

**CARSON CITY CONSOLIDATED MUNICIPALITY  
NOTICE OF THE MEETING OF THE  
HISTORIC RESOURCES COMMISSION**

**Day:** Wednesday  
**Date:** March 5, 2025  
**Time:** Beginning at 4:00 pm  
**Location:** Community Center, Robert 'Bob' Crowell Board Room  
851 East William Street  
Carson City, NV 89701

**AGENDA**

**NOTICE TO THE PUBLIC:**

Members of the public who wish to view the meeting may watch the livestream of the Historic Resources Commission meeting at [www.carson.org/granicus](http://www.carson.org/granicus) and by clicking on “In progress” next to the meeting date, or by tuning in to cable channel 191. Livestream of the meeting is provided solely as a courtesy and convenience to the public. Carson City does not give any assurance or guarantee that the livestream or cable channel access will be reliable. Although all reasonable efforts will be made to provide livestream, unanticipated technical difficulties beyond the control of City staff may delay, interrupt, or render unavailable continuous livestream capability.

The public may provide public comment in advance of a meeting by written submission to the following email address: [planning@carson.org](mailto:planning@carson.org) or via mail to the Planning Division of the Carson City Community Development Department (“Planning Division”) at 108 E. Proctor St., Carson City, NV 89701. For inclusion or reference in the minutes of the meeting, your public comment must include your full name and be received by the Planning Division not later than 3:00 p.m. the day before the meeting.

**1. Call to Order**

**2. Roll Call**

**3. Public Comment**

The public is invited to address the Commission at this time and comment on and discuss any matter that is relevant to or within the authority of the Historic Resources Commission.

**4. For Possible Action: Approval of the Minutes - January 7, 2025**

4.A January 7, 2025  
[Click Here for Staff Report](#)

**5. Meeting Item(s):**

5.A HRC-2024-0312 For Possible Action: Discussion and possible action regarding a request for the removal of the cross from the top of the steeple at the Brewery Arts Performance Hall (formerly St. Teresa of Avila’s Church), on property zoned Public Regional (“PR”), located at 511 W King Street, Assessor’s Parcel Number (“APN”)

003-207-06.

Staff Summary: The applicant is requesting to remove the cross located on top of the steeple at the Performance Hall. The Historic Resources Commission (“HRC”) will review the request for compliance with the guidelines for the historic district.

[Click Here for Staff Report](#)

- 5.B HRC-2024-0458 For Possible Action: Discussion and possible action regarding nominations for the 2025 Carson City Historic Preservation Awards for outstanding achievements in historic preservation.

Staff Summary: The purpose of this item is to allow the Historic Resources Commission (“HRC”) a forum to discuss the selection and recognition of significant preservation efforts in Carson City in celebration of Historic Preservation Month in May.

[Click Here for Staff Report](#)

- 5.C HRC-2025-0079 For Possible Action: Discussion and possible action regarding the 2025 Historic Resources Annual Scavenger Hunt. (Heather Ferris, hferris@carson.org)

Staff Summary: Last year, 2024, was the fifteenth year of the Historic Resources Annual Scavenger Hunt. The purpose of this item is to review the event and discuss the future of the event. The Historic Resources Commission (“HRC”) members are welcome to volunteer to work on the 2025 Scavenger Hunt.

[Click Here for Staff Report](#)

- 5.D HRC-2025-0080 For Possible Action: Discussion and possible action regarding future projects in the authority of the Historic Resources Commission (“HRC”) which may be brought to HRC for consideration. (Heather Ferris, hferris@carson.org)

Staff Summary: At the January 7, 2025, meeting, the HRC directed staff to include this item on the March agenda for discussion. The purpose of this item is to provide the HRC with an opportunity to discuss possible future projects.

[Click Here for Staff Report](#)

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Appeal of a Commission item: An appeal must be submitted to the Planning Division within 10 days of the Commission’s action. To be part of the administrative record regarding an appeal of an item on the agenda, you must present your comments at the podium or have previously sent correspondence to the Planning Division regarding an item on this agenda. For information regarding an appeal of a Commission decision, please contact Hope Sullivan, Community Development Director, at 775-887-2180, via e-mail at hsullivan@carson.org.

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## 6. Staff Reports

- Planning Division staff report to the Historic Resources Commission. (Heather Ferris)
- Commissioner reports/comments.
- Future agenda items.

- Next meeting: The next meeting is scheduled for 4:00 p.m., Wednesday, May 7, 2025 at the Carson City Community Center, Robert 'Bob' Crowell Board Room, 851 East William Street, Carson City, Nevada 89701.

## 7. **Public Comment**

The public is invited at this time to comment on and discuss any topic that is relevant to, or within the authority of the Historic Resource Commission, including any matter that is not specifically included on the agenda as an action item. No action may be taken on a matter raised under this item of the agenda.

## 8. **For Possible Action: To Adjourn**

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**\*\*PUBLIC COMMENT LIMITATIONS** - The Historic Resource Commission will provide at least two public comment periods in compliance with the minimum requirements of the Open Meeting Law prior to adjournment. No action may be taken on a matter raised under public comment unless the item has been specifically included on the agenda as an item upon which action may be taken. **Public comment will be limited to three minutes per speaker to facilitate the efficient conduct of a meeting and to provide reasonable opportunity for comment from all members of the public who wish to speak.**

Testimony from a person who is directly involved with an item, such as City staff, an applicant or a party to an administrative hearing or appeal, is not considered public comment and is not subject to the three-minute time limitation.

