

DRAFT MINUTES
Regular Meeting
Historic Resources Commission (HRC)
Wednesday, November 3, 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

Heather Ferris, Planning Manager
Hope Sullivan, Community Development 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.

1. CALL TO ORDER

(5:29:37) – Chairperson Drews called the meeting to order at 5:29 p.m.

2. ROLL CALL

(5:29:55) – Roll was called, and a quorum was present.

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

3. PUBLIC COMMENT

(5:30:12) – Chairperson Drews entertained public comments; however, none were forthcoming.

4. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES FROM OCTOBER 14, 2021

(5:30:38) – Chairperson Drews introduced the item and entertained a motion.

(5:30:50) – MOTION: Commissioner Hayes moved to approve the minutes from the October 14, 2021 meeting as presented. Commissioner Speulda seconded the motion. The motion carried 5-0-0.

5. MEETING ITEMS

5.A HRC-2021-0385 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.

(5:31:07) – Chairperson Drews introduced the item. Ms. Ferris referenced the Staff Report and the accompanying documents, all of which are incorporated into the record.

(5:32:58) – Chairperson Drews entertained Commissioner questions and comments, and the Co-Applicant/Applicant Representative, Ronald Bartkoski, responded to clarifying questions. Commissioner Speulda believed that the proposed area was a good location for the detached garage, and Chairperson Drews complimented the remodel.

(5:34:51) – Chairperson Drews entertained public comments and, when none were forthcoming, a motion.

(5:34:04) – MOTION: Commissioner Darney moved 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. Commissioner Hayes seconded the motion. The motion carried 5-0-0.

5.B HRC-2021-0394 FOR DISCUSSION ONLY: UPDATE ON THE STATUS OF THE FERRIS MANSION LOCATED AT 311 W. 3RD STREET, APN 003-120-01.

(5:45:40) – Chairperson Drews introduced the item. Ms. Ferris referenced the Memorandum, which is incorporated into the record.

(5:47:06) – One of the property owners, Tatiana Jensen, introduced herself. Chairperson Drews entertained Commissioner comments and questions, and Ms. Jensen responded to clarifying questions. Ms. Jensen provided some background on the building, described the work that was completed as well as the work that was still in progress for the property, and explained to the Commission that \$209,000 had been spent toward Fredlund Sweningsen LLC to begin working on converting the building from a business office to a single-family residence. She indicated that part of the work was removing the windows for a kitchen, and Ipsen Construction LLC had been trying to restore and clean up the windows. She stated that the walls were actually in better condition than how they looked from the outside, and the two entryways have new tile that has also helped the structure. Ms. Jensen also mentioned that the floor throughout the house would be replaced. She wished to have the house painted for weather protection during the following year after the work on the inside of the building has been completed. She also informed the Commission that the water had been cut off due to construction, and she mentioned that a driveway was being constructed on the Division Street side of the property because of how crowded the area can become due to cars.

(5:56:42) – Chairperson Drews expressed the Commission’s concern regarding the back wall of the building being left unfinished for over a year and “not seeing any movement.” During discussion on the matter, Ms. Jensen clarified that the reason the relationship with the previous contractor had ended was because “the house belongs to us, and

it always has; at no time was there any form of ownership by the contractor or claim to, and yet the representations and the work, the physical impact, on the house doesn't match that." She added that money was spent toward correcting what the previous contractor had "misinterpreted," and she noted that there were approximately 17 utility connections when the house was purchased that were corrected. In response to Chairperson Drews' question, Ms. Jensen stated that the work around the windows would match the side of the building that is on South Division Street once completed, and she did not believe it was unrealistic to expect a three- to four-year timeline to finish the work on the building, as it was reasonable considering the scope of the work, the amount of money that has been put into the project, the availability of reliable contractors, and the availability of materials. Chairperson Drews inquired about accelerating the progress for at least the exterior appearance of the building because "right now, it looks blighted." Discussion ensued, during which Ms. Ferris indicated that Ms. Jensen would be submitting an additional application for some revisions to what was previously approved. Chairperson Drews commented about the building sitting in its current condition for a long time when it was a "beautiful property" two years ago, and Ms. Jensen pointed out that the COVID-19 pandemic caused "an 18-month pause at least for those of us who have people with respiratory illnesses and are greatly limited to how we get to go about getting back to life." She also added that the back wall was scheduled to be "fixed up" once certain work elements had been completed; however, those elements had not been completed, and a new permit was required that would involve a new architect and a new structural engineer. In response to Chairperson Drews' inquiry, Ms. Jensen stated that two to three years sounded reasonable for finishing the trim around the windows and getting the property to a condition for the water to be turned back on, considering the rate at which the work had been progressing and the money Ms. Jensen had dedicated to the project. She added that Ryan Ipsen of Ipsen Construction LLC had been "very good" with stabilizing the foundation and working on the structural issues of the building.

(6:11:45) – Commissioner Speulda clarified that the Commission was frustrated with being unaware of what was going on with regards to the property, and she understood the reasons for the delay on progress.

