



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 12, 2017

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

FROM: Hope Sullivan, AICP
Planning Manager

DATE: January 4, 2017

SUBJECT: HRC-16-202 – 2016 Historic Resources Commission Annual Report

Recommended HRC motion: “I move to approve the 2016 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 2016, the HRC held seven meetings and reviewed 48 applications, 26 of which were administratively approved by the HRC Chairman. This is just shy of double the number of applications in 2015, when the HRC held seven meetings and reviewed 26 applications, 11 of which were administratively approved by the HRC Chairman. The administrative approvals included re-roofing projects, fencing projects and minor maintenance projects in the Historic District. A copy of the applications list for 2016 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 April 14, 2016, the HRC selected the following recipients to receive the 2016 Historic Preservation Award:

- The Nevada State Railroad Museum for the restoration of the historic Glenbrook Locomotive.
- Chris de Witt, Supervisor, Railroad Restoration, Nevada State Railroad Museum
- Rick Stiver, Restoration Specialist, Nevada State Railroad Museum
- Mort Dolan, Restoration Specialist, Nevada State Railroad Museum
- Lee Hobold, Restoration Specialist, Nevada State Railroad Museum

Historic Resource Scavenger Hunt

The HRC and Planning Division organized the seventh annual Historic Resources Scavenger Hunt in May 2016 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 LouAnn Speulda-Drews 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.

Historic Preservation Fund (HPF) Grant Program

The HRC submitted an application for the 2016 HPF Grant Program in the amount of \$75,000 to send HRC staff and the HRC chairman to the National Alliance of Preservation Commissions (NAPC) FORUM Conference in July 2016, HRC commissioner training through the NAPC's Commission Assistance Mentoring Program (CAMP) and additional Historic Structures Reports for the Nevada State Prison. The State Historic Preservation Office (SHPO) awarded Carson City \$27,000 of the originally requested \$75,000 for 2016 FORUM Conference attendance and the CAMP training program. The CAMP program has been scheduled for April 28-29, 2017.

For the 2017 cycle of the HPF Grant Program, the HRC has chosen to request \$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 HPF Grant application was submitted in December 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 1987-2017.

Attachments:

- 1) 2016 HRC Applications List
- 2) HPF Awards 1987-2017 Table

HISTORIC RESOURCE COMMISSION APPLICATIONS

Applicant and Owner	File #	Date Rec'd	Address/Location	APN(s)	Description	Planner	Action/Date
(A)Planning - Susan Dorr Pansky	HRC-15-182	12/28/15	n/a	n/a	Historic Resources Annual Report 2015	SP	AP 1/6/16
(A)Planning - Susan Dorr Pansky	HRC-15-183	12/28/15	n/a	n/a	2016 Historic Preservation Awards	SP	cont. to 4/14/16 AP 4/14/16
(A)Planning - Susan Dorr Pansky	HRC-15-184	12/28/15	n/a	n/a	2016 Election of Officers	SP	AP 1/6/16
(A)Planning - Susan Dorr Pansky	HRC-15-185	12/28/15	n/a	n/a	2016 Annual Scavenger Hunt and acceptance of volunteer to coordinate with Planning staff (discussion)	SP	cont. to 4/14/16 AP 4/14/16
(O)Tammy Dermody (A)No. NV Roofing Special.	HRC-16-010	2/9/16	1614 N. Curry Street	001-155-02	Re-roof	SP	App Admin 2/9/16
(A)Carson City-Susan Dorr Pansky	HRC-16-015	2/29/16	n/a	n/a	Proclamation: Historic Preservation Month (May)	SP	AP 4/14/16
(O)James Teegarden Rev Tr (A)Michele Chase	HRC-16-020	3/16/16	210 N Minnesota Street	003-192-08	Vinyl picket fence	SP	Denied 4/14/16 - appealed
(O/A)Jason Justice	HRC-16-029	3/23/16	1001 N Nevada Street	001-183-05	Re-roof; fix chimney; roof vents	SP	App Admin 3/23/16
(O)Carson City Library (A)Lu Olsen, Children's Mus.	HRC-16-030	3/28/16	813 N Carson Street	002-134-01	Create fenced in play/picnic area	SP	App with stips. 5/12/16
(O/A)Jason Justice	HRC-16-031	3/28/16	1001 N Nevada Street	001-183-05	Remove "porch/stoop" covering; replace eaves fascia; demo lean-to structure; replace east side siding and trim around garage door	SP	AP 5/12/16
(O)Gordon Living Trust (A)Tom Geldsten-Roofing (A)Christian Monroy	HRC-16-033	4/11/16	615 W Third Street	003-133-32	Re-roof	SP	App Admin 4/14/16
(O)Michele Chase (A)Eastfork Roofing	HRC-16-044	4/19/16	210 N Minnesota Street	003-192-08	Re-roof	SP	App Admin 4/19/16
(O)D. & C. Thayer (A)Ronald Pollastrini	HRC-16-046	4/25/16	707 W Robinson Street	003-242-04	Picket fence and gate; picket gate across porch opening (<i>denied</i>)	SP	Partial approval 5/12/16 HRC
(O)James DeArrieta (A)Meridian Insurance Serv.	HRC-16-050	5/12/16	216 N Minnissota Street	003-192-07	One foot square directional signage		App Admin 5/14/16
(O/A)Robyn Laguzza	HRC-16-057	5/31/16	314 W Robinson Street	003-286-06	Replace windows		App 7/14/16 HRC
(O)CC Parks Dept. (A)BAC - Gina Hill	HRC-16-058	5/31/16	449 W King Street	003-207-04	To reinstall refurbished sign		App Admin 6/1/16
(A)Hope Sullivan (A)Susan Pansky	HRC-16-061	6/15/16	n/a	n/a	2017 Historic Preservation Fund Grant (HPF)	HS/SP	ongoing

