

**Carson City
Agenda Report**

Date Submitted: January 29, 2013

Agenda Date Requested: February 7, 2013

To: Board of Supervisors

Time Requested: 5 min.

From: Public Works, Planning Division

Subject Title: For Possible Action: To accept the 2012 Historic Resources Commission annual report. (Lee Plemel)

Staff Summary: The HRC (Historic Resources 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.

Type of Action Requested: (check one)
☐ Resolution ☐ Ordinance
☒ Formal Action/Motion ☐ Other (Specify)

Does This Action Require A Business Impact Statement: ☐ Yes ☒ No

Recommended Board Action: I move to accept the 2012 Historic Resource Commission annual report.

Prior HRC Action: The HRC approved the annual report on January 10, 2013, by a vote of 6-0.

Explanation for Recommended Board Action: See attached report.

Applicable State, Code, Policy, Rule or Regulation: N/A

Fiscal Impact: N/A

Explanation of Impact: N/A

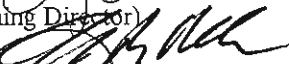
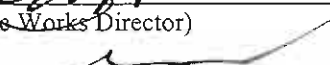
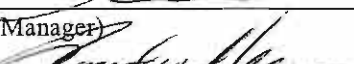
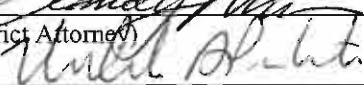
Funding Source: N/A

Alternatives: Refer the

Supporting Material:

1) HRC Annual Report/memo

Prepared By: Lee Plemel, Planning Director

Reviewed By: <u></u>	Date: <u>1-29-13</u>
(Planning Director)	
<u></u>	Date: <u>1-29-13</u>
(Public Works Director)	
<u></u>	Date: <u>1/29/13</u>
(City Manager)	
<u></u>	Date: <u>1/29/13</u>
(District Attorney)	
<u></u>	Date: <u>1/29/13</u>
(Finance Director)	

Board Action Taken:

Motion: _____

1) _____	Aye/Nay
2) _____	_____

(Vote Recorded By)



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

Historic Resource Commission Annual Report

Board of Supervisors meeting of February 7, 2013

TO: Board of Supervisors

FROM: Lee Plemel, AICP, Planning Director

DATE: January 25, 2013

SUBJECT: 2012 Historic Resources Commission Annual Report

The HRC (Historic Resources 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 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.

The Carson City Historic District was listed on the National Register of Historic Places in 2011.

HRC Applications:

The HRC reviewed nine applications in 2012, in addition to other administrative matters that were brought before the HRC. There were also 12 applications that were approved administratively by the HRC Chairman per the provisions of the Historic District standards and regulations. The administrative approvals included re-roofing projects, signage replacements and minor maintenance projects. A copy of the applications list showing items that were reviewed in 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.

A list of past Historic Preservation Award honorees is attached.

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.

Exterior Materials Replacement Training/Workshop:

The HRC conducted a training workshop in the in April 2012 regarding exterior wood siding and trim replacement and window replacement for historic structures, two of the most common projects occurring in the Historic District. Manufacturers and installation experts from each field were invited and gave presentations regarding the available options for addressing exterior materials on historic structures. Representatives from Capital Glass in Carson City provided window samples and discussed issues related to replacing and repairing windows in historic structures. Chuck Roberts, a wood-miller located in Mound House, provided information on alternatives and wood replacement options for exterior siding and trim materials. These experts provided valuable information that the HRC can use in helping homeowners find the right alternatives for their projects.

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, known 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, based upon consultation with the Nevada SHPO (State Historic Preservation Office), if awarded, the scope of work may be modified 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.

For more information on the Historic Resource Commission or the Historic District, contact Lee Plemel in the Planning Division at 887-2180 or lplemel@carson.org.

