

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF JULY 24, 2023**

**FILE NO:** HRC-2023-0218

**AGENDA ITEM:** 5.B

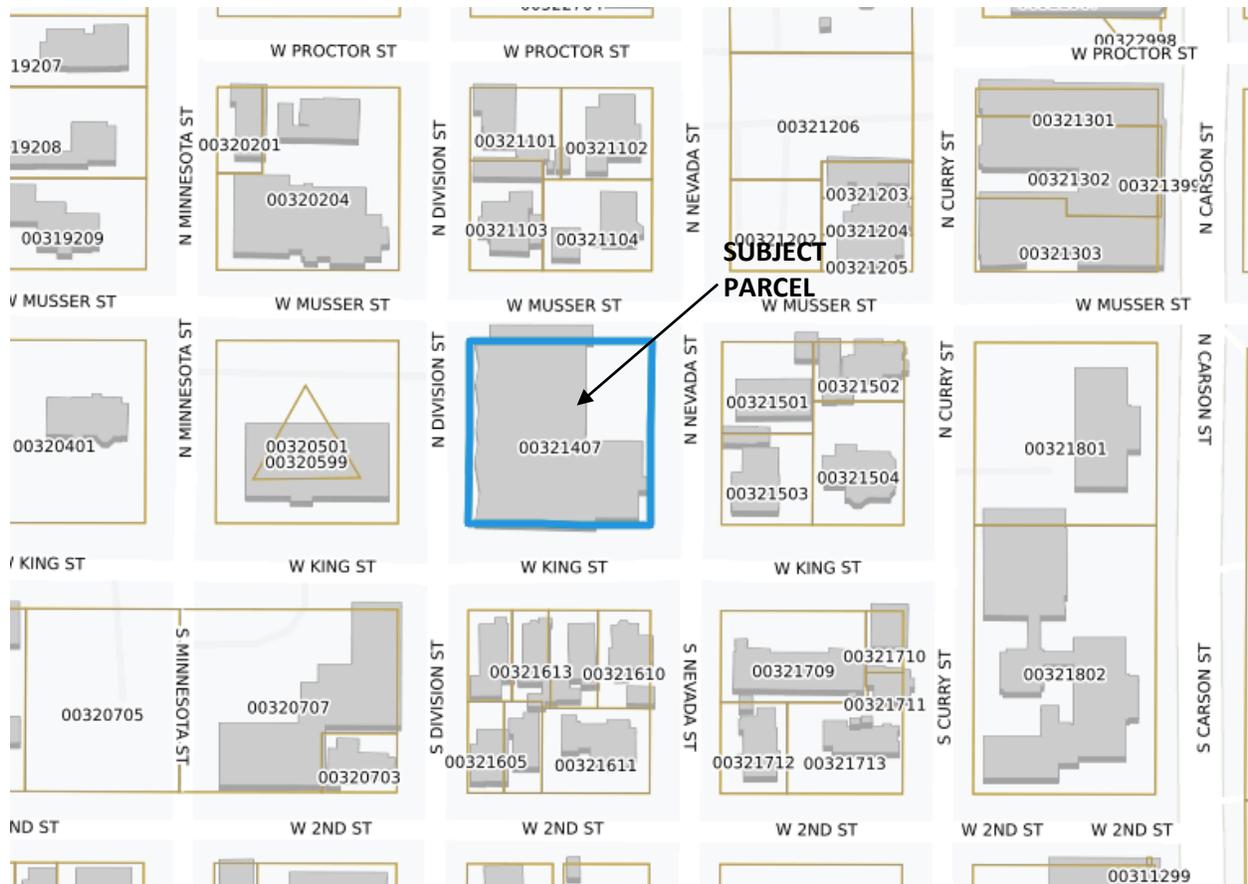
**STAFF AUTHOR:** Heather Ferris, Planning Manager

**AGENDA TITLE:** 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. (Heather Ferris, [hferris@carson.org](mailto:hferris@carson.org))

**Staff Summary:** The Applicant is proposing the construction of a new reader board sign on the subject property just south of the intersection of N. Nevada Street and W. Musser Street. The applicant is proposing either an electric LED reader board or a split flap reader board. If the new sign is approved, the applicant will also remove the existing reader board sign located west of the intersection. 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-2023-0218 based on the findings and conditions of approval outlined in the staff report, the Carson City Historic District Guidelines, and consistent with the Historic Resources Commission Policies.”

**VICINITY MAP:**



## **RECOMMENDED CONDITIONS OF APPROVAL**

1. All development shall be substantially in accordance with the approved plans.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The reader board shall be of the split-flap type and shall not be internally illuminated. Any external illumination shall be included on the plans submitted for the building permit. The applicant shall provide manufacturer's specification sheets that demonstrate that the light will be shielded so as not to spill onto adjacent properties.
4. 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 of the Carson City Community Development Department 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.
5. 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 U.S. Secretary of the Interiors Standards.

**LEGAL REQUIREMENTS:** Carson City Municipal Code ("CCMC") 18.06.015 (Procedure for Proposed Project)

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

**ZONING:** Residential Office ("RO")

## **PREVIOUS REVIEWS:**

- HRC-16-097: Replace existing sidewalk with pavers; and replace existing small roof structure with a new 700 square foot covered walkway.
- HRC-09-015: Wall signs
- HRC-05-268: Demolition of 1947 addition to church and construction of a new church and narthex approximately 8,483 square feet.
- H-02/03-14: Replacement windows and new non-illuminated wall signs.
- H-01/02-2: Request to demolish existing 4,385 square foot church and construction new sanctuary, narthex, choir rehearsal room and restrooms.
- H-90/91-7: Proposed expansion of the church.
- H-90/91-4: Roof color.

## **DISCUSSION:**

The subject property is improved with a church that was originally constructed between 1862 and 1864. The church is a large two-story brick structure that combines the elements from Gothic Revival and Classical Revival architectural traditions. As Nevada's first church, the structure is an important focal point of the area and contributes to the historic setting and

character of the district.

The applicant is seeking approval to construct a new reader board sign. Two options have been presented, one that is an LED reader board that will allow the message to be changed remotely. Alternatively, the applicant is also proposing a split flap reader board which is not internally lit but will also allow the message to be changed remotely. If the new sign is approved the existing reader board sign will be demolished.

New signs within the historic district must comply with the requirements of CCMC 18.06.135 and Division 5.23 of the Carson City Development Standards (CCDS). CCMC 18.06.135.2 (d) and (e) discuss the requirements related to the lighting of signs.

### **Option 1: LED Reader Board**

While the proposed wall structure for the sign will be consistent in design with the existing church, the proposed digital LED sign will not meet the requirements of CCMC 18.06.135.2(d) as the sign will be internally lit. Signs may be illuminated by a remote light source that is shielded to protect adjacent properties from light intrusion (CCMC 18.06.135.2(e)). Additionally, the proposed LED reader board will not comply with CCDS Division 5.23 in that the LED portion of the sign is not in keeping with the historic character of the district. See below example of a similar LED sign.



### **Option 2: Split Flap Reader Board**

With the split flap reader board option, the proposed wall structure will be the same as with the LED option and will be consistent in design with the existing church. A split flap display or reader board is an analog alphanumeric display that uses movement to show changing text. The split flap reader board will not be internally lit, and it is not a screen. The split flap reader board provides a more historically appropriate option while still providing the church with the ability to change the text remotely. The split flap reader board, therefore, will meet the requirements of CCMC 18.06.135 and CCDS Division 5.23. See below example of a split flap reader board.



The Secretary of the Interior's Standards #9 states that "New additions, exterior alterations, or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment."

The Secretary of the Interior's Standards #10 states that "New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

Staff finds the proposed sign with the split flap reader board to be consistent with the Secretary of the Interior's Standards in that the sign will not compromise the historic features of the site, and if removed in the future, site would be unimpaired. Additionally, staff finds the sign with split flap reader board is in keeping with the historic character of the district (CCDS Division 5.23) and complies CCMC 18.06.135.