HISTORIC RESOURCE COMMISSION APPLICATIONS

Applicant and Owner	File #	Date Rec'd	Address/Location	APN(s)	Description	Planner	Action/Date
(O/A)Christopher White	HRC-16-063	6/16/16	506 W Spear Street	003-232-01	Historical tax deferment	HS	App 7/14/16 HRC
(O)Betty Boardman (A)Capitol Roofing	HRC-16-065	6/23/16	215 Mountain Street	003-192-13	Cedar re-roof	HS	App Admin 6/24/16
(O)Spears & Phillips LLC (A)Jed Block	HRC-16-066	6/23/16	602 W Spear Street	003-243-04	A 3 foot high, 28 foot long red brick wall	HS	Cont. 7/14/16
(O)Spears & Phillips LLC (A)Jed Block	HRC-16-067	6/23/16	602 W Spear Street	003-243-04	Removal of a small porch to expose and replace a transom window	HS	App Adm 6/24/16
(A)Hope Sullivan - Planning	HRC-16-068	6/27/16	n/a	n/a	Discussion only regarding clarifying the Design Guidelines to identify discouraged materials	HS	ongoing
(O/A)Justin Anderson	HRC-16-070	7/6/16	311 W King Street	003-216-01	Replace wooden picket fence, and add privacy fence between neighbors	HS	App Adm 7/11/16
(O)Marilyn Harper (A)Marilyn Braninburg	HRC-16-071	7/6/16	403 N Nevada Street	003-225-04	Awnings	HS	App Adm 7/11/16
(O)Curry Musser Proctor & Green LLC (A)Jed Block	HRC-16-072	7/7/16	112 N Curry Street	003-215-02	Re-roof	HS	App Adm 7/11/16
(O/A)Herman Bauer Agent: John Uhart	HRC-16-073	7/12/16	830 N Minnesota St/ 493 W Ann Street	001-191-08	Wood fence from Minnesota St towards N Division Street to divide back parcels	HS	App Adm 7/15/16
(O)Wilcomb, G & Fant Liv Tr (A)Capitol Hills LLC	HRC-16-075	7/18/16	701 W Telegraph Street	003-192-02	Re-roof apartments	HS	App Adm 7/20/16
(O)Carson City Parks Dept (A)Brewery Arts Center	HRC-16-079	7/21/16	449 W King Street	003-207-04	Insertion of 3 musical instamnt equipment in planter	HS	AP 8/11/16 HRC
(O)D. & C. Thayer (A)Ronald Pollastrini	HRC-16-082	7/27/16	707 W Robinson Street	003-242-04	Replace picket fence across opening to porch with a wrought iron gate (see HRC-16-046)	HS	AP 8/11/16 HRC
(O)Mertins, Francene Trust (A)Tom Goldston Roofing	HRC-16-083	8/2/16	904 N Nevada Street	001-186-04	Remove wood shingles and re-roof with comp	HS	App Admin 8/3/16
(O/S)John & Jennifer Webley	HRC-16-085	8/5/16	610 W Spear Street	003-243-03	Siding and fence replacements with same	HS	App Admin 8/11/16
(O)Spears & Phillips LLC (A)Jed Block	HRC-16-087	8/16/16	602 W Spear Street	003-243-04	Re-roof	HS	App Admin 9/7/16
(O)KLP LLC (A)Alpine Signs	HRC-16-095	8/22/16	1000 N Division Street	001-181-01	Signage	HS	AP 9/8/16 HRC
(O)Spears & Phillips LLC (A)Jed Block	HRC-16-096	8/22/16	602 W Spear Street	003-243-04	Fencing, remodel	HS	AP 9/8/16 HRC

