

MINUTES
Special Meeting
Historic Resources Commission
Thursday, October 9, 2014 ● 5:30 PM
Community Center Sierra Room, 851 East William Street, Carson City, Nevada

Commission Members

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| Chair – Jed Block Commissioner – Elizabeth Dickey Commissioner – Gregory Hayes Commissioner – Lou Ann Speulda | Vice Chair – Robert Darney Commissioner – Mike Drews Commissioner – Donald Smit |
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Staff

Susan Dorr Pansky, Planning Manager
Joseph Ward, Senior Deputy District Attorney
Tamar Warren, Deputy Clerk/Recording Secretary

NOTE: A recording of these proceedings, the board’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.

Archived Historic Resources Commission (HRC) meeting recordings are available on http://www.breweryarts.org/?page_id=2645.

A. CALL TO ORDER AND DETERMINATION OF QUORUM (5:30:20) – A quorum was present.

| Attendee Name | Status | Arrived |
|------------------|---------|---------|
| Jed Block | Present | |
| Robert Darney | Absent | |
| Elizabeth Dickey | Present | |
| Mike Drews | Present | |
| Gregory Hayes | Present | |
| Donald Smit | Absent | |
| Lou Ann Speulda | Absent | |

B. PUBLIC COMMENTS

(5:31:30) – Steve Brenneman, owner of Bliss Mansion in the Historic District, informed the Commission that they were “being bypassed by the Planning Commission”, adding that they were not following the Municipal Code that “required that the HRC approve a new project, prior to going through the Planning Commission”.

C. ACTION ON APPROVAL OF MINUTES

(5:32:16) – MOTION: I move to approve the minutes of the September 11, 2014 meeting as presented.

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| RESULT: | APPROVED (5-0-0) |
| MOVER: | Drews |
| SECONDER: | Hayes |
| AYES: | Block, Dickey, Drews, Hayes |
| NAYS: | None |
| ABSTENTIONS | None |
| ABSENT: | Darney, Smit, Speulda |

D. MODIFICATION OF AGENDA (5:32:40) – None.

E. DISCLOSURES (5:33:14) – None.

F-1 HRC-14-076 FOR POSSIBLE ACTION: TO APPROVE A REQUEST FROM PROPERTY OWNER PETER SMITH TO REPLACE 10 SINGLE PANE WINDOWS WITH 10 DOUBLE PANE WINDOWS ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 511 W. 3RD STREET, APN 003-126-01.

(5:33:43) – Ms. Dorr Pansky presented the agenda materials, incorporated into the record, accompanied by a PowerPoint presentation, and recommended approval.

(5:36:01) – Peter Smith, applicant, introduced himself and noted that he had brought along the window that had been replaced. He explained that the replacement windows included frames; therefore, the “sashing” would need to be removed prior to installation.

(5:38:26) – Commissioner Hayes stated that the historic preservation guidelines suggest saving the original windows and gave examples of how he had saved the windows in his own home. Mr. Smith noted that the replacement effort had cost him “nine months of rental income”. In response to a question by Chairperson Block, he noted that the replacement windows were “an exact copy” of the existing ones. Discussion ensued regarding the window dividers and the use of storm windows. Commissioner Dickey suggested saving the existing windows if possible. Commissioner Drews noted that these types of windows have been approved in the past and he stated he had no objections to the proposed windows. Commissioner Dickey explained that she had “a hard time, as an architectural historian, replacing an original element that is extremely visible on both sides”, adding that Mr. Smith had chosen a good replacement, even though it is not a replacement in kind.

PUBLIC COMMENTS (5:56:32) – None.

(5:56:40) – **MOTION: I move to approve HRC-14-076 a request from property owner Peter Smith to replace 10 single pane windows with 10 double pane windows on property zoned Residential Office (RO), located at 511 W. 3rd Street, APN 003-126-01, based on the findings and conditions of approval outlined in the Staff Report, the Standards and Guidelines for Rehabilitation, the Carson City Historic District Guidelines and consistent with Historic Resources Commission Policies.**

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| RESULT: | APPROVED (3-1-0) |
| MOVER: | Drews |
| SECONDER: | Hayes |
| AYES: | Block, Drews, Hayes |
| NAYS: | Dickey |
| ABSTENTIONS | None |
| ABSENT: | Darney, Smit, Speulda |

F2. HRC-14-087 FOR POSSIBLE ACTION: DISCUSSION REGARDING THE APPROPRIATENESS OF LED OR SIMILAR, CHANGEABLE ELECTRONIC SIGNAGE IN THE HISTORIC DISTRICT AND POSSIBLE DIRECTION TO STAFF REGARDING THE ALLOWANCE FOR SUCH SIGNAGE.

(5:58:15) – Ms. Dorr Pansky presented the agenda materials, which are incorporated into the record, and noted that action taken in this meeting would be in the form of direction to Staff regarding the possible modification to code, or the interpretation of code.

(6:00:31) – John Bullis, introduced himself as an Elder at the Presbyterian Church in Carson City. Mr. Bullis requested a higher sign on Division Street that did not require a manual changing of the lettering.

(6:02:07) – Commissioner Hayes noted that a backlit sign would not be an alternative in that neighborhood; however he suggested several options regarding changes in lettering, adding that he was not opposed to an illuminated sign.

(6:05:20) – Commissioner Drews noted that modern electric signs in the Historic District were inappropriate.

(6:06:18) – Commissioner Dickey cautioned against attaching signs to historic buildings.

(6:07:20) – Discussion ensued regarding lit signs in the Historic District. Chairperson Block reminded everyone that tonight's discussion was not about specific signs, but about a decision on whether to change the existing code or not. Mr. Bullis wondered if they could build an "old looking sign" that allows the message to be changed electronically. Discussion ensued regarding mechanical versus LED signs.

PUBLIC COMMENTS

(6:24:30) – John Brooks, a member of the Board of directors of the Brewery Arts Center (BAC), explained that they had similar concerns about signage, adding that they understood the restrictions of the Historic District. Mr. Brooks stated that the BAC would require two signs and believed LED would not be an option.

(6:26:01) – Commissioner Drews clarified that if an electronic sign meets the current criteria, the Commission would entertain it. He offered to work with Mr. Bullis to review options.

G. STAFF REPORTS

PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION.

(6:29:53) – Ms. Dorr Pansky announced that the 812 North Division project would be reviewed in the November HRC meeting.

COMMISSIONER REPORTS/COMMENTS.

(6:30:21) – Commissioner Dickey inquired about the donation of the windows discussed in agenda item F-1. Ms. Dorr Pansky offered to ask Mr. Peters. Commissioner Drews suggested checking with the Friends of Silver Saddle Ranch.

(6:31:40) – Commissioner Drews announced that the National Register nomination for the Nevada State Prison had been submitted to the State Historic Preservation Office (SHPO) for review.

FUTURE AGENDA ITEMS – Previously discussed.

H. PUBLIC COMMENTS – None.

I. ACTION ON ADJOURNMENT (6:32:32) – Commissioner Drews moved to adjourn. The motion was seconded by Commissioner Hayes. The meeting was adjourned at 6:33 p.m.

The Minutes of the October 9, 2014 Carson City Historic Resources Commission special meeting are so approved this 13th day of November, 2014.

JED BLOCK, Chair