

MINUTES
Regular Meeting
Historic Resources Commission (HRC)
Thursday, January 14, 2021 • 4:30 PM
Community Center Bob Boldrick Theater
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

(4:30:57) – Chairperson Drews called the meeting to order at 4:30 p.m. Roll was called, and a quorum was present.

Attendee Name	Status	Arrived
Chairperson Mike Drews	Present	
Vice Chairperson Robert Darney	Present	
Commissioner Jed Block	Present	5:30 p.m.
Commissioner Gregory Hayes	Present	
Commissioner Michelle Schmitter	Present (via WebEx)	.
Commissioner Donald Smit	Present	
Commissioner Lou Ann Speulda	Present	

B. PUBLIC COMMENT

(5:31:23) – Chairperson Drews entertained public comments. Rob McFadden introduced himself as a Carson City resident near the location of the Brewery Arts Center (BAC) and wished to thank those who were working on the BAC for the cleanup that had begun. He believed that the performance hall louvers being covered and the tie-dye mural being painted in the skyline go against preserving historic materials and preserving the building's distinguishing character-defining elements.

C. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES FROM SEPTEMBER 10, 2020 AND NOVEMBER 12, 2020.

(5:33:03) – Chairperson Drews introduced the item and entertained a motion.

(5:33:14) – MOTION: Commissioner Hayes moved to approve the minutes from September 10, 2020 and November 12, 2020. Commissioner Speulda seconded the motion. Motion carried 7-0-0.

D. MODIFICATION OF AGENDA

(5:33:28) – Chairperson Drews introduced the item, and Ms. Sullivan noted that there were no modifications to the agenda.

E. SITE VISIT – BEGINNING ON SITE AT 4:45 PM

E-1 HRC-2020-0038 SITE VISIT TO THE BREWERY ARTS CENTER AT 449 AND 501 WEST KING STREET TO VIEW PROPOSED WORK AREAS ON THE SUBJECT PROPERTY ZONED PUBLIC REGIONAL (PR) AND HISTORIC DISTRICT (HD).

(4:31:11) – Chairperson Drews recessed the meeting while the Commission met at the BAC for the scheduled site visit.

(5:30:09) – Chairperson Drews reconvened the meeting. Roll was called, and a quorum was present.

F. MEETING ITEMS

F-1 HRC-2020-0037 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A REQUEST FOR A HISTORIC TAX DEFERMENT ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 408 WEST ROBINSON STREET, APN 003-236-01.

(5:34:01) – Chairperson Drews introduced the item. Ms. Sullivan presented the Staff Report and the accompanying photographs, all of which are incorporated into the record.

(5:35:27) – Chairperson Drews entertained Commissioner questions and comments. Commissioner Speulda commented that the property looked well-kept and was a good addition to the Historic District.

(5:35:50) – The Applicant and property owner, John Mayes, thanked the Commission for their help.

(5:36:13) – Chairperson Drews entertained public comments and, when none were forthcoming, a motion.

(5:36:20) – MOTION: Commissioner Block moved to recommend to the Board of Supervisors approval of HRC-2020-0037 with no exclusions, 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 7-0-0.

F-2 HRC-2020-0036 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST TO DEMOLISH A GARAGE ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 202 SOUTH NEVADA STREET, APN 003-123-02.

(5:36:58) – Chairperson Drews introduced the item. Ms. Sullivan presented the Staff Report and the accompanying photographs, all of which are incorporated into the record.

(5:39:34) – Chairperson Drews entertained Commissioner questions and comments, and Ms. Sullivan and the Applicant, Gregory Damm, responded to clarifying questions. Commissioner Speulda believed “it would be sad to

lose this little building,” referring to the garage, as it represented a type of architecture not often seen in the Historic District.

(5:40:57) – Commissioner Smit inquired about contacting the City to have the garage relocated, and Mr. Damm agreed to Commissioner Smit’s request for 60 days to possibly find someone with the City who would be willing to take the garage.

