

STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF NOVEMBER 3, 2021

FILE NO: HRC-2021-0385

AGENDA ITEM: 5.A

STAFF CONTACT: Heather Ferris, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request for the construction of a detached garage and 40-foot concrete driveway on property zoned Single-Family 6,000 (“SF6”) located at 216 Elizabeth Street, APN 003-192-15. (Heather Ferris, hferris@carson.org)

STAFF SUMMARY: The property owner is seeking to construct a new detached garage and associated concrete driveway. The Historic Resources Commission (“HRC”) will review the request to determine if the request is consistent with the Development Standards for the Historic District.

RECOMMENDED MOTION: “I move to approve HRC-2021-0385 as presented and subject to the conditions of approval included in the staff report, Carson City Historic District Guidelines, and consistent with Historic Resources Commission policies.”

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the attached site development plan.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within 12 months of the date of final approval. An extension of time must be requested in writing to the Planning Division 30 days prior to the one-year expiration date. Should this request not be initiated within one year and no extension granted, the request shall become null and void.
4. The applicant must sign and return the Notice of Decision within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Historic Resources Commission meeting for further consideration.
5. HRC approval is based upon the project complying with the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, the Historic Resources Commission Policies and that the plans as submitted are in general conformance with the Secretary of the Interior's Standards.

LEGAL REQUIREMENTS: CCMC 18.06.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Medium Density Residential ("MDR")

ZONING: Single Family Residential 6,000 ("SF6")

PREVIOUS REVIEWS:

- HRC-2021-0102 – Relocation of a shed from adjacent property

DISCUSSION:

According to the Assessor's records, the home was constructed in 1935. It is a minimal traditional, single-story house with an irregular footprint with gable and gable-on-hip roofs. The house is wood-frame with vertically grained wood siding and concrete foundation. The attached garage was added to the house sometime after 1941. Per the Carson City Mid-Century Survey, Phase II, completed in June 2009 there is no known significant association with patterns of local history or person.

The applicant to construct a detached single car garage, 14 ½ feet by 30 feet in size and a 40-foot-long concrete driveway to serve the garage. The garage will be constructed on the southside of a solid wood fence, creating the visual appearance that it is a part of the property to the south (702 W. Musser St.) which is also owned by the applicant.

Staff finds that with the incorporation of conditions of approval, the applicant's proposal will be consistent with Carson City Development Standards, Division 5 (Historic District) for the applicable sections outlined below:

New Construction

The applicant is proposing to construct a new single-car garage in the southern portion of the property. The garage is proposed to be located approximately 7 feet from the side property line and 40 feet from the front property line, consistent with the SF6 zoning district. The proposed

garage will only be visible from Elizabeth Street which is a private road/access easement through the adjacent Carson City School parcel. It will not be visible from W. Musser Street.

The garage is proposed to be approximately 435 square feet in size and of wood construction. As noted above, the garage will be constructed on the southside of a solid wood fence, creating the visual appearance that it is a part of the property to the south. Therefore, the roofing and siding are proposed to match the house and accessory structures located at 702 W. Musser Street. The east elevation will include a standard garage door, accessed via a 40-foot-long concrete driveway.

Section 5.27 of the Development Standards in Carson City Municipal Code Title 18 Appendix provides the guidelines for new construction, as follows.

5.27 - Guidelines for new construction.

New construction which is appropriately designed is encouraged by the Carson City historic resources commission (HRC). The historic district should be an active and vital part of the city. New construction should look new and reflect the technology, building materials and design ideas of the present era. The design of new construction needs to be compatible and respectful of the historic building stock that surrounds it so that visual conflict and confusion are avoided. There is no formula that will guarantee "good design". There are specific elements of building design which can be identified, and therefore, addressed in a review process so that consistency can be achieved.

The following elements shall be individually assessed for their degree of appropriateness for each project.

5.27.1 Scale and Massing. The overall size and height of the new building should be consistent with the surrounding buildings.

The proposed garage is smaller in size than on-site home. The property to the south of the subject property, adjacent to the proposed garage, is a single car garage and storage shed. The two homes immediately west of the subject site also have detached single car garages. Staff finds that given the position of the proposed buildings on the site, they will be of a scale and massing consistent with surrounding buildings.

5.27.2 Shape. The overall shape of the building, particularly its roof type, height, and design emphasis (horizontal or vertical) should be consistent and harmonious with others in the environs.

The garage will be constructed on the southside of a solid wood fence, creating the visual appearance that it is a part of the property to the south. The proposed garage will utilize black asphalt shingles to match the house and accessory structures located on the property to the south. The garage is proposed at 12 feet 9 inches in height, making the building fairly low-profile. To the extent the garage will be visible from the right-of-way, it will have a horizontal emphasis.

5.27.3 Setback. The front and side yard setbacks for the building should be approximately the same as others in the surrounding area and conform with CCMC Development Standards, Division 1, Land Use and Site Design. 5.27.4 Site Elements. When at all possible avoid substantial site alteration by importing or exporting fill materials. Generally speaking vacant lots in the district were once occupied by a building. Attempt to place the new building as near as possible to the same grade as the original. Carefully consider the placement and relationship of the public sidewalk, side and front yard fences, driveway, gardens and accessory buildings when determining the location of the new building on the lot.

The proposed garage will meet the setback requirements as outlined in CCMC. The require front setback is 20 feet and the side setback is 5 feet. The garage is proposed to be placed similarly to the garage on the parcel immediately south of the subject parcel.

5.27.5 Materials. Exterior siding should reflect the prevailing style of the neighborhood. A vertical or diagonal style siding should not be used when the dominant style is a horizontal drop or shiplap type. The exterior siding should blend in, not stand out.

The siding proposed for the garage will be horizontal plank siding similar to siding used in the district.

5.27.6 Windows and Doors. The rhythm and arrangement of the windows and doors should reflect the style of the building design and the predominant patterns found in existing buildings of the area. The ratio of the total surface area of openings to total wall surface area of new buildings should reflect that of historic buildings in the environs.

Given the siting of the improvements on the property, the front of the garage will be most visible from off-site. Staff finds the building consistent with similar garages in the area.

5.27.7 Details and Other Elements. Trim details are often the single most relevant design feature which can be utilized to give harmony and compatibility to a new building. If existing buildings have boxed eaves, do not leave rafter tails exposed. If windows and doors typically have fanciful trim, incorporate trim with architecturally equal weight. If trim work is typically simple, do not use "ginger bread". Seek to design the new building so that the trim and architectural details complement the existing buildings in the area.

The garage will be constructed on the southside of a solid wood fence, creating the visual appearance that it is a part of the property to the south. Trim work is proposed to be simple and in keeping with the house and accessory structures located on the parcel to the south.

5.27.8 Floor Elevations. The elevation of the first floor in relation to the street and the finish grade of the lot can often be a critical design feature. For example, if surrounding buildings normally have steps leading from street level up to the first floor level, then the new building should have a similar entrance level.

The proposed garage have a first floor that needs to be analyzed for its relation to the street.

