

DRAFT MINUTES
Regular Meeting
Historic Resources Commission (HRC)
Thursday, January 12, 2023 ● 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 – Donald Smit

Vice Chair – Michelle Schmitter
Commissioner – Robert Darney
Commissioner – Lou Ann Speulda

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

(5:34:09) – Chairperson Drews called the meeting to order at 5:34 p.m. as well as called for a moment of silence in honor of Commissioner Gregory Hayes, who had recently passed away.

2. ROLL CALL

(5:34:53) – 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 Robert Darney	Absent	
Commissioner Donald Smit	Present	
Commissioner Lou Ann Speulda	Present	

3. PUBLIC COMMENT

(5:35:06) – Chairperson Drews entertained public comments; however, none were forthcoming.

4. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES FROM SEPTEMBER 8, 2022.

(5:35:20) – Chairperson Drews introduced the item and entertained a motion.

(5:35:26) – MOTION: Commissioner Smit moved to approve the minutes of the September 8, 2022 meeting. Vice Chairperson Schmitter seconded the motion. The motion carried 4-0-0.

5. MEETING ITEMS

5.A HRC-2023-0004 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PRESENTATION BY BRUCE SCOTT WITH RESOURCE CONCEPTS, INC. (“RCI”), REGARDING PROPERTY LOCATED AT 340 N. MINNESOTA STREET, ASSESSOR’S PARCEL NUMBER (“APN”) 003-192-21.

(5:35:50) – Chairperson Drews introduced the item. He disclosed his fiduciary relationship with Resource Concepts, Inc. (RCI) and indicated that he would be abstaining if a matter for consideration is presented. RCI Principal Bruce Scott introduced himself as the co-owner of the property located at 340 North Minnesota Street and presented a status report.

(5:43:48) – Mr. Reese advised Chairperson Drews to not entertained Commissioner questions due to the number of conflicts associated with the item. No formal action was taken on this item.

5.B HRC-2022-0466 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PRESENTATION BY BRUCE SCOTT WITH RESOURCE CONCEPTS, INC. (“RCI”), REGARDING PROPERTY LOCATED AT 340 N. MINNESOTA STREET, ASSESSOR’S PARCEL NUMBER (“APN”) 003-192-21.

(5:44:46) – Chairperson Drews introduced the item, and Ms. Ferris referenced the Staff Report and the accompanying documents, all of which are incorporated into the record. The Applicant was unable to attend the meeting.

(5:46:11) – Chairperson Drews entertained Commissioner questions and discussion; however, none were forthcoming.

(5:46:22) – MOTION: Commissioner Speulda moved to recommend to the Board of Supervisors approval of HRC-2022-0466, 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. Chairperson Drews entertained public comments and, when none were forthcoming, called for a vote. The motion carried 4-0-0.

5.C HRC-2022-0567 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST BY KINGSBARN CAPITAL & DEVELOPMENT (“APPLICANT”) TO DEMOLISH THE EXISTING BUILDINGS AND CONSTRUCT AN APARTMENT COMPLEX ON PROPERTY ZONED DOWNTOWN MIXED USE (“DT-MU”), LOCATED AT 222 E. WASHINGTON STREET AND 201 E. WILLIAM STREET, ASSESSOR’S PARCEL NUMBERS (“APNS”) 002-161-06 AND 002-161-07.

(5:47:56) – Chairperson Drews introduced the item. Ms. Ferris referenced the Staff Report and the accompanying documents, all of which are incorporated into the record.

(5:51:02) – Chairperson Drews entertained input from Investment and Development Associate Jimmy Warren, who was representing the project and the Applicant, Kingsbarn Realty Capital. Mr. Warren noted that there were no changes to the project since previously being reviewed by the HRC. He stated that Kingsbarn Realty Capital now owned the land and had filed for demolition permits to demolish the buildings during the following month. Additionally, Kingsbarn Realty Capital planned to submit its building permits during the following month with the intention to begin construction in May 2023.

(5:52:08) – Chairperson Drews entertained Commissioner questions and comments, and Ms. Sullivan and Ms. Ferris responded to clarifying questions. In response to Commissioner Speulda’s inquiry, Ms. Sullivan explained that, based on every record the City owns concerning the building, the building did not qualify as a historic resource, nor was there an established document indicating that the building qualified as a historic resource. She stated that the City was pursuing using federal funds for a project on East William Street, and the individuals conducting the National Historic Preservation Act (NHPA) Section 106 review had evaluated the building located on the subject property and indicated in a draft report that the building qualified for the National Register of Historic Places. She believed that the correct course of action at this time may be to take photographs of the building and to retain the photographs with the survey data of the building for the purpose of mitigation. Ms. Sullivan added that the Nevada Department of Transportation (NDOT) was unwilling to provide Staff with the draft report, and it was her understanding that the consultant who prepared the report was also unwilling to provide Staff with the draft report. Discussion ensued on the matter, during which Chairperson Drews noted that the HRC would receive the report from NDOT due to the Condition added to the previous HRC approval for the same request, and he pointed out that if the building was deemed eligible, an Architectural Resource Assessment (ARA) Form had likely been prepared for the building that would likely involve preparing photographic documentation. He suggested including in the motion for the item to provide the HRC with the full documentation on the building, which he considered to be reasonable mitigation for the demolition of the building.

(5:58:46) – Vice Chairperson Schmitter disclosed that she had completed a technical memorandum for the project on East William Street.

