



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, 2013

TO: Historic Resource Commission **Item F-2**

FROM: Lee Plemel, AICP, Planning Director

DATE: January 2, 2013

SUBJECT: HRC-12-150 – 2012 Historic Resources Commission Annual Report

Recommended HRC motion: “I move to approve the annual HRC report to the Board of Supervisors as presented by staff.”

Background:

The HRC (Historic Resource Commission) 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.

Annual HRC 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 & Archeology, the Westside Protective Association, and the Carson City Chamber of Commerce.

The seven member HRC 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.

In 2012 the HRC reviewed 21 applications, which is lower than the HRC application average over the past seven years. The administrative approvals included re-roofing projects, signage replacements and minor maintenance projects in the Historic District. A copy of the applications list for 2012 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 Historic Resources Commission (HRC).

Last year, the HRC selected architect Art Hannafin, a well-known community leader and longtime Carson City resident, as the sole recipient of the award. Art began his architecture career in Philadelphia, Pennsylvania, where he joined the firm of the internationally renowned architect Louis Kahn, working on designs for landmarks such as the famous Scripts Institute in San Diego and the capital complex in Bangladesh. In 1973, Art began his long career as an architect in the Carson/Tahoe area. His designs included hundreds of custom residential projects in addition to many other public and commercial facilities. On November 28, 2012, Art passed away at his home.

Historic Resource Scavenger Hunt:

The HRC and Planning Division organized the third annual historic resource scavenger hunt in May 2012 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 has provided snapshots of architectural features or small portions of buildings within the District, and participants are required to identify the address of the location at which the photo was taken. Adele's Restaurant and Brugo's Pizza were gracious enough to sponsor awards for the event.

Historic Preservation Fund Grant Program:

In 2012, the HRC was awarded \$12,500 from the Historic Preservation Fund (HPF) to complete historic structure reports for the 94 properties west of the Historic District, know as the Carson City Meadowland Manor-Sunset Addition Survey. The HRC completed the work associated with the HPF grant in the fall of 2012 with the assistance of historic preservation consultant Dan Pezzoni.

In February 2012, the HRC was awarded \$15,000 in HPF grant to complete a Class III cultural resources inventory of a portion of Kings Canyon Road, specifically open space properties now owned by Carson City. The purpose of the inventory is to obtain current cultural resource data for the project area for planning purposes so that historic properties within the area are identified and evaluated. The survey may also aid in developing interpretation and public outreach within the area. Open Space staff will work closely with Planning Division staff to complete this inventory.

The HRC submitted a new HPF application in December 2012 for the 2013 HPF grant cycle. The application is to complete a historic structures report for the Perini Ranch outbuildings and the Anderson Ranch. However, in consultation with the Nevada SHPO (State Historic Preservation Office), if awarded, the funds may be used as necessary to help complete the 2012 cultural resource survey of Kings Canyon properties. If funding is available, it will be awarded in the spring of 2013.

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 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. See the attached table for a complete list of the Historic Preservation Fund awards from 1987-2012.

Attachments:

