



Carson City Planning Division

108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180 – Hearing Impaired: 711
planning@carson.org
www.carson.org/planning

MEMORANDUM

Historic Resource Commission meeting of January 9, 2014

TO: Historic Resource Commission **Item F-2**
FROM: Susan Dorr Pansky, Planning Manager
DATE: December 27, 2013
SUBJECT: HRC-13-156 – 2013 Historic Resources Commission Annual Report

Recommended HRC motion: "I move to approve the 2013 Historic Resources Commission Annual Report to the Board of Supervisors as presented by staff."

Background:

The Historic Resource Commission (HRC) bylaws require the HRC to submit an annual report to the Board of Supervisors, including information about cases reviewed by the HRC, administrative reviews, and information regarding other historic preservation activities. The purpose of this item is to present the report to the HRC for approval.

HRC Annual Report:

The Carson City HRC (formerly known as the Historic Architecture Review Committee) was established in May 1981. The HRC evolved from a cultural resources inventory that was undertaken to document the remaining historic structures within Carson City. This resource inventory completed in March 1980 also recommended the formation of two historic preservation districts within Carson City.

In May 1982, the Board of Supervisors created Carson City's Historic District on the City's west side with support from the Nevada Landmarks Society, the Nevada Division of Historic Preservation and Archeology, the Westside Protective Association and the Carson City Chamber of Commerce.

The seven member HRC includes building, design, and preservation professionals familiar with and sympathetic to the problems of older buildings and sites. Property owners within the Historic District are also represented on the HRC.

In 2013 the HRC held nine meetings and reviewed 22 applications, 12 of which were administratively approved by the HRC Chairman. This number is just slightly below the HRC application average over the past seven years, but is higher than the number of applications received in 2012. This is consistent with a slow upward trend in construction projects throughout the city including both new construction and remodeling of existing construction. The administrative approvals included re-roofing projects, fencing projects and minor maintenance projects in the Historic District. A copy of the applications list for 2013 is attached.

The HRC held two informal discussions in 2013 regarding potential updates to the Historic District Development Standards. The first was related to flag poles in the Historic District and the second was related to solar panels in the Historic District. Both discussions resulted in the HRC directing staff to adhere to the Secretary of Interior's Standards and Guidelines for Rehabilitation when reviewing these types of projects in the short term, with the long term goal of considering updates to the development standards ordinance to address these installations in the Historic District.

Historic Preservation Awards:

Each year Carson City recognizes significant historic preservation accomplishments to celebrate our community's history and heritage. All over the state, activities are held that remind us of the important historic resources that give meaning and a sense of place to our communities, and focus attention on how critical it is to make sure they are preserved. The annual preservation awards program honors individuals, organizations, or projects that have made important contributions toward preserving Carson City's heritage. This award recognizes excellence in advancing the goals of historic preservation while providing outstanding rehabilitation. The recipients are selected by the HRC.

On March 14, 2013, the HRC selected the following recipients to receive the 2013 Historic Preservation Award:

- 411 N. Division Street (Fitzsimmons Property) for the 2010 fence construction and porch renovation.
- 604 W. Robinson Street (Shefrin Residence) for the 2011 window replacement and addition of french doors and two decks.
- Warren Engine Company for its 2012 chemical fire engine renovation.
- Shelly Aldean, City Supervisor 2003-2012 and Historic District Property/Business Owner for her contributions and support of historic preservation efforts in Carson City.
- Jennifer Pruitt, former Carson City Principal Planner and HRC Staff Liaison 2001-2012 for her contributions and support of historic preservation efforts in Carson City.

Historic Resource Scavenger Hunt:

The HRC and Planning Division organized the fourth annual historic resource scavenger hunt in May 2013 to help raise awareness of the Historic District, and to encourage both adults and children to become involved in the City's history and preservation efforts. HRC member Greg Hayes provided photos of architectural features or small portions of buildings within the District, and participants were required to identify the address of the location at which the photo was taken. The winners were selected from the participants with all correct answers. Adele's Restaurant and Brugo's Pizza graciously sponsored awards for the event.

Historic Preservation Fund (HPF) Grant Program:

In February 2012, the HRC was awarded \$15,000 in grant funding with a \$10,000 required match (total: \$25,000) to complete a Class III cultural resources inventory of a portion of Kings Canyon Road, specifically open space properties now owned by Carson City. Due to unforeseen delays in beginning the project, the Nevada State Historic Preservation Office

(SHPO) determined that there was insufficient time to complete the project and recommended transferring it to 2013.

