

**City of Carson City
Agenda Report**

Date Submitted: February 7, 2012

Agenda Date Requested: February 16, 2012

Time Requested: 5 minutes

To: Mayor and Board of Supervisors

From: Public Works - Planning Division

Subject Title: Presentation of the Historic Resources Commission Annual Report for 2011. (HRC-11-139) (Mike Drews/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-First Reading

☒ Other (Specify)

Does This Action Require A Business Impact Statement? () Yes (X) No

Planning Commission Action: None

Historic Resources Commission Action: Recommended approval on January 12, 2012 by a vote of 7 ayes and 0 nays.

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

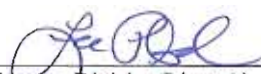
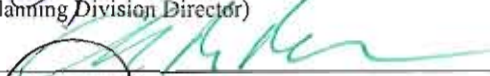
Funding Source: N/A

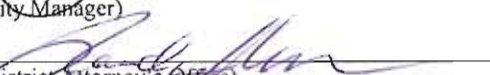
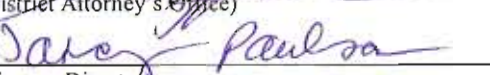
Alternatives: 1) Deny

Supporting Material:

- 1) 2011 HRC Annual Report
- 2) HRC applications 1982-2012
- 3) HPF Awards 1987-2012 Table
- 4) Carson City Historic Preservation Awards
- 5) Nevada Appeal news

Prepared By: Janice Brod, Grants Program Coordinator

Reviewed By: 
(Planning Division Director)

(Public Works Director)

(City Manager)

(District Attorney's Office)

(Finance Director)

Date: 2-7-12

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Board Action Taken:

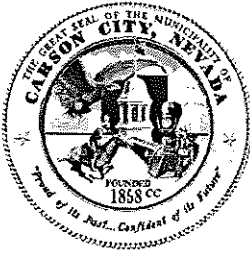
Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)



Carson City Planning Division

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MEMORANDUM

To: Historic Resources Commission F-6

From: Jennifer Pruitt, Planning Division

Date: January 12, 2012

Subject: HRC-11-139
2011 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.

The major accomplishment in 2011 for the HRC was the designation of a portion of the Carson City West Side Historic District as a National Historic District. Carson City's Historic District has joined the ranks of Genoa Historic District, Virginia City District, Goldfield District and the UNR Historic District in Northern Nevada.

The HRC completed the National Register Nomination for the Carson City Historic District and the re-survey of 50+ properties in the Historic District which have had significant alterations to the exterior since 1980. The HRC was awarded \$21,000 from the Historic Preservation Fund (HPF) to complete the nomination and report. The HRC

completed the work associated with the HPF grant with the assistance of consultant, Dan Pezzoni in July 2011.

The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed in the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is administered by the National Park Service, which is part of the U.S. Department of the Interior.

One of the changes implemented in 2011 was the criteria for HRC members was revised by the Board of Supervisors to allow for more flexibility of the HRC membership criteria. This change resulted in a highly successful recruitment of the two vacant HRC seats. For the first time in over two years the HRC is a fully functioning seven member commission.

The HRC reviewed 31 applications (seven total meetings) in the year 2011 which exceeds the HRC application average over the past few years. In 2011, nine projects were approved administratively by the HRC Chairman, Mike Drews. The administrative approvals included five re-roofing projects, one minor fencing project and three minor maintenance projects in the Historic District.

On May 12, 2011, the HRC selected the following recipients to receive Carson City's 2011 Historic Preservation Award:

- State of Nevada Museum, specifically the new museum gallery, ADA entrance.
- Adaven Inv, 503 N. Nevada Street for the renovation of the interior and exterior.
- Supervisor Robin Williamson for her historic preservation commitment.
- Assemblyman Pete Livermore for his historic preservation commitment.

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.

On August 10, 2011, the HRC was awarded \$12,500 in HPF grant to complete a survey of 100+ properties west of the Carson City Historic District; Dan Pezzoni was selected as the consultant to complete the work. See attached table of the Historic Preservation Fund awards from 1987-2012.

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 Certified Local Government. 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.

