

#20A

**City of Carson City
Agenda Report**

Date Submitted: April 6, 2010

Agenda Date Requested: April 15, 2010
Time Requested: 5 minutes

To: Mayor and Board of Supervisors

From: Public Works - Planning Division

Subject Title: Action to accept the Historic Resources Commission Annual Report for 2009. (HRC-10-002) (Jennifer Pruitt)

Summary: This item is a review of the HRC Annual report prepared by the Planning Division.

Type of Action Requested:

- Resolution
- Formal Action/Motion
- Ordinance
- Other

Does This Action Require A Business Impact Statement? Yes No

Planning Commission Action: None

Historic Resources Commission Action: Recommended approval on March 11, 2010 by a vote of 5 ayes, 0 nays, and 2 absent.

Recommended Board Action: None

Explanation for Recommended Board Action: Pursuant to the Historic Resources Commission (HRC) Policy and Procedure Manual, the Planning Division shall prepare an annual report for HRC approval. The report is also required to be forwarded to the Board of Supervisors.

Applicable Statute, Code, Policy, Rule or Regulation: CCMC 18.06 (Historic District).

Fiscal Impact: N/A


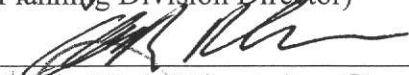

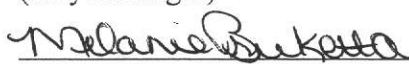
Explanation of Impact: N/A

Funding Source: N/A

Alternatives: 1) Deny

Supporting Material: 1) 2009 HRC Annual Report

Prepared By: Janice Brod, Management Assistant V

Reviewed By:  Date: 4/5/10
(Planning Division Director)
 Date: 4-6-10
(Public Works Director)
 Date: 4/6/2010
(City Manager)
 Date: 4-6-10
(District Attorney's Office)

Board Action Taken:

Motion: _____ 1) _____ Aye/Nay
2) _____ _____

(Vote Recorded By)



Carson City Planning Division

2621 Northgate Lane, Suite 62

Carson City, Nevada 89706

(775) 887-2180

Plandiv@ci.carson-city.nv.us

www.carson-city.nv.us

MEMORANDUM

To: Historic Resources Commission **F-7**

From: Jennifer Pruitt, Planning Division

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.

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

Carson City Resources Inventory

Historic Environmental Consultants
2306 J Street, penthouse
Sacramento, CA 95816

Completed: 1980
190 properties

Kit Carson Trail Sites Inventory

Robert A. Nylan, Historian
2501 Woodcrest Lane
Carson City, NV 89701

Completed August 1993
70 properties

Historical Survey

Carson City Historical District
1860-1948
Occupational & Residential Assessment
Anita Ernest Watson

Completed 1998
48 properties

Historical Survey

Carson City Historical District
Anita Ernest Watson

Completed 2000
67 properties

Carson City East Side Survey

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

Completed August 2004
94 properties

Carson City East Side Survey

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

Completed August 2006
55 properties

Carson City Mid Century Survey

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

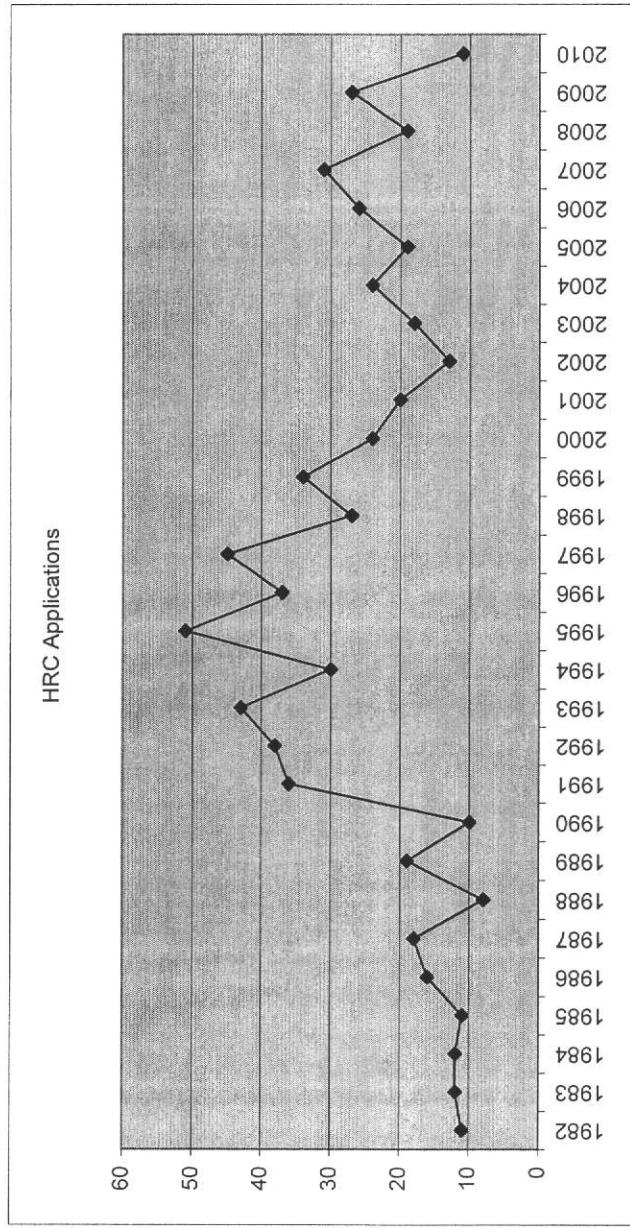
Re-survey significant structures from the 1980's survey
Painter Preservation & Planning
Diana Painter PhD
2685 A Petaluma Blvd.
Petaluma, CA 94952

TBC June 2011

HRC Applications 1982-2010

HRC 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	11
Total	690



HISTORIC RESOURCES COMMISSION

OWNER/APPLICANT	FILE NUMBER	DATE RCVD	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	

HISTORIC RESOURCES COMMISSION

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	Re-roofing 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)Lopiccolo 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

HISTORIC RESOURCES COMMISSION

OWNER/APPLICANT	FILE NUMBER	DATE RCVD	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	AP portion
(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	cont.
(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	AP
(A)Planning Div - JP	HRC-10-020	3/16/10	n/a	n/a	Renewable energy	