



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-2**

FROM: Hope Sullivan, AICP
Planning Manager

DATE: December 31, 2018

SUBJECT: HRC-18-185 – To discuss and potentially provide input, as a consulting party pursuant to a Section 106 review, to determine if the replacement of a roof will have an adverse effect on any property listed or eligible for listing on the National Register of Historic Places. The property is located at 501 West King Street, APN 003-206-01.

The Brewery Arts Center is seeking to replace the roof at 501 West King Street. The project is called the Brewery Arts Center Performance Hall Roof Restoration.

The Brewery Arts Center is seeking Brownfields Funding through the State of Nevada Division of Environmental Protection. As these funds include federal funds, a Section 106 review is required. A Section 106 review process is a component of the National Historic Preservation Act (NHPA) of 1966. Section 106 of NHPA requires each federal agency to identify and assess the effects their actions will have on historic resources. The federal agency will consider public views and concerns about historic preservation issues when making final project decisions.

The first step in a Section 106 review is to consult with parties, including Certified Local Governments, to identify property that may be affected by the project and determine if the property or properties are eligible for or listed on the National Register of Historic Places. If eligible or listed properties will be adversely impacted, these impacts should be resolved by avoiding, minimizing, or mitigating the impacts on the historic resource.

The Brewery Arts Center Performance Hall Roof Restoration involves tearing off and hauling away all old roofing. As part of this, the non-friable asbestos shingles will need to be separated and placed in double wrapped plastic. Half inch OSB plywood will be placed over existing sheathing. The roof will utilize composition shingles and retain the shape of the existing roof.

The subject property was originally known as St. Teresa of Avila Catholic Church. The original date of construction was 1870 – 71 per the 1980 survey. It was originally constructed in the Gothic Revival style, as a wood frame church with a tall tower with a steeple. The building has been significantly altered with a brick addition to the north, east and west of the original building.

The HRC, as a consulting party, is asked to:

- (1) Identify any historic resources that may be impacted by the project;

(2) Determine if the impact is adverse; and

(3) Suggest mitigation to address the adverse impacts.

Note that HRC is a consulting agency. The applicant will be consulting with other agencies as part of the Section 106 review, and assembling additional input.

Attachments

1. Survey Information
2. HRC-18-185 application

09 3-206-01
ST TERESA OF AVILA CHURCH
501 W KING ST

CARSON CITY RESOURCE

CARSON CITY NV 89703

IDENTIFICATION:

- 1. Address: 501 West King
- 2. Common Name: St. Teresa of Avila Catholic Church 1988 CC Resources Inventory A-M
- 3. Historic Name: St. Teresa of Avila Catholic Church (1980 updated)
- 4. Present Owner: The Catholic Diocese of Reno-Las Vegas
- 5. Address (if not occupant): _____
- 6. Present Use: church Original Use: church

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

Gothic Revival in style, this one story, wood frame church has a tall tower with steeple. The brick structure is L-shaped with intersecting gables forming the roof and a tall wooden spire with four steeply gabled roof forms above louvered vents. The foundation is concrete and the facade gable has eave returns. Windows have pointed arches and are composed of leaded glass panes. The interior is simple decorated with murals.

The rear wing was an early addition which has varied window light patterns. The entire structure, originally shiplap, was covered with brick. The east wing is called Fr. John O'Conner Hall. Leaded glass windows have been covered with protective plastic panels. The 1949 remodeling apparently replaced the former foundation with the current concrete one.

The building has been significantly altered with a brick addition to the front (north) and both sides (east and west). The addition is of brick with Gothic arched windows but it changes the scale and feeling of the original building.

RELATIONSHIP TO SURROUNDINGS:

The church due to its spire is taller than neighboring buildings but is not imposing in scale or massing as there is a large school to the west.



Street Furniture: iron fence encircling the property, signs

Landscaping: large lot with little planting except for a lawn and mature Lombardy Poplar street trees.

Architectural Evaluation: PS X NR _____
District Designation: PD 2 NR _____

HISTORIC ENVIRONMENT CONSULTANTS
2306 J Street, Penthouse
Sacramento, CA 95816
(916) 446-2447 Date March 1980

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THREATS TO SITE:

None Known Private Development _____
Zoning RD Public Works Project _____
Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

mixed residential/commercial

PHYSICAL CONDITION:

Excellent Good _____ Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 15 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