Unfortunately, the \$15,000 that had originally been awarded for the Kings Canyon survey in 2012 was not available in 2013 due to drastic funding reduction to the State of Nevada from the National Parks Service, and Carson City's grant award for the project was reduced to \$6,000 with a \$4,000 required match (total: \$10,000). This award forced staff to limit the scope of the Kings Canyon survey to include only the Kings Canyon roadway area. However, because Parks and Recreation has an interest in the Kings Canyon area being surveyed for future development of interpretation and public outreach on open space properties, their staff offered to fund the required match. The project began in September 2013 and a draft report was completed in December 2013. It is currently under review by two HRC members and Planning Division staff.

An application for the 2014 grant cycle was submitted in November 2013 requesting \$20,000 with a required match of \$15,000 (total: \$35,000) to continue cultural resources inventory of the Kings Canyon properties. The 2014 project will focus specifically on two undocumented routes that crossed the Carson Range at Spooner Summit and will also include an inventory of cultural resources on the parcels owned by the Carson City Open Space Division. The HRC hopes that this additional information will provide a comprehensive historic context that would ultimately support a National Register Nomination of the Kings Canyon transportation routes, and will provide additional information to Parks and Recreation for future use.

Carson City has been one of the more successful jurisdictions in Nevada in obtaining HPF grant funds over the years. The HRC and Planning Division have consistently requested relatively small amounts with each application in order to keep projects manageable, as a 40% match is required from the City. The City has typically been able to use "in kind" services to match the grant awards, including a significant amount of volunteer support from the HRC commissioners in addition to City staff time. In 2013, the Planning Division was fortunate to receive the required match from Parks and Recreation to provide a more comprehensive historic survey of the Kings Canyon properties. Please see the attached table for a complete list of the Historic Preservation Fund awards from 1987-2014.

Attachments:

- 1) 2013 HRC Applications List
- 2) HPF Awards 1987-2014 Table

HISTORIC RESOURCE COMMISSION APPLICATIONS

Applicant and Owner	File #	Date Rec'd	Address/Location	APN(s)	Description	Planner	Action/Date
(O)Elks Lodge (A)Ellyn Coyne	HRC-12-103	10/4/12	515 N Nevada Street	003-222-01	Partial re-roof	JP	AP admin 10/5/12
(O)Proctor & Green LLC (A)James Coyne	HRC-12-104	10/4/12	112 N Curry Street	003-215-02	Re-roof detached garage and ice house	JP	AP admin 10/5/12
(O)Donald & Catherine Thayer (A)Don James Roofing Co	HRC-12-106	10/8/12	707 W Robinson Street	003-242-04	Partial re-roof	JP	AP admin 10/8/12
(O/A)Vaughn Veit	HRC-12-120	10/11/12	412 N Minnesota Street	003-231-03	Wood shingle re-roof	JP	AP admin 10/12/12
(O)John & Mary Shuler (A)Don Smit - Project-One	HRC-12-123	10/15/12	102 S Nevada Street	003-217-12	Remove and replace east porch; change railing & balusters to meet BLDG req; new parking area; install ADA lift into new porch	JP	AP 12/13/12
(A)PD - Jennifer Pruitt	HRC-12-128	10/18/12	n/a	n/a	HRC HPF Grant see: HRC-13-047	JP	ongoing
(A)PD - Jennifer Pruitt	HRC-12-138	11/20/12	n/a	n/a	HRC Preservation Awards 2013	JP	
(O)Wayne Chimarusti (A)Carolyn Tate	HRC-12-139	11/20/12	309 W Caroline Street	003-286-02	Window replacement, front fence, replace front door, finish porch wall	JP	AP 12/13/12
(A)PD - Lee Plemel	HRC-12-148	12/14/12	n/a	n/a	Election of Officers for 2013	LP	Chair Drews V.Chair Darney 1/10/13
(O)Grosos Family Trust (A)Jeffrey L Wilson	HRC-12-149	12/18/12	912 N Division Street	001-185-02	Replacement freestanding signage	LP	AP admin 12/18/12
(A)PD - Lee Plemel	HRC-12-150	12/20/12	n/a	n/a	HRC Annual Report 2012	LP	AP 1/10/13 HRC
(O/A)Joanne Ballardini of C & Investments	HRC-13-001	1/24/13	913 N Nevada Street	001-187-01	To add a porch and extend roof line	LP	
(O)Bret & Dani Andreas (A)Don James Roofing	HRC-13-002	1/25/13	801 N Division Street	001-192-03	Re-roof	LP	AP admin 1/28/13
(A)PD - Lee Plemel	HRC-13-005	2/1/13	n/a	n/a	Discussion: Flagpoles in Historic District (CCMC 18.06.015)	LP	2013
(O)Retail Assoc of NV (A)Ellyn Coyne	HRC-13-008	2/1/13	410 S Minnesota Street	003-127-08	Remove wood shingles and re-roof with comp	LP	AP admin 2/6/13
(O)Allison Mackenzie (A)Shaheen Beauchamp Builders	HRC-13-009	2/8/13	402 N Division Street	003-238-05	Installation of 20 foot aluminium flag pole	LP	AP admin 2/8/13
(A)Planning Division	HRC-13-020	2/13/13	n/a	n/a	Proclamation: Historic Preservation Month (May)	LP	
(O/A)Karen Rogers	HRC-13-023	2/21/13	704 Phillips Street	003-273-05	Re-roof	KG	AP admin 2/21/13
(O/A)Vaughn Veit	HRC-13-026	2/28/13	412 N Minnesota Street	003-231-03	Wooden redwood picket fence with wooden posts	LP	AP admin

