



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** February 7, 2019
Staff Contact: Hope Sullivan, Planning Manager
Agenda Title: For Possible Action: To accept the Historic Resources Commission Annual Report for 2018. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: The Historic Resources 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.

Agenda Action: Formal Action / Motion **Time Requested:** 10 minutes

Proposed Motion

I move to accept the 2018 Historic Resources Commission Annual Report as presented by staff.

Board's Strategic Goal

Quality of Life

Previous Action

The Annual Report was approved by the Historic Resources Commission at their meeting on January 11, 2019 by a vote of 6 ayes and 0 nays, 1 absent.

Background/Issues & Analysis

Please see the attached Annual Report for additional information.

Attachments:

- 1) 2018 Historic Resources Commission Annual Report

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 18.06 (Historic District)

Financial Information

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted?

Explanation of Fiscal Impact:

Alternatives

Refer the annual report back to the HRC for additional review.

Attachments:

[HRC-18-187 Annual Report \(2.7.19\).pdf](#)

[HRC Log.pdf](#)

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)



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 10, 2019

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

FROM: Hope Sullivan, AICP
Planning Manager

DATE: December 31, 2018

SUBJECT: HRC-18-187 - 2018 Historic Resources Commission Annual Report

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 historic properties, as well as the federal guidelines which provide guidance for preservation. Property owners within the Historic District are also represented on the HRC.

In 2018, the HRC held five meetings and reviewed 37 applications, 18 of which were administratively approved by the HRC Chairman. This is slightly down from the 41 applications reviewed in 2017. The administrative approvals included re-roofing projects, fencing projects and minor maintenance projects in the Historic District. No decisions of the HRC were appealed to the Board. A copy of the applications list for 2018 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 8, 2018, the HRC selected the following recipients to receive the 2018 Historic Preservation Award:

- Catherine Boedenauer for the preservation of property located at 708 West Musser Street.
- Richard Tieben for the reconstruction of the Pierini Oven House located at the Korean War Veterans Memorial Park / Riverview Park.

Historic Resource Scavenger Hunt

The HRC and the Planning Division with support from the City's IT Department organized the ninth annual Historic Resources Scavenger Hunt in May 2018 to help raise awareness of the Historic District, and to encourage the community become involved in the City's history and preservation efforts. HRC member LouAnn Speulda-Drews and Greg Hayes provided photos of architectural features of small portions of buildings within the District, focusing on columns, posts, pillars and pedestals. 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 two participants submitted completed responses.

Historic Preservation Fund (HPF) Grant Program

The HRC submitted an application for the 2018 HPF Grant Program in the amount of \$12,000 to attend the National Alliance of Preservation Commission Forum Conference. The application was funded, and the Community Development Director, the Planning Manager, and a member of the HRC traveled to Des Moines, Iowa to attend the conference.

Upcoming Work Program Items

The HRC conducted a joint meeting with RACC to review the Federal Tax Credit Program for the rehabilitation of income producing properties. The HRC looks forward to working with RACC in identifying opportunities to utilize the program in conjunction with the City's Façade Improvement program.

HRC is also interested in working with RACC and SHPO to pursue a HPF Grant to inventory the downtown area. This will allow for architectural information that could be helpful in the rehabilitation of buildings, particularly when considering awarding façade grants.

Additionally, as the HRC reviews applications, it identifies opportunities to clarify the development standards to better describe the City's policies in the District. Recent changes to the fence standards have been successful and property owners are utilizing appropriate

materials. The HRC is beginning to review the development standards relative to windows to provide additional clarity.

Attachments:

- 1) 2018 HRC Applications List

HISTORIC RESOURCE COMMISSION APPLICATIONS

Applicant and Owner	File #	Date Rec'd	Address/Location	APN(s)	Description	Planner	Action/Date
(A)Planning Division	HRC-17-222	12/29/2017	n/a	n/a	2017 Historic Preservation Annual Report	HS	HRC AP 1/11/18
(A)Planning Division	HRC-17-223	12/29/2017	n/a	n/a	2018 Historic Preservation Awards	HS	
(A)Planning Division	HRC-17-224	12/29/2017	n/a	n/a	2018 Historic Preservation Annual Scavenger Hunt	HS	
(A)Planning Division	HRC-17-225	12/29/2017	n/a	n/a	2018 Historic Preservation Election for Chair and V-Chair	HS	AP 1/11/18
David & Dawn Moores	HRC-18-001	1/2/2018	213 S Nevada Street	003-114-08	Demo of existing structure	HS	AP 01/11/18
Carter & Margaret Twedt	HRC-18-014	2/1/2018	612 W Robinson Street	003-275-01	Solar panels on portion of garage roof	HS	
Casey Otto	HRC-18-016	2/6/2018	404 W William Street	001-175-03	Re-roof	HS	App Admin 2/14/18
Gerald Gardner Capitol Roofing	HRC-18-039	2/27/2018	603 W Spear Street	003-245-02	Re-roof on portion of house	HS	App Admin 3/2/18
Harvey & Terri Edwards	HRC-18-040	2/28/2018	604 W Robinson Street	003-275-03	Request for Historical Tax Deferment	HS	
Planning - Hope Sullivan	HRC-18-046	3/14/2018	n/a	n/a	Proclamation: Historic Preservation Month (May)	HS	
Ronald and Karine Pollastrini	HRC-18-058	4/5/2018	707 W Robinson Street	003-242-04	Historic Tax Deferment	HS	
Grateful LLC	HRC-18-052	03/28/218	1001 N Mountain St	001-201-34	Parking/driveway improvements	HS	Approved Admin 05/15/18
City of Carson - Children's Musuem	HRC-18-060	4/13/2018	813 N Carson Street	002-164-01	Remodel Outdoor Space	HS	Approved 5/10/18
David & Dawn Moores	HRC-18-064	4/18/2018	213 S Nevada Street	003-114-08	New House	HS	Approved 5/10/18
Holly Ann Fant	HRC-18-067	4/18/2018	406 N Nevada Street	003-226-03	Removed bushes	HS	Approved Admin 4/18/18
Holly Ann Fant	HRC-18-069	4/18/2018	406 N Nevada Street	003-226-03	Historic Tax Deferment	HS	
Julie Maxwell	HRC-18-070	4/23/2018	702 N Minnesota Street	003-234-03	Paver Walkway	HS	Approved Admin 4/25/18
Carson McFadden	HRC-18-073	4/26/2018	302 Thompson Street	003-133-31	Historic Tax Deferment	HS	
August Worrell Trust	HRC-18-076	5/1/2018	408 W Robinson Street	003-236-01	Historic Tax Deferment	HS	7/12/2018
Wayne & Sally Chinarusti	HRC-18-078	5/9/2018	610 Phillips St	003-275-02	Window to French Door	HS	Approved Admin 05/15/18
Twedt Family Trust 2/2/99 Don James Roofing	HRC-18-079	5/9/2018	612 W Telegraph St	003-245-04	Re-Roof	HS	Approved Admin 5/11/18

HISTORIC RESOURCE COMMISSION APPLICATIONS

Applicant and Owner	File #	Date Rec'd	Address/Location	APN(s)	Description	Planner	Action/Date
Brewery Arts Center	HRC-18-087	5/21/2018	449/511 W King St	003-207-04 003-206-01	Temporary Stage	HS	Approved Admin 5/24/18
Jeremiah Trapp	HRC-18-089	5/24/2018	319 Mountain St	003-192-24	Solar Panels	HS	Approved 7/12/18
Ronald/Karine Pollastrini CID Roofing	HRC-18-092	5/29/2018	707 W Robinson St	003-242-04	Re-Roof	HS	Approved Admin 5/30/18
Holly Ann Fant Robert Darney	HRC-18-102	6/25/2018	406 N Nevada St	003-226-03	House Renovation	HS	7/12/2018
Planning - Hope Sullivan	HRC-18-114	7/25/2018			Section 5.16 - Guidelines for Windows	HS	9/13/2018
Kasey Nemelka	HRC-18-115	7/27/2018	112 Phillips St	003-203-02	Chimney Removal	HS	Withdrawn
Huronout LLC	HRC-18-116	7/30/2018	631 N Division Street	003-286-01	Sign	HS	Approved Admin 8/20/18
Planning - Hope Sullivan	HRC-18-118	8/1/2018			Historic Preservation Fund FY2018	HS	9/13/2018
Silver Jam LLC John Miles	HRC-18-122	8/14/2018	496 W Ann Street	001-185-06	Window Changeout	HS	Approved 9/13/2018
Carson City Parks and Rec	HRC-18-125	8/21/2018	4649 Snyder Ave	009-166-01	Playground Equipment	HS	Approved Admin 8/21/18
Carson McFadden	HRC-18-129	8/31/2018	302 Thompson Street	003-133-31	Fence	HS	Approved 09/13/2018
Casey Otto	HRC-18-136	9/12/2018	402 W William Street	001-175-03	Gutters	HS	Approved Admin 9/28/18
Aaron & Mary Covington	HRC-18-138	9/11/2018	312 Mountain Street	003-191-01	Fence	HS	Approved Admin 9/24/18
Carson City Parks and Rec	HRC-18-163	11/6/2018			Grant	HS	Approved