Attachments:

- Carson City Resources Inventory 1980
- Carson City Resources Inventory (updated) 1988
- Architectural Survey 2011
- Application HRC-2023-0218

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- 1. Address: 100 North Nevada 110 N. NEVADA APN 3-214-03
- 2. Common Name: First Presbyterian Church
- 3. Historic Name: First Presbyterian Church
- 4. Present Owner: Presbyterian Church
- 5. Address (if not occupant): 110 North Nevada, Carson City, Nevada
- 6. Present Use: church Original Use: church

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

Stylistically, the large two story brick structure is a vernacular building that combines elements from Gothic Revival and Classical Revival architectural traditions. The tall square entrance tower with its crenelated parapet is the focal point of the composition and contains tall, slender, arched windows of successively larger size from second floor to first. The main building is formed of intersecting gables and contains arched windows and door openings within recessed wall panels. There are fanlight windows above the Nevada Street entrances. The northern gable of the Nevada Street elevation is enclosed, contains decorative paired brackets, and the facade holds tall compound-arched windows. The gable facing King Street has eave returns and contains arched windows enframed in recessed panels. A round opening occurs in the gable peak. This portion of the church was not built until after the dwelling on the site was demolished between 1890 and 1907.

The King Street wing is an early alteration. A later addition has been made to its west elevation. A later wing to the north was added in the 1970's. This two story brick wing is gabled and contains eave returns in its northern gable. Decorative stair railings have been added as well as fire escape stairs and landing. The original steeple is gone and the rectory that stood next to its was moved in the 1970's.

RELATIONSHIP TO SURROUNDINGS:

The structure is larger in scale, height, and massing than surrounding buildings. Its design is also unusual though relatively compatible in its Classical Revival derivations.



Street Furniture: three signs on property, one on lawn, two on building

Landscaping: large lawn, mature street trees, some bushes and shrubs

Architectural Evaluation: PS      NR X  
 District Designation: PD 2 NR     

HISTORIC ENVIRONMENT CONSULTANTS  
 2306 J Street, Penthouse  
 Sacramento, CA 95816  
 (916) 446-2447 Date March 1980

THREATS TO SITE:

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

ADJACENT LAND USES:

residential/commercial

PHYSICAL CONDITION:

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

APPROXIMATE SETBACK: 15 feet

HISTORICAL BACKGROUND:

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

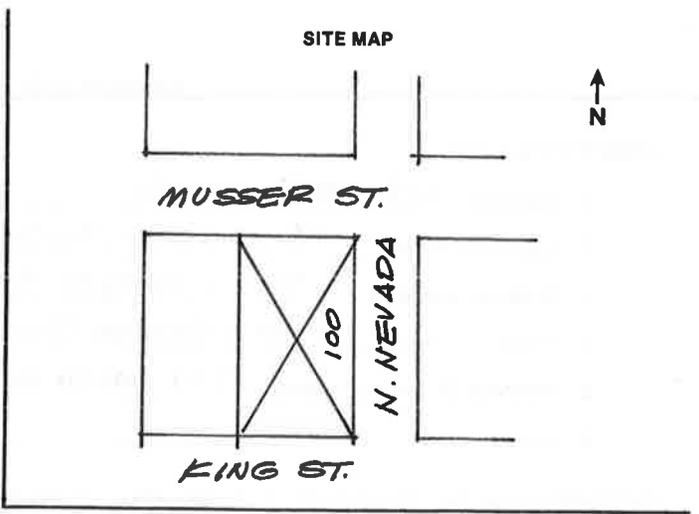
Builder (if known) \_\_\_\_\_

Date of Construction 1862-64 Estimated \_\_\_\_\_ Factual  Source: Don Ford

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

SIGNIFICANCE:

An unique example of an unusual style and type of structure, the church is one of the city's significant architectural resources. The imposing form and size of the building add to its impressive qualities. The composition of the building is unusual and the tower is a unique representative of the castellated Gothic Revival style within the city. The varied design treatment of the arched windows and recessed panels is also highly unusual and decorative. As Nevada's first church, the structure is an important focal point of the area and contributes to the historic setting and character of Preservation District #2.



SOURCES:

Don Ford  
Noreen Humphreys

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

**CARSON CITY RESOURCES INVENTORY**

**IDENTIFICATION:**

- 09 3-214-03  
 PRESBYTERIAN CHURCH  
 110 N NEVADA ST  
 CARSON CITY NV 89703
1. Address: 100 North Nevada
  2. Common Name: First Presbyterian Church
  3. Historic Name: First Presbyterian Church
  4. Present Owner: Presbyterian Church
  5. Address (if not occupant): 110 North Nevada, Carson City, Nevada
  6. Present Use: church Original Use: church

**DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:**

Stylistically, the large two story brick structure is a vernacular building that combines elements from Gothic Revival and Classical Revival architectural traditions. The tall square entrance tower with its crenelated parapet is the focal point of the composition and contains tall, slender, arched windows of successively larger size from second floor to first. The main building is formed of intersecting gables and contains arched windows and door openings within recessed wall panels. There are fanlight windows above the Nevada Street entrances. The northern gable of the Nevada Street elevation is enclosed, contains decorative paired brackets, and the facade holds tall compound-arched windows. The gable facing King Street has eave returns and contains arched windows enframed in recessed panels. A round opening occurs in the gable peak. This portion of the church was not built until after the dwelling on the site was demolished between 1890 and 1907.

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**RELATIONSHIP TO SURROUNDINGS:**

The structure is larger in scale, height, and massing than surrounding buildings. Its design is also unusual though relatively compatible in its Classical Revival derivations.



Street Furniture: three signs on property, one on lawn, two on building

Landscaping: large lawn, mature street trees, some bushes and shrubs

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

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

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date March 1990

THREATS TO SITE:

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

ADJACENT LAND USES:

residential/commercial

PHYSICAL CONDITION:

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

APPROXIMATE SETBACK: 15 feet

HISTORICAL BACKGROUND:

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

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

Date of Construction 1862-64 Estimated \_\_\_\_\_ Factual  Source: Don Ford

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

SIGNIFICANCE:

A unique example of an unusual style and type of structure, the church is one of the city's significant architectural resources. The imposing form and size of the building add to its impressive qualities. The composition of the building is unusual and the tower is a unique representative of the castellated Gothic Revival style within the city. The varied design treatment of the arched windows and recessed panels is also highly unusual and decorative. As Nevada's first church, the structure is an important focal point of the area and contributes to the historic setting and character of Preservation District #2.

SOURCES:

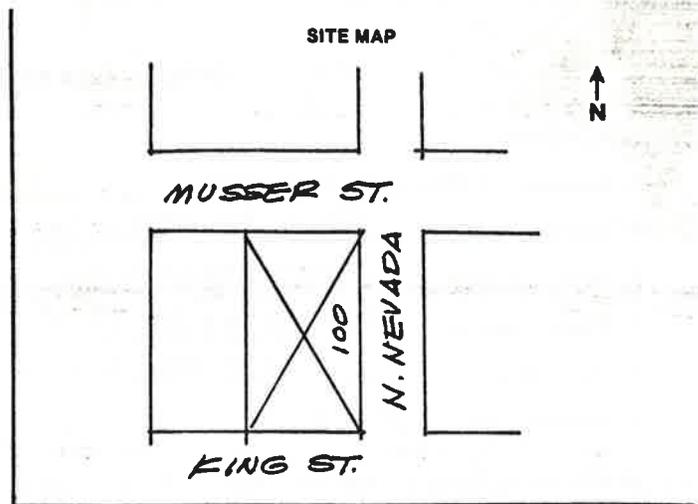
Don Ford  
Noreen Humphreys

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

NEVADA STATE HISTORIC PRESERVATION OFFICE  
HISTORIC RESOURCES INVENTORY FORM

Rev. 3/00

**For Office Use Only**

**1. PROPERTY NAME**

**1A. Historic Name**

YR Built \_\_\_\_\_  
NR Eligible? Y / N  
District? Y / N

First Presbyterian Church of Carson City

**1B. Current/Common Name**

110 N. Nevada St.

**2. PROPERTY ADDRESS**

Street Address	110 N. Nevada St.
City, Zip Code	Carson City, NV 89703
County	Carson City

**3. PROPERTY OWNERSHIP**

**3A. Original Owner**

Name

**3B. Current Owner**

Name	First Presbyterian Church of Carson City
Mailing Address	306 W. Musser St., Carson City, NV 89703
Assessor's Parcel Number (APN)	003-214-06