Attachments:

Historic Survey Information
Application (HRC -2021-0385)

**NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCES INVENTORY FORM**

Rev. 3/00

For Office Use Only	
YR Built _____	
NR Eligible?	Y / N
District?	Y / N

1. PROPERTY NAME

1A. Historic Name

None

1B. Current/Common Name

216 Elizabeth St

2. PROPERTY ADDRESS

Street Address	216 Elizabeth St
City, Zip Code	Carson City, NV 89703
County	Carson County (formerly Ormsby County)

3. PROPERTY OWNERSHIP

3A. Original Owner

Name	Unknown
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3B. Current Owner

Name	Phyllis M Tedi Meehan
Mailing Address	702 W Musser St, Carson City, NV 89703
Assessor's Parcel Number (APN)	003-192-15

4. CURRENT PROPERTY STATUS

<input checked="" type="checkbox"/>	Occupied	<input type="checkbox"/>	Vacant
<input type="checkbox"/>	Other (please specify)		

5. PROPERTY USE

5A. Current Use

<input checked="" type="checkbox"/>	Residential	<input type="checkbox"/>	Commercial	<input type="checkbox"/>	Religious
<input type="checkbox"/>	Educational	<input type="checkbox"/>	Governmental	<input type="checkbox"/>	Industrial
<input type="checkbox"/>	Other (please specify)				

5B. Historic Use

X	Residential - SF		Commercial		Religious
	Educational		Governmental		Industrial
	Other (please specify)				

6. CURRENT ACCESS

	Permitted-local public resource	X	By owner permission only
	Permitted-state public resource		Restricted
	Permitted-federal public resource		Other (specify)

7. ACREAGE

0.25 acres (Assessor)		Estimated
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9. PROPERTY LOCATION

8A. UTM Location/Reference(s)

Zone 11 260491 m E 4338725 m N (WGS84)
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8B. Township/Range/Section/Map

T15N/ R20E/Sec 18, Mt. Diablo Base Meridian/ Carson City, NV (1994) USGS 7.5' Quadrangle
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9. RESOURCE DESCRIPTION

9A. Resource Type

X	Building		Structure		District		Object		Site
	Other (specify)								
	Contributing element to a historic district (specify district name)								

9B. Exterior Resource Features

	Basement	1	Number of stories
	Porch		Balcony
	Dormer(s)	X	Chimney
	Other (please specify)		

9C-F. Materials and Systems (See instructions and enter codes from Appendix A)

9C. Roofing Material(s)	9D. Exterior Surface Material(s)
R-17 Wood Shingle	ES-25 Other: Vertical grained wood
9E. Building Structural System	9F. Foundation Structural System
SS-9 Wood - Platform	F-2 Concrete

9G. Written Description

See continuation sheet

9H. Associated Structures/Features

Associated structures/features (submit <i>Associated Structures Summary</i>)		Yes	X	No
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9I. Integrity

X	Original site		
X	Altered (describe on continuation sheet)	Date altered	Post 1941
	Moved	Date moved	
Moved from			

9J. Condition

X	Good		Fair
	Poor		Ruins

9K. Threats

Possible infill housing development; commercial conversion

10. RESOURCE DATE AND SIGNIFICANCE

10A. Architect/Engineer/Designer

Unknown

10B. Builder/Contractor

Unknown

10C. Architectural Style/Period (See Appendix B)

Minimal Traditional

10D. Construction Date(s)

1935 (Assessor)		Circa
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10E. Date(s) of Significance

1935

10F. Historic Resource Theme (See Appendix C)

Townsite Development and City Planning
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10G. National Register Eligibility (See Appendix D)

	Listed	Date Listed	
	Eligible under:		
	Criterion A	Criterion B	Criterion C
	Other (specify)		
X	Not Eligible for the National Register		
	Unevaluated		

10H. Justification

No known significant association with patterns of local history/persons; building design is lacking in architectural integrity.

11. BIBLIOGRAPHY

See continuation sheet

12. FORM INFORMATION

Report Number/Name	Carson City Mid-Century Survey Phase II
Date Surveyed	March 12, 2009
Surveyor Name	Diana J. Painter, PhD
Company	Painter Preservation & Planning
Address	7 Fourth Street, Suite 44, Petaluma, CA 94952
Telephone Number	(707) 763-6500

13. ATTACHED DOCUMENTATION

X	Continuation sheets
X	Photographs
X	Location maps
	Plans
	Other (please specify)
	Associated Structures Summary Form
	Historic District Addendum (if applicable)

**NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET**

Property Name: 216 Elizabeth St

City, County: Carson City/County

SECTION NO. 9G

PAGE NO. 5

The building at 216 Elizabeth is a one-story house with an irregular footprint with gable and gable-on-hip roofs. It is centrally located within a large lot, and faces east onto Elizabeth Street. It is the only house on this street, which runs along the west edge of the Martha T. Gleason School. It is a wood-frame building with vertically-grained wood siding, a concrete foundation, and a wood shingle roof. It is a Minimal Traditional house, constructed in 1935 (*Assessor records*).

The entry to the house is on the south side of a small, enclosed gable roof supported by simple wood posts. The concrete stoop, which is one step above grade, is enclosed with a turned wood rail. To the left of the entry is a three-over-one-light, double-hung window with narrow surrounds and shutters. This entry is attached to an enclosed, east-facing gable that has a large, endwall chimney in the center that is clad in wood, flanked by two small octagonal windows. This gable end features a broken pediment.

A small gabled addition on the south side of the house, offset from center, has a secondary entry and a three-over-one-light, double-hung window. To the south of this addition is an open wood deck just slightly above grade, with an octagonal shape. An interior brick chimney is located on the west side of the building.

A single car garage with a gable roof is attached to the north end of the building and faces east. The gable end here is embellished with a closed pediment. It has an overhead garage door. The yard is open, with mature trees. It has a circular driveway.

Sanborn maps show that the main entry to the building, which was under an open porch, was where the wood-clad chimney is now, and that the integral garage was added some time after 1941. The house is in good condition and has fair integrity.

**NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET**

Property Name: 216 Elizabeth St

City, County: Carson City/County

SECTION NO. Photographs

PAGE NO. 6



East facade



South and east facades

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: 216 Elizabeth St.

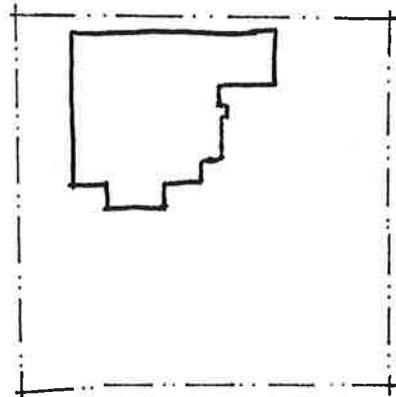
City, County: Carson City/County

SECTION NO. 13

PAGE NO.

W. TELEGRAPH ST.

MOUNTAIN ST.



SKETCH MAP

W. MUSSER ST.

Reason for project:

ADD NEEDED OFF STREET PARKING

Will the project involve demolition or relocation of any structure within or into the Historic District? Yes No If Yes, please describe:

SUPPORTING DOCUMENTATION

Each application requires one complete original packet and three copies, folded to 8 1/2 x 11 inches, including a quality site plan and drawings showing work to be performed on the subject project which requires Historic Resources Commission approval. This is any work which will affect the exterior of any structure and any modifications to the site, i.e., fences, walls, or major landscaping. The name of the person responsible for preparation of the plans and drawings shall appear on each sheet.