Please note: Any person who wishes to have their complete testimony included in the permanent record of this meeting should provide a written or electronic copy to the Chair or Vice-Chair in addition to any other written material. Minutes of the meeting are produced in a summary format and are not verbatim.

Agenda Management Notice - Items on the agenda may be taken out of order; the public body may combine two or more agenda items for consideration; and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

### **For Further Information**

Titles of agenda items are intended to identify specific matters. If you would like more information about an agenda item listed above, please contact the staff member listed at the end of the particular item in which you are interested at 775-887-2180. You are encouraged to attend this meeting and participate by commenting on any agenda item. Contact [planning@carson.org](mailto:planning@carson.org) if you would like copies of supporting materials for an agenda item.

Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Planning Division in writing at 108 E. Proctor St., Carson City, Nevada 89701, or call 775-887-2180, at least 24 hours in advance of the meeting.

This agenda and supporting materials for the meeting are available in the Planning Division office located at 108 E. Proctor Street, Carson City or at [www.carson.org/agendas](http://www.carson.org/agendas).

*This agenda has been posted at the following locations:  
City Hall, 201 North Carson Street  
Community Development Department, 108 E. Proctor Street*

*Carson City Community Center, 851 East William Street  
Carson City Website – [www.carson.org/agendas](http://www.carson.org/agendas)  
State Website - <https://notice.nv.gov>*



# STAFF REPORT

**Report To:** \_\_\_\_\_ **Meeting Date:** March 5, 2025

**Staff Contact:** \_\_\_\_\_

**Agenda Title:** January 7, 2025

**Agenda Action:** Formal Action / Motion **Time Requested:** \_\_\_\_\_

**Proposed Motion**

I move to approve the minutes of January 7, 2025.

**Board's Strategic Goal**

**Previous Action**

**Background/Issues & Analysis**

**Applicable Statute, Code, Policy, Rule or Regulation**

**Financial Information**

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted? No

Explanation of Fiscal Impact:

**Alternatives**

**Attachment(s):**

[1-7-2025 Draft Minutes](#)

Motion: _____	1) _____	Aye/Nay
	2) _____	_____
		_____
		_____
		_____

\_\_\_\_\_  
(Vote Recorded By)

**DRAFT MINUTES**  
**Regular Meeting**  
**Historic Resources Commission (HRC)**  
**January 7, 2025 ● 4:00 PM**  
**Community Center Robert “Bob” Crowell Board Room**  
**851 East William Street, Carson City, Nevada**

**Commission Members**

<b>Chair – Mike Drews</b>	<b>Vice Chair – Michelle Schmitter</b>
<b>Commissioner – Jed Block</b>	<b>Commissioner – Robert Darney</b>
<b>Commissioner – Donald Smit</b>	<b>Commissioner – Lou Ann Speulda</b>
<b>Commissioner – Joan Wright</b>	

**Staff**

Todd Reese, Supervising Deputy District Attorney  
Heather Ferris, Planning Manager  
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 <https://www.carson.org/government/city-meetings>.

**1. CALL TO ORDER**

(4:00:30) – Chairperson Drews called the meeting to order at 4:00 p.m.

**2. ROLL CALL**

(4:00:40) – Roll was called, and a quorum was present.

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

**3. PUBLIC COMMENT**

(4:00:58) – Chairperson Drews entertained public comments. Deni French introduced himself as a Carson City resident and commented on the extensive list of agenda items. Mr. French thanked the Commission for their time.

**4. FOR POSSIBLE ACTION: APPROVAL OF MINUTES – NOVEMBER 6, 2024.**

(4:01:43) – Chairperson Drews introduced the item and entertained comments and/or a motion to approve the minutes of the November 6, 2024 meeting as presented.

**(4:01:55) – MOTION: Commissioner Speulda moved to approve the minutes of the November 6, 2024 meeting as presented. Vice Chair Schmitter seconded the motion. The motion carried 7-0-0.**

**5. MEETING ITEMS**

**5.A HRC-2024-0464 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN ARCHITECTURAL INVENTORY FOR THE WEST CARSON PEDESTRIAN SAFETY IMPROVEMENT PROJECT.**

(4:02:20) – Chairperson Drews introduced the item. Ms. Ferris referenced the Staff Report and Supporting Materials, all of which are incorporated into the record.

(4:03:40) – Jeremy Hall and Stuart Rathbone of NCE introduced themselves to the Commission. Vice Chair Schmitter expressed concerns with the use of the term “ranch style bungalow” in the Architectural Inventory and asked whether the Commission had previously used the term. Chairperson Drews stated that the Commission had not used the term and pointed out inconsistency in terminology across records.

(4:07:20) – Commissioner Speulda highlighted the need to define the elements incorporated into “ranch style” and suggested discussing the matter with the State Historic Preservation Office (SHPO). Mr. Rathbone clarified that the traditional ranch style buildings were not present in the area, explaining that the buildings in the City were built about ten years earlier than the style.

(4:10:14) – Vice Chair Schmitter acknowledged the architectural meaning of bungalow, noting that it was often used instead of “craftsman.” Chair Drews suggested addressing the matter during the National Register Nomination.

