



# Carson City Planning Division

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## MEMORANDUM

Historic Resource Commission meeting of January 6, 2016

**TO:** Historic Resource Commission **Item F-1**

**FROM:** Susan Dorr Pansky, AICP  
Planning Manager

**DATE:** December 28, 2015

**SUBJECT:** HRC-15-182 – 2015 Historic Resources Commission Annual Report

**Recommended HRC motion:** “I move to approve the 2015 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 2015, the HRC held seven meetings and reviewed 26 applications, 11 of which were administratively approved by the HRC Chairman. This number is six applications less than the number of applications received in 2014, but still higher than the HRC application average over the past seven years. The administrative approvals included re-roofing projects, fencing projects and minor maintenance projects in the Historic District. A copy of the applications list for 2015 is attached.

### 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 12, 2015, the HRC selected the following recipients to receive the 2015 Historic Preservation Award:

- Maple Hill West, Inc. – 412 North Minnesota Street
- Thomas and Debra Gibbons – 444 South Division Street
- The Late Assemblyman Pete Livermore for his efforts to preserve the Nevada State Prison
- The Late Lee Radtke for his efforts to preserve the Nevada State Prison
- Myron Carpenter for his efforts to preserve the Nevada State Prison

### Historic Resource Scavenger Hunt

The HRC and Planning Division organized the sixth annual Historic Resources Scavenger Hunt in May 2015 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 2015 HPF Grant Program in the amount of \$75,000 to complete Historic Structures Reports for the Nevada State Prison. The State Historic Preservation Office (SHPO) awarded Carson City \$29,000 of the originally requested \$75,000 to complete as many Historic Structures Reports as possible. 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.

For the 2016 cycle of the HPF Grant Program, the HRC has chosen to again request funding for the preparation of Historic Structures Reports for the Nevada State Prison, but has also chosen to request funding for HRC commissioner training and to send the staff liaison for the HRC to the National Alliance of Preservation Commissions FORUM Conference in July 2016. The

application for this grant period has not yet been submitted as the application deadline has been changed to February 2016.

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. Please see the attached table for a complete list of the Historic Preservation Fund awards from 1987-2016.

Attachments:

- 1) 2015 HRC Applications List
- 2) HPF Awards 1987-2016 Table

## 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<br>(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<br>(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      | AP Admin 10/21/14               |
| (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<br>(A)Richard Wipfli         | HRC-14-145 | 10/24/14   | 403 N Nevada Street                      | 003-225-04 | Replace existing windows; 5/19/15 Additional app: remove door, replace with window; remove steps, rail          | SP      | AP 11/13/14<br>Ap Admin 5/26/15 |
| (O)Herman Bauer<br>(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 (Appealed: MISC-14-166, APP BOS) | SP      | Denied 12/11/14                 |
| (O)State of Nevada<br>(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      | AP Admin 11/13/14               |
| (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                     |
| (A)Planning -<br>Susan Dorr Pansky                 | HRC-14-154 | 12/9/14    | n/a                                      | n/a        | 2015 Election of Officers   | SP      | 1/8/15 HRC                      |
| (A)Planning -<br>Susan Dorr Pansky                 | HRC-14-155 | 12/9/14    | n/a                                      | n/a        | HRC Annual Report 2014  | SP      | 1/8/15 HRC 2015                 |
| (A)Planning -<br>Susan Dorr Pansky                 | HRC-14-156 | 12/9/14    | n/a                                      | n/a        | 2015 Historic Preservation Awards   | SP      | 1/8/15 HRC                      |
| (A/O)Harvey & Terri Edwards<br>Agent: Rob Darney   | HRC-14-167 | 12/22/14   | 604 W Robinson Street                    | 003-275-03 | Additon of a "dog house" dormer to north roof; partial re-roof; addition of skylights                           | SP      | AP w/conditions 1/8/15          |
| (A)Public Works - David<br>Bruketta                | HRC-14-168 | 12/23/14   | E & W Washington<br>and Phillips Streets | n/a        | E-W Water Transmission Main Project Phase 2A-2  | SP      | AP 1/8/15                       |
| (O)State of Nevada                                 | HRC-14-169 | 12/23/14   | 3301 E Fifth Street                      | 010-033-01 | Draft of National State Register application for State Prison   | SP      | AP 1/8/15                       |
| (A)SHPO  |            |            |  |            | Installation of a 9'X14" patio enclosure  | SP      | AP 3/12/15 w/conditions         |
| (O)Jim Keirnan<br>(A) Mark Kaiser                  | HRC-15-015 | 2/24/15    | 601 W Spear Street                       | 003-245-07 | Proclamation: Historic Preservation Month (May)   | SP      | BOS AP 5/7/15                   |
| (A)Carson City-Susan Dorr<br>Pansky                | HRC-15-016 | 2/25/15    | n/a                                      | n/a        | Replace 13 single hung windows, and two pictures windows  | LP      | AP 5/14/15                      |
| (O/A)Robyn Laguzzza                                | HRC-15-043 | 4/27/15    | 506 W Spear Street                       | 003-232-01 |   |         |                                 |