After the initial review and acceptance of your application by staff, an additional 14 copies will be required to present your project to the Historic Resources Commission.

Attached is a Plan Checklist to aid preparation of plans and architectural drawings. It is understood that all checklist items may not be included in all projects. The list is intended to give the applicant an idea of the breadth of review by the Commission on those items which are included in the subject project. Photographs can be used for illustration and discussion, but are not acceptable as substitutes.

PHYLLIS BARTKOSKI

Owner's Signature

[Handwritten Signature]

Applicant's/Agent's Signature

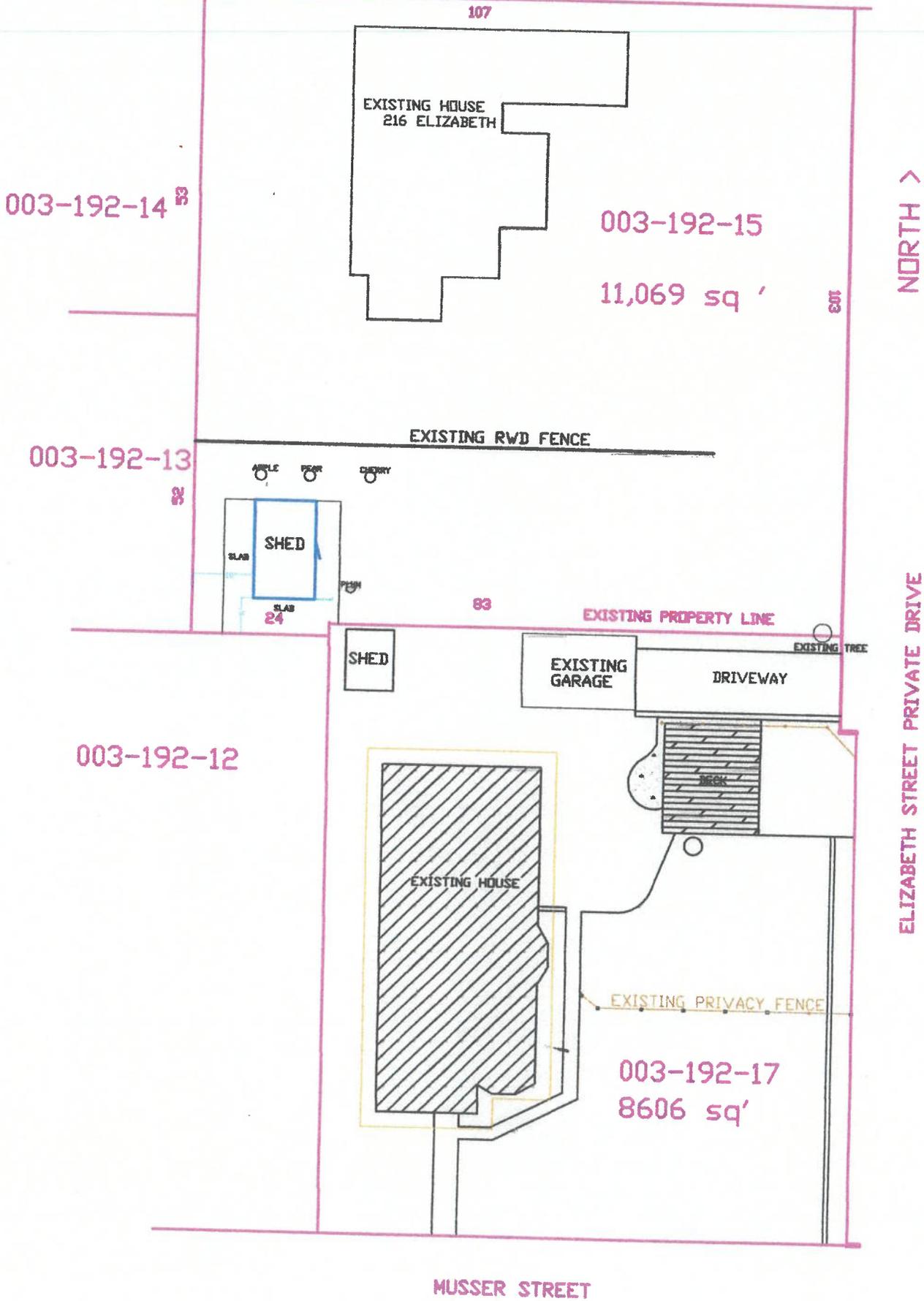