(4:11:00) – Commissioner Block commented that he found the materials interesting, noting that certain landmarks such as the Carson City First United Methodist Church and Brewery Arts Center (BAC) were not incorporated in the report.

(4:11:37) – Mr. Rathbone suggested that the boundary of the West Side Historic District should be reexamined. He noted that some buildings outside the District might need to be included and stated that the review focused only on the project area.

(4:12:24) – Chair Drews confirmed that the District’s boundary followed the back-property line on Mountain Street, excluding properties on Musser Street. He explained that when the West Side District was established, it was done within the City’s Historic District. Chair Drews noted that if the District were to expand, it would require amending nominations.

(4:13:05) – Commissioner Speulda said she enjoyed learning about the various developments in the District. She noted the absence of sidewalks in certain parts of the District and asked whether developers had plans for a more cohesive sidewalk and landscaping design. Mr. Rathbone stated that after talking to some property owners, he was told that sidewalk inclusion was an individual choice. Chairperson Drews clarified that sidewalk configurations were influenced by changes over the past 15 years rather than original development plans.

**PUBLIC COMMENT**

(4:18:07) – Chair Drews entertained public comments. Mr. French referenced page 184, noting that he found the term “ranch style bungalow” interesting. He also referenced page 68, commenting on the placement of sidewalks and asked whether certain developments followed a defined style.

**(4:20:33) – MOTION: Commissioner Speulda moved to support the Architectural Inventory for the West Carson Pedestrian Safety Improvement Project. The motion was seconded by Commissioner Block and carried 7-0-0.**

**5.B HRC-2024-0456 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE HISTORIC RESOURCES COMMISSION ANNUAL REPORT FOR 2024.**

(4:22:08) – Chairperson Drews introduced the item. Ms. Ferris referenced the Staff Report and the 2024 Historic Resources Commission Annual Report, both of which are incorporated into the record. Chairperson Drews entertained Commissioner comments and questions; however, none were forthcoming.

**(4:23:27) – MOTION: Commissioner Smit moved to approve the 2024 Historic Resources Commission Annual Report to the Board of Supervisors as presented by Staff. The motion was seconded by Commissioner Block and carried 7-0-0.**

**5.C HRC-2024-0458 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING NOMINATIONS FOR THE 2025 CARSON CITY HISTORIC PRESERVATION AWARDS FOR OUTSTANDING ACHIEVEMENTS IN HISTORIC PRESERVATION.**

(4:23:57) – Chairperson Drews introduced the item. Ms. Ferris referenced the Staff Report and the Supporting Material, all of which are incorporated into the record. She noted that the item would be brought back in March for an official nomination, adding that Commissioners should start considering potential nominees.

(4:24:40) – Commissioner Block commented that the Smail House, on the corner of Robinson and Curry streets, had a new owner and was freshened up with new paint and landscaping. Ms. Ferris responded to clarifying questions regarding past nominations. She added that the Resource Concepts, Inc. (RCI) building could not be nominated until construction was complete. Ms. Ferris said she could reach out to Bruce Scott to determine if the work would be completed by May 2025.

(4:27:46) – Commissioner Speulda suggested awarding Bruce Scott for his effort to reconstruct the building. Commissioner Block proposed awarding RCI since others were involved in the rebuilding process. Chair Drews agreed with recognizing RCI’s efforts and suggested considering the matter during the March 2025 meeting.

(4:29:21) – Commissioner Block suggested nominating the new owners of a house on the corner of Caroline and Spear street that had repainted and repaired it.

(4:30:08) – Chairperson Drews expressed appreciation for the opportunity to recognize homeowners.

**5.D HRC-2024-0457 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO ELECT A HISTORIC RESOURCES COMMISSION CHAIRMAN AND VICE CHAIR FOR A ONE-YEAR TERM ENDING IN JANUARY 2026.**

(4:30:22) – Chairperson Drews introduced the item. In response to Chair Drews’ question, Mr. Reese stated that members’ whose terms were set to expire in February 2025 could still be nominated, adding that if they were not reappointed, an election for a new chair and vice chair would be required.

(4:31:36) – Chairperson Drews entertain nominations.

**(4:34:16) – MOTION: Commissioner Smit moved to nominate Mike Drews as Chairperson of the Historic Resources Commission and Michelle Schmitter as Vice Chair of the Historic Resources Commission. The motion was seconded by the Commissioner Block and carried 7-0-0.**

**6. STAFF REPORTS: DISCUSSION ONLY**

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

**- COMMISSIONER REPORTS/COMMENTS.**

**- FUTURE AGENDA ITEMS**

**- NEXT MEETING: THE NEXT MEETING IS SCHEDULED FOR 4:00 P.M., WEDNESDAY, MARCH 5, 2025 AT THE CARSON CITY COMMUNITY CENTER, ROBERT ‘BOB’ CROWELL BOARD ROOM, 851 EAST WILLIAM STREET, CARSON CITY, NEVADA 89701.**

(4:34:27) – Chairperson Drews introduced the item. Ms. Ferris stated that the next meeting was scheduled for March 5, 2025 at 4 p.m., noting that agenda items included scavenger hunt ideas and Historic Preservation Award nominees.