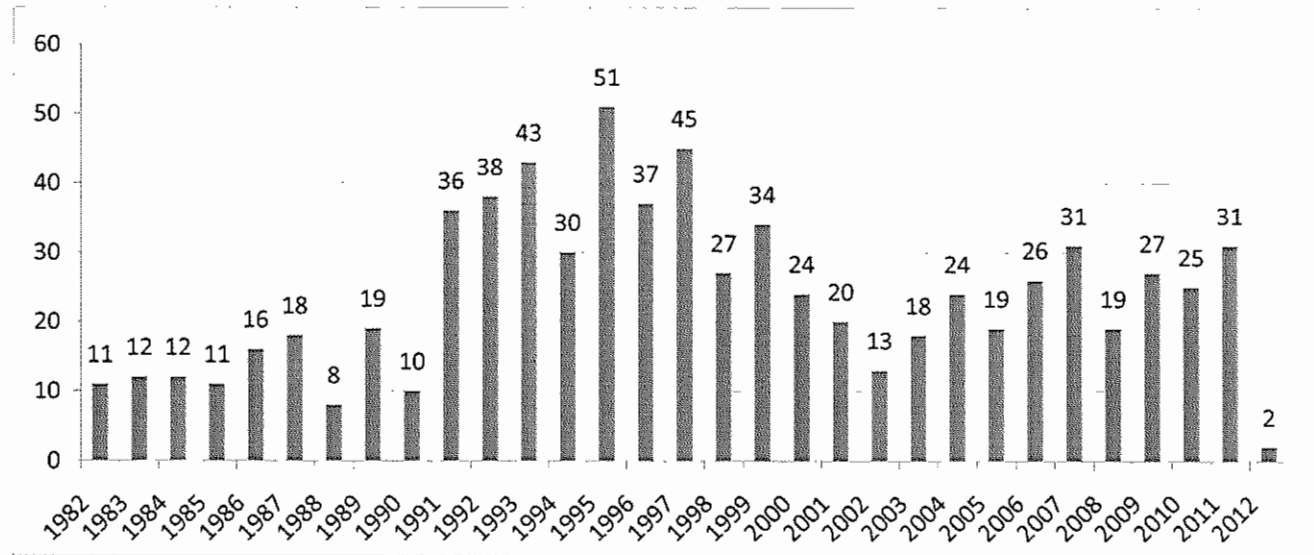
Some of the matters discussed for possible evaluation in 2012 are developing a window replacement criteria to assist property owners with the window replacement process, developing a siding replacement criteria to assist property owners in the siding replacement process, research historic markers in Carson City and developing a renewable energy criteria to assist property owners in the renewable energy selection process.

Attachments:

Application Information
HPF Awards 1987-2012 Table
Nevada Appeal news

Historic Resources Commission Applications 1982-2012

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	25
2011	31
2012	2



Total 737

Historic Preservation Fund (HPF) Awards 1987-2012

Year	Amount	Project
2012	TBD	TBD
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	

Carson City Historic Preservation Awards

Recipient	Address	Year Awarded	Comments
Rinckel Mansion	102 N. Curry St.	2001	Nevada Press Association
Adams House	990 N. Minnesota St.	2001	Carson Tahoe Hospital Foundation
St. Charles Hotel	310 S. Carson St.	2001	Robert McFadden
Carson Brewery Building	555 W. King St.	2001	Brewery Arts Center
Wungnema House	844 N. Saliman Rd.	2001	Carson City Parks
State of Nevada Courthouse	100 S. Carson St.	2003	Heroes Memorial Building
Brougher- Bath Hosue	503 N. Nevada St.	2003	Carlita Ray
Pecorilla Residence	1004 W. King St.	2004	Karen Pecorilla
Glenbrook Properties	504 W. Fifth St.	2004	Shelly Aldean
National Best Sellers Building	123 W. Second St.	2004	Lopiccolo Family Trust
Mayor Ray Masako		2005	Individual Award
Hyman Olcovich House	412 W. Curry St.	2005	Jennifer Verive and Gary Cain
State Farm Office Building	810 N. Nevada St.	2005	Bret and Dani Andreas
The Lucky Spur	302 N. Carson St.	2005	Stew's LLC
Westside Court	Robinson, Caroline, Minnesota	2005	Art Hannafin
Dr. Simeon L. Lee Home	340 N. Minnesota St.	2006	RCI
Adel's	1112 N. Carson St.	2006	Adel's Restaurant
First Presbyterian Church	110 N. Nevada St.	2006	Group award for the preservation efforts
Masonic Lodge	729 N. Carson St.	2006	Depot Building
Professional Office	111 S. Division St.	2006	Dr. Thomas Gibbon's III Office
Barber-Belknap House	1206 N. Nevada St.	2007	Peter Smith and Patty Cooper-Smith
Office Building	512 N. Carson St.	2007	Northern Nevada Title Company