**4. CURRENT PROPERTY STATUS**

<input checked="" type="checkbox"/>	Occupied	<input type="checkbox"/>	Vacant
<input type="checkbox"/>	Other (please specify)		

**5. PROPERTY USE**

**5A. Current Use**

<input type="checkbox"/>	Residential	<input type="checkbox"/>	Commercial	<input checked="" type="checkbox"/>	Religious
<input type="checkbox"/>	Educational	<input type="checkbox"/>	Governmental	<input type="checkbox"/>	Industrial
<input type="checkbox"/>	Other (please specify)				

**5B. Historic Use**

<input type="checkbox"/>	Residential	<input type="checkbox"/>	Commercial	<input checked="" type="checkbox"/>	Religious
<input type="checkbox"/>	Educational	<input type="checkbox"/>	Governmental	<input type="checkbox"/>	Industrial
<input type="checkbox"/> Other (please specify)					

**6. CURRENT ACCESS**

<input type="checkbox"/>	Permitted-local public resource	<input checked="" type="checkbox"/>	By owner permission only
<input type="checkbox"/>	Permitted-state public resource	<input type="checkbox"/>	Restricted
<input type="checkbox"/>	Permitted-federal public resource	<input type="checkbox"/>	Other (specify)

**7. ACREAGE**

0.72	<input type="checkbox"/>	Estimated
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**8. PROPERTY LOCATION**

**8A. UTM Location/Reference(s)**

Zone 11 260870E 4338440N
--------------------------

**8B. Township/Range/Section/Map**

T15N, R20E, Sec 17, Mt. Diablo Base Meridian, Carson City, NV USGS quad map (1994)
--

**9. RESOURCE DESCRIPTION**

**9A. Resource Type**

<input checked="" type="checkbox"/>	Building	<input type="checkbox"/>	Structure	<input type="checkbox"/>	District	<input type="checkbox"/>	Object	<input type="checkbox"/>	Site
<input type="checkbox"/> Other (specify)									
<input type="checkbox"/> Contributing element to a historic district (specify district name)									

**9B. Exterior Resource Features**

<input type="checkbox"/>	Basement	1	Number of stories
<input type="checkbox"/>	Porch		Balcony
<input type="checkbox"/>	Dormer(s)		Chimney
<input type="checkbox"/> Other (please specify)			

**9C-F. Materials and Systems (See instructions and enter codes from HRIF Codes page)**

9C. Roofing Material(s)	9D. Exterior Surface Material(s)
R-3 Composition Shingle	ES-2 Brick, structural
9E. Building Structural System	9F. Foundation Structural System
SS-4 Masonry	F-5 Stone

**9G. Written Description**

See continuation sheet

**9H. Associated Structures/Features**

Associated structures/features (submit <i>Associated Structures Summary</i> )	X	Yes		No
---	---	-----	--	----

**9I. Integrity**

X	Original site		
	Altered (describe on continuation sheet)	Date altered	
	Moved	Date moved	
Moved from			

**9J. Condition**

X	Good		Fair
	Poor		Ruins

**9K. Threats**

None known

**10. RESOURCE DATE AND SIGNIFICANCE**

**10A. Architect/Engineer/Designer**

Unknown

**10B. Builder/Contractor**

Corbett Brothers (Daniel and William)

**10C. Architectural Style/Period (See Appendix B)**

Italianate

**10D. Construction Date(s)**

1862-64		Circa
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**10E. Date(s) of Significance**

1862-64

**10F. Historic Resource Theme (See Appendix C)**

Land Usage: **Townsite Development and City Planning**

**10G. National Register Eligibility (See Appendix D)**

	Listed	Date Listed					
X	Eligible under:						
X	Criterion A		Criterion B	X	Criterion C		Criterion D
	Other (specify)						
	Not Eligible						
	Unevaluated						

**10H. Justification**

See continuation sheet

**11. BIBLIOGRAPHY**

See continuation sheet

**12. FORM INFORMATION**

Report Number/Name	2011 Carson City Survey
Date Surveyed	April 2011
Surveyor Name	J. Daniel Pezzoni
Company	Landmark Preservation Associates
Address	6 Houston Street, Lexington, VA 24450
Telephone Number	(540) 464-5315

**13. ATTACHED DOCUMENTATION**

X	Continuation sheets
X	Photographs
X	Location maps
X	Plans (site)
	Other (please specify)
X	Associated Structures Summary Form
X	Historic District Addendum (if applicable)

**NEVADA STATE HISTORIC PRESERVATION OFFICE HISTORIC RESOURCE INVENTORY FORM  
CONTINUATION SHEET**

**Property Name: First Presbyterian Church of Carson City**  
**Section No. 9G, 11      Page No. 5**

**City, County: Carson City**

As built First Presbyterian Church was a gable-front brick building of tall one-story form. This original section is readily visible despite later additions, its principal exterior alteration being the conversion of a center entry into a window. The original section has painted brick (as does the 1896 section) with a decorative treatment of round-arch recesses separated by narrow recessed "pilasters." The pedimented gable has heavy molded horizontal and raking cornices with small sawn brackets in pairs. The present asphalt shingle roofing is over several layers of wood shingle roofing. The windows, originally fitted with multi-pane sashes, have stained glass depicting religious personages. In 1896 a two-stage entry tower was added to the south front corner and a two-story Sunday school wing was added to the south side. The tower and wing have recessed "pilaster" strips like the original section and also arched façade bays, but the arches are basket-handle rather than round. At the base of the tower is a round-arch entry with double-leaf panel doors and a fanlight with radial muntins. Next to the entry are two plaques: one for the Carson City Historical Commission (dated 1975) and another noting the church is an American Presbyterian and Reformed Historical site (plaque no. 285). The tower and wing have single and clustered tall windows with round-arch heads. The tower has battlements; it formerly had a belfry and steeple removed in the late 1940s. The wing has a cornice with paired brackets and a round-arch window in the gable (now closed in). On the north extends a two-story Fellowship Hall and educational wing constructed between 1960 and 1968. The cinder block wing has a metal-sheathed gable roof and what appear to be replacement windows. A large rear addition with a simulation stucco exterior was made in 2008. The addition echoes elements of the nineteenth-century church such as multiple gables and round-arch and round windows.

First Presbyterian Church dates its origins to 1861 when Reverend William Brier organized a small gathering as the congregation. Construction of the original section began in 1862 but due to economic conditions the building was not completed until 1864. The Corbett brothers, Daniel and William, are credited with the construction. The church is documented as the oldest surviving church building in the state. Orion Clemens was a prominent early member and his brother, Samuel Clemens or Mark Twain, helped raise money for the building's completion. The tower and Sunday school wing were added in 1896 and various smaller additions and alterations were made through the first half of the twentieth century. The construction of the large Fellowship Hall in the 1960s and completion of the even larger addition of 2008 have given the building its present form.

The property is classified as a contributing resource in the West Side Historic District.

**Sources**

Goodwin, Victor, and Wilbur Wieprecht. "First Presbyterian Church, Carson City, Nevada, History, 1861-1997." Report, ca. 1997.

Kientz, Marvin. "First Presbyterian Church, Carson City, Nevada: A History." Article on line at the First Presbyterian Church website ([www.fpccarsoncity.com](http://www.fpccarsoncity.com)).

Historic Environment Consultants. Carson City Resources Inventory Survey Forms. 1980.