(4:35:04) – In response to Commissioner Wrights’ question, Ms. Ferris clarified that Staff was working through the code enforcement process for the Ferris Mansion, adding that one of the notices was appealed and the property owners were given until February 5, 2025 to address the violations.

(4:35:35) – Chairperson Drews mentioned that he hadn’t noticed any new changes on the property except for the completion of pavers. Commissioner Speulda noted that the windows had been repaired, adding that she believed someone was now living at the house.

(4:35:55) – In response to Commissioner Smit’s question regarding the BAC, Ms. Ferris reported that the original louvers were found and reinstalled, adding that the steeple was painted. She mentioned that the removal of the cross on the BAC would be considered at a future meeting. Discussion ensued regarding the louvers, with Commissioner Block clarifying that the louvers were inside and had yet to be restored.

(4:37:58) – Chairperson Drews requested a future agenda item to consider potential projects, such as creating a funding mechanism for maintenance assistance within the District.

**7. PUBLIC COMMENT**

(5:40:15) – Chairperson Drews entertained public comments. Mr. French expressed support for the future agenda item suggestions and commended the Commission for their collaboration. He asked for specification when Commissioners referred to buildings in the District. Mr. French asked if the cross at the BAC was defined as a

historical characteristic and if it was replaced. Chairperson Drews clarified that because the BAC building was located adjacent to other churches, the Commission felt the cross on the BAC was part of a theme and allowed it to remain on the building. Commissioner Smit added that the Commission considered the defining elements of the structure and felt that the cross was of historical significance.

**8. FOR POSSIBLE ACTION: ADJOURNMENT**

**(4:43:58) – Chairperson Drews adjourned the meeting at 4:44 p.m.**

The Minutes of the January 7, 2025 Carson City Historic Resources Commission meeting are so approved this 5<sup>th</sup> day of March, 2025.



**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF MARCH 5, 2025**

**FILE NUMBER:** HRC-2024-0312

**AGENDA ITEM:** 5.A

**STAFF CONTACT:** Heather Ferris, Planning Manager

**AGENDA TITLE:** HRC-2024-0312 For Possible Action: Discussion and possible action regarding a request for the removal of the cross from the top of the steeple at the Brewery Arts Performance Hall (formerly St. Teresa of Avila's Church), on property zoned Public Regional ("PR"), located at 511 W King Street, Assessor's Parcel Number ("APN") 003-207-06.

Staff Summary: The applicant is requesting to remove the cross located on top of the steeple at the Performance Hall. The Historic Resources Commission ("HRC") will review the request for compliance with the guidelines for the historic district.

**SUGGESTED ACTION:** "I move to approve HRC-2024-0312 subject to the conditions of approval listed in the staff report and 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".

Attachment(s):

[Staff Report - HRC-2024-0312 \(511 W King Street\)](#)

[HRC-2024-0312 application.pdf](#)

[King St\\_W\\_501- 1980 Survey.pdf](#)

[King St\\_W\\_501- 1988 Survey.pdf](#)

[Church Photos.pdf](#)

[5.A Late Material - Public Comment](#)

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF MARCH 05, 2025**

**FILE NO:** HRC-2024-0312

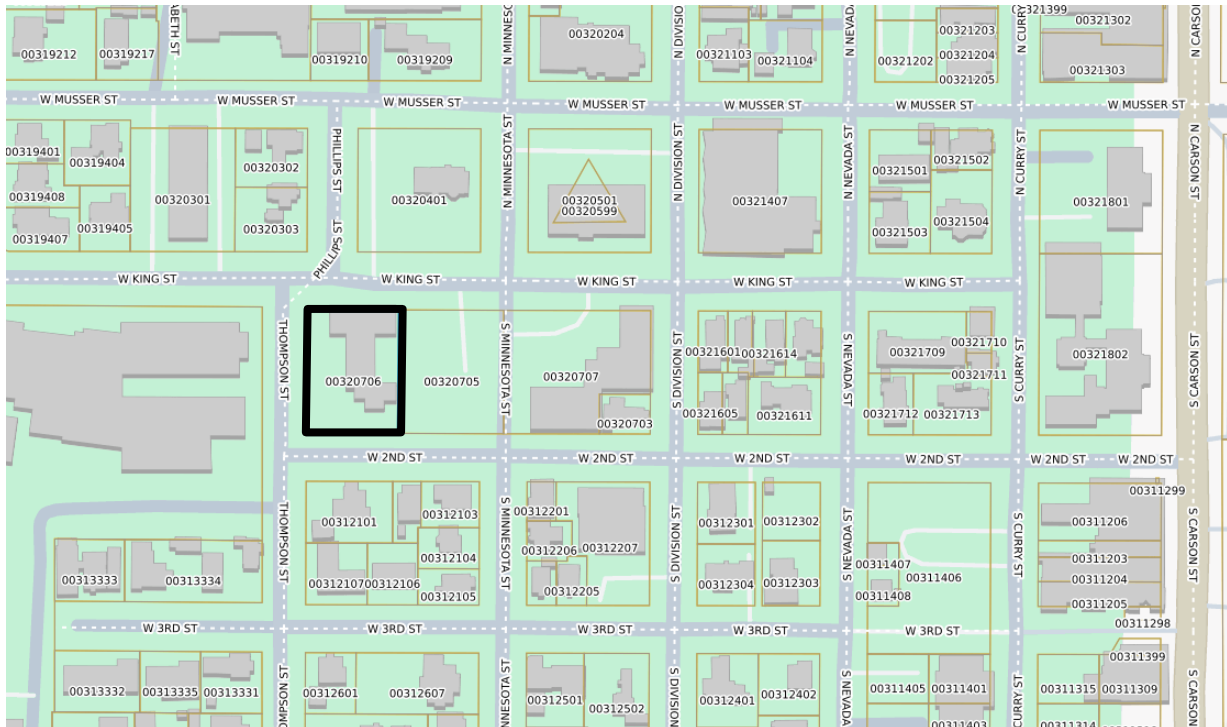
**STAFF CONTACT:** Heather Ferris, Planning Manager