Carson City Historic Preservation Awards

Recipient	Address	Year Awarded	Comments
McKeen Motor Car No. 22	2180 S. Carson St.	2007	Carson City Railroad Museum
Firkin & Fox- St Charles Hotel	310 S. Carson St.	2008	Jim and Jeff Phalen
St Charles Hotel- remodel	310 S. Carson St.	2008	Mark and Jenny Lopiccolo
Richard Baker		2009	Individual Award
Mayor Marv Teixeira		2009	Individual Award
Waterhouse residence	312 W. Musser St.	2009	Edward and Maureen Waterhouse
Noreen Humphreys		2010	Individual Award
Twedt residence	612 W. Robinson St.	2010	Carter and Peggy Twedt
Frank Norcross House	412 N. Division St.	2010	Kilpatrick, Johnson & Adler LLC
G.J. Edwards House	204 N. Minnesota St.	2010	Edwards House LLC
Robin Williamson		2011	Individual Award
Professional Office	503 N. Nevada St.	2011	Darsi Casey
Pete Livermore		2011	Individual Award
Nevada State Museum	600 N. Carson St.	2011	State of Nevada

Carson City properties listed in National Register of Historic Places

Special to the Nevada Appeal

A portion of the Carson City Historic District, designated the "West Side District," recently was listed in the National Register of Historic Places. The area was selected for inclusion in the National Register in recognition of its importance to the history of Carson City and the state of Nevada.

The Carson City Historic District has been established in Carson City since 1982.

The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation.

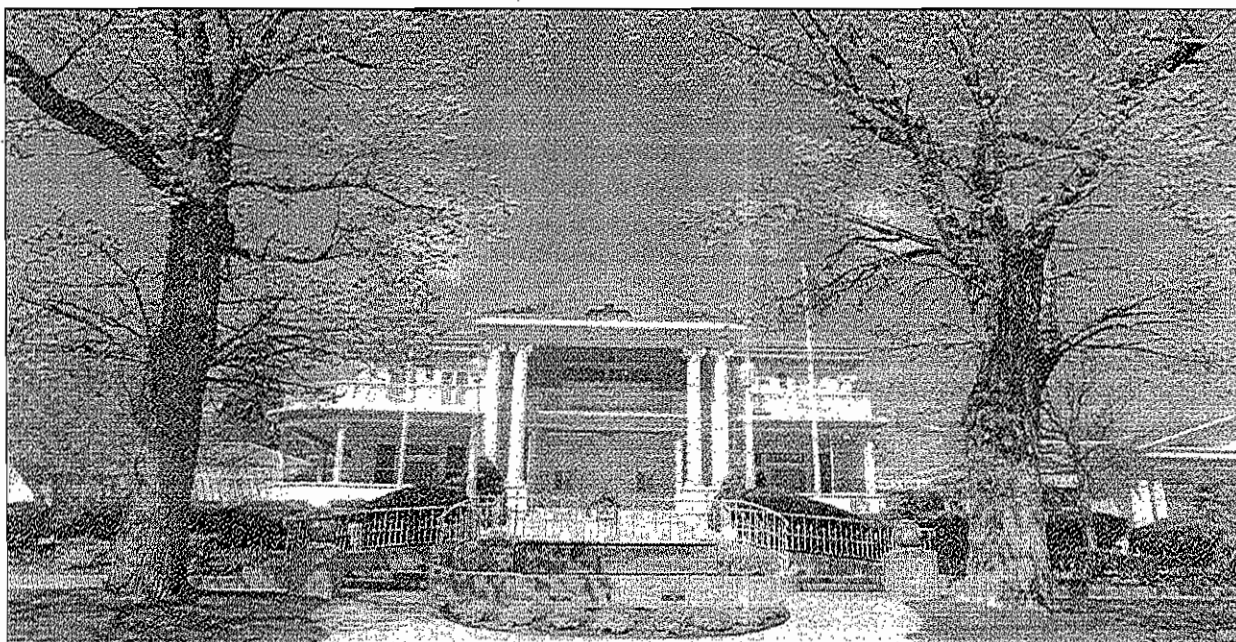
Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate and protect historic and archeological resources.

