



Carson City Planning Division

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MEMORANDUM

Historic Resource Commission meeting of January 11, 2018

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

FROM: Hope Sullivan, AICP
Planning Manager

DATE: January 3, 2018

SUBJECT: HRC-17-222 – 2017 Historic Resources Commission Annual Report

Recommended HRC motion: “I move to approve the 2017 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 the challenges of maintaining older buildings and sites, as well as the federal guidelines which provide guidance for preservation. Property owners within the Historic District are also represented on the HRC.

In 2017, the HRC held five meetings and reviewed 41 applications, 25 of which were administratively approved by the HRC Chairman. This is slightly down from the 48 applications reviewed in 2016. The administrative approvals included re-roofing projects, fencing projects and minor maintenance projects in the Historic District. The HRC also prepared a text amendment to clarify the fencing regulations in the district. A copy of the applications list for 2017 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 9, 2017, the HRC selected the following recipients to receive the 2017 Historic Preservation Award:

- Jim Warren for work on his property at 603 Robinson Street.
- Jim and Margaret de Arrieta for work on their property at 216 Mountain Street.
- Ken Dorr of KL Dorr Consulting for his contributions to the reconstruction of the V&T Railway from Gold Hill to Carson City.

Historic Resource Scavenger Hunt

The HRC and Planning Division organized the eighth annual Historic Resources Scavenger Hunt in May 2017 to help raise awareness of the Historic District, and to encourage the community become involved in the City's history and preservation efforts. HRC members LouAnn Speulda-Drews and Greg Hayes provided photos of architectural features of 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 winner was selected from the participants with all correct answers. Adele's Restaurant graciously sponsored awards for the event. Twenty four participants submitted completed responses. In 2017, for the first time, the scavenger hunt was available on-line as well as in hard copy.

Historic Preservation Fund (HPF) Grant Program

The HRC submitted an application for the 2017 HPF Grant Program in the amount of \$38,000 to upgrade the Blue Line mobile app to allow for geo-located video, to provide for the purchase and installation of two beacons in the vicinity of the Blue Line to accommodate the functionality of the upgraded mobile app, and to advertise a launch event of the upgraded mobile app. The application was not funded.

Utilizing 2016 HPF money, Carson City was able to host HRC commissioner training through the NAPC's Commission Assistance Mentoring Program (CAMP) April 28 – 29, 2017. Residents of the district, as well as Commissioners from Storey County and Reno participated in the training as well.

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 1987-2017.

Attachments:

- 1) 2017 HRC Applications List
- 2) HPF Awards 1987-2017 Table

2017 Historic Resources Commission (HRC)

Applicant and Owner	File #	Date Rec'd	Address/Location	APN(S)	Description	Planner	Action/Date
(O)Marilyn Pruett-Harper (A)Jeffery Pace	HRC-16-193	12/12/16	405 N Nevada Street	003-225-06	Signage	HS	App Admin 1/18/17
(O/A)Casey Otto	HRC-16-198	12/23/16	406 E William Street	001-175-03	Installation of 2 EV chargers	SP	Pending
(O)Palle & Tatiana Jensen (A)Rob Darney	HRC-16-201	12/27/16	311 W Third Street	003-124-01	Converting the structure back to single-family residential with exterior modifications	HS	AP 2/9/17 HRC
(A)Planning - Hope Sullivan	HRC-16-202	12/29/16	n/a	n/a	Historic Resources Annual Report 2016	HS	AP 2/9/17 BOS AP 3/16/17
(A)Planning - Hope Sullivan	HRC-16-203	12/29/16	n/a	n/a	2017 Historic Preservation Awards	HS	2/9/17 HRC 5/4/17 BOS
(A)Planning - Hope Sullivan	HRC-16-204	12/29/16	n/a	n/a	2017 Election of Officers	HS	2/9/17 HRC
(A)Planning - Hope Sullivan	HRC-16-205	12/29/16	n/a	n/a	2017 Annual Scavenger Hunt and acceptation of volunteer to coordinate with Planning staff (discussion)	HS	2/9/17 HRC 3/9/17 HRC
(O/A)Scott W Klette	HRC-17-002	1/3/17	512 N Curry Street	003-222-02	Re-roof	HS	App Admin 1/23/17
(O)Casey, Darsi & Neison, Nicola (A)DSE #3, LLC	HRC-17-006	1/17/17	508 N Nevada Street	003-221-03	Re-roof	HS	App Admin
(O/A)Rob McFadden	HRC-17-008	1/26/17	500 Mountain Street	003-241-04	Swimming pond	HS	AP 3/10/17 HRC
(O)Julian Smith (A)George Ruiz	HRC-17-021	2/23/17	504 (502) N Division St	003-237-04 (003-237-03)	Freestanding sign	HS	AP 3/10/17 HRC
(O/A)Wayne & Sally Chimarusti	HRC-17-022	3/3/17	300 W Second Street	003-216-11	Replace garage door	HS	App Adm 3/7/17
(O/A)Wayne & Sally Chimarusti	HRC-17-023	3/3/17	300 W Second Street	003-216-11	Add new fence to match existing fence of wood pickets & posts	HS	App Adm 3/7/17
(O) Silver Jam LLC (A) John D. Miles	HRC-17-030	3/13/17	496 W Ann Street	001-185-06	Raise house to put in foundation & replace siding	HS	App Adm 3/27/17

