is to just make some measurable goals for the Commission. I'll try to line out a more detailed package for everybody to look at, and then we can go from there and scratch off a bunch of stuff or add stuff next time.

Chairwoman Van Camp asked, "Do you have any buildings in mind to start with?"

Member Bath stated absolutely. Luckily, I have a very industrious aunt that loves these ideas of trying to save Ely, and so I'm sure that one of the first projects would be the Ely Art Bank. Virginia Terry really wants to revitalize the outside of that into something special, and so that's definitely one of them. We met with the property owners of KDSS, and they want to get aboard at least doing the outside façade. I know there's grants available, but they had concerns because there was a lot of red tape involved, they thought with the process. Again, a lot of these people get overwhelmed with all the red tape that is there so, if we can make it as easy as possible for these people to apply for these grants, and to get them done that would be great. I will print some concept photos for the next meeting. Anthony's already looked at it, and I'd love him to come up with some of his, too, and show us.

Chairwoman Van Camp asked, "So you said you were looking at a matching guide program. Do you have enough information on that to give us an idea what exactly you're going to be looking into?"

Member Bath stated there is already a grant program for facades for the downtown area, and I believe a couple of business owners have taken advantage of that. I believe Wade Robinson took advantage of a little bit of that money for his project, down across from Racks in the old Masonic Lodge building. I really want to dive into that more and really educate the downtown business owners of what is available, and that it's not so scary so we can revitalize these outside projects.

Member Johnson stated I'd like to add to that goals list to look into educating the public, maybe an event or a talk or something like that, just to let the community know what we are doing.

Member Bath stated one of the goals that is on my list is education, and I think that's the biggest thing is communication and education, I couldn't agree more with that. We all know how our community takes information and sometimes runs with it in the opposite direction that we want it to, and so I believe a lot of those things can be mitigated by simple communication and education, I believe you're correct.

2. Commission Member Ithurralde – Discussion/For Possible Action – Review of Historic District community benefits and process under Nevada Revised Statutes (NRS) 384 to establish them, with possible recommendation to begin the process to establish Historic Districts on Aultman Street from 1st Street to 11th Street and on Nevada Northern Rail Way (East 11th Street).

Member Ithurralde stated I'd like to honor and thank the folks at 111 Aultman Street, the classic Richfield gasoline Station. Mark Caylor had his hands restoring these gas pumps, and they glow beautifully at night. It's a great welcome mat for folks coming in from the West. I would also like to honor and thank 602 High Street. It's not Aultman Street, but I've always known this majestic house to be a dusty green color, and now it's a sparkling white with a green metal roof, well done. I don't need to mention the beautiful downtown sidewalks, with the trees, lights, and duck pond. It's a real exciting time to be in downtown Ely. Chapter 384 Historic Districts is the establishment of historic districts by city or county and basically, a city can create a historic district to protect historic buildings, but before it does: number one, the public needs to be notified; number two, a public meeting needs to be held; number three, people can support or oppose it; and number four, the City then decides whether to create it. Some of the benefits of establishing a historic district is it keeps the town character and history visible; it can open doors to grants and tax incentives for preservations, and it elevates the status; it encourages investments in restoring older buildings; it attracts tourists who enjoy historic downtowns and neighborhoods; and it helps local businesses by bringing more people downtown, which should be number one. Photos of the building, what it looks like today, and then possibilities of what it could look like in the future, and start focusing just on 1st to 10th Street, maybe block to block. It takes getting people excited about the downtown, and the restoration work.

Member Johnson asked what do the steps look like to establish a district, and then, are there immediate effects to that and any regulations?

City Clerk Lee stated on the regulations, I talked to City Attorney Arabia, and he is unable to be here due to court. If the Council moves forward with a recommendation from this body to establish a historic district after the public hearing, then the real work starts of crafting an ordinance to determine what that means as far as certain requirements within the Historic District and certainly the Historic Preservation Commission would have an opportunity to make recommendations of what would be in that ordinance.

City Building Official Flannery stated I just want to let you know that I'm at your disposal if you need me. We do work with SHPO quite often on remodels, repairs, and maintenance on those buildings, so I could help guide you through that process.

Member Ithurrealde moved to recommend approval to begin the process to establish Historic Districts on Aultman Street from 1st Street to 11th Street and on Nevada Northern Rail Way (East 11th Street). Member Johnson seconded the motion. The motion carried unanimously.

3. Commission Member Johnson - Discussion/For Possible Action – Review of draft City of Ely system to identify, evaluate and register historic resources in its jurisdiction, with possible recommendation for approval by the Ely City Council.

