

DRAFT MINUTES
Regular Meeting
Historic Resources Commission (HRC)
Thursday, May 13, 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

(5:30:19) – Chairperson Drews called the meeting to order at 5:30 p.m.

B. ROLL CALL

(5:30:31) – Roll was called, and a quorum was present.

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

C. PUBLIC COMMENT

(5:30:51) – Chairperson Drews entertained public comments; however, none were forthcoming.

D. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES FROM MARCH 11, 2021.

(5:31:27) – Chairperson Drews introduced the item and entertained a motion.

(5:31:36) – MOTION: Commissioner Speulda moved to approve the minutes from the March 11, 2021 meeting as presented. Commissioner Darney seconded the motion. Motion carried 4-0-0.

E. MEETING ITEMS**E-1 HRC-2021-0125 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 SINGLE FAMILY 6,000 (SF6), LOCATED AT 319 MOUNTAIN STREET, APN 003-191-02 AND -03.**

(5:31:56) – Chairperson Drews introduced the item. Ms. Sullivan presented the Staff Report, which is incorporated into the record.

(5:33:06) – Chairperson Drews entertained Commissioner questions and comments. Commissioner Speulda commented that the property was in good condition and looked good from the street. When no further comments or questions were forthcoming, Chairperson Drews entertained a motion.

(5:33:30) – MOTION: Commissioner Darney moved to recommend to the Board of Supervisors approval of HRC-2021-0125 excluding the 1977 detached 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 Speulda seconded the motion. Motion carried 4-0-0.

E-2 HRC-2021-0102 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE RELOCATION OF A SHED FROM PROPERTY ZONED SINGLE FAMILY 6000 (SF6) AND LOCATED AT 702 WEST MUSSER STREET, APN 003-192-17 TO NEIGHBORING PROPERTY ZONED SINGLE FAMILY 6000 (SF6) AND LOCATED AT 216 ELIZABETH STREET, APN 003-192-15.

(5:59:08) – Chairperson Drews introduced the item. Vice Chairperson Schmitter read into the record a prepared disclosure statement pursuant to NRS 281A.420 and advised that she did not have a disqualifying conflict of interest, as she did not have any involvement with the referenced project, nor was she materially affected; therefore, she would be voting on this item.

(6:00:39) – Ms. Sullivan presented the Staff Report and accompanying photographs, all of which are incorporated into the record.

(6:03:09) – Chairperson Drews commented that, after having inspected the property, the shed in the front of the property was obscuring the older shed, and he believed that Ms. Sullivan tried to meet Secretary of the Interior Standards “just fine” to not affect the Historic District. He then entertained Commissioner comments and questions. After having driven by the property, Commissioner Darney was uncertain if both buildings were built at the location and believed that one of the buildings may have been moved to that location. He was also in support of the request.

(6:04:40) – Commissioner Speulda noted that buildings were relocated all of the time in Western Nevada. She commented that “just by its nature of being moved doesn’t mean it’s disqualified” and was in favor of the request, as the shed would be on the same property and used in the same manner. Vice Chairperson Schmitter agreed with Commissioner Speulda’s input.

(6:05:15) – Chairperson Drews pointed out that the garage and front shed sat on a bit of a footing while the shed in the back did not. He was in favor of the Applicant, Ronald Bartkoski, trying to maintain the buildings. He entertained public comments and, when none were forthcoming, a motion.

(6:06:44) – MOTION: Commissioner Darney moved to approve HRC-2021-0102, 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. The motion carried 4-0-0.

E-3 HRC-2021-0095 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR A NEW DOOR AND A COVERED PORCH ON PROPERTY ZONED SINGLE FAMILY 6000 (SF6) LOCATED AT 612 WEST TELEGRAPH STREET, APN 003-245-04.

(5:50:34) – Chairperson Drews introduced the item. Ms. Sullivan presented the Staff Report and the accompanying photographs and drawings, all of which are incorporated into the record.

(5:53:39) – Chairperson Drews entertained Commissioner questions and comments. The Applicant, June Joplin, introduced herself. Vice Chairperson Schmitter and Commissioner Darney believed that the elevation would make the property more usable, and Commissioner Darney added that the roof balances out the elevation with the shed on the right. Chairperson Drews also believed that the drawings provided by Ms. Joplin looked great.