(O/A) RBT0641 Irrevocable Tr / % Christian Benson	HRC-17-031	3/15/17	402 S Division Street	003-128-02	Historical tax deferment	HS	App 6/8/17 HRC
(O)Spears & Phillips LLC (A)Jed Block	HRC-17-056	4/28/17	504 Phillips Street	003-243-04	Add a small fence to shield power boxes; replacing existing 18'x30' dirt driveway with pavers	HS	App Admin 5/2/17
(O)Spears & Phillips LLC (A)Jed Block	HRC-17-059	5/8/17	504 Phillips Street	003-243-04	A sandstone bench and mounting steps	HS	App Adm
(O)Peter Dickinson (A)David & Dawn Moores	HRC-17-062	5/11/17	211 - 213 S. Nevada Street	003-114-07 003-114-08	Replace roof with a "patch metal" roof; dry stack rock planter, 3-4' high; replace garage doors; add rock stack to garage (windows application approved Admin. 11/15/17)	HS	Partial approval 6/8/17 HRC HRC-17-212 for re- roof
(O)Various (A)Public Work - Darren Anderson	HRC-17-072	5/23/17	various	various	Performing ADA compliance work on Historic District Blue Line Tour	HS	App Adm 5/24/17
(O/A)Kimberly Seifert	HRC-17-075	5/26/17	708 W Caroline Street	003-272-05	A wooden driveway gate, 6 feet high and 10 feet wide	HS	App Adm
(O/A)Charles Kilpatrick	HRC-17-079	6/9/17	412 N Division Street	003-238-03	Installation of safety handrail	HS	App Adm 6/19/17
(O/A)Richard B Robinson	HRC-17-088	6/19/17	1001 N Division Street	001-182-05	Re-roof	LP	App Adm 6/19/17
(O)City of Carson City (A)Downtown Bus. Assoc. Agent: J. Kyle Horvath	HRC-17-089	6/20/17	449 W King Street	003-207-04	To paint a mural on the west wall of the non-historic annex at the BAC	LP	App Adm 6/20/17
(O)Spears & Phillips LLC (A)Jed Block	HRC-17-105	7/17/17	504 Phillips Street	003-243-04	Skylights added to garage apartment	HS	App Adm 7/28/17
(O/A)Kimberly Seifert	HRC-17-108	7/21/17	708 W Caroline Street	003-272-05	Installation of a security screen door	HS	App Adm 7/28/17
(O/A)Ronald Bartkoski	HRC-17-115	8/17/17	702 W Musser Street	003-192-17	Re-roof	HS	App Adm 8/17/17
(O)First United Methodist Ch (A)RL Engineering	HRC-17-118	8/22/17	212 N Division Street	003-202-04	Concrete demo, regrading, concrete paving, sidewalk, curb, gutter, gate relocation, ADA parking sign	HS	App Adm 9/1/17
(O)Telegraph Assoc., LLC (A)Allison MacKenzie, Ltd Agent: Mike Paviakis	HRC-17-120	8/25/17	402 N Division Street	003-238-05	New windows, exterior door and patio with pavers and a wall	HS	App 9/25/17 HRC

(A)Hope Sullivan Planning Division	HRC-17-121	8/24/17	n/a	n/a	2018 Historic Preservation Fund Grant (HPF)	HS	ongoing
(O/A)Charles Kilpatrick	HRC-17-122	8/30/17	412 N Division Street	003-238-03	Demo/replacement of deteriorating steps and landing	HS	App Adm 9/5/17
(O/A)Jason Justice	HRC-17-133	9/19/2017	1001 N Nevada Street	001-183-05	Installation rain gutters & replace 30 feet of fence	HS	App Adm 9/20/17
(O/A)Steve Cole	HRC-17-134	9/19/2017	709 W Washington Street	003-272-02	Re-roof	HS	App Adm 9/20/17
(O)George Soetje (A)William E Kranz	HRC-17-135	9/25/2017	214 W Robinson Street	003-285-06	Door with glass windows replacement	HS	withdrawn 11/3/17
(O/A)Jennifer & Ton Yen	HRC-17-163	10/4/2017	314 W Fifth Street	003-129-04	Solar modules installed on roof	HS	Pending/continued
(O/A)Prestige Care Inc Agent: Lorielle Crafton	HRC-17-177	10/13/2017	1001 Mountain Street	001-201-34	Install 3 monument signs of which only one goes to HRC	HS	withdrawn 11/2/17
(O/A)Herman Bauer Agent: John Uhart	HRC-17-202	11/15/2017	812 N Division Street & 413 W Ann Street	001-191-09	Masonry split face block retaining wall, 36" tall on west side of garage with ornamental fencing on top of wall	HS	App Admin 11/15/17
(A)Rebecca Palmer -SHPO	HRC-17-203	11/15/2017	n/a	n/a	State FY2018 Review of Carson City for Certified Local Government (CLG)	HS	no action
(O)Finseth Holdings LLC (A)Don James Roofing	HRC-17-210	11/29/2017	304 W Fifth Street	003-129-03	Remove existing wood shingles, install composition shingles	HS	App Admin 11/29/17
(O)David & Dawn Moores (A)Capitol Roofing	HRC-17-212	12/14/2017	213 S Nevada Street	003-114-08	Re-roof	HS	App Admin 12/14/17
(O)Charlie Kilpatrick (A)DG Hand Co	HRC-17-218	12/27/2017	412 N Division Street	003-238-03	Remove existing decking, replace with new tufflex urethane coating	HS	App Admin 12/28/17
(O)Charlie Kilpatrick (A)ABC Htg & S.M.	HRC-17-219	12/28/2017	412 N Division Street	003-238-03	Remove, replace rotting gutters	HS	App Admin 12/28/17
						41 applications processed 25 administratively approved	

Historic Preservation Fund (HPF) Awards 1987 - 2017

Year	Amount	Project
2016	\$ 27,000.00	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)
	\$ 450,892.00	