**AGENDA TITLE:** For Possible Action: Discussion and possible action regarding a request for the removal of the cross from the top of the steeple at the Brewery Arts Performance Hall (formerly St. Teresa of Avila’s Church), on property zoned Public Regional (“PR”), located at 511 W King Street, Assessor’s Parcel Number (“APN”) 003-207-06.

**STAFF SUMMARY:** The applicant is requesting to remove the cross located on top of the steeple at the Performance Hall. The Historic Resources Commission (“HRC”) will review the request for compliance with the guidelines for the historic district.

**RECOMMENDED MOTION:** “I move to approve HRC-2024-0312 subject to the conditions of approval listed in the staff report and 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”.

**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 HRC meeting for further consideration.
6. 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 Interiors Standards.

**LEGAL REQUIREMENTS:** CCMC 18.06.015 (Procedure for Proposed Project)

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

**ZONING:** Public Regional (PR)

**PREVIOUS REVIEWS:**

- HRC-2020-0038: Request to remove the cross; remove the louvers on the steeple; replace lighting on the Brewery Arts Center campus; re-roof the Brewery building; and install a trash enclosure around the dumpster.
- AB-19-122: Abandonment of right-of-way
- HRC-18-087: Re-roof
- HRC-17-089: Mural
- HRC-16-079: Installation of musical equipment.
- HRC-16-058: Sign
- HRC-15-081: Fire pit.
- SUP-10-104: Outdoor Event Plaza.
- AB-08-091: Abandonment of right-of-way.
- SUP-07-216: Special Use Permit to add a café as well as approve a comprehensive

review of the site including existing uses, parking, signage and temporary outdoor events.

- HRC-07-215: Signs
- MPR-07-214: Café addition as well as additional requirements for the site in order to come into conformance with City standards.
- HRC-05-022: Roof addition
- H-99/00-29: Parking and walkway site improvements

## **DISCUSSION:**

The former church building was constructed around 1870. The building was originally gothic revival in style, one story wood frame with a tall tower with a steeple. The building has been significantly altered over time, although the design of the steeple has remained intact with four steeply gabled roof forms above the louvered vents. The fenestration has also stayed somewhat intact with the window design having a pointed arched. The entire structure was originally shiplap but had been covered with brick. Additions have been added to the front and both sides.

## **Secretary of the Interior Guidelines for Preservation**

The Secretary of the Interior Guidelines for Preservation state:

*“The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.”*

Staff finds that the character defining features of the Performance Hall (former church) are limited to the steeple and the fenestration. The building has been significantly altered. The building is not included in the West Side Historic District nomination to the National Register.

## **Division 5: Historic District Design Guidelines**

Division 5 of the City’s Development Standards provides the design guidelines for the historic district. Particularly, Section 5.20 addresses guidelines for exterior trim details, stating the following:

### **5.20 - Guidelines for exterior trim details.**

*Although often perceived to be insignificant or frivolous, trim details play a very important part of defining a building's character. Designs for new buildings as well as additions and/or alterations to historic buildings should incorporate the appropriate trim details. The detailing can act to harmonize a building with its neighbor or tie a new addition to the original.*

- 5.20.1 *Guidelines for Historic Buildings. Original trim elements should be retained and repaired when at all possible. Trim that is inconsistent with the original building style and design shall not be added. (Standard Number: 2, 3, 5, 6)*

Staff does not consider the cross to be exterior trim; therefore, the guidelines do not require that the cross be retained or replaced. Staff would also note that based on photographs, the cross is not the same cross that was on the original building. The applicant is seeking to remove the cross and return it to the Catholic church. Staff does not find where this would conflict with the guidelines.

Attachments:

Application HRC-2024-0312

Historic Survey Information

Photographs of the church from 1949, 1980, 2014, and 2020



**Describe in detail the work to be performed requiring Historic Resources Commission review and approval.:**

Brewery Arts Center is seeking permission to remove the non-historic religious symbol from the top of their Performance Hall (formerly St. Teresa of Avila's Church) at 511 W. King Street.

As you can see from the photographs, the current religious symbol is wildly different than the one in historical photos and is of no relation to the original structure.

St. Teresa's Church was formally deconsecrated and "returned to profane use" by the archdiocese over two and half decades ago. Catholic Law dictates that "Anything which has been blessed and dedicated to the use of God must be removed".

This cross is one of two specifically religious items that were not removed by the church because they did not have a means to reach them. The other item was the 2,000lb bell (originally housed in the steeple), which brewery arts center was able to remove and give back to St. Teresa's in 2001.

