

MINUTES
Regular Meeting
Historic Resources Commission (HRC)
Thursday, January 09, 2020 • 5:30 PM
Community Center Sierra Room
851 East William Street, Carson City, Nevada

Commission Members

Chair – Mike Drews
Commissioner – Jed Block
Commissioner – Michelle Schmitter
Commissioner – Lou Ann Speulda

Vice Chair – Robert Darney
Commissioner – Gregory Hayes
Commissioner – Donald Smit

Staff

Hope Sullivan, Planning Manager
Ben Johnson, Deputy District Attorney
Danielle Howard, Public Meetings Clerk

NOTE: A recording of these proceedings, the commission's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record. These materials are on file in the Clerk-Recorder's Office, and available for review during regular business hours. An audio recording and the approved minutes of this meeting is available on www.Carson.org/minutes.

A. CALL TO ORDER AND DETERMINATION OF QUORUM

(5:30:05) – Chairperson Drews called the meeting to order at 5:30 p.m. Roll was called, and a quorum was present.

Attendee Name	Status	Arrived
Chairperson Mike Drews	Present	
Vice Chairperson Robert Darney	Absent	
Commissioner Jed Block	Absent	
Commissioner Gregory Hayes	Absent	
Commissioner Michelle Schmitter	Present	
Commissioner Donald Smit	Present	
Commissioner Lou Ann Speulda	Present	

B. PUBLIC COMMENTS

(5:30:40) – Chairperson Drews entertained public comments. Nevada Builders Alliance CEO Aaron West introduced himself and provided an update on the progress of the Bank Saloon. He announced that the “structure of the shell” had been confirmed and explained that they are moving onto “wrapping up the exterior shell,” and that their best course of action for the windows would be to restore and fix them and swap out the glass. He mentioned using a more conventional storefront, calling it “a little more timeless going forward and [to] really play off of what we have planned on the inside.” He presented the building diagrams of the Bank Saloon, and Ms. Sullivan responded to clarifying questions from the Commissioners.

C. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES FROM THE NOVEMBER 14, 2019.

(5:39:10) – Chairperson Drews introduced the item and entertained corrections and/or a motion.

(5:39:28) – MOTION: Commissioner Smit moved to accept the minutes of the November 14, 2019 meeting. Commissioner Speulda seconded the motion. Motion carried 4-0-0.

D. MODIFICATION OF AGENDA

(5:39:55) – Chairperson Drews introduced the item. Ms. Sullivan noted that she would brief the Commissioners on the situation with Item E-5; however, no action would be taken on the item.

E. MEETING ITEMS

E-1 HRC-2019-0009 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR A HISTORIC TAX DEFERMENT ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 311 WEST THIRD STREET, APN 003-124-01.

(5:41:05) – Chairperson Drews introduced the item. Ms. Sullivan presented the Staff Report, which is incorporated into the record along with accompanying documents, and responded to clarifying questions.

(5:43:31) – Chairperson Drews entertained public comments. Deni French introduced himself, and in response to an inquiry of his, Ms. Sullivan stated that “one of the considerations of [the] Commission is that any alteration on the property must be compatible with the historical character.” She named such historic site criteria as architecture, craftsmanship, and association with people or events. Chairperson Drews entertained further public comments, and when none were forthcoming, he entertained a motion.

(5:45:23) – MOTION: Commissioner Smit moved to recommend to the Board of Supervisors approval of HRC-2019-0009 for the building only, based on the finding that the request is consistent with the design guideline for the Historic District and the Secretary of the Interior Standards as noted in the Staff Report. Commissioner Speulda seconded the motion. Motion carried 4-0-0.

E-2 HRC-2019-0010 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR A HISTORIC TAX DEFERMENT ON PROPERTY ZONED DOWNTOWN MIXED USE (DT-MU), LOCATED AT 112 NORTH CURRY STREET, APN 003-215-02.

(5:46:16) – Chairperson Drews introduced the item. Ms. Sullivan presented the Staff Report, which is incorporated into the record along with accompanying documents, and responded to clarifying questions.

(5:49:11) – Chairperson Drews entertained public comments. Suzie Block introduced herself and informed the Commission that there is also an 1867 icehouse behind the building that she believed should be included with the deferment. In response to Chairperson Drews’s question, Ms. Sullivan suggested excluding the garage for the recommendation going to the Board of Supervisors, and noted that the Assessor could work with that.

(5:51:00) – Mr. French clarified that his question was regarding “the other structure,” which he noted was taken care of. Chairperson Drews entertained further public comments, and when none were forthcoming, he entertained a motion.

(5:51:24) – MOTION Commissioner Speulda moved to recommend to the Board of Supervisors approval of HRC-2019-0010 for the property at 112 North Curry Street except for the modern garage, based on the finding that the request is consistent with the design guidelines for the Historic District and the Secretary of the Interior Standards as noted in the Staff Report. Commissioner Schmitter seconded the motion. Motion carried 4-0-0.

