

DRAFT MINUTES
Regular Meeting
Historic Resources Commission (HRC)
Thursday, September 8, 2022 ● 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
Ben Johnson, Senior 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

(5:30:12) – Chairperson Drews called the meeting to order at 5:30 p.m.

2. ROLL CALL

(5:30:26) – 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 Gregory Hayes	Present	
Commissioner Robert Darney	Absent	.
Commissioner Donald Smit	Present	
Commissioner Lou Ann Speulda	Present	

3. PUBLIC COMMENT

(5:30:44) – Chairperson Drews entertained public comments; however, none were forthcoming.

4. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES FROM MAY 12, 2022.

(5:30:55) – Chairperson Drews introduced the item and entertained a motion.

(5:31:07) – MOTION: Commissioner Hayes moved to approve the minutes of the May 12, 2022 meeting. Commissioner Smit seconded the motion. The motion carried 5-0-0.

5. MEETING ITEMS

5.A HRC-2022-0308 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A REQUEST BY ROBERTINE T BENSON, TRUSTEE OF THE BENSON FAMILY TRUST (“APPLICANT”) FOR A HISTORIC TAX DEFERMENT ON PROPERTY ZONED RESIDENTIAL OFFICE (“RO”), LOCATED AT 402 S DIVISION STREET, ASSESSOR’S PARCEL NUMBER (“APN”) 003-128-02.

(5:31:21) – Chairperson Drews introduced the item. Ms. Ferris referenced the Staff Report and the accompanying documents, all of which are incorporated into the record.

(5:32:38) – Chairperson Drews entertained Commissioner comments and questions. Commissioner Hayes complimented the outside of the house and commented that the house deserved its “status.” With no additional comments, Chairperson Drews entertained a motion.

(5:33:36) – MOTION: Commissioner Hayes moved to recommend to the Board of Supervisors approval of HRC-2022-0308, based on the finding that the property is in general conformance with the Secretary of Interior’s Standards and Guidelines for Rehabilitation, Carson City Historic Guidelines, and with the Historic Resources Commission Policies. Vice Chairperson Schmitter seconded the motion. The motion carried 5-0-0.

5.B HRC-2022-0355 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST BY LAURIE VANDEBRAKE (“APPLICANT”) TO INSTALL FOUR MISSING WINDOWS ON PROPERTY ZONED DOWNTOWN MIXED-USE (“DT-MU”) LOCATED 106 S CURRY STREET, ASSESSOR’S PARCEL NUMBER (“APN”) 003-217- 11.

(5:34:25) – Chairperson Drews introduced the item, and Ms. Ferris referenced the Staff Report and the accompanying documents, all of which are incorporated into the record.

(5:36:02) – Chairperson Drews entertained Commissioner questions, and the Applicant, Laurie VandeBrake, responded to clarifying questions. Commissioner Speulda pointed out that the application stated that the windows were on the south side of the house while the Staff Report indicated that the windows were on the north side. When no additional questions or comments were forthcoming, Chairperson Drews entertained a motion.

(5:38:13) – MOTION: Commissioner Smit move to approve HRC-2022-0355 for the installation of four windows, 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. Vice Chairperson Schmitter seconded the motion. The motion carried 5-0-0.

6. STAFF REPORTS: DISCUSSION ONLY

- PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION.

(5:39:04) – Chairperson Drews introduced the item. Ms. Ferris reported on the following administrative approvals: a reroof at 408 Robinson Street, a reroof and chimney repairs at the First United Methodist Church property, a replacement of two exterior doors at 511 West Third Street, a replacement of two screen doors at 701 Mountain Street, an installation of a black iron fence and two pergolas at 102 North Curry Street, and restoration of a window at 1001 North Nevada Street.

(5:42:32) – Ms. Sullivan informed the Commissioners that she would be presenting for the Nevada Chapter of the American Planning Association, and the focus would be on the four different tools that were being used in the City, including the Downtown Mixed-Use Zoning District, the Historic District overlay, and the Redevelopment area. She noted that the City was getting a lot of attention for its historic features.

- COMMISSIONER REPORTS/COMMENTS.

(5:39:59) – Chairperson Drews entertained Commissioner reports and comments; however, none were forthcoming.

- FUTURE AGENDA ITEMS.

(5:41:05) – Chairperson Drews entertained requests for future agenda items; however, none were forthcoming.

- NEXT MEETING: THE NEXT MEETING IS SCHEDULED FOR 5:30 P.M., THURSDAY, NOVEMBER 10, 2022 AT THE CARSON CITY COMMUNITY CENTER, ROBERT ‘BOB’ CROWELL BOARD ROOM, 851 EAST WILLIAM STREET, CARSON CITY, NEVADA 89701.

7. PUBLIC COMMENTS

(5:44:34) – Chairperson Drews entertained public comments; however, none were forthcoming.

8. FOR POSSIBLE ACTION: ADJOURNMENT

(5:44:40) – MOTION: Commissioner Speulda moved to adjourn the meeting, and Commissioner Hayes seconded the motion. Chairperson Drews adjourned the meeting at 5:44 p.m.

The Minutes of the September 8, 2022 Carson City Historic Resources Commission meeting are so approved this 12th day of January 2023.