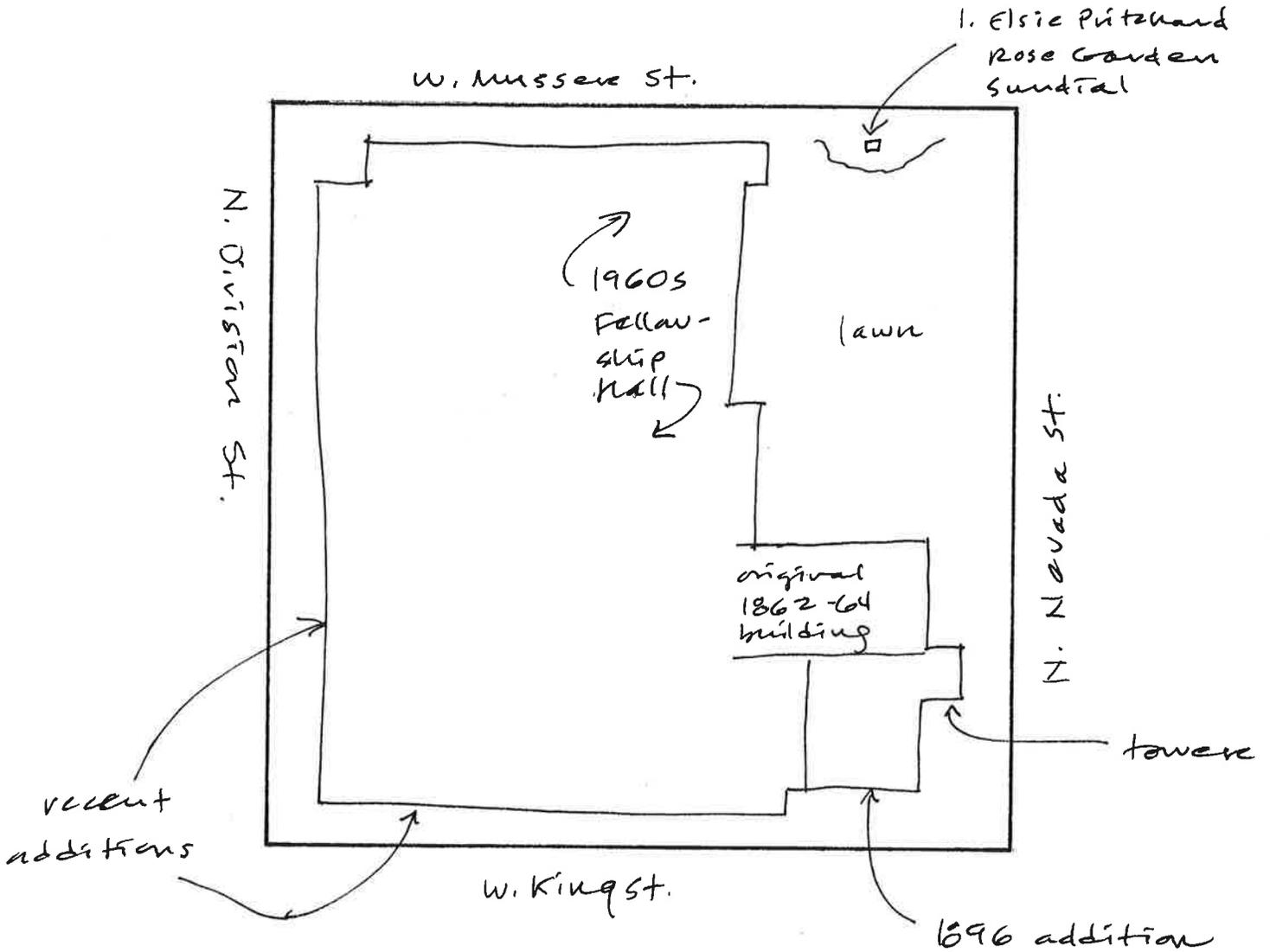
NEVADA STATE HISTORIC PRESERVATION OFFICE  
HISTORIC RESOURCE INVENTORY FORM  
CONTINUATION SHEET

Property Name: First Presbyterian Church of Carson City

City, County: Carson City

Section No. 13: Site Plan

Page No. 6



NEVADA STATE HISTORIC PRESERVATION OFFICE  
 HISTORIC RESOURCE INVENTORY FORM  
 ASSOCIATED STRUCTURES/FEATURES SUMMARY FORM

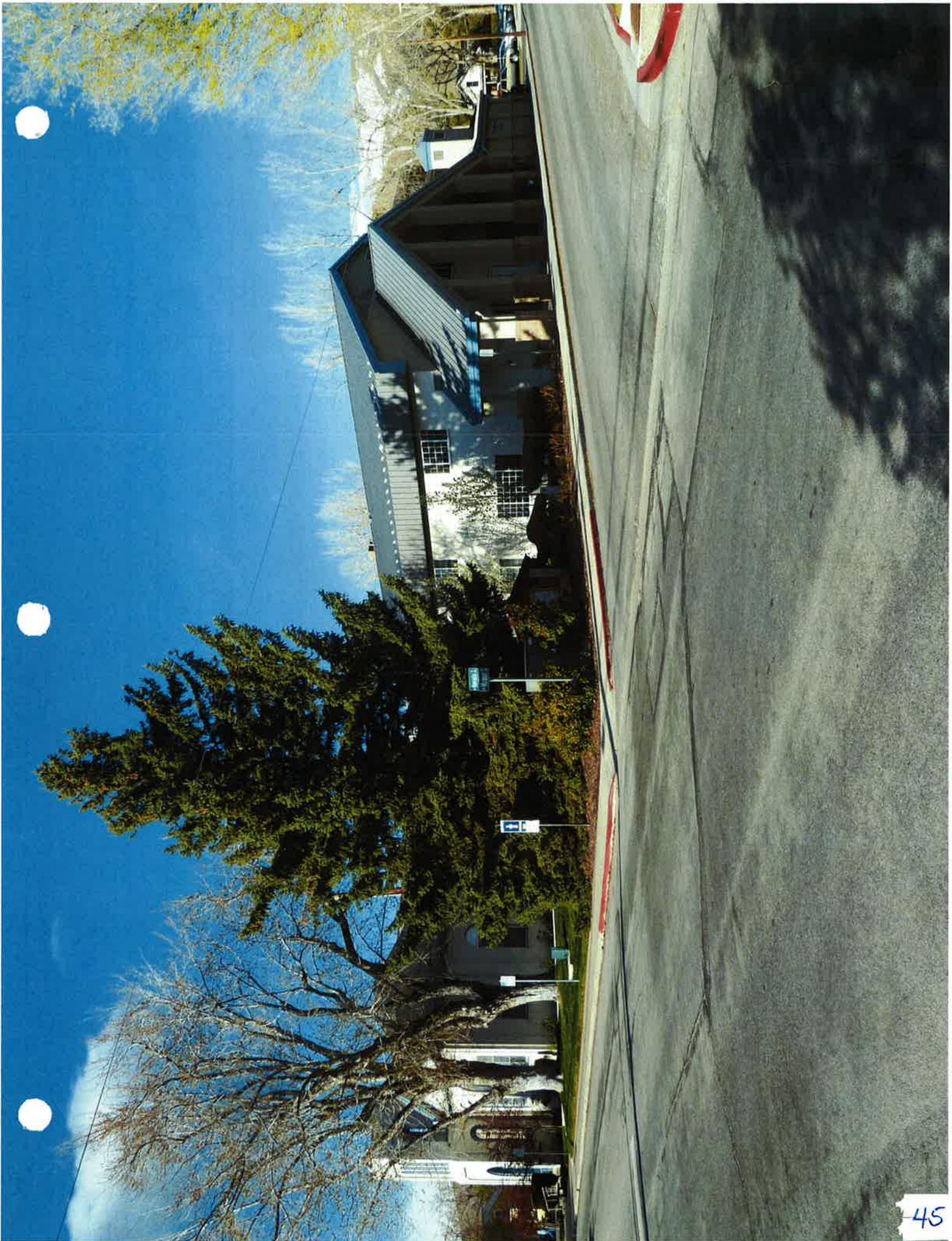
Property Name: 110 N. Nevada St. City, County: Carson City

Section No. 13

If this inventory involves associated structures or features, please include this form with the SHPO submission. Include continuation sheet, if necessary.

ASSOCIATED STRUCTURES/FEATURES SUMMARY				
Number of associated structures:	1	Contributing	1	Noncontributing
Number of associated features:		Contributing		Noncontributing

Structure/Feature #1		Structure/Feature #2	
Historic Name	Elsie Pritchard Rose Garden sundial	Historic Name	
Property Type	Object	Property Type	
Historic Use	*	Historic Use	
Current Use	Sundial and memorial	Current Use	
Style (if applicable)	No style	Style (if applicable)	
Materials	Brick, metal	Materials	
Construction date	Ca. 1966-67	Construction date	
Integrity	Good	Integrity	
Map Reference Code		Map Reference Code	
Structure/Feature #3		Structure/Feature #4	
Historic Name		Historic Name	
Property Type		Property Type	
Historic Use		Historic Use	
Current Use		Current Use	
Style (if applicable)		Style (if applicable)	
Materials		Materials	
Construction date		Construction date	
Integrity		Integrity	
Map Reference Code		Map Reference Code	



45



46.