Member Johnson stated I prepared a draft of an inventory procedure in a one-page form that can be used to record all historic properties, and as Mark has mentioned before in other meetings you can call any building historic that's over fifty years old, which is just about everything on Aultman Street. The purpose of this is to not only establish the local inventory, but also just to make it very quick. If you look through this form, it's very simple, just about anybody could do it. Essentially the idea is to start on one end and just work your way down, building by building, and we can build up a database pretty quick. When we move on to any historic designation status, State or National, this information can directly translate to the SHPO forms. As far as the inventory procedure goes, it gives basic guidelines on how to record it, who's going to, and then who's going to keep the records. Obviously, the City's going to have a copy. I put down White Pine Public Museum, because it wouldn't take up a lot of space, and that's kind of in their jurisdiction, but that can easily be the library or anybody else who wants a copy, because it's going to be a public record.

Chairwoman Van Camp stated is there a place for the measurements of the building?

Member Bath stated I think at least the square footage of the building would be important information and can probably be easily obtained through the County Assessor's Office,

Member Bath moved to recommend approval of the City of Ely system to identify, evaluate and register historic resources in its jurisdiction. Member Ithurrealde seconded the motion. The motion carried unanimously.

4. Commission Members - City Clerk Lee – Discussion/For Possible Action – Update on September 25, 2026 National Alliance of Preservation Commissions (NAPC) training registration, with selection of at least one (1) City of Ely Historic Preservation Commission Member to attend virtually or at own expense.

City Clerk Lee stated their workshops look really beneficial. The first one is just on legal basics, which as Member Bath alluded to a lot of business owners, or just property owners, can be real reticent to have preservation ordinances affecting their property. It

looks like it walks through making sure your ordinance and your procedures have been vetted, and the public has an opportunity to do buy-in. They've got several other workshops that are very helpful. If any of you want to attend in person, as I stated last meeting, the City didn't budget for this, so you would need to do so at your own expense. They are going to have tours on Thursday and Saturday of historic districts on the western side of the State. Just to note, virtually or in person, your registration has to be completed by September 16th; it's very quick, I did it before the meeting.

Member Bath moved to select Chairwoman Van Camp and himself to attend the September 25, 2026 National Alliance of Preservation Commissions (NAPC) training virtually. Member Johnson seconded the motion. The motion carried unanimously

5. Commission Members - City Clerk Lee – Discussion only – Update on the City of Ely's Certified Local Government (CLG) application.

City Clerk Lee stated the Park Service notified SHPO that some of the provisions in their CLG handbook are out of date with Park Service requirements. So now they're reviewing the state's CLG handbook and when they finish that review, then the state will proceed with the CLG applications they have, which include ours.

4. PUBLIC COMMENT

George Chachas stated I have some concerns in regard to the downtown area that you folks are talking about now. I want to let you know 65% of our parking is gone. The so-called upgrade of what the State did basically choked off parking. So, if you want to look at something, you need to look long and hard of bringing back parking. If there is no traffic, there isn't going to be any business. My business has slowed down to a trickle, and you can check others simply by getting ahold of Nevada Department of Taxation and see what they've reported in sales. The other concern I've got is ADA compliance is lacking on the project. I have brought it up in City Council meetings and I don't intend to let it go; federal regulations are pretty clear on that. There was mention of the Art Bank might need painting or upgrading. That's well and good, but that building looks good, in my opinion. What doesn't look good is the Renaissance Village, which I've tried to get painted for over twenty-some years; we are going to lose them. If we're going to make downtown appealing, we need to address the issue at the Renaissance Village before we start painting the Art Bank. I've got an ongoing concern in regard to Avenue A. I brought this up, and there's copies that I've given to the City, for you folks to review. There's encroachment on Avenue A. Is Avenue A City-owned, does the railroad own it, or is it Wreck Brothers Way. If it's a private road, you can't put SNPLMA projects along there, like Jack Caylor Park, and you can't restrict parking. You've got to adhere to codes. When you put down paving, you have to put in curb and gutter made out of concrete, not riprap rock. We have standards and we have to adhere to them. The reason I tell you that is years ago, I had permission to put in curb, gutter, and sidewalk at 710 Avenue G, the Old Town & Country Motel and I was told to follow the State...

5. ADJOURNMENT: THE MEETING MAY BE ADJOURNED BY APPROPRIATE MOTION OF THE HISTORICAL PRESERVATION COMMISSION

Chairwoman Van Camp adjourned the regular meeting of the City of Ely Historic Preservation Commission Meeting at **9:11 a.m.**



Attest



Chairwoman

