

**MINUTES**  
**Regular Meeting**  
**Historic Resources Commission**  
**Thursday, November 13, 2014 ● 5:30 PM**  
**Community Center Sierra Room, 851 East William Street, Carson City, Nevada**

**Commission Members**

<b>Chair – Jed Block</b> <b>Commissioner – Elizabeth Dickey</b> <b>Commissioner – Gregory Hayes</b> <b>Commissioner – Lou Ann Speulda</b>	<b>Vice Chair – Robert Darney</b> <b>Commissioner – Mike Drews</b> <b>Commissioner – Donald Smit</b>
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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](http://www.breweryarts.org/?page_id=2645).

**A. CALL TO ORDER AND DETERMINATION OF QUORUM (5:29:55) – A quorum was present.**

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

**B. PUBLIC COMMENTS (5:30:27) – None.**

**C. ACTION ON APPROVAL OF MINUTES**

**(5:30:52) – MOTION: I move to approve the minutes of the October 9, 2014 special meeting as presented.**

(5:31:13) – Commissioner Hayes clarified his comments in the minutes, noting that he was not opposed to “externally illuminated signs” but opposed ones that were internally illuminated.

<b>RESULT:</b>	<b>APPROVED (7-0-0)</b>
<b>MOVER:</b>	Drews
<b>SECONDER:</b>	Darney
<b>AYES:</b>	Block, Darney, Dickey, Drews, Hayes, Smit, Speulda
<b>NAYS:</b>	None
<b>ABSTENTIONS</b>	None
<b>ABSENT:</b>	None

**D. MODIFICATION OF AGENDA** (5:31:54) – None.

**E. DISCLOSURES**

(5:32:24) – Commissioner Drews disclosed that he had met with Richard Wipfli at the end of September, regarding agenda item F-1 and had discussed HRC processes.

(5:32:39) – Chairperson Block also disclosed that he had met with Mr. Wipfli and a member of the Pruett Family Trust regarding agenda item F-1.

**F. PUBLIC HEARING MATTERS**

**F-1 HRC-14-145 FOR POSSIBLE ACTION: TO APPROVE A REQUEST FROM RICHARD WIPFLI (PROPERTY OWNER: MARILYN HARPER, TRUSTEE FOR PRUETT FAMILY TRUST) TO REPLACE NINE SINGLE PANE WINDOWS WITH NINE NEW DOUBLE PANE WINDOWS ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 403 N. NEVADA STREET, APN 003-225-04.**

(5:33:25) – Ms. Dorr Pansky introduced the property and presented the agenda materials, incorporated into the record, accompanied by PowerPoint presentation.

(5:36:42) – Richard Wipfli introduced himself and presented the Commission a sample of the replacement window materials.

(5:38:05) – Commissioner Hayes noted his disappointment for not enforcing the guidelines that suggested “retaining, if at all possible, and repair[ing], where necessary, the original windows”. He gave examples of repaired windows in his house.

(5:40:01) – Mr. Wipfli noted that the property owner wished to have the windows operable and new. He also cautioned against “too much disruption” due to the external asbestos siding. Commissioner Hayes expressed concern over leaving out history or “losing historical elements”. Discussion ensued regarding existing versus new windows. Commissioner Speulda inquired about replacing some but not all windows; however, Mr. Wipfli did not believe the owner was amenable to the idea. Commissioner Smit acknowledged the property owner’s efforts to purchase expensive windows from a national company to “match what’s being taken out” and to “maintain the character of the house”. Vice Chairperson Darney explained that the property is in continuous use and would require modernized improvements. Commissioner Dickey noted that the windows should be retained and repaired when possible, and believed it was “very possible” in this case. Commissioner Drews expressed concern over potential buyers shying away from purchasing property in the district because “I can’t do anything”. He believed that in an ideal world, restoration was great; however, most property owners would consider a less costly alternative. Commissioner Smit gave the example of a property owner who had replaced her windows without consulting the Commission, and the time spent with the out of state property owner after the fact.