49





51



<b>FILE #</b>		<b>Carson City Planning Division</b> 108 E. Proctor Street Carson City, NV 89701 Phone: (775) 887-2180 Email: <a href="mailto:planning@carson.org">planning@carson.org</a>  <b>HISTORIC RESOURCES COMMISSION</b> (CCMC 18.06)  SUBMITTAL PACKET: – Email completed packet to <a href="mailto:planning@carson.org">planning@carson.org</a> or submit 1 Unbound Original and an electronic copy including: <ul style="list-style-type: none"> <li>• Signed Application Form</li> <li>• Site Plan</li> <li>• Building Elevations</li> <li>• Spec Sheet(s) on Proposed Building Material(s)</li> </ul> Submittal Deadline: Historic Resources Commission application submittal <a href="#">schedule</a> .  Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.
APPLICANT	PHONE #	
First Presbyterian Church	775-882-1032	
MAILING ADDRESS, CITY, STATE, ZIP		
306 West Musser Street CCNV 89703		
EMAIL ADDRESS		
<a href="mailto:margo@fpccarsoncity.org">margo@fpccarsoncity.org</a>		
PROPERTY OWNER	PHONE #	
Same		
MAILING ADDRESS, CITY, STATE, ZIP		
Same		
EMAIL ADDRESS		
Same		
APPLICANT'S AGENT	PHONE #	
Darrin Berger, AIA	775-297-1312	
MAILING ADDRESS, CITY, STATE, ZIP		
312 West Third Street CCNV 89703		
EMAIL ADDRESS		
<a href="mailto:darrin@bharchitects.biz">darrin@bharchitects.biz</a>		
Project's Assessor Parcel Number(s):	Street Address	
003-21-407	115 North Division Street	

Describe in detail the work to be performed requiring Historic Resources Commission review and approval. If necessary, attach additional sheets.

Work involves the removal of an existing message board and the construction of a new landscape feature wall with the intent that later on it will serve as the base for identifying signage which will include a reader board and cast metal letters. This requires a separate permit by a signage contractor which will come later.

Will the project involve demolition or relocation of any structure within or into the Historic District?  Yes  No If Yes, please describe:

We are demolishing an existing message board

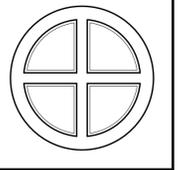
*Margo Weaver*  
 Owner's Signature  
 Margo Weaver  
 Owner's Printed Name

*Darrin Berger*  
 Applicant's/Agent's Signature  
 Darrin Berger, AIA  
 Applicant's/Agent's Printed Name

# FIRST PRESBYTERIAN CHURCH

## Landscape wall

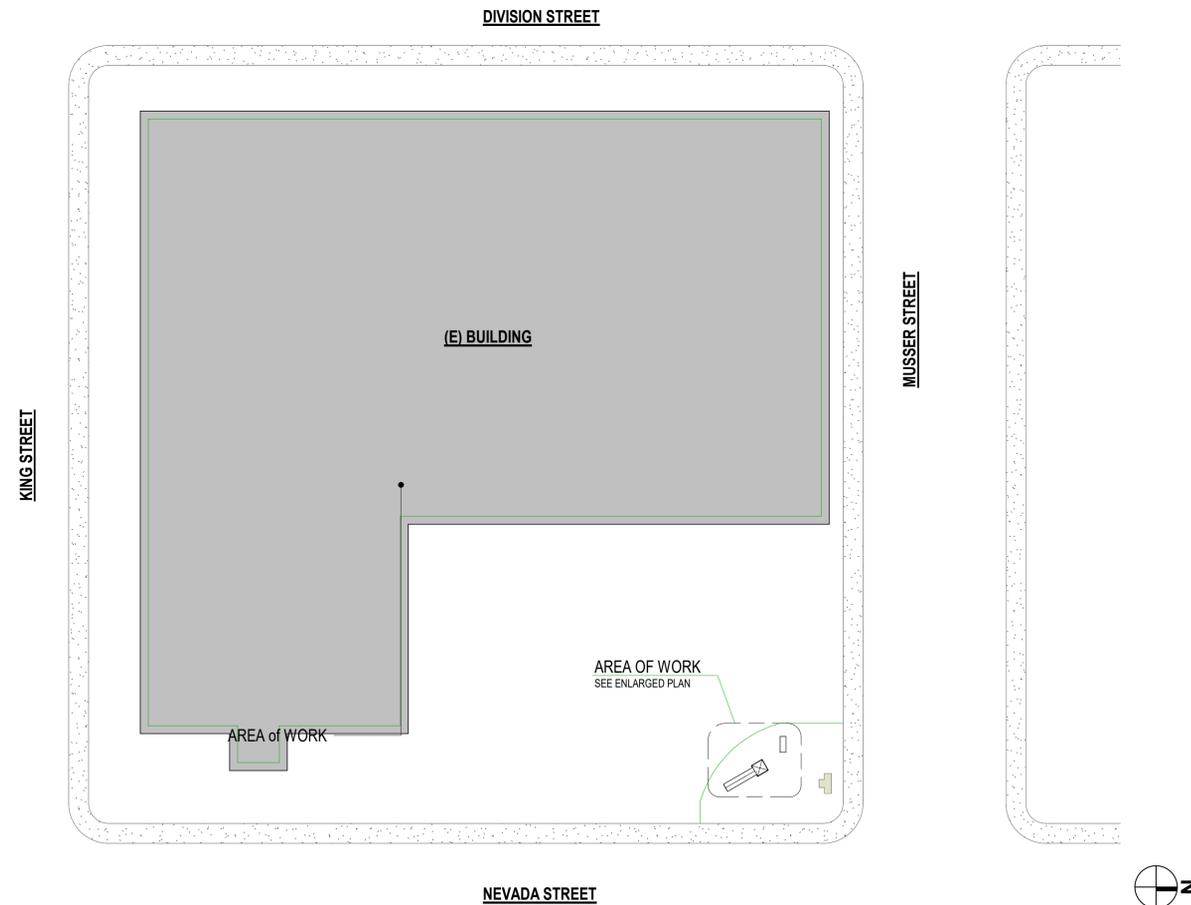
115 North Division Street Carson City NV 89703



**BERGER  
HANNAFIN**  
ARCHITECTURE  
312 WEST 3RD STREET  
CARSON CITY, NV 89703  
P: (775) 882.6455  
WWW.BHACHITECTS.BIZ



### SITE PLAN



### SHEET INDEX

**GENERAL**  
A0.1 COVER SHEET  
A2.1 ENLARGED SITE PLAN, EXTERIOR ELEVATIONS and DETAILS

### SCOPE of WORK

THIS PROJECT INVOLVES THE CONSTRUCTION OF SMALL CONCRETE and CONCRETE MASONRY LANDSCAPE FEATURE WALL, WHICH WILL, PENDING THE REVIEW AND APPROVAL PROCESS BE USED AS A BASE STRUCTURE FOR FUTURE SIGNAGE... **THIS IS NOT A SIGNAGE SUBMITTAL ALL SIGNAGE WILL BE DEALT WITH UNDER A SEPARATE PERMIT.**

### GOVERNING AGENCY REVIEW

### CODES and REGULATIONS

### VICINITY MAP

### CONTACT INFORMATION

2009 ICC/ANSI A117.1  
2017 National Electrical Code  
2018 International Building Code  
2018 International Energy Conservation Code  
2018 International Existing Building Code  
2018 Northern Nevada Amendments  
  
Nevada Revised Statutes (NRS) Chapter 444  
Nevada Administrative Code (NAC) Chapter 449



**OWNER**  
FIRST PRESBYTERIAN CHURCH  
P.O. BOX 2168  
306 WEST MUSSER, CARSON CITY NV 89703  
TEL: (775) 882-1032  
CONTACT: MARGO WEAVER

**GENERAL CONTRACTOR**  
TBD

**ARCHITECT**  
BERGER HANNAFIN ARCHITECTURE  
312 WEST 3RD STREET  
CARSON CITY, NV 89703  
TEL: (775) 882-6455  
CONTACT: DARRIN BERGER

