

MINUTES
Regular Meeting
Historic Resources Commission (HRC)
Thursday, March 11, 2021 ● 5:30 PM
Community Center Robert “Bob” Crowell Board Room
851 East William Street, Carson City, Nevada

Commission Members

Chair – Mike Drews
Commissioner – Jed Block
Commissioner – Robert Darney
Commissioner – Lou Ann Speulda

Vice Chair – Michelle Schmitter
Commissioner – Gregory Hayes
Commissioner – Donald Smit

Staff

Hope Sullivan, Planning Manager
Todd Reese, 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

(5:30:56) – 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 Michelle Schmitter	Present	
Commissioner Jed Block	Present	
Commissioner Gregory Hayes	Present	
Commissioner Robert Darney	Absent	.
Commissioner Donald Smit	Present	
Commissioner Lou Ann Speulda	Present	

B. PUBLIC COMMENT

(5:31:52) – Chairperson Drews entertained public comments; however, none were forthcoming.

C. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES FROM JANUARY 14, 2021.

(5:32:04) – Chairperson Drews introduced the item and entertained a motion.

(5:32:16) – MOTION: Commissioner Block moved to approve the minutes from January 14, 2021 as presented. Commissioner Hayes seconded the motion. Motion carried 6-0-0.

D. MODIFICATION OF AGENDA

(5:32:56) – Chairperson Drews introduced the item, and Ms. Sullivan noted that there were no modifications to the agenda.

F. MEETING ITEMS

F-1 HRC-2020-0036 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE CONTINUATION OF A REVIEW OF A REQUEST TO DEMOLISH A GARAGE ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 202 SOUTH NEVADA STREET, APN 003-123-02.

(5:33:20) – Chairperson Drews introduced the item. Ms. Sullivan presented the Staff Report, the Late Material, and the accompanying photographs, all of which are incorporated into the record. The Applicant, Gregory Damm, introduced himself and explained that he had done what he could to save the garage “without spending inordinate sums of money.”

(5:38:06) – Commissioner Smit commented that while he would like the garage to be saved, it did not appear to be possible to move it to another location, and he believed it may be best to allow its demolition.

(5:39:50) – Commissioner Speulda inquired about Mr. Damm’s connection to the property and commented on the garage’s increase in value due to its unique features, which she believed made it “well worth saving.” Mr. Damm stated that he had received a number of complaints due to the garage’s attraction to transients, and he did not “see a clear way forward to do anything else for this particular building at this time or any time in the future.”

(5:49:11) – Commissioner Block believed that the garage was “completely savable” but also noted that it could become a liability issue unless it is stabilized or sealed up, and he was unsure if there were any funds to help do so. Commissioner Smit echoed Commissioner Block’s comments about the garage and pointed out that the roof would lose a panel soon that would become “an airborne kite,” which would present a safety issue for people nearby. Chairperson Drews mentioned that the garage has been standing in the same location for over 100 years and had only lost one roof panel, and he believed that the roof could be secured, the door could be repaired, and the building could be sealed for a total of under \$200. Commissioner Smit was concerned about the quality in the condition of the roof panels and the amount of rust in the panels. He also believed that the cost to really secure the garage would be closer to \$800 to \$900. Chairperson Drews asserted that there was not enough to show in the application packet that the garage was a hazard to public safety and that repairs would not be feasible to approve its demolition because he had seen buildings in “much worse” condition than the garage, and he did not see evidence in the packet to indicate why the garage was a hazard to public safety, nor were the resume or qualifications of the contractor, Bryce Edgar, provided in the packet.

(5:56:26) – Discussion ensued regarding the authority of the HRC, and Ms. Sullivan brought to the Commissioners’ attention that Carson City Municipal Code (CCMC) sections 18.06.090 and 18.06.085 address the minimum maintenance standards of historic properties as well as for avoiding demolition by neglect. She also noted that one of the following from Item 1 of CCMC 18.06.075 needs to be established when considering the demolition of a historic resource:

- a. *“The cultural resource is a hazard to health or safety and repairs and stabilization are not feasible as determined by a professional with demonstrated experience in historic preservation rehabilitation projects.”*

- b. *“The cultural resource does not meet the national register significant criteria.”*

Ms. Sullivan recommended framing discussion around the two outlined items.