(5:45:27) – Discussion ensued regarding the Licensed General Contractor referenced in the Staff Report, during which Chairperson Drews pointed out that per the Carson City Municipal Code (CCMC), the HRC needed more details from the contractor and commented that there was no indication in the Applicant’s packet that the contractor has any experience with historic preservation and rehabilitation, nor could the claims that were made about the state of the garage be substantiated. He wished to see more background on the garage and to have more time to find out if anything could be done with the garage before demolishing it. Commissioner Smit agreed with Chairperson Drews and offered the expertise of a friend who is a Structural Engineer as well as his own expertise from having built two structures that have ended up on the National Historic Record. Commissioner Smit clarified that he wished to assist Mr. Damm with the garage as a member of the public.

(5:53:30) – Ms. Sullivan explained to the Commissioners that a Commissioner that decides to be the Applicant must recuse him/herself from participating in making the findings on the application and acknowledged that it appeared that some of the Commissioners could not make the findings. She suggested that exploration into relocating the building could only be pursued by the property owner, as Staff do not have the capacity to do so.

(5:55:33) – Vice Chairperson Darney agreed with Commissioner Smit and believed that the matter “is a fine example of demolition by neglect.”

(5:58:41) – Ms. Sullivan confirmed that action could be postponed on the item so that the application could be updated to include more information and suggested including in the motion “that the Commission finds that the application is not responsive to [CCMC] 18.06.075, and the continuation is to provide the Applicant with the opportunity to provide the evidence the Commission needs to make one of the two findings.”

(6:01:12) – Chairperson Drews entertained public comments and, when none were forthcoming, a motion.

(6:01:23) – MOTION: Commissioner Smit moved to continue this item [for HRC-2020-0036] to the regularly scheduled March HRC 2021 meeting, finding that the application before the Commission is not responsive to CCMC 18.06.075 and giving the Applicant the opportunity to supplement the application to be responsive. Vice Chairperson Darney seconded the motion. Motion carried 7-0-0.

F-3 HRC-2020-0038 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR EXTERIOR WORK TO THE BUILDINGS AND GROUNDS AT THE BREWERY ARTS CENTER ON PROPERTY ZONED PUBLIC REGIONAL (PR) AND HISTORIC DISTRICT (HD), LOCATED AT 449 AND 501 WEST KING STREET, APN'S 003-207-05, -06, -07.

(6:02:48) – Chairperson Drews introduced the item. Ms. Sullivan presented the Staff Report and the accompanying photographs, all of which are incorporated into the record.

(6:10:17) – Chairperson Drews entertained Commissioner questions and comments, and the Applicant, Michael Wiencek, and BAC Executive Director Gina Lopez responded to clarifying questions. Vice Chairperson Darney wished to see the trash enclosure painted to match the building and the gates “screened visually.” Commissioner Smit preferred to have a drawing to show what the trash enclosure with the gates would look like.

(6:13:13) – Commissioner Smit wished to have clarification on the lighting included in the packet.

(6:16:08) – In response to Chairperson Drews' question, Mr. Wiencek stated that he was not aware that permission was needed for removing the chimneys from the building and informed the Commission that the chimneys were crumbling. He commented that the chimney on the eastern side of the building had degraded to approximately a quarter of its original size, and the bricks had all fallen off when the chimney was removed. He added that the other chimney looked like it was ready to fall down at any point and felt that it was in the best interest of the building to remove the chimneys and roof over them. Chairperson Drews commented that it was unfortunate that the chimneys were gone, as a stone mason could have taken the chimneys apart and put them back.

(6:19:18) – Commissioner Smit commented that removing the chimneys “appeared to be a case of asking for forgiveness instead of approval” and wished to have the chimneys placed back on the building. Discussion ensued regarding reconstruction of the chimneys, during which Commissioner Smit stated that there exist numerous types of brick to match the original chimneys. Vice Chairperson Darney was concerned about whether there was value in adding the replicated chimneys “for solely the illusion of what was there,” although he agreed with Commissioner Smit’s suggestion of readding the chimneys if matching brick could be found and used.

(6:21:28) – Commissioner Block pointed out that the chimneys were not visible from the view of the front of the building. He believed the chimneys were a character-defining feature and agreed with both Commissioner Smit’s and Vice Chairperson Darney’s points. He noted that there would be structural support to reconstruct the chimneys if the original chimneys were still under the roof. He also supported giving approval to remove the cross on the top of the building, as the cross for the original building had been replaced. Commissioner Smit, however, believed the cross is a defining character of the building. Vice Chairperson Darney viewed the cross as a form of signage to go with the tenant unless it was the original cross.