HISTORIC RESOURCE COMMISSION APPLICATIONS

Applicant and Owner	File #	Date Rec'd	Address/Location	APN(s)	Description	Planner	Action/Date
(A)Vern Krahm - Parks Div	HRC-13-028	3/15/13	3301 E Fifth Street	010-033-01	A resolution to the BOS for the Nevada State Prison	LP	AP 3/14/13
(O)C & A Investments, LLC	HRC-13-042	6/11/13	913 N Nevada Street	001-187-01 001-187-06	A new 2 car garage adjacent to house, and a new driveway	SP	
(A)Joanne Ballardini				003-126-07	Adding railing to an approved ADA ramp (see HRC-11-036)	SP	
(O)NV Assoc of County Commissioners	HRC-13-044	6/17/13	304 S Minnesota Street	003-128-06	Adding a wooden screen to second-story landing	SP	
(A)Don Smit - Project One							
(O/A)Greg Hayes and Joan Wright	HRC-13-045	6/24/13	412 N Fifth Street	001-192-01	HRC HPF Grant 2013	SP	ongoing
(A)Planning Div -S Pansky	HRC-13-047	6/25/13	n/a	n/a	Re-roof	SP	AP admin 6/25/13
(O)Steve & Marion Panter	HRC-13-048	6/25/13	313 W Ann Street	003-133-33	Re-roof	SP	AP admin 6/25/13
(A)DG Hand Construction Co							
(O)Jack & Cheryl Cook	HRC-13-050	6/28/13	314 W Third Street	003-129-02	Wooden picket fence	SP	
(A)Tom Goldston Roofing							
(O/A)Patricia M Crane	HRC-13-054	7/11/13	301 W Fourth Street	003-123-01	ADA access and ramp; restripe the parking lot	SP	AP admin 7/11/13
(O)NBG Investments	HRC-13-055	7/12/13	223 S Division Street	004-261-01	Repair building, install gutter and down spout, paint	SP	AP admin 6/24/13
(A)Mark Lopiccilo				003-243-04	Replace windows (3) and a door	SP	AP admin 6/24/13
(O)Carson Lodge#1, F&AM	HRC-13-062	7/15/13	113 E Washington Street	n/a	Discussion: on Solar Panels in Historic District	SP	AP admin 8/15/13
(A)Joe Crowdus							
(A/O)Jed Block	HRC-13-064	8/26/13	602 W Spear Street	003-151-25	Discussion and possible direction on Pioneer Cemetery	SP	AP 9/12/13
(A)Planning Div -S Pansky	HRC-13-065	8/26/13	n/a				
(A)Carson City Open Space, Juan Guzman, OS Mgr	HRC-13-066	8/26/13	501 S Ormsby Blvd (portion)				
(O)611 N Nevada St Property	HRC-13-082	9/23/13	611 N Nevada Street	003-285-07	Remodel front porch; add an arched fabric awning canopy	SP	Ap 10/10/13
(A)Morris Engineering, Ltd							
(O)Margaret Spears	HRC-13-090	9/27/13	603 W Robinson Street	003-243-02	To secure the property	SP	Ap 10/10/13
(A)Carson City Planning							
(A)Planning Div -S Pansky	HRC-13-131	10/3/13	n/a	n/a	HRC HPF Grant 2014	SP	ongoing
(O)Nannett Moffett	HRC-13-143	10/18/13	311 W King Street	003-216-01	Remove existing wood shingles, install composition shingles	SP	
(A)NRC Roofing Inc							
(O)First United Methodist Church	HRC-13-145	10/28/13	212 N Division St	003-202-04	Renovation/remodel of pre-school grounds; removal of breezeway overhang	SP	
(A)Roy Houghton							
(O)510 Partnership	HRC-13-150	11/19/13	510 W Fourth Street	003-126-03	Replace existing shredded awnings	SP	Ap admin 11/20/13
(A)Rober Crowell/Sally Zola							