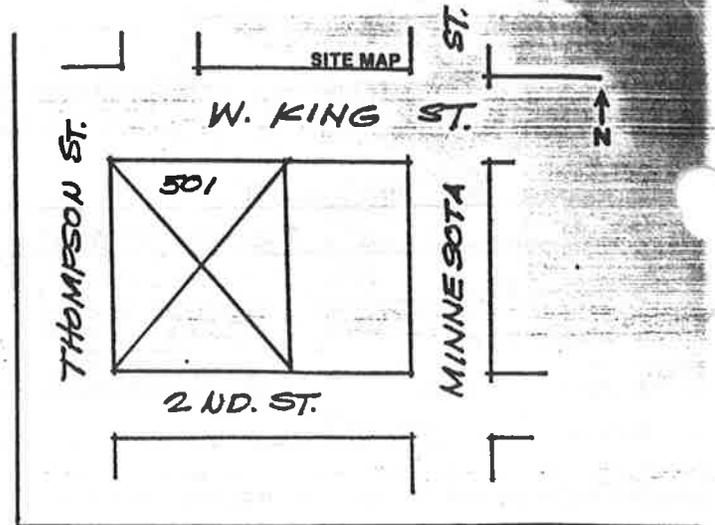
Builder (if known) _____

Date of Construction 1870-71 Estimated _____ Factual Source: C.C. Historic Tour

Is Structure on Original Site? Moved? _____ Unknown _____

SIGNIFICANCE:

Built in 1870-71, this church is an important focal point of the neighborhood. The structure is a simple but relatively intact rendition of its style. Not an unusual or outstanding design, it utilizes a classic ecclesiastical form in a competent and well-executed manner.



SOURCES:

Carson City Historic Tour
Carson City Historic Cookbook
Noreen Humphreys

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

1988 Update by: Ana Koval
Rainshadow Associates
P.O. Box 352
Carson City, NV 89702
(702) 849-1438

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 Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

CCMC 18.06

HISTORIC RESOURCES COMMISSION

FILE # HRC - ~~17~~ - 18-185

FEE: None

APPLICANT PHONE #
 Brewery Arts Center 775-883-1976

SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including:

MAILING ADDRESS, CITY, STATE, ZIP
 449 W. King St. Carson City, NV 89703

- Application Form with Signatures
- Written Project Description
- Site Plan
- Building Elevations
- Proposed Building Materials
- Documentation of Taxes Paid-to-Date

EMAIL ADDRESS
 gina@breweryarts.org

CD or USB DRIVE with complete application in PDF

PROPERTY OWNER PHONE #
 Brewery Arts Center 775-883-1976

Application Received and Reviewed By:

MAILING ADDRESS, CITY, STATE, ZIP
 SAME

EMAIL ADDRESS
 gina@breweryarts.org

Submittal Deadline: See attached Historic Resources Commission application submittal schedule.

APPLICANT AGENT/REPRESENTATIVE PHONE #
 Gina Hill 775-883-1976

Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.

MAILING ADDRESS, CITY, STATE, ZIP
 same

EMAIL ADDRESS
 gina@breweryarts.org

Project's Assessor Parcel Number(s):
 0003-206-01

Street Address
 511 West King St., Carson City, NV 89703

Project's Master Plan Designation
 Historic

Project's Current Zoning
 District 4/Redevelopment/commercial

Nearest Major Cross Street(s)
 W. King/ Division

Briefly describe the work to be performed requiring Historic Resources Commission review and approval. In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. NOTE: The Historic District Ordinance and Historic District Design Guidelines, as well as Policy Statements, are available in the Planning Division to aid applicants in preparing their plans. If necessary, attach additional sheets.

The EPA Brownfields Program is working with McGinley and Associates to remove the existing roof and conduct asbestos abatement activities. A new roof will be installed using materials that match the existing roof materials and will therefore be appropriate to and compatible with the historic character of the building.

Reason for project:

The current roof has leaks that could lead to exterior and interior damage to the building. It is also inefficient and in danger of not lasting many more years.

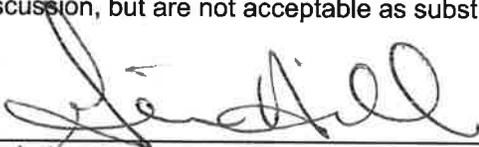
Will the project involve demolition or relocation of any structure within or into the Historic District? Yes No If Yes, please describe:

SUPPORTING DOCUMENTATION

Each application requires one complete original packet and three copies, folded to 8 1/2 x 11 inches, including a quality site plan and drawings showing work to be performed on the subject project which requires Historic Resources Commission approval. This is any work which will affect the exterior of any structure and any modifications to the site, i.e., fences, walls, or major landscaping. The name of the person responsible for preparation of the plans and drawings shall appear on each sheet.

After the initial review and acceptance of your application by staff, an additional 14 copies will be required to present your project to the Historic Resources Commission.

Attached is a Plan Checklist to aid preparation of plans and architectural drawings. It is understood that all checklist items may not be included in all projects. The list is intended to give the applicant an idea of the breadth of review by the Commission on those items which are included in the subject project. Photographs can be used for illustration and discussion, but are not acceptable as substitutes.



Owner's Signature

Applicant's/Agent's Signature

Gina Hill

Owner's Printed Name

Applicant's/Agent's Printed Name

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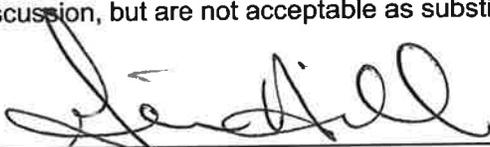
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