

DRAFT MINUTES
Regular Meeting
Historic Resources Commission (HRC)
September 8, 2023 ● 4:00 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
Commissioner – Joan Wright

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

Staff

Heather Ferris, Planning Manager
Todd Reese, Deputy District Attorney
Hope Mills, Chief Deputy Clerk
Minutes by: Briana Munoz, 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 are available on www.Carson.org/minutes.

1. CALL TO ORDER

(4:01:01) –Vice Chair Schmitter called the meeting to order at 4:01 p.m.

2. ROLL CALL

(4:01:20) – Roll was called, and a quorum was present.

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

3. PUBLIC COMMENT

(4:02:26) – Vice Chair Schmitter entertained public comments. Deni French introduced himself as a Carson City resident and stated this was his second or third time attending this Commission’s meeting. Mr. French thanked the Commission for their efforts and said he looked forward to observing the rest of the meeting.

4. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES FROM JULY 24, 2023.

(4:03:09) – Vice Chair Schmitter introduced the item and entertained a motion to approve the minutes of the July 24, 2023, meeting as presented.

(4:03:23) – MOTION: Commissioner Smit so moved. Commissioner Wright seconded the motion. The motion carried 4-0-0.

5. MEETING ITEMS

5.A HRC-2023-0335 FOR DISCUSSION ONLY: UPDATE ON WORK AT THE BREWERY ARTS CENTER LOCATED AT 449 AND 501 W KING STREET, ASSESSOR'S PARCEL NUMBERS ("APN") 003-207-06 AND 003-207-07.

(4:03:55) – Vice Chair Schmitter introduced the item. Ms. Ferris referenced the Staff Report, which is incorporated into the record. She introduced Executive Director of the Brewery Arts Center, Spike McGuire, for possible questions.

(4:04:42) – Mr. McGuire discussed plans for the Brewery Arts Center and stated that he was working towards obtaining a permit to build a fence around the building's dumpster.

(4:05:46) – Commissioner Smit expressed concerns regarding the painting of the steeple, the painting of graphics on the brick building, and the louvers on the Brewery Arts Center, requesting that they be removed. He emphasized the importance of preserving the historic character of the buildings.

(4:06:39) – Mr. McGuire said he believed that “there was discussion on getting louvers on there and debate whether they needed to be functioning louvers or if they could be visually louver representative.” Commissioner Smit requested that Mr. McGuire bring something back “so we can reject it and get it [the building] back the way it was.”

(4:08:48) – Vice Chair Schmitter asked Ms. Ferris if the item could be brought back for future discussion on the paint. Ms. Ferris stated that since the item was for discussion only, cooperation would be needed from the property owners before bringing something forward to the HRC.

(4:10:13) – Commissioner Block noted the removal of two chimneys and covering of the louvers on the building. Mr. McGuire explained that the area was covered due to the presence of “dead rats, dead birds, droppings of live bats, live birds, and other critters.”

(4:11:25) – Commissioner Block expressed concerns regarding the building's windows and the steeple, stating that there was debate on leaving the cross on the building since it was originally a church when it was built in 1871.

(4:12:28) – Commissioner Smit stated that he would be happy to work with Ms. Ferris to come up with a plan regarding the steeple. He added that the cross “was one of the major issues” not because of faith-related concerns but because it was a historic component of the building.

(4:13:06) – Ms. Ferris asked for clarification on the legalities of preserving the cross. Mr. Reese stated that he would follow up with Deputy District Attorney Ben Johnson on the matter, since he had previously looked into the matter when he was staffing the HRC.

(4:13:41) – Commissioner Block mentioned that there was another cross on the south end of the building of the original sanctuary that had been taken off. He noted that the cross on the steeple had likely remained because of a lack of access to the area.

(4:13:55) – Vice Chair Schmitter emphasized her concerns with the louvers being put back since that “wasn’t a design feature originally.” Commissioner Block agreed and stated that he would like to see the original louvers restored to the way they looked in 1980, “without tearing down the 1949 brick work.”

(4:14:58) – Commissioner Wright said she felt the restoration of the brick building was “fabulous” and added that it was delightful to see it clean. Vice Chair Schmitter echoed Commissioner Wright’s comments and stated that she had gone on a sight tour with Chairperson Drews where they went to look at the building before the scaffolding came down.

(4:16:09) – In response to Vice Chair Schmitter’s question on funding for the project, Mr. McGuire stated that funding was received for dealing with the wastewater.

(4:18:14) – Ms. Ferris asked the Commission to confirm that they were looking to address the louvers, the chimneys on the south side of the church, and potentially the paint. She added that she could work with the District Attorney’s office on the issue regarding the cross.

(4:18:33) – Commissioner Block added that he would like the cross on the rear of the south side to be replaced. Commissioner Smit stated that it was determined that the cross was a defining character of the building and had nothing to do with religion. Mr. McGuire said he felt it was difficult to separate the cross from religion.