The nomination was prepared by J. Daniel Pezzoni, of Landmark Preservation Associates. The Carson City Historic Resources Commission and the State Historic Preservation Office of Nevada assisted in the nomination.

According to Jennifer Pruitt, principal planner, Public Works Planning Division, Carson City's West Side Historic District encompasses approximately seventy acres at the historic core of Nevada's capital city. Carson City was laid out in 1858 as an orthogonal grid with a north-south orientation following section lines.

The district is linear in form with a maximum north-south dimension of 3,300 feet from Fifth Street on the south to near John Street on the north, and a maximum east-west dimension of 1,800 feet from Curry Street on the east to past Mountain Street on the west, Pruitt said.

A total of 194 primary resources and 142 secondary resources are counted in the district for a



NEVADA APPEAL FILE PHOTO

A portion of the Carson City Historic District, designated the "West Side District," which includes the Governor's Mansion on Mountain Street, recently was listed in the National Register of Historic Places.

total of 336 resources. Most of these resources are classified as buildings — 93 percent. A total of 244 resources, 73 percent, are classified as contributing to the character of the district and 92 resources, 27 percent, are classified as noncontributing.

This latter group is comprised primarily of buildings constructed after the end of the period of significance in 1945 but includes a few historic buildings that have lost integrity.

Secondary resources such as post-1945 garages and sheds constitute a high proportion of the non-contributing resources. Dwellings, mostly single-

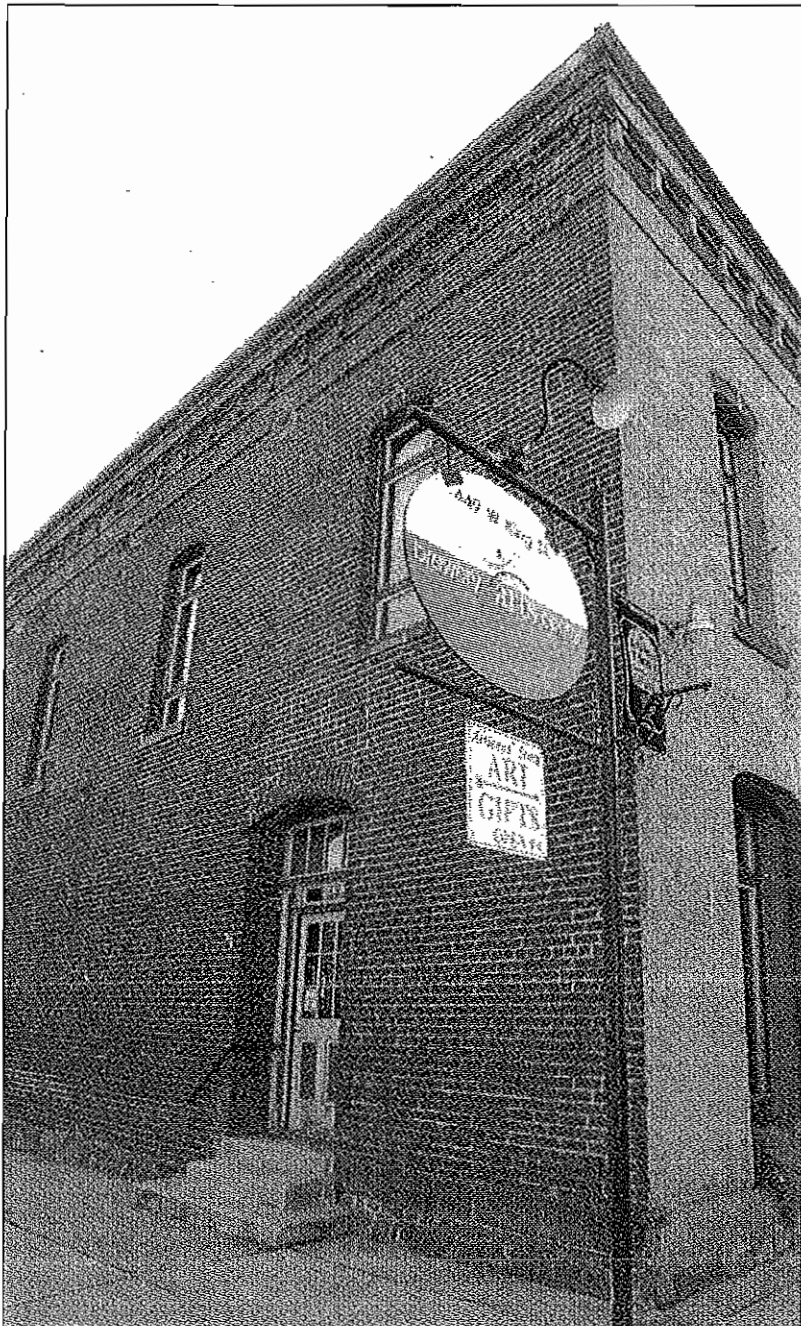
family, constitute the most numerous building type in the district followed by domestic outbuildings, churches and commercial buildings.

