



Carson City Planning Division

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MEMORANDUM

Historic Resource Commission meeting of January 8, 2015

TO: Historic Resource Commission **Item F-4**

FROM: Susan Dorr Pansky, AICP
Planning Manager

DATE: December 30, 2014

SUBJECT: HRC-14-155 – 2014 Historic Resources Commission Annual Report

Recommended HRC motion: “I move to approve the 2014 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 2014, the HRC held eight meetings and reviewed 32 applications, 14 of which were administratively approved by the HRC Chairman. This number is 10 applications more than the number of applications received in 2013 and higher than the HRC application average over the past seven years. This is consistent with an upward trend in construction projects seen throughout Carson City in 2014, 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 2014 is attached.

In October, the HRC held an informal discussion regarding the appropriateness of electronic signage in the Historic District, which was prompted by a request from the First Presbyterian Church. This discussion did not lead to any direction to staff to make changes to the existing code regarding electronic signage in the Historic District, but the HRC encouraged the First Presbyterian Church to submit their idea for an electronic sign that they feel could be considered compatible with the Historic District character.

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 13, 2014, the HRC selected the following recipients to receive the 2014 Historic Preservation Award:

- 611 W. Robinson Street (McLaughlin Residence) for the 2008 addition and remodel of a single family residence, two-car garage and a third floor room.
- 500 Mountain Street (McFadden Residence) for outstanding ongoing historic preservation efforts.
- 308 Thompson Street (Jaquette Residence) for impeccable maintenance of a historic property listed on the National Register of Historic Places.
- 449 W. King Street (Brewery Arts Center) for 2010 Brick façade improvements.

Historic Resource Scavenger Hunt

The HRC and Planning Division organized the fifth annual Historic Resources Scavenger Hunt in May 2014 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

The HRC submitted an application for the 2014 HPF Grant Program in the amount of \$20,000 for the completion of the Kings Canyon survey that could not be completed with the 2013 awarded funds. Prior to the announcement of the 2014 awarded funds, the HRC voted to

change the project to the Nevada State Prison to help with the completion of a nomination to the National Register of Historic Places. The State Historic Preservation Office (SHPO) awarded Carson City \$15,000 of the originally requested \$20,000 to complete this project. A draft nomination was submitted to the SHPO on October 1, 2014 and the final draft with SHPO revisions incorporated is scheduled to be reviewed by the HRC at their January 8, 2015 meeting.

An application for the 2015 grant cycle was submitted on December 5, 2014 requesting \$75,000 with a required match of approximately \$50,000 (total project amount: \$125,000) to prepare up to 20 Historic Structures Reports in support of contributing resources at the Nevada State Prison. This is the next logical step after the preparation of a nomination for the National Register of Historic Places, as it helps to determine the best use for historic buildings, and includes recommendations for restoration, preservation and maintenance.

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 2014 the Planning Division was fortunate to receive the majority of the required match through donated hours from volunteers Elizabeth Dickey (HRC and NDOT), Jennifer Riddle (NDOT) and Mike Drews (HRC and Great Basin Consulting Group). Please see the attached table for a complete list of the Historic Preservation Fund awards from 1987-2015.

Attachments:

- 1) 2014 HRC Applications List
- 2) HPF Awards 1987-2015 Table

HISTORIC RESOURCE COMMISSION APPLICATIONS

Applicant and Owner	File #	Date Rec'd	Address/Location	APN(s)	Description	Planner	Action/Date
(O)Thomas J Gibbons (A)Don James Roofing	HRC-13-151	11/27/13	111 S Division Street	003-216-05	Remove existing wood shingles, install composition shingles	SP	
(O)State of Nevada (A)Paul Cavin	HRC-13-154	12/19/13	600 N Carson Street	003-283-07	Construction of a loading dock, with a shed attached, removing existing freight elevator and installing a larger freight elevator	SP	
(A)Planning Div -S Pansky	HRC-13-155	12/24/13	n/a	n/a	Election of Officers for 2014	SP	
(A)Planning Div -S Pansky	HRC-13-156	12/24/13	n/a	n/a	HRC Annual Report 2013	SP	
(A)Planning Div -S Pansky	HRC-13-157	12/24/13	n/a	n/a	Proclamation: Historic Preservation Month (May)	SP	
(A)Planning Div -S Pansky	HRC-13-158	12/24/13	n/a	n/a	2014 Historic Preservation Award	SP	
(O)Elizabeth Jack (A)Richard Wipfli	HRC-14-006	2/24/14	510 W Robinson Street	003-233-03	To add three new windows to rear of house, replace one existing window on west side of house	SP	Ap 3/13/14
(A)Planning Div -S Pansky	HRC-14-008	2/28/14	n/a	n/a	Update fro Nevada State Prison Steering Committee	SP	
(A)Planning Div -S Pansky	HRC-14-009	2/28/14	n/a	n/a	HRC Policy & Procedures Manual update	SP	
(O)St of NV Div of State Lands (A)NV St Railroad Museum	HRC-14-014	3/24/14	2180 S Carson Street	003-302-02 003-302-04	New signage and landscaping at State Railroad Museum	SP	
(O/A) Margaret Twedt	HRC-14-017	4/11/14	612 W Robinson Street	003-275-01	Re-roof	SP	Ap 4/11/14
(O/A)Robyn Laguzza	HRC-14-019	4/14/14	506 W Spear Street	003-232-01	Replace wooden privacy fence	SP	Ap 4/16/14
(O/A)Robyn Laguzza	HRC-14-020	4/17/14	506 W Spear Street	003-232-01	Replace wood picket fence; change railing, spindles & steps on front porch	SP	
(O/A)Cliff & Holly Hansen	HRC-14-024	4/16/14	406 Mountain Street	003-241-06	Tax deferment	SP	
(O)St of Nevada (A)St of NV Prison Steering Committee	HRC-14-029	4/22/14	n/a	n/a	Nevada State Prison - Draft Report Presentation	SP	
(O)Carl Heard (A)NRC Roofing Inc	HRC-14-030	4/28/14	311 W Fourth Street	003-129-01	Remove existing wood shingles, install composition shingles	SP	
(O)Curry Musser Proctor & Green LLC (A)Jed Block	HRC-14-040	5/20/14	112 N Curry Street	003-215-02	Historical tax deferment	SP	
((O)Spear & Phillips LLC (A)Jed Block	HRC-14-041	5/20/14	602 W Spear Street	003-243-04	Historical tax deferment	SP	
(O/A)Jack & Sheryl McLaughlin	HRC-14-048	6/13/14	611 W Robinson Street	003-243-01	Historical tax deferment	SP	

HISTORIC RESOURCE COMMISSION APPLICATIONS

Applicant and Owner	File #	Date Rec'd	Address/Location	APN(s)	Description	Planner	Action/Date
(O)First United Methodist Church (A)Rob Lauder Agent- Susan Pintar	HRC-14-052	6/20/14	212 N Division Street	003-202-04	Existing stairway railing to be removed and replaced	SP	AP Admin 6/26/14
(O/A)Betty Brinson	HRC-14-053	6/17/14	704 W Caroline Street	003-272-06	Fence in city right-of-way	SP	AP with modifications 7/10/14 HRC
(O)DSE #4 LLC (A)RMC Realty Group	HRC-14-054	6/23/14	503 N Nevada Street	003-222-05	Wall signs on two exterior walls	SP	AP 7/10/14 HRC
(A)David Bruketta, PW	HRC-14-055	6/24/14	n/a	n/a	PW projects funded from the DWSRF	SP	AP 7/10/14 HRC
(A)David Bruketta, PW	HRC-14-056	6/24/14	n/a	n/a	PW projects funded from the CWSRF	SP	AP 7/10/14 HRC
(O)Peter Smith (A)Don James Roofing	HRC-14-058	6/27/14	1206 N Nevada Street	001-172-02	Partially remove and replace cedar shingles from roof on backside of house	LP/SP	AP Admin 7/30/14
(O/A)Peter Smith	HRC-14-062	7/3/14	511 W Third Street	003-126-01	Window replacement	SP	AP Admin 7/7/14
(O/A)Joanne Ballardini of C & A Investments	HRC-14-063	7/11/14	913 N Nevada Street	001-187-08	6 foot high cedar fence	SP	AP Admin 7/16/14
(O)Deborah Martin (A)Mike Bell, Golden Bear	HRC-14-064	7/22/14	311 W Third Street	003-124-01	Remove wood shingles and re-roof with comp	LP	AP Admin 7/24/14
(O)Ben Horgan (A)NRC Roofing, Inc	HRC-14-069	8/4/14	710 N Division Street	003-235-02	Remove wood shingles and re-roof with comp	SP	AP Admin 8/12/14
(O/A)Ed & Cathy Smith	HRC-14-072	8/18/14	701 Elizabeth St	003-273-04	Add on to fill existing space between garage & house, replace a window, replace wood trim, add shutters to windows, replace door	SP	AP 9/11/14 HRC
(O)Curry Musser Proctor & Green LLC (A)Jed Block	HRC-14-073	8/25/14	112 N Curry Street	003-215-02	To remove existing steeple hat to uncover original steeple, then restore steeple to original condition	SP	AP 9/11/14 HRC
(A)PD - Susan Dorr Pansky (O/A)Peter Smith	HRC-14-074 HRC-14-075	9/2/14 9/8/14	n/a 511 W Third Street	n/a 003-126-01	2015 HPF Grant Application Replacement of 10 aluminum windows	SP SP	ongoing AP 10/9/14
(O)Yerke Real Estate (A)Don James- David McCullen	HRC-14-084	9/19/14	604 W Washington Street	001-201-14	Remove and replace comp roof; install new attic vents and ridge caps	SP	AP Admin 9/22/14
(O)Mitsue & Shiro Uramoto (A)Don James Roofing	HRC-14-085	9/24/14	207 W Musser Street	003-215-01	Re-roof	SP	
(A)Planning - Susan Dorr Pansky	HRC-14-087	9/26/14	n/a	n/a	DISCUSSION Electronic signage in Historic District	SP	Review 10/9/14 HRC