Phyllis Bartkoski

Owner's Printed Name

RONALD BARTKOSKI

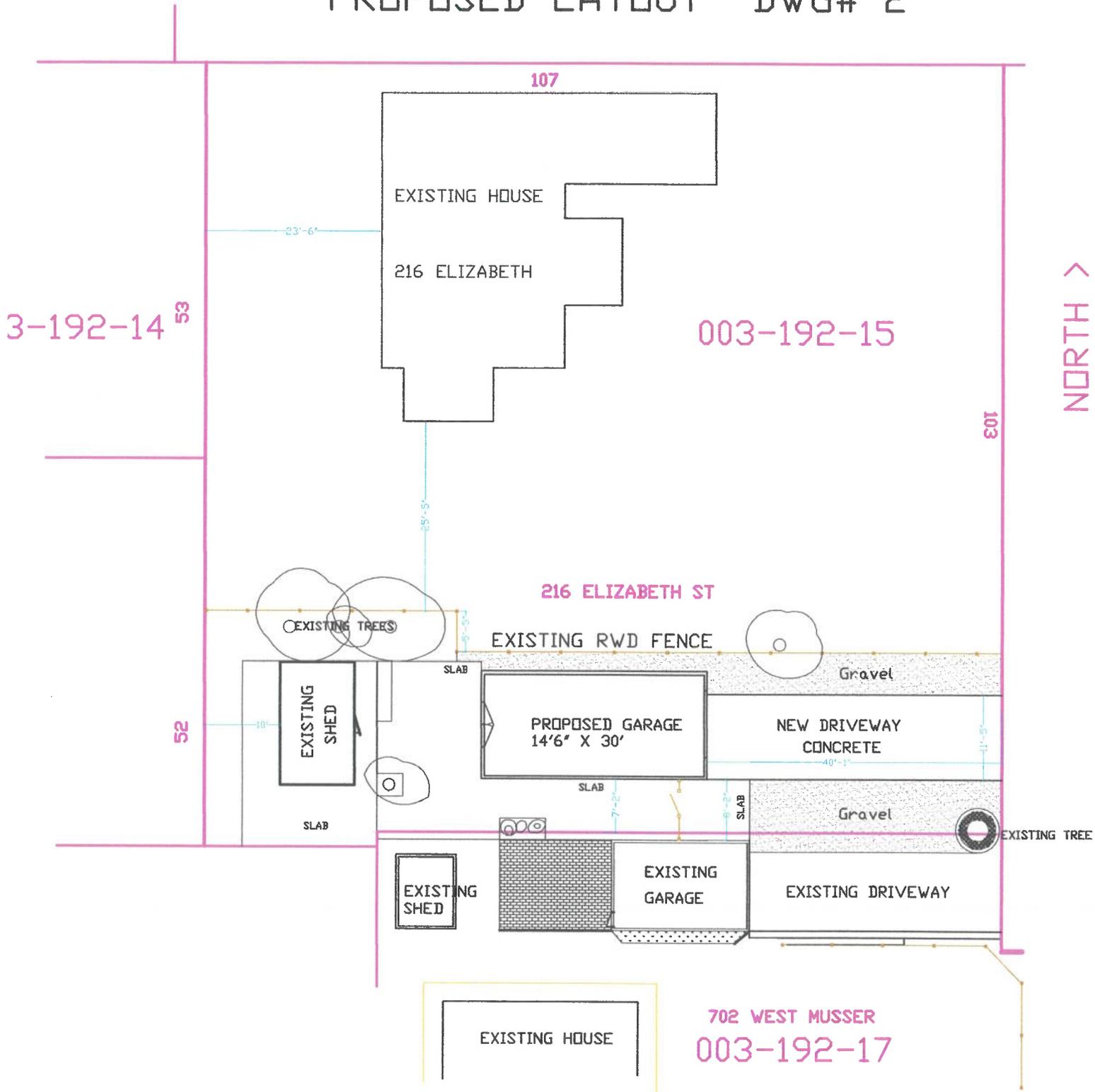
Applicant's/Agent's Printed Name

EXISTING DWG #1



GLEASON SCHOOL BUILDING

PROPOSED LAYOUT DWG# 2



CARSON CITY, NEVADA
THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY
ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES
ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY
IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF
THE DATA DELINEATED HEREIN.

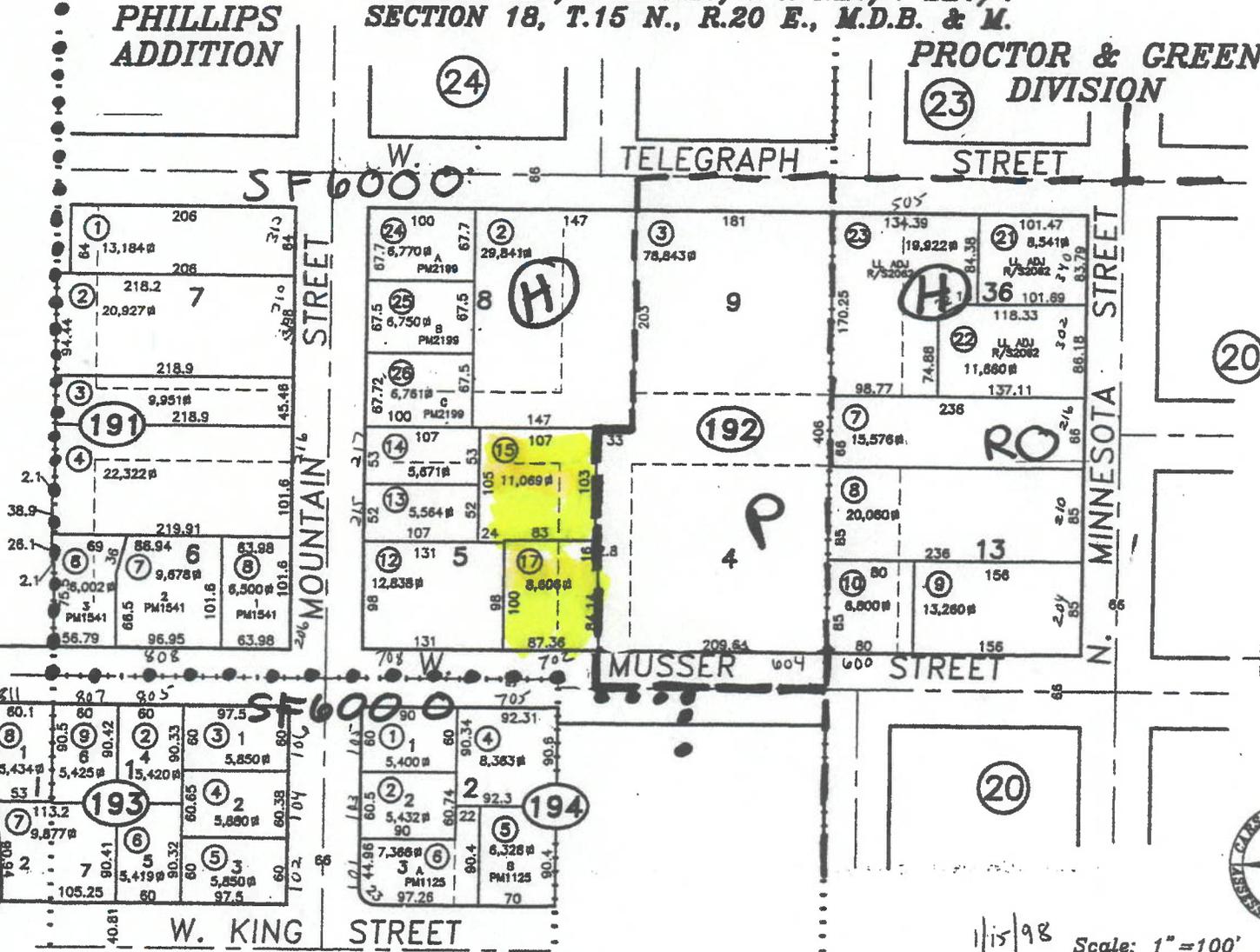
NOTE
SOME PARCELS DELINEATED HEREIN MAY NOT
BE PRESENTED IN TRUE SIZE, SHAPE OR LOCATION
DUE TO DISCREPANCIES BETWEEN LOT LINES.

PORTION SE1/4 OF NE1/4 & NE1/4 SE1/4
SECTION 18, T.15 N., R.20 E., M.D.B. & M.