HISTORIC RESOURCE COMMISSION APPLICATIONS

Applicant and Owner	File #	Date Rec'd	Address/Location	APN(s)	Description	Planner	Action/Date
(O)Thomas J Gibbons	HRC-13-151	11/27/13	111 S Division Street	003-216-05	Remove existing wood shingles, install composition shingles	SP	
(A)Don James Roofing					Construction of a loading dock, with a shed attached, removing existing freight elevator and installing a larger freight elevator	SP	
(O)State of Nevada	HRC-13-154	12/19/13	600 N Carson Street	003-283-07			
(A)Paul Cavin							
(A)Planning Div -S Pansky	HRC-13-155	2/24/13	n/a	n/a	Election of Officers for 2014	SP	
(A)Planning Div -S Pansky	HRC-13-156	2/24/13	n/a	n/a	HRC Annual Report 2013	SP	
(A)Planning Div -S Pansky	HRC-13-157	2/24/13	n/a	n/a	Proclamation: Historic Preservation Month (May)	SP	
(A)Planning Div -S Pansky	HRC-13-158	2/24/13	n/a	n/a	2014 Historic Preservation Award	SP	

Historic Preservation Fund (HPF) Awards

1987-2014

Year	Amount	Project
2014	\$ TBD	Kings Canyon Survey of undocumented transportation routes and Carson City owned properties
2013	\$ 6,000.00	Kings Canyon Roadway Survey
2012	\$ 15,000.00	Kings Canyon Survey of Carson City owned properties (Unused)
2011	\$ 12,500.00	Surveying west side properties
2010	\$ 21,000.00	National Nomination for Carson City Historic District and survey work
2009	\$ 25,000.00	Historic Structures Reports for the BAC and the Performance Hall
2008	\$ 20,000.00	Carson City Context Statement, Carson City Mid-Century Survey and Inventory
2007	\$ 45,000.00	Survey of Post World War II Subdivisions
2006	\$ 7,000.00	Survey of Post World War II Subdivisions
2005	\$ 7,500.00	East Carson City Historic Survey-Phase II
2004	\$ 4,100.00	Carson City Historic District Overview Brochure and Design Guideline Booklet
2004	\$ 5,660.00	Roberts House Door Rehabilitation
2003	\$ 12,500.00	East Carson City Historic Survey-Phase I
2002	\$ 4,000.00	GIS Documentation of the Historic District
2001	\$ 5,000.00	Roberts House Rehabilitation (City-owned property)
1999	\$ 3,000.00	Rehabilitation of the V & T Depot roof
1998	\$ 10,000.00	Rehabilitation of the Civic Hall (City-owned property)
1997	\$ 750.00	Rehabilitation of Civic Hall doors
1996	\$ 20,250.00	Raycraft Ranch Prehistoric Site-Management Plan
1995	\$ 16,750.00	Continued rehabilitation of the Carson Brewery Building (City-owned property)
1993	\$ 37,100.00	Continued rehabilitation of the Carson Brewery Building (City-owned property)
1992	\$ 36,333.00	Continued rehabilitation of the Civic Hall
1991	\$ 35,399.00	Continued rehabilitation of the Carson Brewery Building (City-owned property)
1990	\$ 9,700.00	Architectural Study for the Civic Hall (City-owned property)
1987	\$ 20,350.00	Rehabilitation of the Carson Brewery Building (City-owned property)
	\$ 379,892.00	