PROJECT:  
LANDSCAPE WALL  
**FPC LANDSCAPE WALL**  
115 NORTH DIVISION STREET CARSON CITY NV 89703

APN NO.: 003-21-407

BHA JOB NO.: 2244

DRAWING STATUS:

PHASE  
SCHEMATIC DESIGN   
DESIGN DEVELOPMENT   
CONTRACT DOCUMENTS

USE  
THESE DRAWINGS ARE BEING ISSUED FOR THE FOLLOWING USES:  
PROGRESS REVIEW   
GOVERNING AGENCY REVIEW   
ESTIMATING   
BIDDING   
OTHER

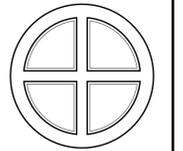
ISSUE DATE: 04.11.23  
DRAWN BY: DMB

Revisions	Date
▲	
▲	
▲	
▲	
▲	

DRAWING TITLE:  
**COVER SHEET**

DRAWING NUMBER:

**A0.1**



**BERGER  
HANNAFIN**  
ARCHITECTURE

312 WEST 3RD STREET  
CARSON CITY, NV 89703  
P: (775) 882.6455  
WWW.BHARCHITECTS.BIZ



PROJECT:  
LANDSCAPE WALL

**FPC LANDSCAPE WALL**

115 NORTH DIVISION STREET CARSON CITY NV 89703

APN NO.: 003-214-07

BHA JOB NO.: 2244

DRAWING STATUS:

PHASE  
SCHEMATIC DESIGN   
DESIGN DEVELOPMENT   
CONTRACT DOCUMENTS

USE  
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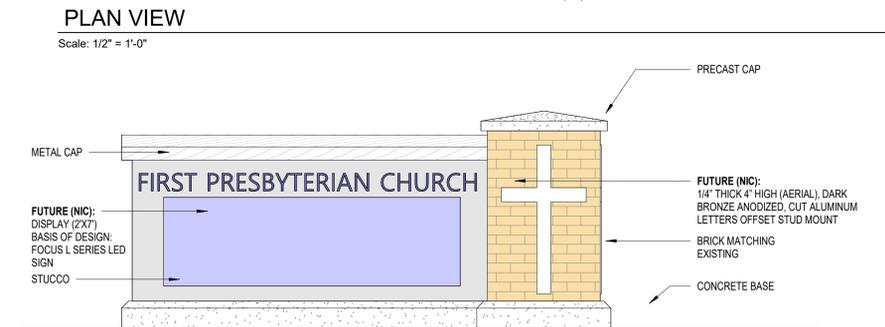
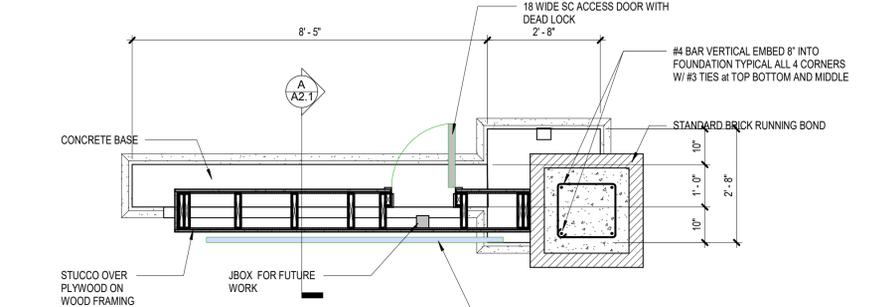
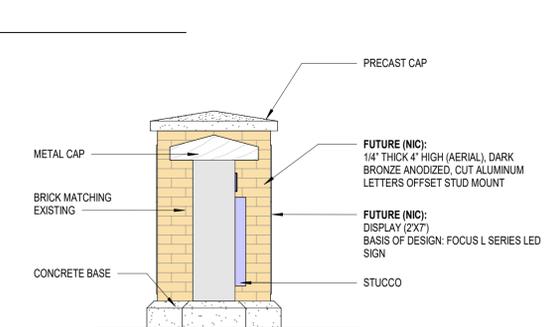
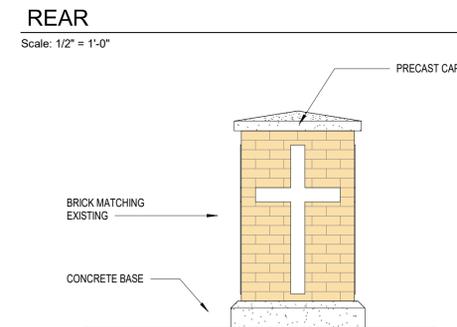
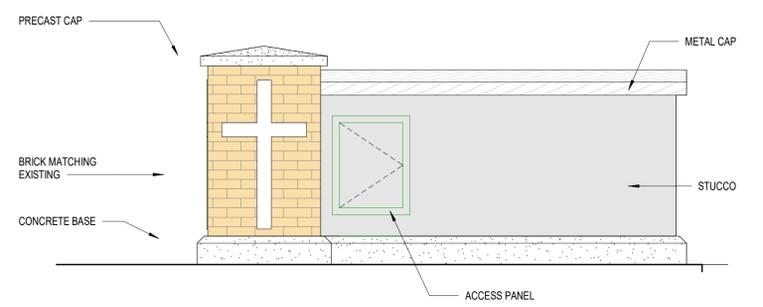
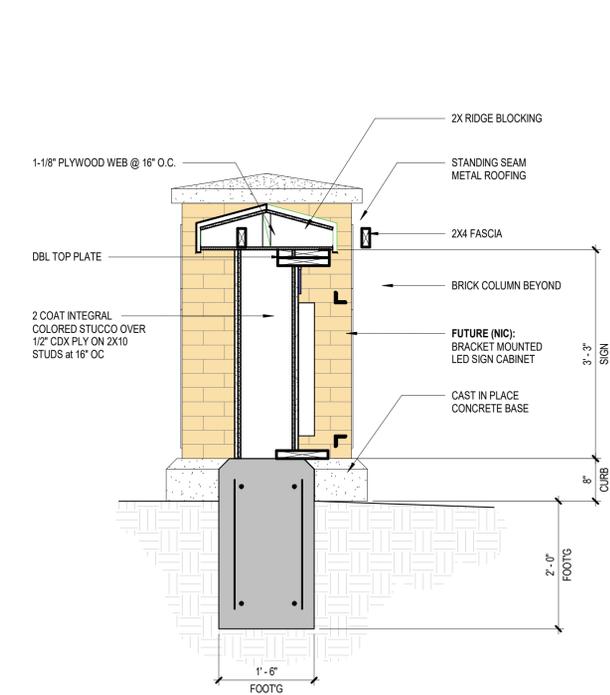
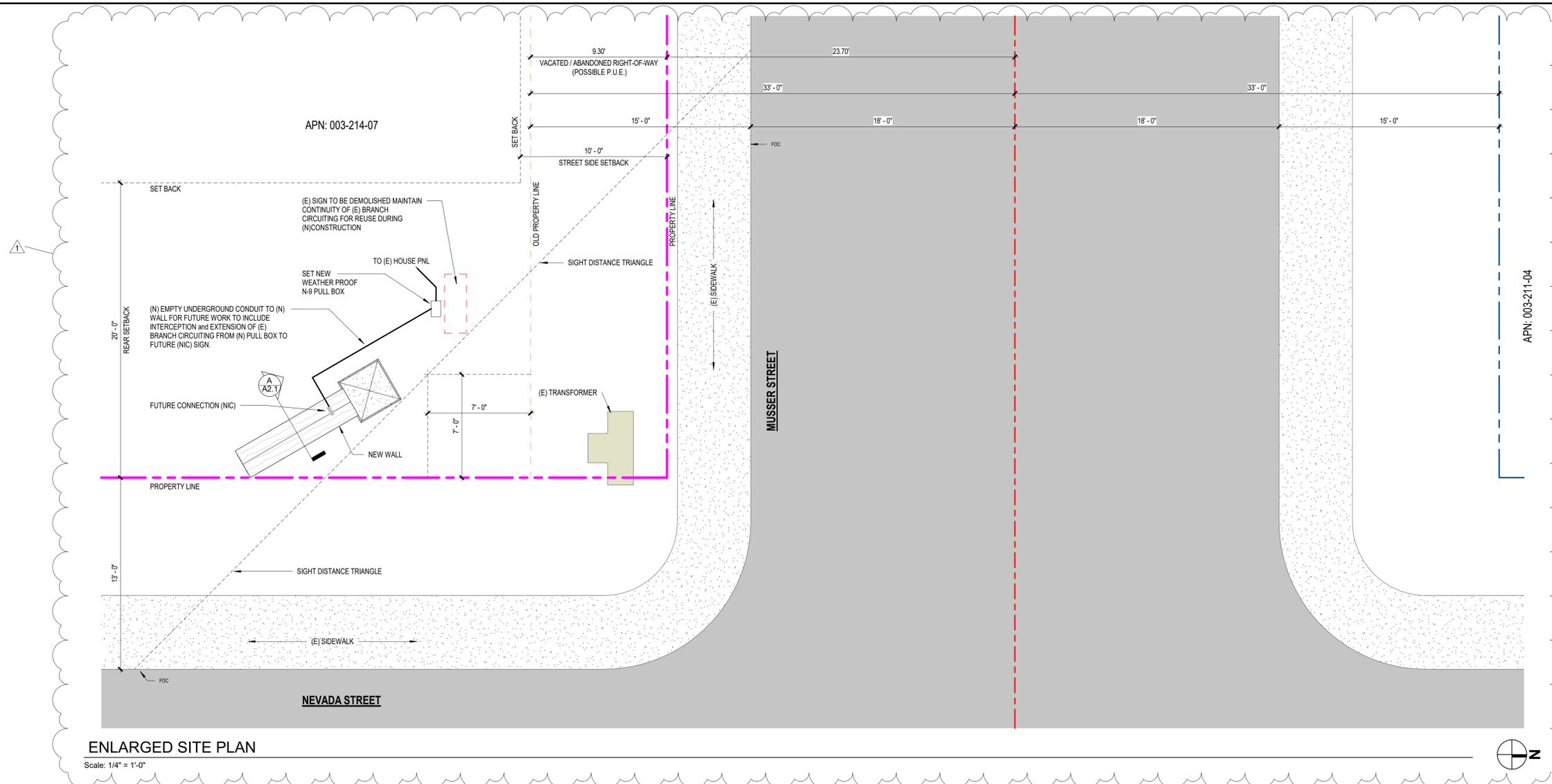
ISSUE DATE: 04.11.23  
DRAWN BY: DMB