3-19

PHILLIPS
ADDITION

PROCTOR & GREEN
DIVISION



MEADOWLAND
MANOR

RECORDED 5/21/46

LARSEN ADDITION

RECORDED 8/17/35

SE1/4 NE1/4
NE1/4 SE1/4



1/15/98

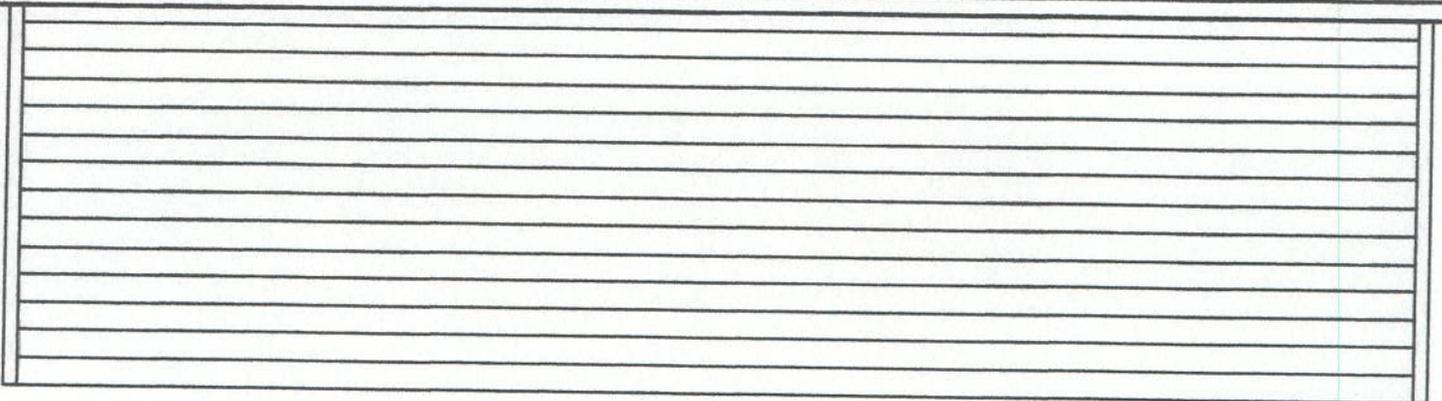
Scale: 1"=100'
Revised 1/5/97

SKYLIGHT

BLACK ASPHALT SINGLE TO
MATCH HOUSE.
ROOF VENTS AS PER CODE
2ea. 2'x2' SKYLIGHTS

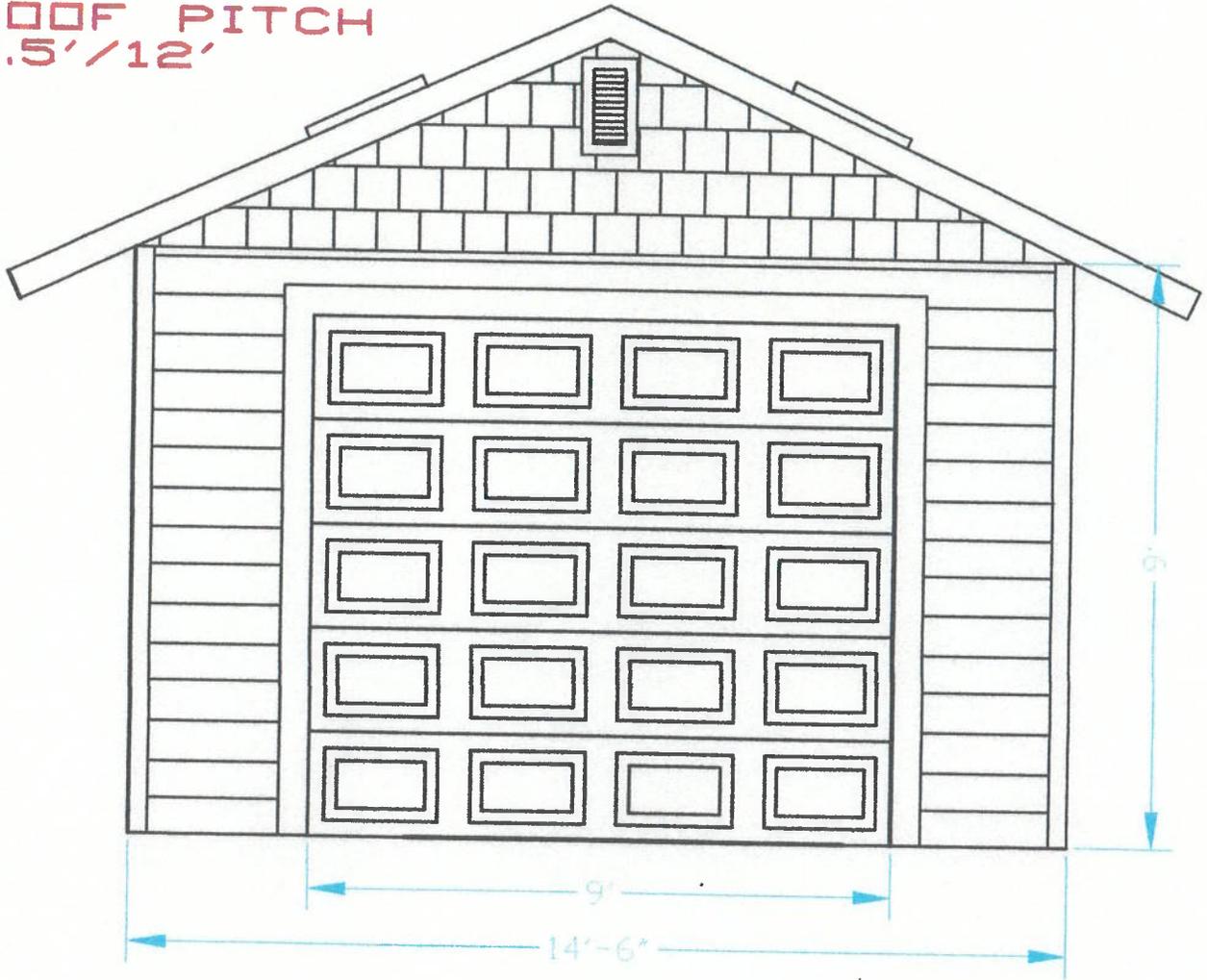
ENGINEERED HORIZONTAL PLANK OR
EQUAL ON ALL
FOUR SIDES.

