



Carson City Planning Division

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MEMORANDUM

To: Historic Resources Commission F-7

From: Jennifer Pruitt, Planning Division *J.P.*

Date: January 13, 2010

Subject: HRC-10-002
The Carson City Historic Resources Commission Annual Report

Carson City's Historic Resources Commission (HRC) was established in May 1981. The Commission 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 (BOS) 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 & Archeology, the Westside Protective Association, and the Carson City Chamber of Commerce. The District's boundaries were recommended by the HRC, formerly known as the Historic Architecture Review Committee.

The HRC seven member commission 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 Commission.

One of the changes implemented in 2009 was the HRC meetings were held the second Thursday of every other month at 5:30 p.m. at the Carson City Community Center instead of every month as in previous years. The HRC reviewed 29+ applications in the year 2009 which is higher than the HRC application average over the past seven years. See attached application summary. In 2009 seven projects were approved administratively by the HRC Chairman, Mike Drews. The administrative approvals included re-roofing projects, minor fencing repairs and minor signage changes in the Historic District.

The HRC completed the following training opportunities in 2009:

1. Nevada Open Meeting Law training ;
2. The Secretary of the Interior's Standards for the Treatment of Historic Properties training;
3. Masonry restoration.

In 2009 the HRC selected the Waterhouse residence located at 123 West Second Street, and Marv Teixeira, former Carson City Mayor to receive the Carson City's 2009 Historic Preservation Award.

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 Historic Resources Commission determined that the 2009 Historic Preservation Awards would be given to the above mentioned outstanding projects.

The HRC completed the Phase II of the Post WWII survey for Carson City. The HRC was awarded \$20,000 in Certified Local Government (CLG) funding to complete a Historical Cultural Resources Inventory of properties in the Historic District that did not meet the Historic criteria in the 1980's when the other structures in the Historic District were surveyed. The HRC completed the work associated with the CLG grant with the assistance of consultant, Diana Painter, PhD.

In the September of 2009, the HRC was awarded \$25,000 in CLG funding for a Historic Structures Report for the Brewery Arts Center and the Performance Hall. See attached table of the CLG awards from 1987-2009.

The HRC submitted a CLG application on December 1, 2009 for funding next year to conduct a survey of 50+ properties in the Historic District that have had significant exterior alterations since the initial surveys completed in the 1980's. If funding is available, funding will be awarded in the spring of 2010.

Not only will this information serve as the basis for many planning, economic development, and educational activities, it will also contribute toward Carson City's responsibilities as a CLG. Once collected, this inventory information is accessible to local governments, historic preservation organizations, tourism and economic development entities, interested citizens, as well as state and federal agencies. The inventory information is also available on the Planning Division (Historic Resources Commission) web site.

Lastly, we must not forget our heritage in the process of reaching for a better future, for this heritage will continue to serve us well if we only have the creativity to preserve it, build on it, and pass it onto future generations.

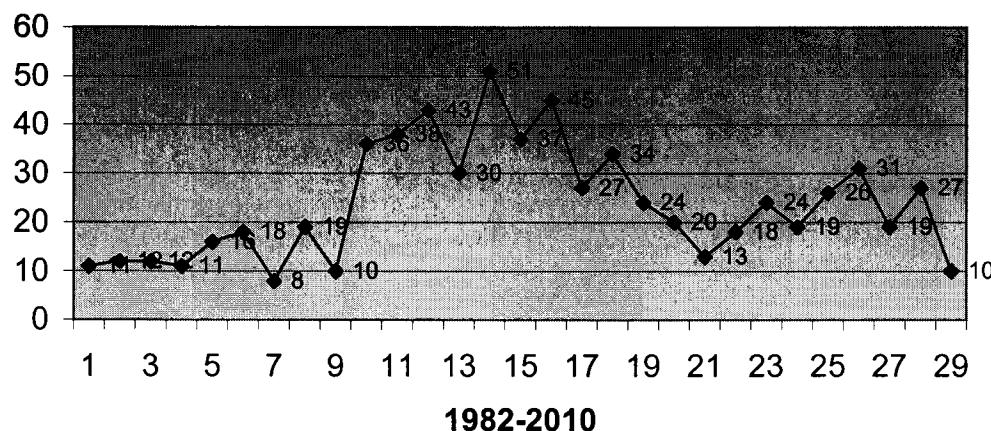
HRC Applications 1982-2010

| Year | Applications |
|------|--------------|
| 1982 | 11 |
| 1983 | 12 |
| 1984 | 12 |
| 1985 | 11 |
| 1986 | 16 |
| 1987 | 18 |
| 1988 | 8 |
| 1989 | 19 |
| 1990 | 10 |
| 1991 | 36 |
| 1992 | 38 |
| 1993 | 43 |
| 1994 | 30 |
| 1995 | 51 |
| 1996 | 37 |
| 1997 | 45 |
| 1998 | 27 |
| 1999 | 34 |
| 2000 | 24 |
| 2001 | 20 |
| 2002 | 13 |
| 2003 | 18 |
| 2004 | 24 |
| 2005 | 19 |
| 2006 | 26 |
| 2007 | 31 |
| 2008 | 19 |
| 2009 | 27 |
| 2010 | 10 |