Revisions	Date
▲ UPDATED SITE PLAN	06.28.2023
▲	
▲	
▲	
▲	

DRAWING TITLE:  
**ENLARGED SITE  
PLAN, ELEVATIONS  
and DETAILS**

DRAWING NUMBER:

**A2.1**



## Heather Ferris

---

**From:** darrin@bharchitects.biz  
**Sent:** Thursday, June 29, 2023 2:35 PM  
**To:** Heather Ferris  
**Cc:** 'Marcie Richards'  
**Subject:** First Presbyterian Church HRC-2023-0218 115 North Division  
**Attachments:** RE: LED Sign First Presbyterian; FPC Carson City x Oat Foundry

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

**This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.**

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Hello heather:

Please find attached two email messages one from the **LED Sign Rep (Focus Digital)** and the other from the **Split Flap Sign Rep (Oat Foundry)** – Please let me know if it reads okay or if I should reformat so its easier to navigate. It gives the reader a fuller picture in case they wanted to look further into the product(s)



## Heather Ferris

---

**From:** Colleen Wilson <colleen@oatfoundry.com>  
**Sent:** Tuesday, June 27, 2023 12:56 PM  
**To:** darrin@bharchitects.biz  
**Subject:** FPC Carson City x Oat Foundry  
**Attachments:** install-infographic.pdf; [3x24] SF Wall Hanging.PDF

Hi Darrin,

Thanks for reaching out regarding the First Presbyterian Church Carson City project! Coincidentally, I just flew in from Reno/Carson City *last night* from a quick Lake Tahoe getaway. I can see how the Historic Commissions have a hand in design - it's truly a beautiful and peaceful place.

We can certainly work with you to make the FPC Carson City's outdoor signage feature. I've outlined a pricing estimate at the end of this email, but first I wanted to address your questions:

**Sizing:** It looks like a 3 Row x 24 Column Split Flap (22" x 70") would be a great fit. As we build all of our products to order, we can build Split Flaps with any number of rows and columns bump out in multiples of 8 modules (~2ft) - don't hesitate to ask if you'd like me to quote an alternative size.

**Weather-Resistance:** Our Split Flaps are built for indoor use, but customers have had success building waterproof casings for them and we're happy to quote using a vendor we've worked with in the past. I've also shared a few additional specifications regarding outdoor installation below (these are based on use *without* a weather-resistant casing):

- Operating Temperatures: 15F – 90F (-10C - 32C)
- Operating Humidity: <50% humidity, non-condensing
- Must be protected from rain/water exposure
- Direct sunlight is not advised. UV exposure may degrade screen printed fonts over time.

**Power & Data:** The Split Flap requires a standard Type-B plug (110v). Our pricing includes access to our password-protected, easy-to-use Web Portal for creating, scheduling, and instantly sending messages to the Split Flap remotely. We typically recommend a hardwired Ethernet cable, but if that is not available, a nano-router can be used to either bridge to a current WiFi network connection wirelessly *that is within range* OR broadcast its own WiFi offline. A few notes:

- Hardwiring to a router or bridging to an in-range Wifi network will allow remote access to our Web Portal for scheduling and sending messages.
- If the nano-router has to broadcast its own WiFi, the Web Portal will only be accessible while the device (phone, tablet, computer) is in range of the nano-router - i.e. it would only be controllable on-site.

**Installation:** Our Split Flap Displays are very easy to install, no special training required. I've attached an installation overview to this email for reference.

Below, I've outlined estimated costs for a 3 Row x 24 Column Split Flap:

### 3 Rows x 24 Columns

22.2" H x 70.4" x 5" D (technical drawing attached)

\$27,000

Weather-Resistant Casing (from our vendor): ~\$6,000  
Crating & Shipping to Carson City, NV: \$1,700



I'm happy to draw up renders or provide additional technical details. If it would be helpful to hop on a quick demo call, feel free to let me know when you have 30 minutes to chat in the next week or two and I will send over a meeting invite.

Best,  
Colleen

**Colleen Wilson**  
Sales Representative  
Oat Foundry LLC  
2275 Bridge Street Unit 208A  
Philadelphia PA 19137



# SPLIT FLAP INSTALL

4 basic steps to getting your Split Flap  
up and running

## STEP 1



### Prep

Prepare the wall by locating power & data and preferred location for the split flap.

*Approx. 30 minutes*

## STEP 2

### Cabinet

Hang the cabinet & install the toggle bolts. Install lag screws, if needed.

*Approx. 15 minutes*



## STEP 3



### Modules

Insert each module one at a time and connect the data cable.

*Approx. 10 seconds per module*

## STEP 4

### Connect

Connect ethernet & power. Go to the IP address that appears upon boot-up to access the WebApp.