Brewery Arts Center is about to perform routine maintenance and restore the steeple louvers which will require bringing in a very tall lift. Because of this, it is an opportune time to remove the cross and finally return it to it's rightful owners. This honors a request St. Teresa of Avila made to have the cross returned.

This will also alleviate long standing confusion that the building is still a functioning church. This misconception has created progressively more issues with the unhoused population attempting forced entry after hours in attempts to seek sanctuary. As well as confusion for the thousands of attendees that regularly join the non-denominational events produced by Brewery Arts Center

Location: Top of steeple

Approximate size of area affected: 4x6"

Proposed method: The metal clad cross has an exposed wood base where it connects to the building. This very simple work will use a sawzall to remove the cross and then cap off the base with metal (matching the steeple facing) to prevent rotting at the peak of the steeple.



CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- 1. Address: 501 West King APN 3-206-01
- 2. Common Name: St. Teresa of Avila Catholic Church
- 3. Historic Name: St. Teresa of Avila Catholic Church
- 4. Present Owner: The Catholic Diocese of Reno-Las Vegas
- 5. Address (if not occupant): 515 Court Street, Reno, Nevada 89509
- 6. Present Use: church Original Use: church

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

Gothic Revival in style, this one story, wood frame church has a tall tower with steeple. The brick structure is L-shaped with intersecting gables forming the roof and a tall wooden spire with four steeply gabled roof forms above louvered vents. The foundation is concrete and the facade gable has eave returns. Windows have pointed arches and are composed of leaded glass panes. The interior is simple decorated with murals.

The rear wing was an early addition which has varied window light patterns. The entire structure, originally shiplap, was covered with brick. The east wing is called Fr. John O'Conner Hall. Leaded glass windows have been covered with protective plastic panels. The 1949 remodeling apparently replaced the former foundation with the current concrete one.

RELATIONSHIP TO SURROUNDINGS:

The church due to its spire is taller than neighboring buildings but is not imposing in scale or massing as there is a large school to the west.



Street Furniture: iron fence encircling the property, signs

Landscaping: large lot with little planting except for a lawn and mature Lombardy Poplar street trees.

Architectural Evaluation: PS X NR     

District Designation: PD 2 NR     

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date March 1980

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THREATS TO SITE:

None Known  Private Development \_\_\_\_\_  
Zoning RD Public Works Project \_\_\_\_\_  
Vandalism \_\_\_\_\_ Neglect \_\_\_\_\_ Other \_\_\_\_\_

ADJACENT LAND USES:

mixed residential/commercial

PHYSICAL CONDITION:

Excellent  Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_

APPROXIMATE SETBACK: 15 feet

HISTORICAL BACKGROUND:

Architect (if known) \_\_\_\_\_

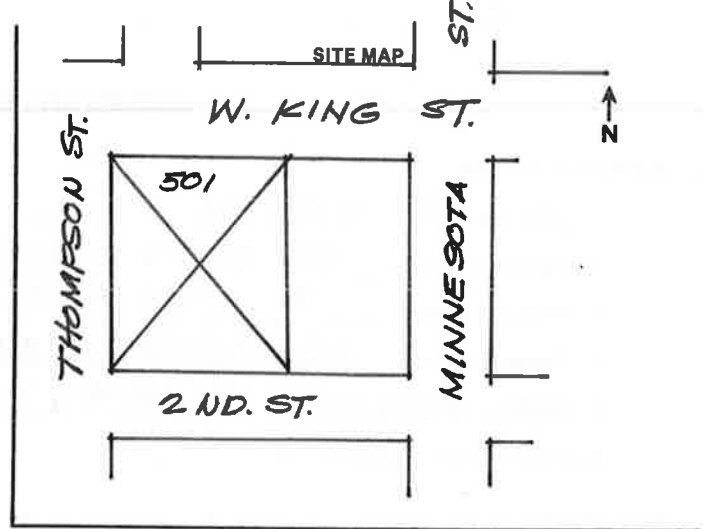
Builder (if known) \_\_\_\_\_

Date of Construction 1870-71 Estimated \_\_\_\_\_ Factual  Source: C.C. Historic Tour

Is Structure on Original Site?  Moved? \_\_\_\_\_ Unknown \_\_\_\_\_

SIGNIFICANCE:

Built in 1870-71, this church is an important focal point of the neighborhood. The structure is a simple but relatively intact rendition of its style. Not an unusual or outstanding design, it utilizes a classic ecclesiastical form in a competent and well-executed manner.



SOURCES:

- Carson City Historic Tour
- Carson City Historic Cookbook
- Noreen Humphreys

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

09 3-206-01  
ST TERESA OF AVILA CHURCH  
501 W KING ST

CARSON CITY RESOURCE

CARSON CITY NV 89703

IDENTIFICATION:

- 1. Address: 501 West King
- 2. Common Name: St. Teresa of Avila Catholic Church
- 3. Historic Name: St. Teresa of Avila Catholic Church 1988 CC Resources Inventory A-M  
(1980 updated)
- 4. Present Owner: The Catholic Diocese of Reno-Las Vegas
- 5. Address (if not occupant): \_\_\_\_\_
- 6. Present Use: church Original Use: church

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

Gothic Revival in style, this one story, wood frame church has a tall tower with steeple. The brick structure is L-shaped with intersecting gables forming the roof and a tall wooden spire with four steeply gabled roof forms above louvered vents. The foundation is concrete and the facade gable has eave returns. Windows have pointed arches and are composed of leaded glass panes. The interior is simple decorated with murals.