(5:57:57) – Chairperson Drews entertained public comments and, when none were forthcoming, a motion.

(5:58:11) – MOTION: Commissioner Speulda moved to approve HRC-2021-0095, 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. Vice Chairperson Schmitter seconded the motion. The motion carried 4-0-0.

E-4 HRC-2021-0151 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST TO REPLACE SIDING AND REPLACE WINDOWS ON PROPERTY ZONED RESIDENTIAL OFFICE (RO) AND LOCATED AT 305 WEST KING STREET, APN 003-216-14.

(5:34:40) – Chairperson Drews introduced the item. Ms. Sullivan presented the Staff Report and the accompanying photographs and documents, all of which are incorporated into the record.

(5:38:41) – Chairperson Drews entertained Commissioner comments and questions, and the Applicant, JR Kinzel, responded to clarifying questions.

(5:44:38) – Thomas Gibbons, a neighbor of Mr. Kinzel, was in favor of supporting the request, as he believed it was beneficial for the area, and he and wished to applaud the Commission and the flexibility allowed by the Commission.

(5:46:51) – Ron Kipp introduced himself as a resident at West King Street and stated that he supported Mr. Kinzel’s efforts with what he was trying to do with the property. He also complimented the woodwork done on the property at this point, adding that he did not “hold a candle to the work they’ve done” despite his own experience with woodworking.

(5:47:47) – When no further public comment was forthcoming, Chairperson Drews entertained a motion.

(5:47:51) – MOTION: Commissioner Speulda moved to approve HRC-2021-0151, 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 with the following additional Conditions of Approval presented by Staff:

- All three windows that comprise the bay window are six over six.
- The windows will be the Andersen 400 Series double-hung windows that was presented at the HRC meeting of May 13, 2021.

Commissioner Darney seconded the motion. The motion carried 4-0-0.

E-5 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 NEGLIGENCE) AND CCMC 18.06.090 (MINIMUM MAINTENANCE OF HISTORIC PROPERTIES), AND THE STATUS OF STRUCTURES IN THE HISTORIC DISTRICT.

(6:08:13) – Chairperson Drews introduced the item. Ms. Sullivan presented the Memorandum, which is incorporated into the record, and responded to clarifying questions.

F. STAFF REPORTS

F-1 DISCUSSION ONLY:

- PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION.

(6:11:33) – Chairperson Drews introduced the item. Ms. Sullivan presented her report and noted that there had been three Administrative approvals since the previous HRC meeting, including a reroof. She also introduced Heather Ferris as the incoming Carson City Planning Manager, as Ms. Sullivan had been recently promoted to the position of Carson City Community Development Director.

- COMMISSIONER REPORTS/COMMENTS.

(6:14:33) – Chairperson Drews introduced the item and informed the Commission that KOLO 8 News had a piece on the Scavenger Hunt during the previous week, and he noted that the Scavenger Hunt had appeared to have been well-received. He stated that the PBS series from Las Vegas called *Outdoor Nevada* would be filming some content at Kings Canyon as well as the Virginia and Truckee Railroad Grade. Chairperson Drews added that KOLO 8 News was also looking at the Kit Carson Trail.

- FUTURE AGENDA ITEMS.

(6:15:37) – Chairperson Drews introduced the item and noted that Item E-5 regarding demolition by neglect would be kept on the July 2021 agenda. He also entertained other requests for agenda items, and Vice Chairperson Schmitter suggested including the qualification standards.

-NEXT MEETING: THE NEXT MEETING IS TENTATIVELY SCHEDULED FOR 5:30 P.M., THURSDAY, JULY 8, 2021, AT THE CARSON CITY COMMUNITY CENTER, ROBERT ‘BOB’ CROWELL BOARD ROOM, 851 EAST WILLIAM STREET, CARSON CITY, NEVADA 89701.

G. PUBLIC COMMENTS

(6:16:38) – Chairperson Drews entertained public comments; however, none were forthcoming.

H. FOR POSSIBLE ACTION: ADJOURNMENT

(6:16:42) – MOTION: Commissioner Speulda moved to adjourn the meeting, and Commissioner Darney seconded the motion. Chairperson Drews adjourned the meeting at 6:16 p.m.

The Minutes of the May 13, 2021 Carson City Historic Resources Commission meeting are so approved this 9th day of September, 2021.