- 1) 2012 HRC applications list
- 2) HPF Awards 1987-2012 Table

HISTORIC RESOURCE COMMISSION APPLICATIONS

Applicant and Owner	File #	Date Rec'd	Address/Location	APN(s)	Description	Planner	Action/Date
(O)Glenbrook Company (A)Alpine Signs	HRC-11-141	12/27/11	402 S Minnesota Street	003-127-09	Signage	JP	
(O)1112 North Carson LLC (A)Mark Lopiccolo	HRC-11-142	12/27/11	1112 N Carson Street	001-178-06	Add to existing sign, add cooler	JP	
(O)Stephanie Shefrin (A)Robert Darney	HRC-11-143	12/27/11	604 W Robinson Street	003-275-03	Window replacement, add French doors, add 2 decks	JP	
(O)320 North Carson Street LLC - John Rutledge (A)Alpine Signs	HRC-11-144	12/28/11	107 W Telegraph Street	003-229-02	New wall sign	JP	
(A)Planning Division	HRC-12-001	1/3/12	n/a	n/a	HRC Preservation Awards 2012	JP	2012 ↓
(A)Planning Division	HRC-12-002	1/3/12	n/a	n/a	Proclamation: Historic Preservation Month (May)	JP	
(O/A) Robyn Laguzza	HRC-12-009	1/25/12	506 W Spear Street	003-232-01	Tax deferment	JP	
(A)Planning Division	HRC-12-016	2/16/12	n/a	n/a	HRC workshop in April 2012	JP	
(O)Casey Otto (A)David Baker	HRC-12-022	3/28/12	402 W William Street	001-175-03	Re-roof, replace damaged trim, replace damaged siding, replace exterior doors	JP	
(A)Planning Division - Jennifer Pruitt	HRC-12-028	4/20/12	n/a	n/a	HRC HPF Grant 2012	JP	ongoing
(A)Planning Division - Jennifer Pruitt	HRC-12-031	5/4/12	n/a	n/a	HRC Training 2012/2013	JP	ongoing
(O/A)Joyce Harrington	HRC-12-037	6/22/12	408 W Robinson Street	003-236-01	A 6 foot fence in backyard	JP	
(O)CC School District (A)Keith Shaffer	HRC-12-038	6/25/12	604 W Musser Street	003-192-03	Replacement of a portable building with a larger portable building; replacement of deteriorated paving and concrete	JP	Ap 7/12/12
(O)Division St Enterprises (A)Debbie Vaughan	HRC-12-041	7/11/12	503 N Division Street	003-221-04	Replace existing wooden stairs and railing	JP	
(O)Robert Crowell (A)Daryl B Morris, Jr	HRC-12-049	9/6/12	510 W Fourth Street	003-126-03	Replace wood shingled roof with composition, paint weathered wood	JP	
(O)Paul and Sonia Taggart / Everest Holdings (A)John Roberts Const.	HRC-12-062	9/25/12	108 N Minnesota Street	003-204-01	Decorative railing as air conditioner cover; paverstone walkway from front to back	JP	
(O)Elks Lodge (A)Eilyn Coyne	HRC-12-103	10/4/12	515 N Nevada Street	003-222-01	Partial re-roof	JP	Ap 10/5/12
(O)Proctor & Green LLC (A)James Coyne	HRC-12-104	10/4/12	112 N Curry Street	003-215-02	Re-roof detached garage and ice house	JP	Ap 10/5/12
(O)Donald & Catherine Thayer (A)Don James Roofing Co	HRC-12-106	10/8/12	707 W Robinson Street	003-242-04	Partial re-roof	JP	Ap 10/8/12
(O/A)Vaughn Veit	HRC-12-120	10/11/12	412 N Minnesota Street	003-231-03	Wood shingle re-roof	JP	

HISTORIC RESOURCE COMMISSION APPLICATIONS

Applicant and Owner	File #	Date Rec'd	Address/Location	APN(s)	Description	Planner	Action/Date
(O)John & Mary Shuler (A)Don Smit - Project-One	HRC-12-123	10/15/12	102 S Nevada Street	003-217-12	Remove andreplace east porch; change railing & balusters to meet BLDG req; new parking area; install ADA lift into new porch	JP	Ap 12/13/12
(A)PD - Jennifer Pruitt	HRC-12-128	10/18/12	n/a	n/a	HRC HPF Grant Update for 2013	JP	
(A)PD - Jennifer Pruitt	HRC-12-138	11/20/12	n/a	n/a	HRC Preservation Awards 2013	JP	
(O)Wayne Chimarusti (A)Carolyn Tate	HRC-12-139	11/20/12	309 W Caroline Street	003-286-02	Window replacement, front fence, replace front door, finish porch wall	JP	Ap 12/13/12
(A)PD - Lee Plemel	HRC-12-148	12/14/12	n/a	n/a	Election of Officers for 2013	LP	
(O)Groso Family Trust (A)Jeffrey L Wilson	HRC-12-149	12/18/12	912 N Division Street	001-185-02	New freestanding signage	LP	
(A)PD - Lee Plemel	HRC-12-150	12/20/12	n/a	n/a	HRC Annual Report 2012	LP	

Historic Preservation Fund (HPF) Awards 1987-2012

Year	Amount	Project
2013	TBD	Andersen Ranch survey and Perini Ranch outbuilding survey
2012	\$ 15,000.00	Kings Canyon Survey of Carosn City owned properties
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)
	\$ 358,892.00	