Average 23.75862

Total 689

HRC Applications



Carson City Certified Local Government Awards
1987-2010

| <u>Year</u> | <u>Grant Amount</u> | <u>Project</u> |
|-------------|---------------------|---|
| 2010 | TBD | Re-Survey of 50+ Historic Properties with significant alterations |
| 2009 | \$ 25,000.00 | Historic Structures Report for the BAC and Performance Hall |
| 2008 | \$ 20,000.00 | Post WWII Survey, Phase II |
| 2007 | \$ 45,000.00 | Historic Structures Reports St Peters Church and Methodist Church |
| 2006 | \$ 7,000.00 | Post WWII Survey, Phase I |
| 2005 | \$ 7,500.00 | Eastside Survey, Phase II |
| 2004 | \$ 5,656.00 | Roberts House Door Rehab |
| 2004 | \$ 4,100.00 | Design Guidelines Update |
| 2003 | \$ 12,500.00 | Eastside Survey, Phase II |
| 2002 | \$ 4,000.00 | GIS Documentation of HRC |
| 2001 | \$ 5,000.00 | Roberts House Rehab |
| 1999 | \$ 3,000.00 | V&T Depot Rehab |
| 1997 | \$ 10,000.00 | Civic Hall Rehab |
| 1996 | \$ 750.00 | Civic Hall Door Rehab |
| 1995 | \$ 20,250.00 | Raycraft Ranch-Management Plan |
| 1994 | \$ 16,750.00 | BAC Rehab |
| 1993 | \$ 37,100.00 | BAC Rehab |
| 1992 | \$ 36,333.00 | Civic Hall rehab |
| 1991 | \$ 35,399.00 | BAC Rehab |
| 1990 | \$ 9,700.00 | Historic Structures report Civic Hall |
| 1987 | \$ 20,350.00 | BAC Rehab |
| Total | \$ 325,388.00 | |

Carson City's Recent Inventories and Surveys

| | |
|--|--|
| <u>Carson City Resources Inventory</u> Historic Environmental Consultants 2306 J Street, penthouse Sacramento, CA 95816 | Completed: 1980 190 properties |
| <u>Kit Carson Trail Sites Inventory</u> Robert A. Nylen, Historian 2501 Woodcrest Lane Carson City, NV 89701 | Completed August 1993 70 properties |
| <u>Historical Survey</u> Carson City Historical District 1860-1948 Occupational & Residential Assessment Anita Ernest Watson | Completed 1998 48 properties |
| <u>Historical Survey</u> Carson City Historical District Anita Ernest Watson | Completed 2000 67 properties |
| <u>Carson City East Side Survey</u> Phase I Painter Preservation & Planning Diana Painter PhD 2685 A Petaluma Blvd. Petaluma, CA 94952 | Completed August 2004 94 properties |
| <u>Carson City East Side Survey</u> Phase II Painter Preservation & Planning Diana Painter PhD 2685 A Petaluma Blvd. Petaluma, CA 94952 | Completed August 2004 55 properties |
| <u>Carson City Mid Century Survey</u> Phase I Painter Preservation & Planning Diana Painter PhD 2685 A Petaluma Blvd. Petaluma, CA 94952 | Completed August 2007 50 properties |

Historic Structure Report

First United Methodist Church
Kelly-Schulz House
St. Peter's Episcopal Church
St. Peter's Episcopal Church Rectory

Completed June 2008

Peter Serafin, Architect
Carter+Burton PLC
11 W. Main Street
Berryville, VA 22611

J. Daniel Pezzoni, Architectural Historian
Landmark Preservation Associates
6 Houston Street
Lexington, VA 24450

Carson City Mid Century Survey

Phase II
Painter Preservation & Planning
Diana Painter PhD
2685 A Petaluma Blvd.
Petaluma, CA 94952

Completed June 2009
30 properties

Historic Structure Report

Brewery Arts Center
Performance Hall

TBC June 2010

Peter Serafin, Architect
Carter+Burton PLC
11 W. Main Street
Berryville, VA 22611

J. Daniel Pezzoni, Architectural Historian
Landmark Preservation Associates
6 Houston Street
Lexington, VA 24450

Carson City Survey

Re-survey significant structures from the 1980's survey
Painter Preservation & Planning
Diana Painter PhD
2685 A Petaluma Blvd.
Petaluma, CA 94952