HISTORIC RESOURCE COMMISSION APPLICATIONS

Applicant and Owner	File #	Date Rec'd	Address/Location	APN(s)	Description	Planner	Action/Date
(O)First Presbyterian Church (A)Ken Pearson Agent: Darrin Berger	HRC-16-097	8/22/16	115 N Division Street	003-214-07	Demo existing sidewalk & small roof structure/ add covered paved 700 sf walkway	HS	AP 9/8/16 HRC
(O)KLP LLC (A)Black Pine Construction	HRC-16-098	8/22/16	1000 N Division Street	001-181-01	Freshen exterior of building with paint, stucco, re-roof and landscaping	HS	AP 9/8/16 HRC
(O/A)Joe & Ruth Hart	HRC-16-099	8/26/16	502 W Robinson Street	003-233-04	Removal of hedge, replace with fencing with landscaping and lattice, replace concrete patio with pavers, replace concrete driveway with pavers, add landscaping	HS	App Adm 10/7/16
(O/A)James Warren	HRC-16-110	9/30/16	603 W Robinson Street	003-243-02	Widen a 4 foot gate inside perimeter to 8 feet	HS	App Adm 10/7/16
(O)Donald & Eilene Summo (A)Robin E McGregor	HRC-16-138	10/3/16	110 S Curry Street	003-217-13	Sheds (2); mural signage	SP	App Admin 10/7/16
(O/A)Rob McFadden	HRC-16-140	10/6/16	500 Mountain Street	003-241-04	Re-roof	HS	App Admin 10/7/16
(O)James Teegarden Rev Tr (A)Michele Chase	HRC-16-151	10/12/16	210 N Minnesota Street	003-192-08	4 foot high wooden picket fence	HS	App Adm 10/12/16
(O)Robert & Elaine Morgan (A)Robert & Lorene Morgan	HRC-16-162	10/21/16	402 W Robinson Street	003-236-04	Re-roof	HS	App Admin 10/25/16
(O/A)Casey Otto	HRC-16-164	10/24/16	402 W William Street	001-175-03	Replace chain-link fence with 6' wood	HS	AP 11/10/16 HRC
(O)Carson City (A)Stephanie Hicks P&R	HRC-16-166	10/24/16	1207 N Carson Street	002-151-01	To repair damage from recent arson	HS	AP 11/10/16 HRC
(O/A)NV Trail Lawyers Assoc	HRC-16-167	10/24/16	406 N Nevada Street	003-226-03	Restoration of damaged front door	HS	App Admin 11/10/16
(O)Lynn Wagner Family Tr (A)K&C Construction	HRC-16-177	11/3/16	503 E Telegraph Street	004-237-01	Replacing porch	HS	App Admin 11/10/16
(O)Lynn Wagner Family Tr (A)Don James Roofing Co.	HRC-16-191	12/2/16	503 E Telegraph Street	004-237-01	Re-roof	HS	App Adm 12/5/16
(O) Darren Berger (A)Don James Roofing Co.	HRC-16-196	12/16/16	312 W Third Street	003-123-04	Partial re-roof	HS	App Admin 12/22/16

Historic Preservation Fund (HPF) Awards 1987 - 2017

Year	Amount	Project
2017	TBD	Upgrade Blue Line Mobile App
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	