(6:14:34) – Ms. Jensen pointed out that the stairs in the back of the building were falling apart and were not Americans with Disability Act (ADA) compliant, which she stated Ms. Ferris needed to work with Mr. Ipsen on. Chairperson Drews assured Ms. Jensen that "we can work with you on all of that." He also complimented the work that was done on the interior of the building after having been inside the building when Fredlund Sweningsen LLC was working on it. Ms. Jensen believed that the interior was supposed to be finished by the end of the year.

(6:16:45) – Commissioner Darney clarified that the Commission was hoping to possibly put a priority on finishing the windows and getting the water turned back on. Ms. Jensen informed Commissioner Darney that "the guy who schedules the person to come out and put in your appliances is the same guy who's interested in doing your trim," and Commissioner Darney suggested that Ms. Jensen request Mr. Ipsen to make finishing the windows on the outside more of a priority.

(6:18:37) – Commissioner Block noted that the irrigation on the property was "very important" and commented that the outside appearance looked "a little shabby compared to everything else." He believed it would make a difference if Ms. Jensen talked to her contractor to get the irrigation turned back on to "make it have some life outside." He explained that, while he was apologetic about the circumstances surrounding the matter, the property is "a showpiece of the [Historic] District" for such events as the Carson City Ghost Walk. Ms. Jensen stated that the City's water is not cheap and the water bill for when the irrigation was still on was approximately \$400 a month. Commissioner Block commented that the water bill was "pretty reasonable where I live," and Ms. Jensen asserted that there are different views regarding proper landscaping and that "there needs to be some happy medium." She

was also uncertain if irrigation would be the “ultimate answer,” and she did not believe that having grass on the referenced side of the building was the foreseeable use for the landscaping in that area. Chairperson Drews stated that the Commission was “more than happy” to work with Ms. Jensen on the property, and Ms. Jensen indicated that she would speak with Mr. Ipsen about the landscape design as well as install a construction fence so the neighbors are aware that the property is still being worked on. Chairperson Drews cautioned Ms. Jensen about installing a construction fence, as it may make the neighborhood look worse.

(6:27:57) – Commissioner Hayes commented about having a historical house about a block away from the Ferris Mansion, and, though the interior of his house had taken years to work on, he has tried to keep the outside of the house in decent shape for those viewing the house. Commissioner Hayes also noted that there used to be a white picket fence around the Ferris Mansion property and wished to see something similar to what was previously on the property.

5.C HRC-2021-0393 FOR DISCUSSION ONLY: UPDATE ON THE STATUS OF THE BREWERY ARTS CENTER STEEPLE LOCATED AT 501 W KING STREET, APN 003-207-06.

(5:36:33) – Chairperson Drews introduced the item. Ms. Ferris presented the Memorandum and referenced the accompanying documents, all of which are incorporated into the record.

(5:37:46) – Chairperson Drews entertained Commissioner questions and comments, and Ms. Ferris and Brewery Arts Center (BAC) Director of Operations Mike Wiencek responded to clarifying questions. In response to Commissioner Speulda’s question, Mr. Wiencek stated that he was informed by the designer of ways to put ventilation holes directly behind the piece that the designer would be installing to mimic the look of the louvers. Commissioner Darney was also concerned about ensuring ventilation space, and discussion ensued regarding the louvers. Chairperson Drews suggested using a wood product that is treated or something similar for the louver replicas.

6. STAFF REPORTS: DISCUSSION ONLY

- PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION.

(6:34:16) – Ms. Ferris did not have any additional items to report.

- COMMISSIONER REPORTS/COMMENTS.

(6:34:32) – Chairperson Drews introduced the item. Commissioner Hayes commented about how nothing had been done yet regarding the suggestion to plant a hedge with the ADA ramp for the office building located off of Minnesota Street and West Third Street. Chairperson Drews suggested considering adding some sort of “final sign-off” to HRC application approvals to ensure the Commission’s conditions are being met and that the projects are completed based on the Commission’s expectations. Commissioner Hayes agreed with Chairperson Drews’ suggestion.

- FUTURE AGENDA ITEMS.

(6:37:09) – Chairperson Drews introduced the item and entertained suggestions for future agenda items; however, none were forthcoming.

- NEXT MEETING: THE NEXT MEETING IS TENTATIVELY SCHEDULED FOR 5:30 P.M., THURSDAY, JANUARY 13, 2022 AT THE CARSON CITY COMMUNITY CENTER, ROBERT ‘BOB’ CROWELL BOARD ROOM, 851 EAST WILLIAM STREET, CARSON CITY, NEVADA 89701.

7. PUBLIC COMMENTS

(6:37:18) – Chairperson Drews entertained public comments; however, none were forthcoming.

8. FOR POSSIBLE ACTION: ADJOURNMENT

(6:37:27) – MOTION: Commissioner Speulda moved to adjourn the meeting, and Commissioner Block seconded the motion. Chairperson Drews adjourned the meeting at 6:37 p.m.

The Minutes of the November 3, 2021 Carson City Historic Resources Commission meeting are so approved this 13th day of January 2021.