HISTORIC RESOURCE COMMISSION APPLICATIONS

Applicant and Owner	File #	Date Rec'd	Address/Location	APN(s)	Description	Planner	Action/Date
(O)St Peter's Episcopal Ch (A)Don James Roofing	HRC-14-088	9/30/14	300 N Division Street	003-201-01	Re-roof the rectory	SP	AP Admin 10/1/14
(O)First United Methodist Ch (A)RL Engineering	HRC-14-139	10/14/14	412 W Musser Street	003-202-04	Replace landscaping; remove window and wall, reinstall; remove and replace concrete driveway	SP	
(O/A)Philip Hersey	HRC-14-142	10/16/14	700 W Telegraph Street	003-244-02	Solar electric array install on roof slope	SP	App. recinded application
(O)Marilyn Harper, TT (A)Richard Wipfli	HRC-14-145	10/24/14	403 N Nevada Street	003-225-04	Replace existing windows	SP	AP 11/13/14 HRC
(O)Herman Bauer (A)Al Salzano, Architect	HRC-14-146	10/27/14	812 N Division Street	001-191-06	Modifications to previously approved multifamily dwelling in Historic District	SP	Denied 12/11/14 HRC
(O)State of Nevada (A)Paul Cavin	HRC-14-147	10/27/14	600 N Carson Street	003-283-07	Modify existing landscaping on south east corner to match north side of the Mint building	SP	
(O/A)Philip Hersey	HRC-14-153	11/21/14	700 W Telegraph Street	003-244-02	New garage with solar array	SP	AP 12/11/14 HRC
(A)Planning - Susan Dorr Pansky	HRC-14-154	12/9/14	n/a	n/a	2015 Election of Officers	SP	
(A)Planning - Susan Dorr Pansky	HRC-14-155	12/9/14	n/a	n/a	HRC Annual Report 2014	SP	
(A)Planning - Susan Dorr Pansky	HRC-14-156	12/9/14	n/a	n/a	2015 Historic Preservation Awards	SP	
(A/O)Harvey & Terri Edwards Agent: Rob Darney	HRC-14-167	12/22/14	604 W Robinson Street	003-275-03	Addition of a "dog house" dormer to north roof; partial re-roof; addition of skylights	SP	
(A)Public Works - David Bruketta	HRC-14-168	12/23/14	E & W Washington Street between N Roop and Phillips Streets	n/a	E-W Water Transmission Main Project Phase 2A-2	SP	
(O)State of Nevada (A)SHPO	HRC-14-169	12/23/14	3301 E Fifth Street	010-033-01	Draft of National State Register application for State Prison	SP	

Historic Preservation Fund (HPF) Awards 1987 - 2015

Year	Amount	Project
2015	TBD	Nevada State Prison Historic Structures Reports (Amount Requested: \$75,000)
2014	\$ 15,000.00	Nevada State Prison data collection and inventory in support of National Register of Historic Places Nomination
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)
	\$ 394,892.00	