PAINTING:
MAIN BODY, WHITE
TRIM, GREY & BURGUNDY



SOUTH
ELEVATION

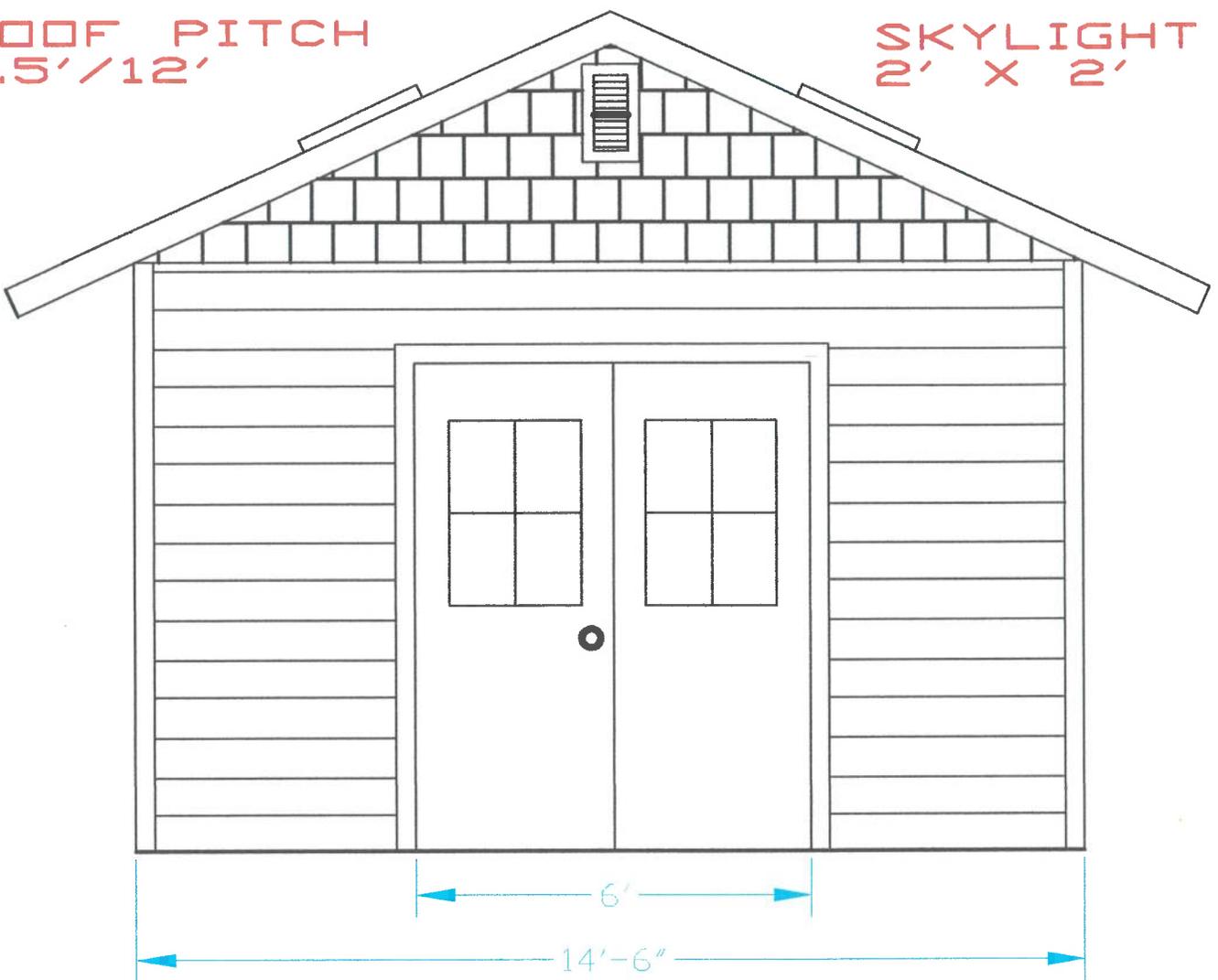
ROOF PITCH
5.5'/12'



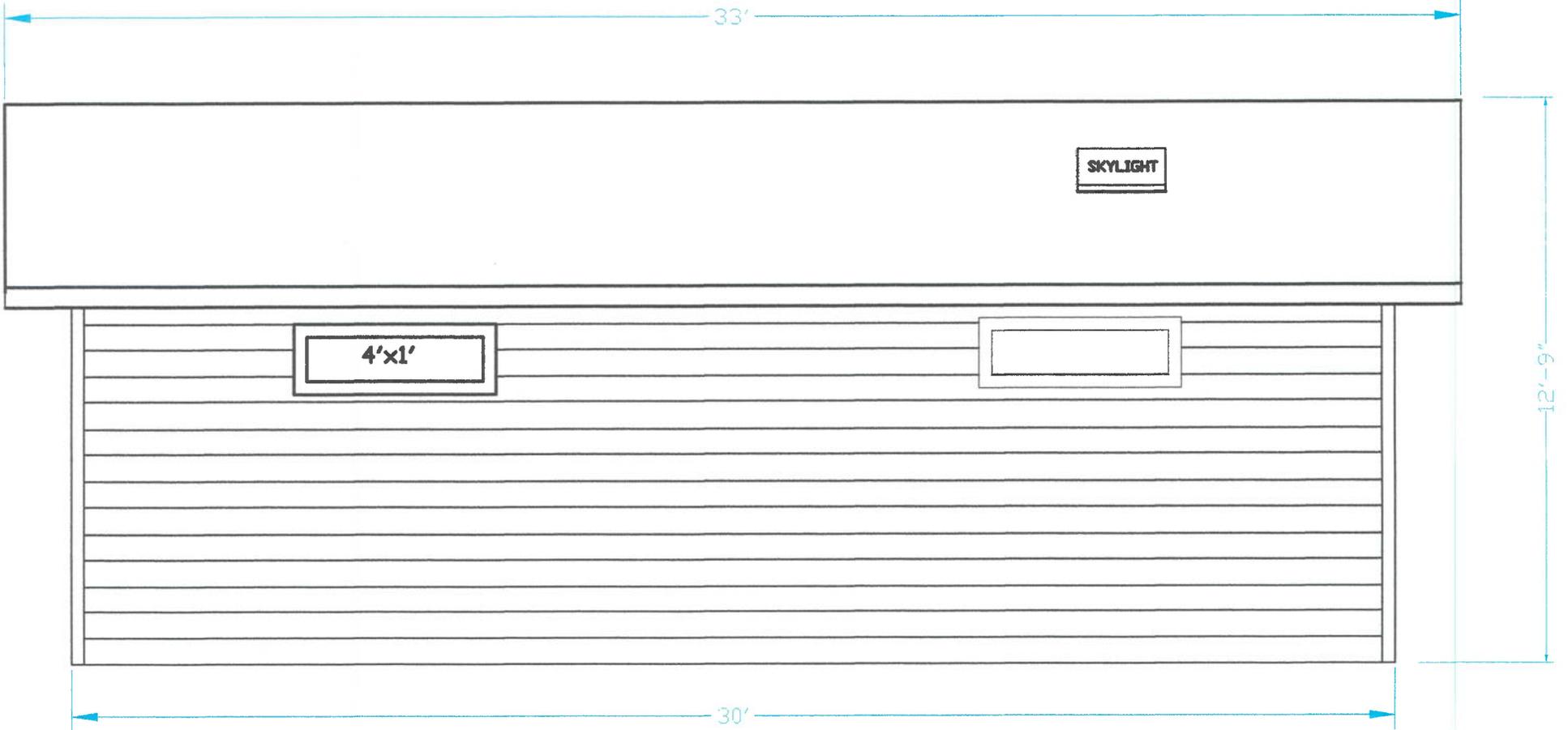
EAST ELEVATION

ROOF PITCH
5.5' / 12'

SKYLIGHT
2' X 2'



WEST
ELEVATION



NORTH
ELEVATION

Picture directory

#1. Photo taken from across Elizabeth Street.

The Black Elm tree at the end of the driveway will get an island built around it.

#2. The garage shown on the left is on the Musser Street property.

