

**DRAFT MINUTES**  
**Regular Meeting**  
**Historic Resources Commission (HRC)**  
**Thursday, July 24, 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**  
**Commissioner – Joan Wright**

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

**Staff**

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](http://www.Carson.org/minutes).

**1. CALL TO ORDER**

(5:30:25) – Chairperson Drews called the meeting to order at 5:30 p.m.

**2. ROLL CALL**

(5:30:38) – 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	Absent	.
Commissioner Donald Smit	Present	
Commissioner Lou Ann Speulda	Present	
Commissioner Joan Wright	Present	

**3. PUBLIC COMMENT**

(5:31:01) – Chairperson Drews entertained public comments. Darrin Berger introduced himself. He apologized for “the last-minute nature” of having agenda item 5.B pulled from the agenda and stated that he was looking forward to speaking with the Commissioners at the next HRC meeting.

**4. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES FROM MARCH 9, 2023.**

(5:31:56) – Chairperson Drews introduced the item and entertained a motion to approve the minutes of the March 9, 2023 meeting as presented.

**(5:32:09) – MOTION: Commissioner Block so moved. Commissioner Wright seconded the motion. The motion carried 6-0-0.**

## 5. MEETING ITEMS

**5.A HRC-2023-0224 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE BOARD OF SUPERVISORS FOR A REQUEST FROM JEFFREY K SULLIVAN AND JULIE E HOUZE (“APPLICANTS”) FOR A HISTORIC TAX DEFERMENT ON HISTORIC RESOURCES COMMISSION PAGE 2 JULY 13, 2023 PROPERTY ZONED RESIDENTIAL OFFICE (“RO”), LOCATED AT 308 N. NEVADA STREET, ASSESSOR’S PARCEL NUMBER (“APN”) 003-227-03.**

(5:32:25) – Chairperson Drews introduced the item. Ms. Sullivan referenced the Staff Report and the accompanying attachments, all of which are incorporated into the record. She also responded to clarifying questions.

(5:33:48) – In response to Commissioner Block’s inquiry about whether the rear building “fits in” with the square footage for the Historical Tax Deferment, Ms. Sullivan indicated that the Commissioners could phrase the motion to recommend approval for the Historical Tax Deferment for the primary residence only. Based on Commissioner Speulda’s comment, Ms. Sullivan stated that the Commissioners could do an exclusion if they believed the rear building did not contribute to the rest of the property.

(5:37:22) – Chairperson Drews entertained public comments and, when none were forthcoming, a motion.

**(5:37:35) – MOTION: Commissioner Wright moved to recommend to the Board of Supervisors approval of HRC-2023-0224, excluding the rear building, 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 6-0-0.**

**5.B HRC-2023-0218 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST BY THE FIRST PRESBYTERIAN CHURCH (“APPLICANT”) FOR A NEW READER BOARD SIGN ON PROPERTY ZONED RESIDENTIAL OFFICE (“RO”), LOCATED AT 115 N. DIVISION STREET, ASSESSOR’S PARCEL NUMBER (“APN”) 003-214-07.**

This item was removed from the meeting agenda to be continued per the Applicant’s request.

## 6. STAFF REPORTS: DISCUSSION ONLY

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

(5:38:15) – Chairperson Drews introduced the item. Ms. Sullivan indicated that she did not have any additional items to report. She noted that a special meeting of the HRC may be scheduled before the September 2023 HRC meeting in order to present the Resource Concepts, Inc. (RCI) review once RCI was ready.

**- COMMISSIONER REPORTS/COMMENTS.**

(5:40:59) – Commissioner Block brought to the Commission’s attention that the yard of a residence located on West Spear Street had been cleaned up, while the owner of another residence located on Spear Street “hasn’t done anything.” He requested an update on the progress of the Brewery Art Center’s (BAC’s) work on the old church. He also noted that he read an article about the property located on Fourth Street and Division Street and how the aluminum siding was pulled off the side of the building in the 1970s to restore the original siding currently attached to the building.

(5:42:19) – In response to Vice Chairperson Schmitter’s question, Ms. Sullivan confirmed that she, Vice Chairperson Schmitter, and Chairperson Drews were still members of the National Alliance of Preservation Commissions (NAPC) and offered to provide the date for the next NAPC conference. Vice Chairperson Schmitter requested that Ms. Sullivan ensure that she, Vice Chairperson Schmitter, and Chairperson Drews were receiving emails from the NAPC.

**- FUTURE AGENDA ITEMS.**

None.

**- NEXT MEETING: THE NEXT MEETING IS SCHEDULED FOR 5:30 P.M., THURSDAY, SEPTEMBER 14, 2023 AT THE CARSON CITY COMMUNITY CENTER, ROBERT ‘BOB’ CROWELL BOARD ROOM, 851 EAST WILLIAM STREET, CARSON CITY, NEVADA 89701.**

**7. PUBLIC COMMENTS**

(5:45:16) – Chairperson Drews entertained public comments; however, none were forthcoming.

**8. FOR POSSIBLE ACTION: ADJOURNMENT**

**(5:45:20) – MOTION: Commissioner Block moved to adjourn the meeting, and Commissioner Speulda seconded the motion. Chairperson Drews adjourned the meeting at 5:45 p.m.**

The Minutes of the July 24, 2023 Carson City Historic Resources Commission meeting are so approved this 8<sup>th</sup> day of September 2023.