(6:27:05) – Chairperson Drews posed the question regarding whether the building is a significant building because it is one of the three oldest churches downtown or because of its architecture, and he stated that the cross would be one of the character-defining elements if the building is important because it is a church.

(6:31:10) – Chairperson Drews entertained public comments; however, none were forthcoming. Vice Chairperson Darney mentioned that the steeple was no longer vented due to the removal of the louvers, which could cause further deterioration and possibly collect mold due to there being a concealed enclosed space with no vent. He believed that the vents are a “hugely significant to the contributing factor of this building architecturally” and commented that he could accept if they were replaced with glass and changed into windows.

(6:32:48) – Commissioner Schmitter strongly believed that there needs to be some airflow where the louvers are located and preferred keeping the louvers as they originally were and operable. Commissioner Speulda agreed with Commissioner Schmitter’s comment, and she believed that the steeple, as the symbol of the church and the architecture it represents, is the most important element when people see the building. She added that she did not believe the mural that was painted on the steeple was appropriate and suggested that the steeple be characteristic of the time period during which it was built, the architectural style, and its importance as a symbol. Commissioner Smit agreed with both Commissioner Schmitter’s and Commissioner Speulda’s comments, and he was disappointed in the mural and stated that, as a sign, a mural must be approved by the HRC.

(6:34:57) – Commissioner Block believed that the louvers should be restored and commented that wire mesh could be placed behind the louvers for venting. He mentioned that a donor from approximately 15 years ago was willing to donate funds for fans to be placed where the louvers are located due to how hot that area of the building can get. He wished to see some artistic details on the inside of the building.

(6:39:05) – Chairperson Drews stated that the HRC trusts the people who manage historic properties like the BAC and needs them to understand the importance of ensuring that these properties last for generations.

(6:40:58) – Commissioner Speulda appreciated the large amount of money that was spent working on replacing the roof. She wished that the HRC would have been spoken to regarding the steeple before the work had been done on it, as seemingly small decisions like this one “are really critical to our interpretation of these buildings,” and some really important design elements of the building had been lost.

(6:42:03) – Chairperson Drews entertained public comments; however, none were forthcoming. The discussed consensus among the Commissioners was also to keep the cross on the building, restore the louvers back to their original appearance, approve the reroof, provide clarification on the light fixtures, and provide clarification on the trash enclosure screening.

(6:54:34) – MOTION: Vice Chairperson Darney moved to approve HRC-2020-0038 to reroof, to deny the removal of the cross, and to deny the removal of the louvers, in keeping with the Guidelines for Historic Buildings under section 5.20.1 that the “original trim elements should be retained and repaired when at all possible, [and] trim that is inconsistent with the original building style and design shall not be added” as well as the finding by the Commission that the two denied elements hold historic significance to the building, with the following additions:

- Additional information on the trash enclosure including whether it will be painted or brick with the gates that are screened [around] the trash dumpsters visually
- Maintain the existence of the cross at the top of the steeple
- Provide administrative clarification of the color of the selected light fixtures as well as a site map or building map that indicates the placement of the installation in addition to how the light is attached to the brick through the mortar with some sort of a sconce to come through the mortar joint and not through the brick itself
- Maintain, Restore, and replace the louvers on the steeple in like with the existing to be functional to all intents and purposes of function
- Defer the removal of the brick chimneys at the rear of the building to the next scheduled meeting

Commissioner Block seconded the motion. Motion carried 7-0-0.

F-4 HRC-2020-0214 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING POTENTIAL NOMINATIONS FOR THE 2021 CARSON CITY HISTORIC PRESERVATION AWARDS FOR OUTSTANDING ACHIEVEMENTS IN HISTORIC PRESERVATION.

