



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: March 16, 2017

Staff Contact: Hope Sullivan (hsullivan@carson.org)

Agenda Title: For Possible Action: To accept the Historic Resources Commission Annual Report for 2016.

Staff Summary: The Historic Resources 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.

Agenda Action: Formal Action/Motion

Time Requested: 10 minutes

Proposed Motion

I move to accept the 2016 Historic Resources Commission Annual Report as presented by staff.

Board's Strategic Goal

Quality of Life

Previous Action

Approved by the Historic Resources Commission at their meeting on February 9, 2017 by a vote of 6 ayes and 0 nays, 1 absent.

Background/Issues & Analysis

Please see the attached Annual Report for additional information.

Attachments:

- 1) 2016 Historic Resources Commission Annual Report

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 18.06 (Historic District)

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number:

Is it currently budgeted? Yes No

Explanation of Fiscal Impact:

Alternatives

- 1) Refer the annual report back to the HRC for additional review.

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(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

MEMORANDUM

Historic Resource Commission meeting of February 9, 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. One decision of the HRC, the denial of a vinyl fence, was appealed to the Board, and the decision of the HRC was upheld. 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 Gelester-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 Minnisota 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 instament 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 | |