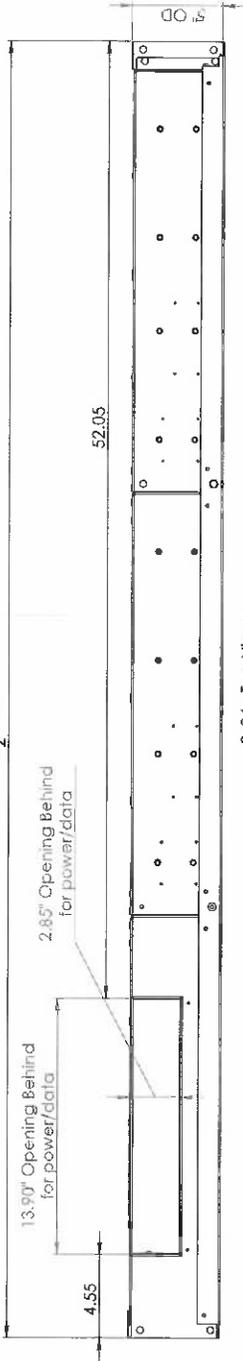
*Approx. 1 minute*



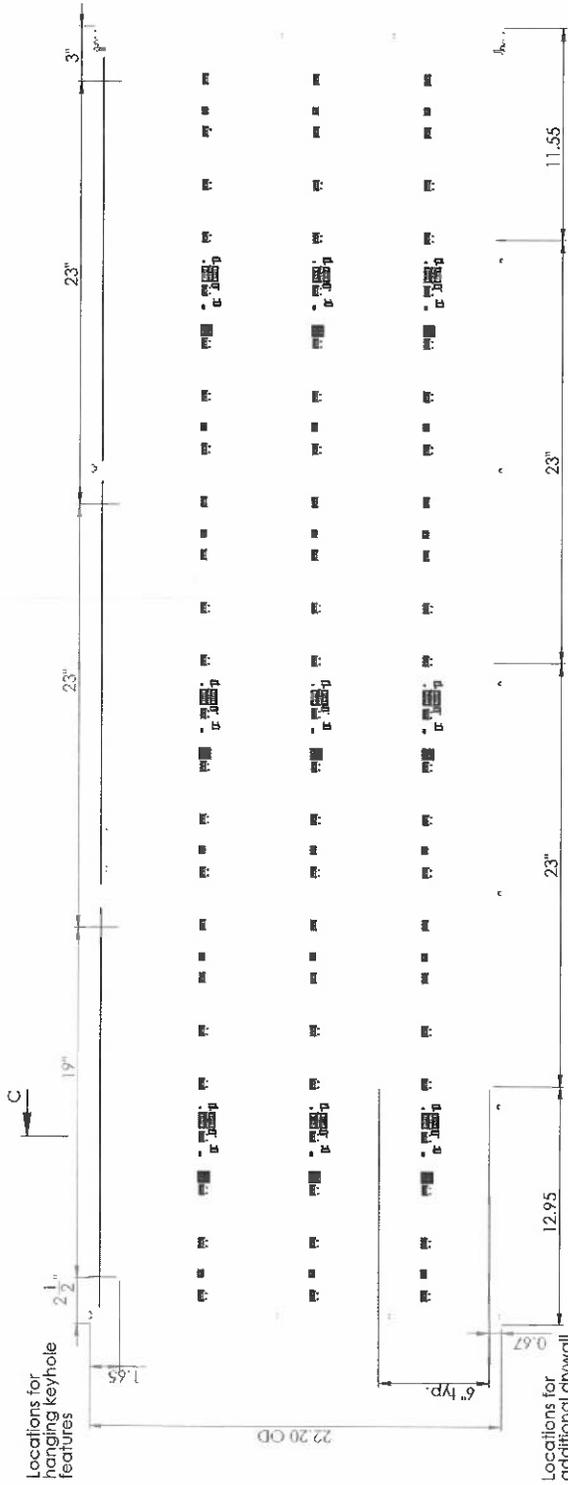
... and Enjoy!  
*Infinite*



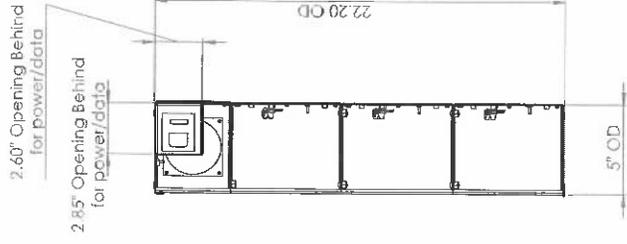
70 1/2" OD



3x24 - Top View



3x24 Front View



SECTION C-C  
SCALE 1:5

UNLESS OTHERWISE SPECIFIED:		NAME	DATE	TITLE	
DIMENSIONS ARE IN INCHES		LT	11.12.19	SF Wall Hanging Dimensions	
FRACTIONAL	1/16	DRAWN			
ANGULAR	1/8	CHECKED			
DECIMAL	1/32	REV. ART:			
THREE PLACE DECIMAL	1/64	REFERENCE			
CRITICAL:					
DIMENSIONS CONTAINED IN THIS DRAWING & SIZE FOR PARTS OF A WALL HANGING WITHOUT THE APPROVAL OF THE MANUFACTURER SHALL BE CHANGED AT THE MANUFACTURER'S DISCRETION.					
PROPERTY AND CONFIDENTIAL					
THIS INFORMATION IS THE PROPERTY OF OET FOUNDRY, LLC AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.					
SIZE	DWG. NO.	SCALE	1:20	DO NOT SCALE DRAWING	SHEET 3 OF 4
C	3x24	REV	1		

OET Foundry, LLC  
225 Bridge St., 849 203, Unit 1A  
Pittsburgh, PA 15107

3x24

SCALE: 1:20

DO NOT SCALE DRAWING

SHEET 3 OF 4

## Heather Ferris

---

**From:** Clay Blackburn <clay@focusdigitaldisplays.com>  
**Sent:** Thursday, June 29, 2023 1:35 PM  
**To:** darrin@bharchitects.biz  
**Subject:** RE: LED Sign First Presbyterian

Hello Darrin,

Attached are a couple dropbox links to photos of a sign using a black background and white characters. This is the best way to mimic a manual letter board. You would not want to use a white background with black letters it would be o bright and hard to read. I don't have any case studies to share on this subject. The sign can also be programed to appear off at night (black screen) at an hour of your choosing. Let me know if there is anything else I can do to help.

<https://www.dropbox.com/s/kkugwhg2t9wvkw/Ball%20State%20Univeristy%2020mm%2048x112.jpg?dl=0>  
<https://www.dropbox.com/s/p6hgscgoe4iwoqd/Ball%20State%20University%202.jpg?dl=0>

Thank you,

Clay Blackburn  
Focus Digital Displays LLC  
**\*\*\*WE HAVE MOVED\*\*\*New Address Below\*\*\***  
**13276 Research Blvd. #207**  
**Austin, TX 78750**  
T: 877-522-0839 / C: 817-991-8013



[www.focusdigitaldisplays.com](http://www.focusdigitaldisplays.com)

**From:** darrin@bharchitects.biz <darrin@bharchitects.biz>  
**Sent:** Tuesday, June 27, 2023 11:52 AM  
**To:** Clay Blackburn <clay@focusdigitaldisplays.com>  
**Subject:** RE: LED Sign First Presbyterian

Hello Clay:

This project is finally moving however we are now up against our Historic commission and they are reluctant to approve it... Do you have any case studies that I might share with them as I go before them to plea my case. I told them that these signs can mimic an old historic manual reader board....



**Darrin Berger • A.I.A.**

Architect • Principal Partner

[darrin@bharchitects.biz](mailto:darrin@bharchitects.biz)

MB: (775) 297.1312

PH: (775) 882.6455

**ARCHITECTURE**  
LLP

312 W. 3rd St.

Carson City NV 89703

[www.bharchitects.biz](http://www.bharchitects.biz)

**From:** Clay Blackburn <[clay@focusdigitaldisplays.com](mailto:clay@focusdigitaldisplays.com)>

**Sent:** Wednesday, February 15, 2023 12:14 PM

**To:** Darrin Berger <[darrin@bharchitects.biz](mailto:darrin@bharchitects.biz)>

**Subject:** LED Sign First Presbyterian

Hello Darrin,

I believe this is the model that you need. We do not have one that is exactly 2' x 7'. The Shop Drawing has the power requirements on it. In short a single 110volt 20amp circuit will do. Also on the shop drawing you will see the mounting angles on the back of the sign. It is important to have 1" of air space all the around the sign so that air can circulate around and behind the sign.

The sign can be run in a single color or as many as you like. The brightness of the sign can be programed to 100 different levels from 0 which appears to be off to all the way to 9500 NITS. This can be scheduled by the hour and season or you can let the light sensor dim the sign automatically due to the amount of ambient light. The lead time can vary depending on if it is in stock or incoming. Currently there are 6 of these incoming with none currently in stock. The lead time can as short as 2 weeks or as many as 10 weeks. Please contact me with any questions.

Thank you,

Clay Blackburn

Focus Digital Displays LLC

**\*\*\*WE HAVE MOVED\*\*\*New Address Below\*\*\***

**13276 Research Blvd. #207**

**Austin, TX 78750**

T: 877-522-0839 / C: 817-991-8013



[www.focusdigitaldisplays.com](http://www.focusdigitaldisplays.com)

BALL STATE ATHLETICS



Free Campus  
to Shuttle  
to Stadium



BALL STATE ATHLETICS



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Football