5.B HRC-2023-0324 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST BY BELFOR PROPERTY RESTORATION (“APPLICANT”) TO ALLOW FOR THE RECONSTRUCTION AND RESTORATION OF THE HISTORIC LEE RESIDENCE LOCATED AT 340 N MINNESOTA STREET, APN 003-192-21.

(4:19:46) – Vice Chair Schmitter introduced the item. Ms. Ferris referenced the Staff Report, which is incorporated into the record. She introduced Bruce Scott with Resource Concepts Inc., who would be available for possible questions.

(4:24:15) – Mr. Scott discussed the plans for restoring the Lee Residence. He introduced Jason Warfield of K-2 Engineering. Mr. Scott stated that they were committed to restoring the building and noted potential changes to the exterior, the addition of a wheelchair lift, a difference in the height of the railings, and plumbing changes. Mr. Scott and Mr. Warfield responded to clarifying questions regarding the foundation and chimney restoration. Commissioner Block stated that he would like to see the brick get restored.

(4:31:22) – In response to a question from Commissioner Block on the building’s windows, Mr. Scott stated that they were originally double hung and single pane. Mr. Warfield added that the restoration plans involved single hung windows. Mr. Scott stated that the original windows will be eliminated with “better quality windows.” He added that there were concerns regarding the maintenance of the fireplace.

(4:33:39) – Commissioner Block thanked Mr. Scott and Mr. Warfield for their efforts. He added that he appreciated the addition of the wheelchair lift.

(4:34:00) – Mr. Warfield responded to clarifying questions regarding the type of wood being used for the building’s windows and stated that simple wood would be used. Commissioner Smit referenced the Staff Report and stated that it was indicated clad wood would be used. He added that he was in support of the window but pointed out that in the past, individuals were denied for using the same windows. Mr. Warfield responded to clarifying questions regarding the building lights.

(4:37:02) – Commissioner Block referenced the Staff Report and noted that single hung windows were “no big deal.” Vice Chair Schmitter stated that she would like to see the building have the same light configurations.

(4:37:54) – Commissioner Smit pointed out that the only company that makes an all-wood restoration window is Marvin and the windows shown in the Staff Report are all metal clad on wood.

(4:38:19) – Commissioner Block noted that his home has Anderson Wood windows that are clad and stated that the Commission had previously allowed clad. Commissioner Smit disagreed and noted that in the past “a lady that came in here with the very same window and we said no.”

(4:40:17) – Mr. Scott clarified that there aren’t six over six windows in the building and that the old windows were double hung. Mr. Warfield asked for clarification on the options for the windows. He added that it would be “significant” if they were allowed to use clad windows because of their longevity.

(4:41:46) – Commissioner Smit emphasized that the Commission was approving a window that it had disapproved for somebody else. Commissioner Smit added that “because of the extenuating circumstance of the fire and the rebuild,” he felt that the Commission had “some latitude.”

(4:42:32) – Vice Chair Schmitter commented on the building’s diagonal sheathing, stating that it was “neat.” Commissioner Smit commended Mr. Scott on the photo documentation of the building. He stated that he looked forward to seeing it come back.

(4:43:55) – Vice Chair Schmitter asked if any of the Commissioners had any concerns regarding the raising of the porch floor or railings. Commissioner Block stated that he didn’t have any issues. He echoed Commissioner Smit’s comments and commended Mr. Scott and Mr. Warfield for their desire to continue and rebuild the landmark.

(4:45:29)– **MOTION: Commissioner Smit moved to approve HRC-2023-0324 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. The motion was seconded by Commissioner Block and carried 4-0-0.**

6. STAFF REPORTS: DISCUSSION ONLY

- PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION.

(4:47:12) – Vice Chair Schmitter introduced the item. Ms. Ferris provided an update regarding the Commission’s National Alliance of Preservation Committees (NAPC) membership. She announced that the 2024 Forum was scheduled for July 31 through August 4, 2024, in West Palm Beach, Florida and she would follow up on potential grant funding for the trip. Ms. Ferris added that the next HRC meeting is scheduled for November 9, 2023.

- COMMISSIONER REPORTS/COMMENTS.

(4:48:22) – Commissioner Wright inquired about the “funny structure on King Street” which was brought up at the last meeting and asked if it was determined whether it was part of the district. Ms. Ferris confirmed that it was not in the district.

- FUTURE AGENDA ITEMS.

None.

- NEXT MEETING: THE NEXT MEETING IS SCHEDULED FOR 5:30 P.M., WEDNESDAY, JANUARY 3, 2024, AT THE CARSON CITY COMMUNITY CENTER, ROBERT ‘BOB’ CROWELL BOARD ROOM, 851 EAST WILLIAM STREET, CARSON CITY, NEVADA 89701.

7. PUBLIC COMMENTS

(4:50:34) – Vice Chair Schmitter entertained public comments. Mr. French expressed his appreciation for the Commission’s “exchanges, efforts, and knowledge on historical matters.”

8. FOR POSSIBLE ACTION: ADJOURNMENT

Vice Chair Schmitter adjourned the meeting at 4:51 p.m.

The Minutes of the September 8, 2023 Carson City Historic Resources Commission meeting are so approved this 3rd day of January 2024.