The Carson City Historic Resources Commission and the Planning Division are the city stewards for the Carson City Historic District. Its staff administers a wide range of programs which seek to preserve the heritage of the state and the historic investments of its citizens, Pruitt said.

For more information, contact the Carson City Planning Division, 108 E. Proctor St. or call 775-887-2180.

Tuesday, November 8, 2011

One wall down



JIM GRANT / NEVADA APPEAL

After a five-week project, the Brewery Arts Center now has one exterior wall refurbished to its original red brick.



Sunday, November 20, 2011

Brewery Arts Center

by Scott Schrantz

Posted Sunday, November 20, 2011 at 6:36 PM | [Permalink](#) | [Shortlink](#)



- **THE CARSON BREWING COMPANY**, at Carson City, is Nevada's oldest business. It was established in 1862, in the days of the Territory, two years before Nevada was admitted to the Union. On Display at the Brewery are relics and records of days long since past, and a fine collection of ores from the famous old Comstock Lode.

For the last few weeks the Brewery Arts Center has been under wraps, its entire east wall wrapped up in scaffolding and tarps. They've been resurfacing the bricks; since the building was **built in 1895** the brick wall has gone through all sorts of degradation. It's been painted, it's been re-mortared, it's had grout sealer applied, it's been painted again, it's put up with 150 years of being beaten down by the elements. Brick walls can last a long time, but they can last even longer if they're properly taken care of, and this wall has not been treated the best over its life.



So they decided to give it a makeover and fix it up. After it was wrapped up in tarps they removed the old paint, they took off the grout scaler, they patched up the parts that needed repair, and they used modern techniques to preserve the wall and give it the best chance of lasting as long as it can. And they took the tarps down for everyone to see.



And holy cow it looks good! I had heard that they were going to leave the paint off so the natural color of the brick could shine through. This building has been yellow probably as long as I can remember, but of course bricks are usually red. So now the whole east wall is a nice brick red, the way it should be, the way it was when it was built and probably for decades after. They didn't go overboard either, and try to make it look brand new. These are old bricks, and they're definitely showing their age, but what they did works with the flaws instead of trying to cover them up. I think it looks pretty fantastic, and hopefully we'll see them wrap up the other walls soon and give them the same treatment. This new look gives the whole building a freshness that brightens up the corner. It's good to see our old buildings getting fixed up and staying vibrant.