



## Carson City Planning Division

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

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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 (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	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 AP
(O)Marilyn Harper, TT (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	11/13/14 Ap Admin 5/26/15
(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 (Appealed: MISC-14-166, APP BOS )	SP	Denied 12/11/14
(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	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 - Susan Dorr Pansky	HRC-14-154	12/9/14	n/a	n/a	2015 Election of Officers	SP	1/8/15 HRC
(A)Planning - 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 - 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 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	AP w/conditions 1/8/15
(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	AP 1/8/15
(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	AP 1/8/15
(O)Jim Keirnan (A)Mark Kaiser	HRC-15-015	2/24/15	601 W Spear Street	003-245-07	Installation of a 9'X14" patio enclosure	SP	AP 3/12/15 w/conditions
(A)Carson City-Susan Dorr Pansky	HRC-15-016	2/25/15	n/a	n/a	Proclamation: Historic Preservation Month (May)	SP	BOS AP 5/7/15
(O/A)Robyn Laguzza	HRC-15-043	4/27/15	506 W Spear Street	003-232-01	Replace 13 single hung windows, and two pictures windows	LP	AP 5/14/15

## 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 (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 (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 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 (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 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 AP 8/13/15 PC
(O/A)CC School District 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 - 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 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 Properties LLC (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 (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 (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 Twedt	HRC-15-084	8/26/15	612 W Robinson Street	003-275-01	Replace front door	SP	
(A)Carson City - Susan Dorr 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 Properties LLC (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 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 10/21/15
(O/A) Carson City	HRC-15-160	10/28/15	Carson Street between 5th & William Streets	n/a	Carson Downtown Streetscape Project – Section 106 Compliance, to replace 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 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 11/23/15
(O) St Peter's Episcopal Diocese (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**

<b>Year</b>	<b>Amount</b>	<b>Project</b>
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 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)
	\$ 423,892.00	