(5:59:11) – Commissioner Speulda commented that another solution could be decided on for the garage within the next few years, instead of demolishing it, after stabilizing and mothballing it.

(6:03:27) – Chairperson Drews emphasized Item 1.a of CCMC 18.06.075 and noted that the HRC is not a Carson City Historical Society; therefore, the Commissioners are not supposed to preserve resources and are instead supposed to ensure resources are preserved. He reiterated his comments made about having not seen evidence in the packet indicating Item 1.a of CCMC 18.06.075. He added that it is the Applicant’s responsibility to provide the HRC with the information that is needed for the Commissioners to make a decision, with which Commissioner Smit agreed and retracted his previous opinion.

(6:07:54) – Discussion ensued between Mr. Damm and Chairperson Drews regarding the Carson City Historic District guidelines and the Secretary of the Interior’s Standards for Treatment of Historic Properties, during which Chairperson Drews asserted that what Mr. Damm had provided in his packet was not sufficient. He advised getting in touch with the Nevada State Historic Preservation Office (SHPO) for a copy of the Secretary of the Interior’s Standards as well as for a list of architectural professionals for consultation.

(6:20:07) – Ms. Sullivan clarified for Mr. Damm that the Commissioners did not have the supplemental information verifying Mr. Edgar’s experience with historic preservation rehabilitation, which they had requested from Mr. Damm during the January 14, 2021 meeting because the information provided was not sufficient pursuant to CCMC 18.06.075. Discussion continued relating to Mr. Edgar, and Commissioner Speulda pointed out that Mr. Edgar had not indicated that the garage was a safety hazard, nor was anything stated about stabilization, mothballing, or necessary demolition.

(6:22:37) – Mr. Damm asserted that the Commission was aware of the “dilapidated condition” of the garage and the safety hazard that its condition presents; however, Chairperson Drews insisted that he did not have anything in the packet to support a decision for demolition. He advised that if Mr. Damm could find a professional with demonstrated experience in historic preservation rehabilitation that could “put those statements together in a cohesive manner” to submit to the Commission, the Commissioners could consider if they agree that stabilization is not feasible and that the garage is a public safety hazard in order to allow demolition. Ms. Sullivan also offered to provide Mr. Damm with the SHPO contact information in order to obtain a list of professionals that are deemed acceptable to make an assessment for the garage’s condition. After further discussion, Mr. Damm agreed with continuing the item to the next HRC meeting.

(6:33:36) – MOTION: Commissioner Smit moved to continue Item F-1 to the May 13, 2021 HRC meeting. Commissioner Speulda seconded the motion. Motion carried 6-0-0.

F-2 HRC-2021-0042 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR STREETScape IMPROVEMENTS ALONG CURRY STREET BETWEEN 2ND STREET AND MUSSER STREET AND RECONSTRUCTION OF THE THIRD STREET PARKING LOT ON PROPERTY ZONED PUBLIC COMMUNITY (PC) LOCATED AT 202 SOUTH CURRY STREET, APN 003-114-06.

(6:34:42) – Chairperson Drews introduced the item. Commissioner Block disclosed that, per NRS 281A.420 requiring disclosure of a possible conflict of interest and abstaining from voting when there is a disqualifying conflict, he had an interest in the property located at 112 North Curry Street, and the item involves the streetscape in front of 112 North Curry Street. He noted that NRS 281A.420 only requires abstention in clear cases, and the streetscape improvements would not affect 112 North Curry Street differently than any other property on Curry Street between Second Street and Musser Street. He also did not have any involvement in the improvements, nor did he believe that his judgment would be materially affected; therefore, he did not have a disqualifying conflict and would be voting on the item.

(6:36:18) – Ms. Sullivan presented the Staff Report and the accompanying site plans, all of which are incorporated into the record, and she, Carson City Deputy Public Works Director Dan Stucky, and the Applicant, Carson City Public Works Project Manager Darren Anderson, responded to clarifying questions.