(7:00:13) – Chairperson Drews introduced the item. Ms. Sullivan presented an overview of the Staff Report, and Chairperson Drews entertained ideas for potential nominations. Commissioner Block wished to select Carson City Culture and Tourism Authority (CTA) Executive Director David Peterson for consideration for the markers that were done for the Kit Carson “Blue Line” Trail and for repurposing the stone from the prison farm and the medallions from Carson Street. Chairperson Drews added Silver State Industries (“Prison Industries”) and the Carson City Public Works Department for their work on the project.

(7:01:50) – Chairperson Drews entertained public comments; however, none were forthcoming. No formal action was taken on this item.

F-5 HRC-2020-0031 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO APPROVE THE HISTORIC RESOURCES COMMISSION ANNUAL REPORT FOR 2020 TO BE PRESENTED TO THE BOARD OF SUPERVISORS.

(7:02:13) – Chairperson Drews introduced the item. Ms. Sullivan presented an overview of the Memorandum with the HRC Annual Report included, which is incorporated into the record. Chairperson Drews suggested adding to the report some of the ideas that the HRC was planning on doing during the year 2021.

(7:03:39) – Chairperson Drews entertained public comments; however, none were forthcoming. No formal action was taken on this item.

F-6 HRC-2020-0213 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO ELECT A HISTORIC RESOURCES COMMISSION CHAIRMAN AND VICE CHAIRMAN FOR THE PERIOD FEBRUARY 2021 TO JANUARY 2022.

(7:03:45) – Chairperson Drews introduced the item and entertained nominations for HRC Chairman and Vice Chairman.

(7:05:34) – Vice Chairperson Darney moved to nominate Mike Drews to the position of HRC Chair. Commissioner Smit seconded the motion. Chairperson Drews closed the nominations and called for the vote in favor of Mike Drews for Chair. Motion carried 7-0-0.

(7:07:16) – Commissioner Smit moved to nominate Michelle Schmitter to the position of HRC Vice Chair. Vice Chairperson Darney seconded the motion. Chairperson Drews closed the nominations and called for the vote in favor of Michelle Schmitter for Vice Chair. Motion carried 7-0-0.

G. STAFF REPORTS

G-1 DISCUSSION ONLY:

- PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION.

(7:07:47) – Chairperson Drews introduced the item. Ms. Sullivan reported that the movement of an existing sign in the District had been approved since the previous HRC meeting. She proposed a HRC meeting for February 2021 to discuss property maintenance and for the Commissioners to review for approval the BAC windows and chimneys. She also informed Commissioner Block that an application regarding French doors for a property on Telegraph had not yet been received yet, though she had referred the matter to Code Enforcement.

- COMMISSIONER REPORTS/COMMENTS.

None.

- FUTURE AGENDA ITEMS.

(7:08:58) – Commissioner Smit wished to agendize a discussion regarding the murals on the BAC steeple.

(7:09:08) – Vice Chairperson Darney inquired about what could be done about the demolition by neglect cases that the Commission review occasionally. Discussion ensued on the matter, during which Mr. Johnson stated that an ethics training in Open Meeting Law (OML) could be scheduled if the Commission so desires, and Ms. Sullivan suggested including a discussion on the provisions in the CCMC on demolition by neglect with the discussion on property maintenance.

(7:11:42) – Commissioner Smit wished to agendize what options are available to the Commission concerning the murals on the BAC steeple.

(7:12:18) – Ms. Sullivan informed the Commission that the Silver Saddle Ranch Preservation Plan had not qualified for the Historic Preservation Fund (HPF) grant because the Silver Saddle Ranch was not listed on the National Register of Historic Places. She added that the State Historic Preservation Office (SHPO) had suggested that the Commission seek funding for the nomination to the National Register, and she had consulted with the Parks, Recreation and Open Space Department staff who indicated that they would need to go to go up the tiers of approval before they could commit to pursuing the issue.

H. PUBLIC COMMENTS

(7:13:32) – Chairperson Drews entertained public comments; however, none were forthcoming.

I. FOR POSSIBLE ACTION: ADJOURNMENT

(7:13:45) – MOTION: Vice Chairperson Darney moved to adjourn the meeting, and Commissioner Speulda seconded the motion. Chairperson Drews adjourned the meeting at 7:13 p.m.

The Minutes of the January 14, 2020 Carson City Historic Resources Commission meeting are so approved this 11th day of March, 2021.