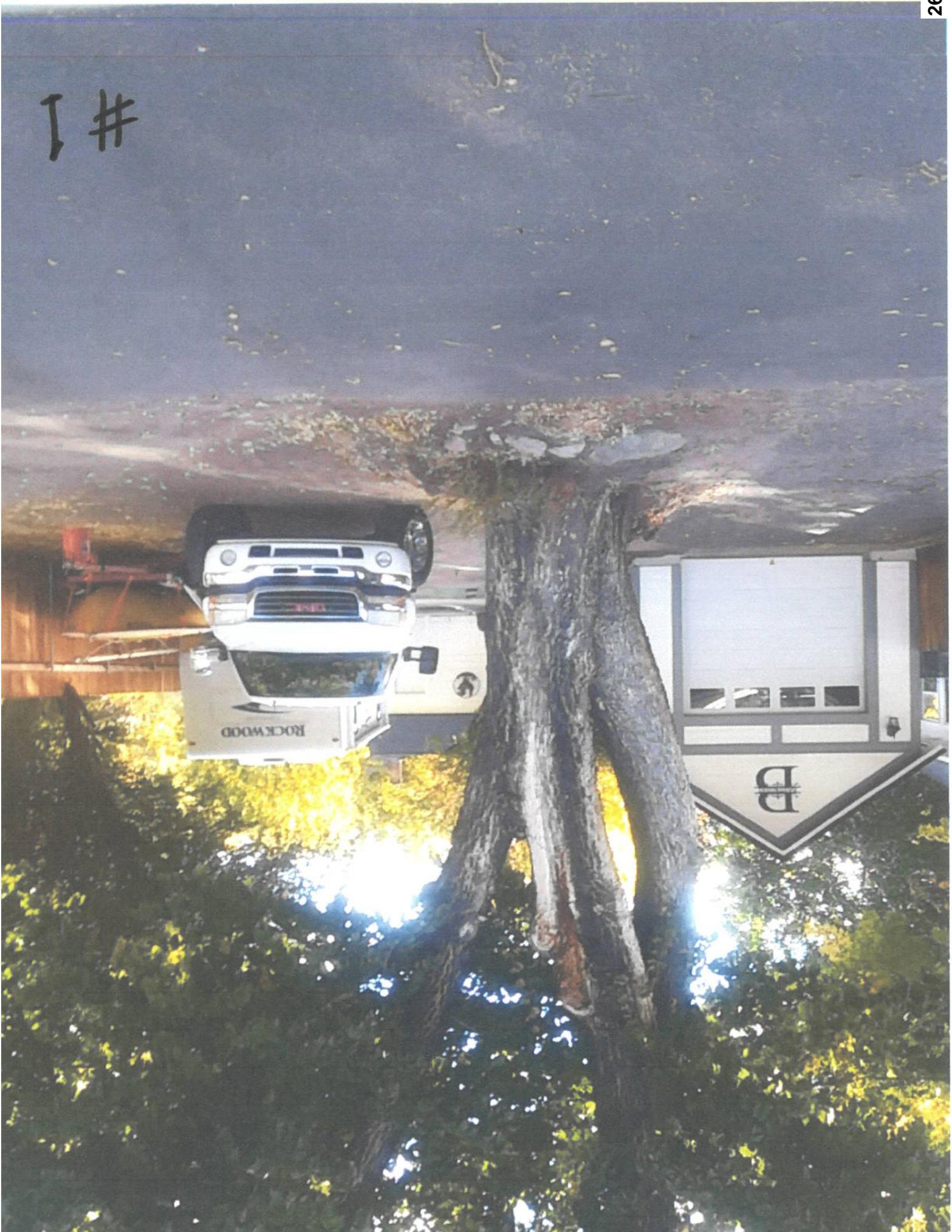
There is a stake in the ground (circled) that represents the southeast corner of the proposed garage.

#3. This photo shows the shed that was refurbished and moved from the Musser property to the Elizabeth property.

Also, the stake representing the southwest corner of the proposed garage is circled.

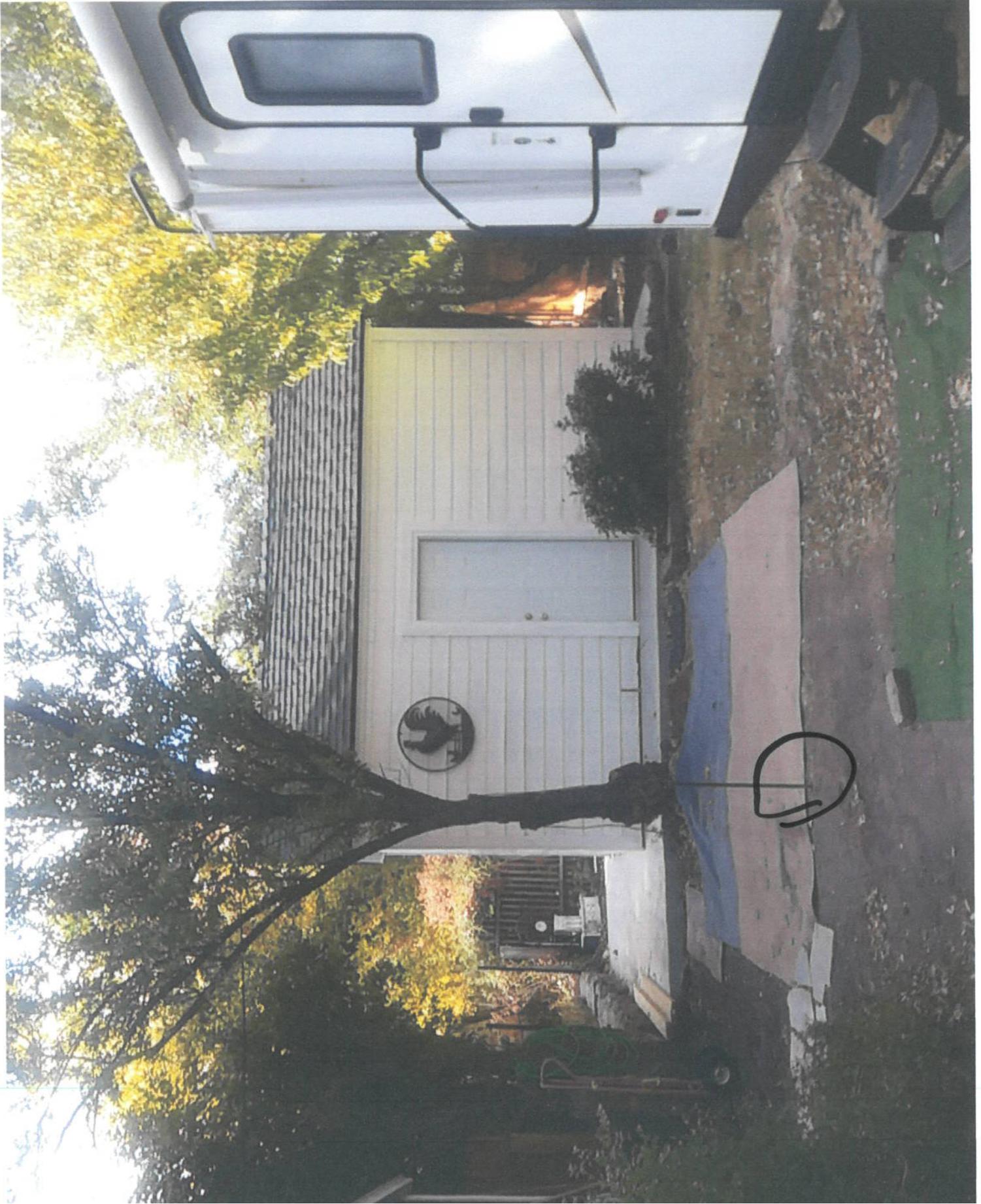
#4. This is a photo of the side yard of the Elizabeth Street property.