E-3 2019-00000155 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR REPLACEMENT OF A LAWN AREA WITH ROCK, AND REPAIR OF A CURB LOCATED UNDER A FENCE ON PROPERTY ZONED DOWNTOWN MIXED USE (DT-MU), LOCATED AT 112 NORTH CURRY STREET, APN 003-215-02.

(5:52:10) – Chairperson Drews introduced the item. Ms. Sullivan presented the Staff Report, which is incorporated into the record along with accompanying documents.

(5:54:49) – Ms. Block explained that the curb was concrete and was crumbling and falling apart, so she wished to have it replaced with the same material, but not repainted.

(5:55:56) – Chairperson Drews entertained public comments, and when none were forthcoming, a motion.

(5:56:00) – MOTION: Commissioner Schmitter moved to approve HRC-2019-00000155, based on the finding that the request is consistent with the design guidelines for the Historic District and the Secretary of the Interior Standards as noted in the Staff Report. Commissioner Speulda seconded the motion. Motion carried 4-0-0.

E-4 HRC-2019-0011 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR A HISTORIC TAX DEFERMENT ON PROPERTY ZONED SINGLE FAMILY 6000 (SF6), LOCATED AT 602 WEST SPEAR STREET, APN 003-243-04.

(5:56:44) – Chairperson Drews introduced the item. Ms. Sullivan presented the Staff Report, which is incorporated into the record along with accompanying documents, and responded to clarifying questions.

(5:59:31) – Chairperson Drews entertained Commissioner and public comments, and when none were forthcoming, he entertained a motion.

(5:59:33) – MOTION: Commissioner Speulda moved to recommend to the Board of Supervisors approval of HRC-2019-0011 for the primary building only, based on the finding that the request is consistent with the design guidelines for the Historic District and the Secretary of the Interior Standards as noted in the Staff Report. Commissioner Smit seconded the motion. Motion carried 4-0-0.

E-5 HRC-2019-0013 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR A HISTORIC TAX DEFERMENT ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 1614 NORTH CURRY STREET, APN 001-155-02.

(6:00:14) – Chairperson Drews introduced the item. Ms. Sullivan provided an overview of the property, which she described as a property built in 1910, and although it was not in the Historic District, it had a tax deferral. She said she had questioned “how does it have a tax deferral if we can’t verify it will be maintained in a historic state because it’s not part of the District?” Ms. Sullivan explained that according to the Municipal Code regarding the Historic District, there is such a thing as a Historic Place separate from a Historic District and can be created by resolution by either the Commission or the Board of Supervisors. She stated that after speaking with the Carson City District Attorney’s office, they had concluded that the Commission should not have the authority to create a Historic Place through resolution “because it’s not within your charge when we read what you’re authorized to do in the Code.” She stated that she had spoken with the Chair and the Carson City Assessor, and that any deferral would not go into effect until July. She recommended continuing the item for the March 12, 2020 HRC meeting. Discussion ensued, and the Commission was in favor of continuing the item.

(6:03:59) – Chairperson Drews entertained a motion.

(6:04:03) – MOTION: Commissioner Smit moved that the Commission continue Agenda Item E-5, HRC-2019-0013 for the March 12, 2020 HRC meeting. Commissioner Speulda seconded the motion. Motion carried 4-0-0.

E-6 HRC-2019-0014 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR THE ADDITION OF LIGHTS MOUNTED ON A FENCE ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 309 WEST KING STREET, APN 003-216-13.

(6:04:30) – Chairperson Drews introduced the item. Ms. Sullivan presented the Staff Report, which is incorporated into the record along with accompanying documents.

(6:06:02) – Chairperson Drews entertained Commissioner questions and comments. Commissioner Smit noted that the way that property owner, Steve Mason, has placed the lights, it no longer “takes away” from the front of the building, and he believed that the area did need more lighting.

(6:06:53) – In response to a question from Commissioner Schmitter, Mr. Mason stated that the lights used are solar, and he commented that he appreciated the compromise in regards to the lights.

(6:08:16) – Chairperson Drews entertained public comments, and when none were forthcoming, he entertained a motion.

(6:08:20) – MOTION: Commissioner Smit moved to approve HRC-2019-0014, based on the finding that the request is consistent with the design guidelines for the Historic District and the Secretary of the Interior Standards as noted in the Staff Report, and subject to the conditions of approval in the Staff Report. Commissioner Speulda seconded the motion. Motion carried 4-0-0.

E-7 HRC-2019-0015 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO APPROVE THE HISTORIC RESOURCES COMMISSION ANNUAL REPORT FOR 2019 TO BE PRESENTED TO THE BOARD OF SUPERVISORS.

(6:08:58) – Chairperson Drews introduced the item. Ms. Sullivan reviewed the draft report, which is incorporated into the record. Chairperson Drews entertained Commissioner and public comments, and when none were forthcoming, a motion.