## HISTORIC RESOURCE COMMISSION APPLICATIONS

| Applicant and Owner   | File #     | Date Rec'd | Address/Location       | APN(s)     | Description  | Planner | Action/Date                      |
|---|------------|------------|------------------------|------------|--|---------|----------------------------------|
| (O)Adams 308 N Curry LLC<br>(A)Rob Darney                     | HRC-15-044 | 4/27/15    | 308 N Curry Street     | 003-228-01 | Construction of a 2-story duplex with 3 single-car garages, and a building of 7 single-car garages   | LP      | AP 5/14/15                       |
| (O)Carson Tahoe Hospital<br>(A)Manhard Consulting             | HRC-15-045 | 4/27/15    | 1001 Mountain Street   | 001-201-34 | Low and medium maintenance landscape improvements on an approved SUP in the Historic District  | LP      | AP 5/14/15                       |
| (O/A)Patricia Cooper-Smith                                    | HRC-15-053 | 5/19/15    | 511 W Third Street     | 003-126-01 | Garage doors replaced  | LP      | AP Admin 5/26/15                 |
| (O/A)Marilyn Harper, Trustee<br>Agent: Richard Wipfli         | HRC-15-054 | 6/11/15    | 403 N Nevada Street    | 003-225-04 | Fence around front of property   | SP      | AP 7/9/15                        |
| (O)Spears & Phillips LLC<br>(A)Jed Block                      | HRC-15-057 | 6/19/15    | 602 W Spear Street     | 003-243-04 | Rebuild existing porch, add bricks   | SP      | AP 7/9/15                        |
| (O/A)Casey Otto<br>Agent: Rob Darney                          | HRC-15-058 | 6/22/15    | 402 W William Street   | 001-175-03 | Remodel, update 3 units of an existing 4-plex  | SP      | Cont to 8/13/15<br>AP 8/13/15 PC |
| (O/A)CC School District<br>Agent: Darrin Berger               | HRC-15-061 | 6/26/15    | 618 W Musser Street    | 003-192-03 | APA access ramp  | KG      | AP Admin 6/30/15                 |
| (A)Planning -<br>Susan Dorr Pansky                            | HRC-15-070 | 7/31/15    | n/a                    | n/a        | 2016 Historic Preservation Fund Grant (HPF)  | SP      | ongoing                          |
| (O/A)Huronout LLC<br>Agent: Rob Darney                        | HRC-15-071 | 7/24/15    | 631 N Division Street  | 003-286-01 | Conversion of a commercial building for a single family residence on upper level; conversion of covered parking area to a garage and leasable office space | SP      | AP 8/13/15 PC                    |
| (O/A)Philip & Tina Hersey                                     | HRC-15-073 | 8/3/2015   | 700 W Telegraph Street | 003-244-02 | A 26'x28' new garage (redrawn plans of an approved building) (see HRC-14-153)  | SP      | AP Admin 8/13/15                 |
| (O)Minnesota Street<br>Properties LLC<br>(A)Alpine Signs      | HRC-15-076 | 8/14/15    | 707 N Minnesota Street | 003-235-01 | Sign, 4' x 4' double faced sign hung between two wood posts  | SP      | AP 9/10/15                       |
| (O)CC Parks Department<br>(A)Brewery Arts Center              | HRC-15-081 | 8/19/15    | 449 W King Street      | 003-207-04 | Removed unused gas fire kiln and replaced in its space a firepit   | SP      |                                  |
| (O)Marilyn Harper, Trustee<br>(A)Peter Sinnott                | HRC-15-083 | 8/26/15    | 403 N Nevada Street    | 003-225-04 | Eliminate all lawn and create a xeriscape landscape  | SP      |                                  |
| (O/A)Carter & Margaret<br>Twedt                               | HRC-15-084 | 8/26/15    | 612 W Robinson Street  | 003-275-01 | Replace front door   | SP      |                                  |
| (A)Carson City - Susan Dorr<br>Pansky                         | HRC-15-090 | 9/1/15     | n/a                    | n/a        | DISCUSSION ONLY: HRC to change mtg date. No file made for this.  | SP      | AP 9/10/15                       |
| (O)Minnesota Street<br>Properties LLC<br>(A)Tom Peters Const. | HRC-15-098 | 9/25/15    | 707 N Minnesota Street | 003-235-01 | Add window to match existing windows   | SP      | AP Adm 9/28/15                   |