The rear wing was an early addition which has varied window light patterns. The entire structure, originally shiplap, was covered with brick. The east wing is called Fr. John O'Conner Hall. Leaded glass windows have been covered with protective plastic panels. The 1949 remodeling apparently replaced the former foundation with the current concrete one.

The building has been significantly altered with a brick addition to the front (north) and both sides (east and west). The addition is of brick with Gothic arched windows but it changes the scale and feeling of the original building.

RELATIONSHIP TO SURROUNDINGS:

The church due to its spire is taller than neighboring buildings but is not imposing in scale or massing as there is a large school to the west.



Street Furniture: iron fence encircling the property, signs

Landscaping: large lot with little planting except for a lawn and mature Lombardy Poplar street trees.

Architectural Evaluation: PS X NR \_\_\_\_\_

District Designation: PD 2 NR \_\_\_\_\_

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse  
Sacramento, CA 95816

(916) 446-2447 Date March 1980

144

THREATS TO SITE:

None Known  Private Development \_\_\_\_\_  
Zoning RD Public Works Project \_\_\_\_\_  
Vandalism \_\_\_\_\_ Neglect \_\_\_\_\_ Other \_\_\_\_\_

ADJACENT LAND USES:

mixed residential/commercial

PHYSICAL CONDITION:

Excellent  Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_

APPROXIMATE SETBACK: 15 feet

HISTORICAL BACKGROUND:

Architect (if known) \_\_\_\_\_

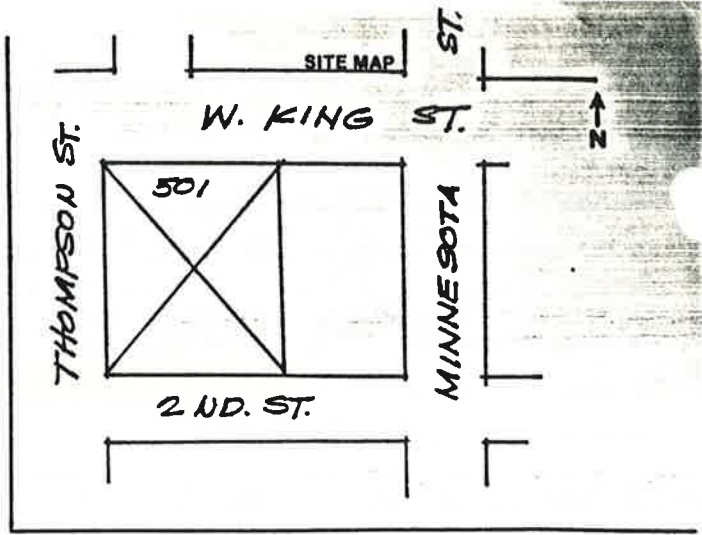
Builder (if known) \_\_\_\_\_

Date of Construction 1870-71 Estimated \_\_\_\_\_ Factual  Source: C.C. Historic Tour

Is Structure on Original Site?  Moved? \_\_\_\_\_ Unknown \_\_\_\_\_

SIGNIFICANCE:

Built in 1870-71, this church is an important focal point of the neighborhood. The structure is a simple but relatively intact rendition of its style. Not an unusual or outstanding design, it utilizes a classic ecclesiastical form in a competent and well-executed manner.



SOURCES:

Carson City Historic Tour  
Carson City Historic Cookbook  
Noreen Humphreys

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

1988 Update by: Ana Koval  
Rainshadow Associates  
P.O. Box 352  
Carson City, NV 89702  
(702) 849-1438



**LATE  
MATERIAL  
ITEM**

**5.A**

**PUBLIC  
COMMENT**

## Mackenzi Ray

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**From:** Tovaramos <tovaramos@gmail.com>  
**Sent:** Sunday, March 2, 2025 7:38 PM  
**To:** Planning Department  
**Subject:** [EXTERNAL] Public comment HRC-2024-0312

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Commission:

As the neighbor across 2nd Street, I support the request to remove the cross.

If the space is no longer an active church, but rather a public performance hall, then I see how the presence of the cross could inhibit the BAC's use of the space. As an example, they could risk inflaming public opinion if the space hosted a controversial performance "in a church." The perception that the space might be a church could also discourage potential audience members who do not wish to attend church functions.

-Tova McGilvray  
775-223-9519  
Sent from my iPhone



**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF MARCH 5, 2025**

**FILE NUMBER:** HRC-2024-0458

**AGENDA ITEM:** 5.B

**STAFF CONTACT:** Heather Ferris, Planning Manager

**AGENDA TITLE:** HRC-2024-0458 For Possible Action: Discussion and possible action regarding nominations for the 2025 Carson City Historic Preservation Awards for outstanding achievements in historic preservation.

Staff Summary: The purpose of this item is to allow the Historic Resources Commission (“HRC”) a forum to discuss the selection and recognition of significant preservation efforts in Carson City in celebration of Historic Preservation Month in May.