(6:11:34) – MOTION: Commissioner Schmitter moved to approve the 2019 Historic Resources Commission Annual Report to the Board of Supervisors as presented by Staff. Commissioner Smit seconded the motion. Motion carried 4-0-0.

E-8 HRC-2019-0016 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO ELECT A HISTORIC RESOURCES COMMISSION CHAIRMAN AND VICE CHAIRMAN FOR THE PERIOD FEBRUARY 2020 TO JANUARY 2021.

(6:12:03) – Chairperson Drews introduced the item and entertained nominations.

(6:12:35) – Commissioner Smit moved to nominate Mike Drews to the position of HRC Chair. Commissioner Schmitter seconded the motion. Discussion ensued regarding voting. The motion carried 4-0-0.

(6:13:30) – Vice Chairperson Smit nominated Robert Darney to the position of HRC Vice Chairperson.

(6:13:33) – Commissioner Schmitter nominated Donald Smit to the position of HRC Vice Chairperson. Commissioner Speulda seconded the motion.

(6:13:57) – Chairperson Drews closed the nominations and called for the vote in favor of Rob Darney for Vice Chair. Motion carried 4-0-0 with Chair Drews, Commissioners Schmitter, Smit, and Speulda voting in favor of the nomination.

F. STAFF REPORTS

F-1 DISCUSSION ONLY:

- PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION.

(6:14:10) – Chairperson Drews introduced the item. Ms. Sullivan apologized for some confusion regarding the revised agenda to give an update on Adele's Restaurant that resulted in the revised agenda not being included in the meeting materials. She provided a brief update, including that the property owners sought permission from the Carson City Community Development Director in October 2019 to demolish the building. She noted that per the Downtown Mixed-Use Development Standards, because the building is over 50-years-old and by virtue of being in the Downtown Mixed-Use Zoning District, it gets extra scrutiny if there's a request to demolish as well as requires the presence of certain findings including that “the repair of the building is essentially economically not feasible, and that there's been no history of neglect of the building.” She stated that based on that finding, the property owners received permission to demolish the building. She pointed out that the Code states that “when you get permission to demolish a building, you may not demolish that building until you have permits in hand for your new construction project.” She stated that the Carson City Planning Commission had approved the request from Jacksons Food Store to expand onto that property, which would involve the removal of the Adele's building, and its expansion would include a parking lot and landscaping. Ms. Sullivan mentioned that Frank Lepori, who is representing Jacksons Food Store, had offered the Adele's building for free to anyone who would like to move it by March 1, 2020. She also announced that the Carson City Historical Society was pursuing a fundraiser to raise funds for someone interested in moving the Adele's building in exchange for a “covenant to maintain the exterior of the building as a historic resource,” though the building could also be moved and not maintained as a historic resource.

(6:17:40) – Commissioner Smit pointed out how the City of Reno had relocated the Lake Mansion, and he believed that the Adele's building is a beautiful building that could be used in some significant way. He suggested approaching the City and the Board of Supervisors to see if they could participate in some way in saving the Adele's building, such as turning it into a City building.

(6:19:48) – Chairperson Drews stated that he had no problem reaching out to the Carson City Historical Society to “offer to help broker that kind of a deal.”

(6:21:01) – Ms. Sullivan informed the Commission that because the issue was not agendized, action could not be taken on the matter at this point, and she stated that she could work with the Chair to determine if there should be a special meeting to take action. In response to Commissioner Smit's question, Ms. Sullivan affirmed the Chair could be invited to a Carson City Planning Commission meeting to discuss and take action on the matter to ease time-constraint issues. She also stated that the Chair would attend the February Board of Supervisors meeting to give the annual report, and the Chair could include this matter “as something that has been brought to the attention of the Commission.”

(6:23:09) – Commissioner Schmitter noted that while “it’s economically not feasible to rehab the building [in order to] determine if the building is significant enough to preserve and for the City to take on, we would have to take a look at the amount of historic fabric in place.” Chairperson Drews suggested the Commission join the Carson City Historical Society and “jumping in with that organization to discuss these things,” as he believed it would be the “quickest route.”

- COMMISSIONER REPORTS/COMMENTS.

(6:25:05) – None.

- FUTURE AGENDA ITEMS.

(6:25:09) – None.

H. PUBLIC COMMENTS

(6:25:14) – Chairperson Drews entertained public comments. Mr. French commented that he was pleased that Adele’s was brought up for discussion. He believed it was a shame that the building had to be moved, as it was a “great addition to the street visually and historically.”

I. FOR POSSIBLE ACTION: ADJOURNMENT

(6:26:26) – MOTION: Commissioner Speulda moved to adjourn the meeting and Commissioner Schmitter seconded the motion. Chairperson Drews adjourned the meeting at 6:26 p.m.

The Minutes of the January 9, 2020 Carson City Historic Resources Commission meeting are so approved this 12th day of March, 2020.