## 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<br>Agent: Rory Hogen           | HRC-15-099 | 9/29/15    | 300 N Division Street                          | 003-201-01 | Replacing ADA ramp, add lighting  | SP      |                    |
| (O/A)Jim Warren  | HRC-15-157 | 10/19/15   | 603 W Robinson Street                          | 003-243-02 | Install fence; place stone carriage step; add beadboard paneling to porch ceiling                                 | SP      |                    |
| (O/A)Robyn Laguzza   | HRC-15-159 | 10/20/15   | 314 W Robinson Street                          | 003-286-06 | Add garage door to shed   | SP      | AP Adm<br>10/21/15 |
| (O/A)Carson City   | HRC-15-160 | 10/28/15   | Carson Street between<br>5th & William Streets | n/a        | Carson Downtown Streetscape Project –<br>Section 106 Compliance, to replace<br>waterlines, sewer lines & drainage | SP      |                    |
| (O/A)Catherine Boedenauer                                  | HRC-15-167 | 11/17/15   | 708 W Musser Street                            | 003-192-12 | Re-roof   | SP      | AP Adm<br>11/23/15 |
| (O/A)Peter Smith   | HRC-15-168 | 11/18/15   | 511 W. Third Street                            | 003-126-01 | Re-roof   | SP      | AP Adm<br>11/23/15 |
| (O)St Peter's Episcopal<br>Diocese<br>(A)Lavina H Atkinson | HRC-15-174 | 12/3/15    | 300 N Division Street                          | 003-201-01 | Historic marker for "Rectory"   | SP      |                    |

# Historic Preservation Fund (HPF) Awards

## 1987 - 2016

| Year | Amount        | Project   |
|------|---------------|---|
| 2016 | \$ TBD        | Nevada State Prison Historic Structures Reports, HRC Commissioner training, HRC liaison conference attendance |
| 2015 | \$ 29,000.00  | Nevada State Prison Historic Structures Reports   |
| 2014 | \$ 15,000.00  | Nevada State Prison Historic Structures Reports   |
| 2013 | \$ 6,000.00   | Kings Canyon data collection and inventory in support of National Register of Historic Places Nomination      |
| 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)   |
|      | \$ 423,892.00 |   |