**SUGGESTED ACTION:** “I move to nominate \_\_\_\_\_ for the 2025 Historic Preservation Award.”

Attachment(s):

[HRC-2024-0458 Historic Preservation Award](#)



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

## MEMORANDUM

Historic Resources Commission March 05, 2025

**TO:** Historic Resources Commission

**FROM:** Heather Ferris, Planning Manager

**DATE:** February 21, 2025

**SUBJECT:** **Item 5.B** - HRC-2024-0458 For Possible Action: Discussion and possible action regarding nominations for the 2025 Carson City Historic Preservation Awards for outstanding achievements in historic preservation.

**STAFF SUMMARY:** The purpose of this item is to allow the Historic Resources Commission (“HRC”) a forum to discuss the selection and recognition of significant preservation efforts in Carson City in celebration of Historic Preservation Month in May.

**RECOMMENDED MOTION:** “I move to nominate \_\_\_\_\_ for the 2025 Historic Preservation Award in celebration of Historic Preservation and Archaeological Awareness Month.”

### **Discussion:**

The HRC annually presents the Historic Preservation Award to projects, persons or organizations for outstanding achievements in historic preservation. This agenda item is an opportunity for the HRC members to select the recipient of the 2025 award. To date, staff has not received any nominations.



**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF MARCH 5, 2025**

**FILE NUMBER:** HRC-2025-0079

**AGENDA ITEM:** 5.C

**STAFF CONTACT:** Heather Ferris, Planning Manager

**AGENDA TITLE:** HRC-2025-0079 For Possible Action: Discussion and possible action regarding the 2025 Historic Resources Annual Scavenger Hunt. (Heather Ferris, hferris@carson.org)

Staff Summary: Last year, 2024, was the fifteenth year of the Historic Resources Annual Scavenger Hunt. The purpose of this item is to review the event and discuss the future of the event. The Historic Resources Commission (“HRC”) members are welcome to volunteer to work on the 2025 Scavenger Hunt.

**SUGGESTED ACTION:** Depends on discussion.

Attachment(s):

[HRC-2025-0079 Annual Scavenger Hunt](#)



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

## MEMORANDUM

Historic Resources Commission March 05, 2025

**TO:** Historic Resources Commission

**FROM:** Heather Ferris, Planning Manager

**DATE:** February 21, 2025

**SUBJECT:** **Item 5.C** HRC-2025-0079 For Possible Action: Discussion and possible action regarding the 2025 Historic Resources Annual Scavenger Hunt. (Heather Ferris, hferris@carson.org)

**Staff Summary:** Last year, 2024, was the fifteenth year of the Historic Resources Annual Scavenger Hunt. The purpose of this item is to review the event and discuss the future of the event. The Historic Resources Commission (“HRC”) members are welcome to volunteer to work on the 2025 Scavenger Hunt.

### **Discussion:**

The HRC and the Planning Division of the Carson City Community Development Department (“Planning Division”) organize a Historic Resources Scavenger Hunt annually during the month of May in conjunction with Historic Preservation and Archaeological Awareness Month. The event is intended to help raise awareness of the Carson City Historic District, and to encourage the community to become involved in the City’s history and preservation efforts. This past year (2024) marked the fifteenth year the Scavenger Hunt has been held. The 2024 Scavenger Hunt was focused on the early years of Carson City, beginning in the 1860s and continuing through 1900, and asked participants to match the architectural term with the correct house.

The purpose of this item is to discuss continuing to organize the event and to brainstorm on how to increase participation. Staff will also solicit volunteer HRC members to potentially take updated photos, manage the photo database and work with Planning Division staff on the annual Historic Resources Scavenger Hunt. Discussion for this item may also include whether the HRC should consider new ideas for future events associated with Historic Preservation and Archaeological Awareness Month.



**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF MARCH 5, 2025**

**FILE NUMBER:** HRC-2025-0080

**AGENDA ITEM:** 5.D

**STAFF CONTACT:** Heather Ferris, Planning Manager

**AGENDA TITLE:** HRC-2025-0080 For Possible Action: Discussion and possible action regarding future projects in the authority of the Historic Resources Commission (“HRC”) which may be brought to HRC for consideration. (Heather Ferris, hferris@carson.org)

Staff Summary: At the January 7, 2025, meeting, the HRC directed staff to include this item on the March agenda for discussion. The purpose of this item is to provide the HRC with an opportunity to discuss possible future projects.

**SUGGESTED ACTION:** Depends on discussion.

Attachment(s):

[HRC-2025-0080 Future Projects](#)



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

## MEMORANDUM

Historic Resources Commission March 05, 2025

**TO:** Historic Resources Commission  
**FROM:** Heather Ferris, Planning Manager  
**DATE:** February 21, 2025

**SUBJECT:** **Item 5.D** HRC-2025-0080 For Possible Action: Discussion and possible action regarding future projects in the authority of the Historic Resources Commission ("HRC") which may be brought to HRC for consideration. (Heather Ferris, hferris@carson.org)

Staff Summary: At the January 7, 2025, meeting, the HRC directed staff to include this item on the March agenda for discussion. The purpose of this item is to provide the HRC with an opportunity to discuss possible future projects.

### **Discussion:**

Per the request of the HRC, this item is on the agenda to discuss possible future projects. Depending upon the discussions and direction from the HRC, items regarding specific topics may appear on future agendas.