Attachments:

- 1) 2012 HRC applications list
- 2) Historic Preservation Awards list 2001-2012
- 2) Historic Preservation Fund Grants 1987-2012 Table

HISTORIC RESOURCE COMMISSION APPLICATIONS

Applicant and Owner	File #	Date Rec'd	Address/Location	APN(s)	Description	Planner	Action/Date
(A)Planning Division	HRC-11-004	1/18/11	n/a	n/a	HRC Historic Preservation Awards 2011	JP	AP
(A)Planning Division	HRC-11-005	1/18/11	n/a	n/a	Proclamation: Historic Preservation Month (May)	JP	BOS AP
(A)Planning Division	HRC-11-006	1/18/11	n/a	n/a	HRC CLG Grant Update 2010/2011	JP	ongoing
(O/A) Aaron & Mary Covington, TTEE	HRC-11-010	2/11/11	312 Mountain Street	003-191-01	Remodel upstairs to include gabled dormers; reframe area to recover ridge-line of house; re-roof	JP	AP
(O/A) NV Assoc. of Counties (NACO)	HRC-11-016	2/18/11	304 S Minnesota Street	003-126-07	Approval of an existing sign, sign posts	JP	AP
(A) J Daniel Pezzoni (A)Planning Division - JP	HRC-11-034	4/26/11	n/a	n/a	Carson City Historic District National Register Nomination (Survey Grant)	JP	Finished 7/25/11
(O/A)Peter Smith	HRC-11-035	4/27/11	1206 N Nevada Street	001-172-02	Replace fence and modify gate	JP	Admin
(O)NV Assoc. of Counties (A)Don Smit - Project-One	HRC-11-036	5/11/11	304 S Minnesota Street	003-126-07	Infill windows, cut door opening, add ADA compliant handicap access	JP	AP
(O/A)Vivian & Robert Summers	HRC-11-045	6/22/11	403 N Division Street	003-226-04	Window replacement	JP	continued to 2012 AP 3/8/12 w/conditions
(O)C & A Investments, LLC (A)Joanne Ballardini	HRC-11-046	7/5/11	913 N Nevada Street	001-187-01	Siding and wainscoting to replace asbestos shingles on sides of house	JP	cont. AP
(O/A)Art & Marlene Hannafin	HRC-11-052	8/1/11	650 N Minnesota Street	003-233-09	Install storm door on front entrance	JP	Admin
(O)CC Open Space (A)J P Copoulos	HRC-11-057	8/19/11	4900 Carson River Road	010-021-47	Demo portion of ranch house	JP	AP w/conditions
(O)Elks Lodge (A)Kurt Krug	HRC-11-058	8/19/11	515 N Nevada Street	003-222-01	Alumawood patio cover	JP	AP
(O/A)Carter & Margaret Twedt	HRC-11-060	8/23/11	612 W Telegraph Street	003-245-04	Replace double windows with a French door, add a small porch and railing; change double windows with a casement window.	JP	AP
(O)Mobley Starren Fam Tr (A)Josh Buran Construction	HRC-11-118	10/24/11	402 Phillips Street	003-245-05	Carport converter into a garage	JP	AP 11/9/11
(A)PD - Jennifer Pruitt	HRC-11-119	10/24/11	n/a	n/a	HRC CLG Grant Update 2011/2012	JP	ongoing
(A)Mike Drews/CC	HRC-11-125	10/26/11	n/a	n/a	Discussion Only: HRC's roll and purpose Art Hannafin	JP	11/10/2011
(O/A)Michael Jay Morley	HRC-11-135	12/6/11	201 W King Street	003-217-10	Signage	JP	AP admin 12/13/11
(O)St of NV Div of State Lands FISH Emerg. (A)Planning Div - J. Pruitt	HRC-11-138	12/12/11	116, 117 and 118 Sierra Avenue	009-241-97 009-241-96 009-241-95	Re-roof	JP	AP admin 12/13/12