(6:44:52) – Chairperson Drews entertained further Commissioner questions and comments as well as public comments and, when none were forthcoming, a motion.

(5:45:11) – MOTION: Commissioner Block moved to approve HRC-2021-0042, based on the finding that the request is consistent with the design guidelines for the Historic District and the Secretary of the Interior Standards, and subject to the Conditions of Approval in the Staff Report. Commissioner Hayes seconded the motion. Motion carried 6-0-0.

F-3 HRC-2021-0065 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REVIEW OF CARSON CITY MUNICIPAL CODE SECTION 18.06.085 (AVOIDING DEMOLITION THROUGH OWNER NEGLECT) AND CCMC 18.06.090 (MINIMUM MAINTENANCE OF HISTORIC PROPERTIES).

(6:45:53) – Chairperson Drews introduced the item. Ms. Sullivan presented the Memorandum, which is incorporated into the record, and responded to clarifying questions.

(6:51:40) – Chairperson Drews suggested keeping the item on the agenda as a staff report and entertained public comments; however, none were forthcoming. No formal action was taken on this item.

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

(6:52:10) – Chairperson Drews introduced the item. Ms. Sullivan referenced the Memorandum, which is incorporated into the record, and informed the Commissioners that the appropriate recipient for the 2020 Carson City Historic Preservation Awards for outstanding achievements in historic preservation for the Kit Carson Trail plaques would be the Carson City Culture and Tourism Authority (CTA). She also noted that the “supporting players” for the Kit Carson Trail project included Silver State Industries and the Carson City Public Works Department.

(6:53:29) – Chairperson Drews entertained nominations for the award and complimented Silver State Industries and the Public Works Department for their work with the Kit Carson Trail project. He also entertained further Commissioner comments and questions as well as public comments and, when none were forthcoming, a motion.

(6:54:38) – MOTION: Commissioner Speulda moved to award the 2020 Historic Preservation Award to the Carson City Culture and Tourism Authority along with Silver State Industries and the Carson City Public Works Department for providing interpretive plaques along the Kit Carson Trail in celebration of Historic Preservation and Archaeological Awareness Month. Commissioner Hayes seconded the motion. Motion carried 6-0-0.

G. STAFF REPORTS

G-1 DISCUSSION ONLY:

- PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION.

(6:55:09) – Chairperson Drews introduced the item. Ms. Sullivan reported that there had been one administrative approval since the last HRC meeting in January 2021, which was a reroof, and she informed the Commissioner of the changes at the Staff level. She requested that the Commissioners let her know outside of the meeting if they would like to agendaize discussion regarding the scavenger hunt for May 2021, and Commissioner Speulda volunteered to take the lead in helping with organizing the scavenger hunt with Ms. Sullivan.

- COMMISSIONER REPORTS/COMMENTS.

(6:57:13) – Chairperson Drews introduced the item. He stated that he had learned from Parks, Recreation, and Open Space Department Trails Coordinator Gregg Berggren that the Parks, Recreation, and Open Space Department had received donations to fund some interpretive signs on the V&T Trail, and Mr. Berggren had contacted the Washoe Tribe to do an overview of Eagle Valley and what works for the Washoe Tribe. He also mentioned that Mr. Berggren was looking into doing some cultural projects along the Carson River.

- FUTURE AGENDA ITEMS.

(6:58:06) – Chairperson Drews introduced the item and entertained requests for items to agendaize. Vice Chairperson Schmitter wished to make the qualifications for professionals available to applicants for evaluating their properties, and Ms. Sullivan stated that SHPO would advise who has provided reports. Ms. Sullivan believed that having some objective criteria could create some issues and suggested better preparing the applicants for the Commission.

H. PUBLIC COMMENTS

(7:00:12) – Chairperson Drews entertained public comments; however, none were forthcoming.

I. FOR POSSIBLE ACTION: ADJOURNMENT

(7:00:59) – MOTION: Commissioner Block moved to adjourn the meeting, and Commissioner Speulda seconded the motion. Chairperson Drews adjourned the meeting at 7:01 p.m.

The Minutes of the March 11, 2021 Carson City Historic Resources Commission meeting are so approved this 13th day of May, 2021.