I #



#2





#3

#4





You're shopping
N Carson City
OPEN until 9 pm

Delivering to
89706

Search



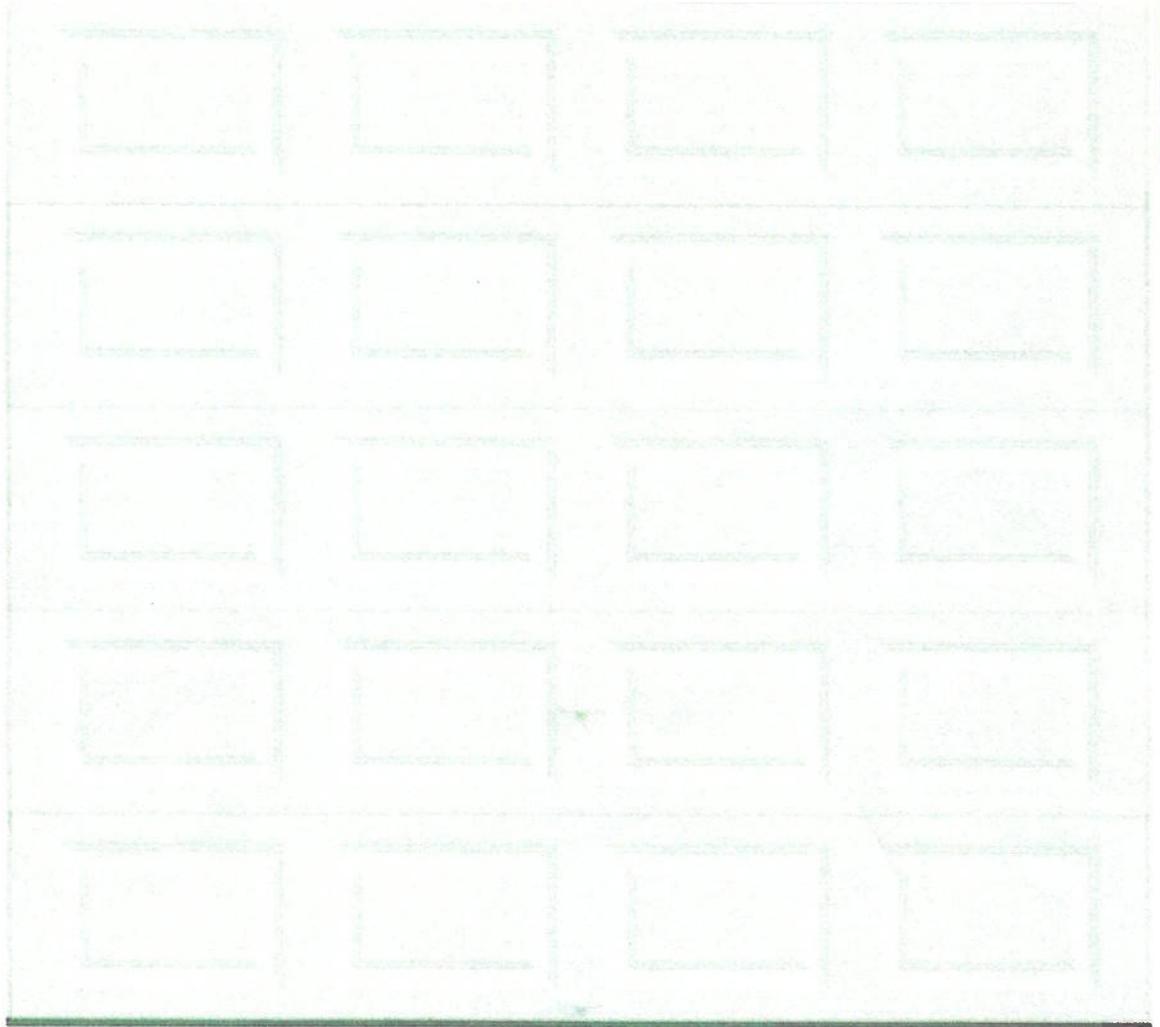
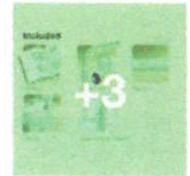
Cart | 5 items

Home / Doors & Windows / Garage Doors

Internet #204598315 Model #HDP20_SW_SOL



EXAMPLE OF INTENDED DOOR



Live Chat

Feedback

Classic Collection 9 ft. x 8 ft. 18.4 R-Value Intellicore Insulated Solid White Garage Door

by Clopay >

173

★★★★★ (164) Write A Review Questions & Answers (67)



EXAMPLE OF HORIZ. LAP SIDING
AND TRIM

Sky light

Blue
Covering
Comes
off

INSTRUCTIONS
REMOVE FILM

FOREST PRODD





108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180
Hearing Impaired: 711

MEMORANDUM

Historic Resource Commission meeting of November 3, 2021

To: Historic Resource Commission Item 5.B

From: Heather Ferris, Planning Manager

Date: October 27, 2021

Subject: For discussion only- Update on the status of the Ferris Mansion located at 311 W. 3rd Street

On September 9, 2021 the Historic Resources Commission ("HRC") requested staff to provide an update on the status of the work being conducted at the Ferris Mansion, located at 311 W. 3rd Street. Staff has reached out to the property owner and will provide you with a verbal report at the November 3, 2021 meeting.

MEMORANDUM



To: HRC/Planning Division

From: Mike Wiencek, BAC

Date: September 27, 2021

RE: Update on Steeple Louver project at Brewery Arts Center

The Brewery Art Center is happy to announce that we have a Project Consultant/Manager to assist us in handling the fabrication/replacement of the louvers/slats on the Bell portion of the Steeple on the Brewery Arts Centers' Performance Hall, the former St Teresas church.

Eric Bevans, a local custom fabricator, has agreed to work with the Brewery Arts Center on finding viable options and resources to restore the look of the louvers/slats on the steeple. The louvered openings no longer serve their intended purpose as a method for the peal of the bells to emanate, and there is still questions regarding whether they need to be vented, or just decorative in nature. Any guidance from the HRC would be helpful in these matters.

Thank you for your patience in this matter – this project is a priority for us due to its high visibility and one we knew that we had to get the right person to manage it. We are happy to be making progress on this issue, and now with the addition of Mr Bevans to the team, we feel that the project can proceed forward. We plan to have some rough drawings and proposals to the HRC soon.

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.



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Hearing Impaired: 711

MEMORANDUM

Historic Resource Commission meeting of November 3, 2021

To: Historic Resource Commission Item 5.C

From: Heather Ferris, Planning Manager

Date: October 27, 2021

Subject: For discussion only- Update on the status of the Brewery Arts Center Steeple

On September 9, 2021 the Historic Resources Commission (“HRC”) requested staff to provide an update on the status of the work at the Brewery Arts Center specifically related to the steeple.

On January 14, 2021 the HRC considered a request for exterior work to the buildings and grounds at the Brewery Arts Center. The HRC approved the reroof, denied the removal of the cross and louvers, requested additional information on the trash enclosure, exterior lighting fixtures.

On September 28, 2021, Mike Wiencek with the Brewery Arts Center provided the attached memorandum outlining the progress they have made specifically regarding steeple louvers. Staff have requested Mr. Wiencek or Gina Lopez, Brewery Arts Center Executive Director attend the November 3, 2021 meeting to participate in the discussion and provide any additional information.