HISTORIC RESOURCE COMMISSION APPLICATIONS

2012

Applicant and Owner	File #	Date Rec'd	Address/Location	APN(s)	Description	Planner	Action/Date
(A)Planning Div - J. Pruitt	HRC-11-139	12/14/11	n/a	n/a	HRC Annual Report 2011	JP	Ap 1/12/12
(A)Planning Div - J. Pruitt	HRC-11-140	12/14/11	n/a	n/a	HRC Election of Officers for 2012	JP	Chair Drews V.Chair Darney 1/12/12
(O)Glenbrook Company (A)Alpine Signs	HRC-11-141	12/27/11	402 S Minnesota Street	003-127-09	Signage	JP	AP 1/12/12
(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	AP admin 1/10/12
(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	AP 1/12/12 w/conditions
(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	AP 1/12/12
(A)Planning Division	HRC-12-001	1/3/12	n/a	n/a	HRC Preservation Awards 2012	JP	AP 3/8/12 HRC
(A)Planning Division	HRC-12-002	1/3/12	n/a	n/a	Proclamation: Historic Preservation Month (May)	JP	AP 3/8/12 HRC
(O/A) Robyn Laguzza	HRC-12-009	1/25/12	506 W Spear Street	003-232-01	Tax deferment	JP	AP 2/9/12
(A)Planning Division	HRC-12-016	2/16/12	n/a	n/a	HRC workshop in April 2012	JP	4/19/2012
(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	AP admin 3/30/12
(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	AP admin 6/28/12
(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	AP admin 7/12/12 w/modifications
(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	AP admin 9/19/12
(O)Paul and Sonia Taggart / Everest Holdings (A)John Roberts Const.	HRC-12-062	9/25/12	108 N Minnesota Street	003-204-01	Non-Decorative railing as air conditioner screening; paverstone walkway from front to back	JP	AP admin 9/28/12

HISTORIC RESOURCE COMMISSION APPLICATIONS

2012

Applicant and Owner	File #	Date Rec'd	Address/Location	APN(s)	Description	Planner	Action/Date
(O)Elks Lodge (A)Ellyn Coyne	HRC-12-103	10/4/12	515 N Nevada Street	003-222-01	Partial re-roof	JP	AP admin 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 admin 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 admin 10/8/12
(O/A)Vaghn Veit	HRC-12-120	10/11/12	412 N Minnesota Street	003-231-03	Wood shingle re-roof	JP	AP admin 10/12/12
(O)John & Mary Shuler (A)Don Smit - Project-One	HRC-12-123	10/15/12	102 S Nevada Street	003-217-12	Remove and replace 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	ongoing
(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	Chair Drews V.Chair Darney 1/10/13
(O)Groso Family Trust (A)Jeffrey L Wilson	HRC-12-149	12/18/12	912 N Division Street	001-185-02	Replacement freestanding signage	LP	AP admin 12/18/12
(A)PD - Lee Plemel	HRC-12-150	12/20/12	n/a	n/a	HRC Annual Report 2012	LP	AP 1/10/13 HRC

(O)Herman Bauer (A)Al Salzano, Architect	HRC-10-102	10/25/10	812 N Division Street	001-191-06	Demo existing sf residence, carriage house, and shed for replacement with an 8-unit apartment complex	AP/appealed re-approved 2/9/12 HRC

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 House	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
Art Hannafin, Architect		2012	Individual Award

2013 Carson City Historic Preservation Award Application

In the spring of 2013, the Carson City Historic Resources Commission will present its annual awards for outstanding achievements in historic preservation. The public is encouraged to nominate any individual, business, organization, building or project or object which it feels deserves recognition.

This award recognizes excellence in the preservation and restoration of historic buildings, interpretation of architectural features in new construction and adaptive reuse of historic structures. Judging standards include architectural integrity and period comparability, successful adaptation or use of historic structure, quality of construction or craftsmanship. All nominations must be located within Carson City and any improvements must have been completed by January 01, 2013.

Completed nomination forms must be postmarked by March 01, 2013.

**Carson City Planning Division
Historic Preservation Awards 2013
108 E. Proctor Street
Carson City, NV 89701**

Name of Project / Nominee

Address of Project / Nominee

Owner

Reason for Nomination:

Attach additional information including, but not limited to, photos and/or written information regarding the nominee. Send digital photos to planning@carson.org or call 887-2180.

Nominator's Name

Address

Telephone

E-mail Address

Historic Preservation Fund (HPF) Awards 1987-2012

Year	Amount	Project
2012	\$ 15,000.00	Kings Canyon Survey of Carson 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	