TBC June 2011

HISTORIC RESOURCES COMMISSION

| OWNER/APPLICANT | FILE NUMBER | DATE RCV'D | ADDRESS/LOCATION | APN | DESCRIPTION | ACTION |
|---|-------------|------------|-------------------------|------------|--|-----------|
| (O) Two Rivers NV LLC (A) Darrin Berger, Architect | HRC-09-089 | 11/10/09 | 310 S. Nevada Street | 003-124-03 | Replace existing garage with window, modify front entry with new window and doorway, enlarge stoop, remove portion of existing fence | AP |
| (O) Thomas J. Gibbons (A) Mike McIntosh/Vital Signs | HRC-09-091 | 11/24/09 | 444 S. Division Street | 003-128-03 | Signage | AP |
| (A) Carson City Office of Business Development - Joe McCarthy | HRC-09-100 | 12/23/09 | n/a | n/a | Presentation for the Nugget Development Project | Completed |
| (O) St Peter's Episcopal Diocese (A) St Peter's Episcopal Church | HRC-09-104 | 12/28/09 | 300 N. Division Street | 003-201-01 | Replace existing sign | AP |
| (A) Planning Div - JP | HRC-09-106 | 12/29/09 | n/a | n/a | To elect a HRC Chairman and a Vice Chairman | Completed |
| (A) Planning Div - JP | HRC-10-002 | 1/13/10 | n/a | n/a | Discussion only: Annual Report for 2009 | |
| (A) Planning Division - JP | HRC-10-004 | 01/27/10 | n/a | n/a | HRC CLG Grant Updates 2009/2010 | on-going |
| (A) Planning Division - JP | HRC-10-005 | 01/27/10 | n/a | n/a | HRC Training 2010/2011 | on-going |
| (A) Planning Division - JP | HRC-10-006 | 01/27/10 | n/a | n/a | Historic Preservation Awards 2010 | |
| (A) Planning Division - JP | HRC-10-007 | 01/27/10 | n/a | n/a | PROCLAMATION: Historic Preservation Month (May) | |
| (O/A) Gregory Hayes & Joan Wright | HRC-10-008 | 2/2/10 | 411 S. Minnesota Street | 003-128-05 | ADMIN: screen door replacement | Admin AP |
| (O/A) Gregory Hayes & Joan Wright | HRC-10-009 | 2/2/10 | 412 W. Fifth Street | 003-128-06 | ADMIN: replace plastic fence with wood picket fence | Admin AP |
| (O/A) Wayne & Sally Chimarusti | HRC-10-011 | 2/11/10 | 610 N. Phillips Street | 003-275-02 | Enlarge existing single family residence | |
| (O) St Peter's Episcopal Diocese (A) St Peter's Episcopal Church | HRC-10-015 | 2/19/10 | 300 N. Division Street | 003-201-01 | To install a walking labyrinth on church grounds | |
| (O) Sierra Acupuncture & Healing (A) American Sun & Solar - Nick Jansing | HRC-10-016 | 2/22/10 | 512 N. Division Street | 003-237-03 | To install photovoltaic solar panels on the A-Frame portion of the existing roof | |