(6:00:45) – Commissioner Speulda believed it would be difficult for the Commissioners to approve the request at this time without the discussed information, as she was concerned about potentially being responsible for demolishing a historic building. Ms. Sullivan believed that, because there was “nothing that officially exists” in terms of documentation to indicate that the building qualified as a historic building, there was “a bit of a fairness issue.” She added that the report may not be released from NDOT for six months to a year, and she strongly recommended that the Commissioners use their expertise to identify the appropriate mitigation rather than waiting for the report’s release. Chairperson Drews noted that there was a Condition from the previous HRC approval of the request concerning archeology. Commissioner Smit commented that the Commissioners were “trying to develop an outcome based on speculation,” and he believed that Staff and the Commissioners had completed their work for the project to continue. Chairperson Drews pointed out that, because the building was built in the 1950s, the building fit the 50-year-old age criterion, and while the Commissioners were unaware of the current condition of the building, he believed it would be rational to request mitigation through compiling and submitting an ARA Form to the HRC prior to demolition. Vice Chairperson Schmitter indicated that she would request an intensive-level survey and the architectural documentation for mitigation. Commissioner Smit believed that the Commissioners were “overstepping” themselves, and he wished to approve the request. Discussion ensued among the Commissioners regarding approval of the request with an included Condition for a mitigation strategy as well as previous HRC approval for the request. Mr. Warren confirmed that Kingsbarn Realty Capital could provide

photographic documentation of the building, and Chairperson Drews stated that the Nevada State Historic Preservation Office (SHPO) could provide the ARA Form to Kingsbarn Realty Capital, which would also need to be completed. He also suggested that Mr. Warren contact Nichols Consulting Engineers (NCE), since NCE was involved with the East William Street project, as well as Kautz Environmental Consultants, Inc.

(6:11:07) – Ms. Sullivan added that the building had been modified based on building permits she has reviewed and clarified that the building was a hotel that was converted into apartments.

(6:12:53) – Chairperson Drews entertained public comments and, when none were forthcoming, entertained a motion.

(6:13:08) – MOTION: Commissioner Speulda moved to approve HRC-2022-0567 based on the findings and Conditions of Approval contained in the Staff Report and the addition that the Applicant will complete an ARA Form [and] photographs as full documentation of the building prior to demolition as part of the terms in this approval, based on the Carson City Historic District Guidelines and consistent with Historic Resources Commission Policies. Vice Chairperson Schmitter seconded the motion. The motion carried 4-0-0.

5.D HRC-2023-0003 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE HISTORIC RESOURCES COMMISSION ANNUAL REPORT FOR 2022.

(6:15:30) – Chairperson Drews introduced the item. Ms. Ferris presented the 2022 draft HRC Annual Report, which is incorporated into the record, and responded to clarifying questions. When no additional questions or suggested modifications were forthcoming, Chairperson Drews entertained a motion.

(6:17:06) – MOTION: Commissioner Speulda moved to approve the 2022 Historic Resources Commission Annual Report to the Board of Supervisors as presented by Staff with the addition of commenting on the passing of Gregory Hayes. Vice Chairperson Schmitter seconded the motion. The motion carried 4-0-0.

5.E HRC-2023-0002 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO ELECT A HISTORIC RESOURCES COMMISSION CHAIRMAN AND VICE CHAIRMAN FOR A ONE-YEAR TERM ENDING IN JANUARY 2024.

(6:17:34) – Chairperson Drews introduced the item and entertained nominations.

(6:18:11) – Commissioner Smit moved to nominate Mike Drews to the position of HRC Chair. Commissioner Speulda seconded the motion. Chairperson Drews entertained additional nominations and, when none were forthcoming, called for a vote. The motion carried 4-0-0.

(6:18:43) – Commissioner Smit moved to nominate Michelle Schmitter to the position of HRC Vice Chair. Commissioner Speulda seconded the motion. Chairperson Drews entertained additional nominations and, when none were forthcoming, called for a vote. The motion carried 4-0-0.

6. STAFF REPORTS: DISCUSSION ONLY

- PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION.**

(6:19:09) – Chairperson Drews introduced the item. Ms. Ferris reminded the Commissioners that May was Historic Preservation Month, so the Commissioners would suggest a 2023 Historic Preservation Award nominee to Staff, and the matter would be agendized for the March 2023 HRC meeting in addition to discussing the Scavenger Hunt. She also notified the Commissioners that there were several HRC seats that were either expiring, have expired, or have become vacant, so the Carson City Board of Supervisors (BOS) was accepting applications for those seats, and she could provide the links to the applications for those interested.

- COMMISSIONER REPORTS/COMMENTS.

(6:20:35) – Chairperson Drews entertained Commissioner reports and comments. In response to Vice Chairperson Schmitter’s question regarding the positions for the open HRC seats, Chairperson Drews believed that the positions included an architect position, a contractor position, two resident positions, and a historic preservation expert position.

- FUTURE AGENDA ITEMS.

Ms. Ferris indicated that the Commissioners’ suggestion for the 2023 Historic Preservation Award nominee and discussion on the 2023 Scavenger Hunt would be agendized for the next HRC meeting.

- NEXT MEETING: THE NEXT MEETING IS SCHEDULED FOR 5:30 P.M., THURSDAY, MARCH 9, 2023 AT THE CARSON CITY COMMUNITY CENTER, ROBERT ‘BOB’ CROWELL BOARD ROOM, 851 EAST WILLIAM STREET, CARSON CITY, NEVADA 89701.

7. PUBLIC COMMENTS

(6:22:06) – Chairperson Drews entertained public comments; however, none were forthcoming.

8. FOR POSSIBLE ACTION: ADJOURNMENT

(6:22:13) – MOTION: Commissioner Smit moved to adjourn the meeting, and Commissioner Speulda seconded the motion. Chairperson Drews adjourned the meeting at 6:22 p.m.

The Minutes of the January 12, 2023 Carson City Historic Resources Commission meeting are so approved this 9th day of March 2023.