**PUBLIC COMMENT**

(6:19:47) – Philip Hersey noted his own experiences with window restoration and explained the effort it took to do so. He also had no issues with new windows that “look like the old windows”.

(6:21:21) – Steve Brenneman, owner of the Bliss Mansion, explained that every window in the Bliss Mansion was new, except one. He added that they were custom built, and he agreed that if they “looked good from the street” he did not see any issues with new windows.

(6:22:59) – MOTION: I move to approve a request from Richard Wipfli (property owner: Marilyn Harper, Trustee for Pruett Family Trust) to replace nine single pane windows with nine new double pane windows on property zoned Residential Office (RO), located at 403 N. Nevada street, APN 003-225-04, 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.

<b>RESULT:</b>	<b>APPROVED (4-2-1)</b>
<b>MOVER:</b>	Smit
<b>SECONDER:</b>	Drews
<b>AYES:</b>	Block, Darney, Drews, Smit
<b>NAYS:</b>	Dickey, Hayes
<b>ABSTENTIONS</b>	Speulda
<b>ABSENT:</b>	None

**F-2 HRC-14-142 FOR POSSIBLE ACTION: TO APPROVE A REQUEST FROM PHILIP HERSEY TO INSTALL ROOF-MOUNTED SOLAR PANELS ON PROPERTY ZONED SINGLE FAMILY 6,000 (SF6), LOCATED AT 700 W. TELEGRAPH STREET, APN 003-244-02.**

(6:25:11) – Ms. Dorr Pansky presented the agenda materials, accompanied by a PowerPoint presentation. She also noted that two letters opposing the project had been received and were being presented as late material and are incorporated into the record.

(6:35:44) – Commissioner Hayes referred to Guidelines included the Historic Preservation Brief #3, incorporated into the agenda packets, adding that the City did not have guidelines yet. He also suggested installing the solar panels on the garage roof, once it has been built.

(7:37:20) – Property Owner Philip Hersey explained that he had been looking for composite shingles in black, but had not found one yet. He also inquired about other possibilities for a roof to “make it look nicer”. Mr. Hersey pointed out that he was also planning to build a new garage, and that he could have the solar panel of that roof. Chairperson Block cautioned against discussing a non-agendized addition to the property in order to abide by the Open Meeting Law. Commissioner Drews suggested having the panels on the Telegraph Street side and having them “set back” from the street to make them less intrusive. He also suggested continuing the item and discussing it, along with the garage construction, in the December meeting. Mr. Hersey was amenable to the suggestion, and both Chairperson Block and Commissioner Drews offered to help. Mr. Ward cautioned against “serial communication” in order not to violate the Open Meeting Law. It was agreed to keep the panels away from the Mountain Street side of the house. Discussion ensued on whether a motion was necessary to continue the item or not. Because the garage would be a new structure, Mr. Ward suggested withdrawing the current application and submitting a new one that reflected the garage and the possibility of having solar panels on that roof. Ms. Dorr Pansky clarified that there were no fees when submitting an application to the Historic Resources Commission. Mr. Hersey agreed to withdraw the item and wished to present the new application with several options to choose from.

**G. STAFF REPORTS**

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

(6:52:45) – Ms. Dorr Pansky explained that Mr. Hersey’s new request, along with an application from Mr. Bauer, would be on the December 11, 2014 special meeting agenda.

**COMMISSIONER REPORTS/COMMENTS** – None.

**FUTURE AGENDA ITEMS** – Previously discussed.

**H. PUBLIC COMMENTS** – None.

**I. ACTION ON ADJOURNMENT (6:53:31)** – Commissioner Hayes moved to adjourn. The motion was seconded by Commissioner Speulda. The meeting was adjourned at 6:53 p.m.

The Minutes of the November 13, 2014 Carson City Historic Resources Commission special meeting are so approved this 11<sup>th</sup> day of December, 2014.

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JED BLOCK, Chair