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| OWNER/APPLICANT | FILE NUMBER | DATE RCVD | ADDRESS/LOCATION | APN | DESCRIPTION | ACTION |
|--|--------------------|------------------|-------------------------|------------|--|---------------------------|
| (O) Jennifer Verive & Gary Cain (A) Gary Cain | HRC-09-028 | 3/30/09 | 412 N. Curry Street | 003-255-10 | Fencing; curb maintenance | AP |
| (A)HRC - Mike Drews | HRC-09-029 | 4/1/09 | n/a | n/a | DISCUSSION ONLY: Presentation of Virginia and Truckee Railway Reconstruction Project Phase 3 Lyon County and Carson City | Completed |
| (O/A) Peter J. Smith | HRC-09-030 | 4/1/09 | 1206 N. Nevada Street | 001-172-02 | Replace existing rear screen door | Admin AP |
| (O) Everest Holding, LLC (A) Sonia Taggart | HRC-09-031 | 4/2/09 | 108 N. Minnesota Street | 003-204-01 | Replace existing sash windows with wood clad or vinyl windows | AP |
| (A)HRC | HRC-09-033 | 4/13/09 | n/a | n/a | Presentation on masonry restoration | Completed |
| (A)Rebecca Ossa | HRC-09-040 | 4/16/09 | n/a | n/a | Training regarding the Secretary of the Interior's Standards for the Treatment of Historic Properties | Completed |
| (O)Kurt & Sarah Garrett (A)Kurt Garrett | HRC-09-041 | 4/27/09 | 314 W. Robinson Street | 003-286-06 | Reroofing existing roof; adding on an 8/12 pitch roof to a flat roof that extends out and across | AP |
| (O)Carol & Michael Andersen (A)Carol Andersen | HRC-09-042 | 4/27/09 | 710 Elizabeth Street | 003-272-09 | Fencing | AP |
| (O/A)St. Peter's Episcopal Diocese | HRC-09-043 | 4/27/09 | 305 N. Minnesota Street | 003-201-01 | Freestanding columbarium wall & prayer garden | Reviewed |
| (O)Kimberly Seifert (A)Hector Chavez | HRC-09-045 | 5/5/09 | 708 W. Caroline Street | 003-272-05 | Replace wood shake roof with composition shingle; add new siding over existing siding | Admin AP for roofing only |
| (A)HRC/PD | HRC-09-046 | 5/7/09 | n/a | n/a | PROCLAMATION: Historic Preservation Month | BOS 5/7/09 |
| (O/A)Julie S. Maxwell | HRC-09-047 | 5/13/09 | 702 N. Minnesota Street | 003-234-03 | Refurbish front porch post | Admin AP |
| (O)Lopiccilo Investments (A)Jim Phalan | HRC-09-051 | 6/4/09 | 310 S. Carson Street | 003-113-09 | Signage | AP |
| (O) 510 Partnership (A) Robert L. Crowell | HRC-09-077 | 8/27/09 | 510 W. Fourth Street | 003-126-03 | Signage | AP |

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| OWNER/APPLICANT | FILE NUMBER | DATE RCV'D | ADDRESS/LOCATION | APN | DESCRIPTION | ACTION |
|---|-------------|------------|------------------------|------------|---|--------------------|
| (O/A) E W & Maureen Waterhouse | HRC-08-085 | 7/28/08 | 312 W. Musser St | 003-211-03 | Replace vinyl fence with wood fencing on corners of front yard | Admin AP |
| (O) Don & Rosetta McFadden (A) Tom Peters | HRC-08-115 | 10/24/08 | 711 W. Spear Street | 003-244-01 | Renovate detached garage | AP |
| (O) Adaven Investments, LLC (A) Ben Smith - BSA Construction | HRC-08-117 | 10/28/08 | 503 N. Nevada Street | 003-222-05 | Renovation and refurbishment of a four-plex into an office building | AP |
| (A) Carson City (A) John R. Johnson | HRC-08-118 | 10/28/08 | n/a | n/a | Request for a historic marker to honor A.W. Nightingill | |
| (A) Carson City | HRC-08-119 | 10/29/08 | n/a | n/a | To amend HRC Policy & Procedures Manual from monthly meeting to every other month (Section 7, Meetings) | AP |
| (O) Jack & Sheryl McLaughlin (A) Art Hannafin | HRC-08-122 | 11/25/08 | 611 W. Robinson Street | 003-243-01 | Addition & remodel of a SF residence: 2 car garage and third floor room | AP |
| (A) Planning Div- JP | HRC-08-132 | 12/24/08 | N/A | N/A | To elect a HRC Chairman and Vice Chairman | Completed |
| (O)Wayne & Sally Chimarusti (A)Wayne Chimarusti | HRC-09-009 | 2/5/09 | 300 W. Second Street | 003-216-11 | Refurbishment of an existing sign | Admin AP |
| (O)Davis/Bentham LLC (A)MTL Management Corp | HRC-09-010 | 2/6/09 | 319 N. Carson Street | 004-215-03 | Repaint existing signs | AP |
| (O)First Presbyterian Church of CC (A)Kenneth Pearson | HRC-09-015 | 2/23/09 | 115 N. Division Street | 003-214-07 | Signage | AP |
| (A) Planning Div - JP | HRC-09-018 | 2/27/09 | N/A | N/A | Historic Preservation Awards of 2009 | AP To BOS 05/07/09 |
| (O/A) Nevada Dept. of Transportation | HRC-09-019 | 2/27/09 | N/A | N/A | Administrative Review of impact of CC Freeway Ph. II on Stewart Indian School | |
| (A) Planning Div | HRC-09-022 | 3/20/09 | N/A | N/A | Nevada Open Meeting Law training for HRC commissioners | |
| (A) Lou Ann Speulda-Drews | HRC-09-024 | 3/23/09 | N/A | N/A | DISCUSSION ONLY: Funding for the NV St. Historic Preservation Office | |
| (O)St of NV - Division of St. Lands (A)HRC - Mike Drews | HRC-09-027 | 3/27/09 | 3301 E. Fifth Street | 010-041-55 | DISCUSSION ONLY: regarding the NV State Prison's Warden House | |