

**NOTICE OF PUBLIC MEETING
CARSON CITY HISTORIC RESOURCES COMMISSION**

**THURSDAY, JANUARY 14, 2021
4:30 PM**

**COMMUNITY CENTER – BOB BOLDRICK THEATER
851 EAST WILLIAM STREET, CARSON CITY, NEVADA**

Please note: Any person who wishes to have their complete testimony included in the permanent record of this meeting should provide a written or electronic copy to the secretary in addition to any other written material. Minutes of the meeting are produced in a summary format and are not verbatim.

****The Commission will convene the meeting at 4:30 PM in the Bob Boldrick Theater at 851 East William Street, Carson City, Nevada. Following public comment, the Commission will depart the Theater for a site visit to 449 and 501 West King Street in Carson City. Members of the public are welcome to attend the site visit. No action or deliberation will be taken during the site visit. Upon completion of the site visit, the Commission will return to the Bob Boldrick Theater and the meeting will continue at 5:30 PM.**

NOTICE TO PUBLIC: The State of Nevada and Carson City are currently in a declared State of Emergency in response to the global pandemic caused by the coronavirus (COVID-19) infectious disease outbreak. In accordance with the Governor’s Declaration of Emergency Directive 006, which has suspended the provisions of NRS 241.020 requiring the designation of a physical location for meetings of public bodies where members of the public are permitted to attend and participate, public meetings of Carson City will NOT have a physical location open to the public until such time this Directive is removed.

- Members of the public who wish only to view the meeting but do NOT plan to make public comment may watch the livestream of the Historic Resources Commission meeting at www.carson.org/granicus and by clicking on “In progress” next to the meeting date, or by tuning in to cable channel 191.
- **The public may provide public comment in advance of a meeting by written submission to the following email address: planning@carson.org or via mail to the Planning Division at 108 E. Proctor St., Carson City, NV 89701. For inclusion or reference in the minutes of the meeting, your public comment must include your full name and be received by the Planning Division not later than 3:00 p.m. the day before the meeting.**
- **Members of the public who wish to provide live public comment may do so during the designated public comment periods, indicated on the agenda, via telephonic appearance**

by dialing the numbers listed below. Please do NOT join by phone if you do not wish to make public comment.

Join by phone: (408) 418-9388

Access Code: 146 506 6050

AGENDA

A. Call to Order and Determination of Quorum

B. Public Comments **

Members of the public who wish to address the Commission may speak on matters relevant to or within the authority of the Historic Resources Commission, including any matter that is not specifically included on the agenda as an action item. No action may be taken on a matter raised under this public comment portion of the agenda.

C. For Possible Action: Approval of the Minutes from September 10, 2020 and November 12, 2020.

D. Modification of Agenda: Agenda Management Notice – Items on the agenda may be taken out of order; the public body may combine two or more agenda items for consideration; and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

E. Site Visit – Beginning on site at 4:45 PM

E-1 HRC-2020-0038 Site visit to the Brewery Arts Center at 449 and 501 West King Street to view proposed work areas on the subject property zoned Public Regional (PR) and Historic District (HD). (Hope Sullivan, hsullivan@carson.org)

Summary: The HRC conduct a site visit at the Brewery Arts Center to look at areas proposed for exterior work. The HRC will not deliberate or take any action while on site.

Review of the following items will not occur before 5:30 PM

F. Meeting Items

F-1 HRC-2020-0037 For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors regarding a request for a Historic Tax Deferment on property zoned Residential Office (RO), located at 408 West Robinson Street, APN 003-236-01. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: The subject property may be eligible for the Open Space Use Assessment, commonly known as a Historical Tax Deferment, as a result of its historical status in Carson City. The Commission makes a recommendation to the Board of Supervisors based on the finding that the property is in general conformance with the Secretary of the Interior's Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines and with Historic Resources Commission policies.

F-2 HRC-2020-0036 For Possible Action: Discussion and possible action regarding a request to demolish a garage on property zoned Residential Office (RO), located at 202 South Nevada Street, APN 003-123-02. (Hope Sullivan, hsullivan@carson.org)

Summary: The applicant is requesting to demolish a garage on the property. The Commission will review the request for compliance with CCMC 18.06.075 (Demolition of historic place or cultural resource in historic district) and the guidelines for the historic district.

F-3 HRC-2020-0038 For Possible Action: Discussion and possible action regarding a request for exterior work to the buildings and grounds at the Brewery Arts Center on property zoned Public Regional (PR) and Historic District (HD), located at 449 and 501 West King Street, APN's 003-207-05, -06, -07. (Hope Sullivan, hsullivan@carson.org)

Summary: The applicant is requesting to remove the cross located on top of the steeple, to remove the louvers on the steeple, to remove the chimneys on the rear of the performance hall, to replace lighting on the campus, to re-roof the Brewery building including removing skylights on the annex, and to install a trash enclosure around the dumpsters. The Commission will review the request for compliance with the guidelines for the historic district.

F-4 HRC-2020-0214 For Possible Action: Discussion and possible action regarding potential nominations for the 2021 Carson City Historic Preservation Awards for outstanding achievements in historic preservation. (Hope Sullivan, hsullivan@carson.org)

Summary: The purpose of this item is to allow the Historic Resources Commission a forum to discuss the selection and recognition of significant preservation efforts in Carson City in celebration of Historic Preservation Month of May.

F-5 HRC-2020-0031: For Possible Action: Discussion and possible action to approve the Historic Resources Commission Annual Report for 2020 to be presented to the Board of Supervisors. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: The Historic Resources Commission Policy and Procedures Manual requires the Historic Resources Commission to review a Historic Resources Commission Annual Report prepared by the Planning Division each year. This report will be forwarded to the Board of Supervisors in February 2021.

F-6 HRC-2020-0213: For Possible Action: Discussion and possible action to elect a Historic Resources Commission Chairman and Vice Chairman for the period February 2021 to January 2022. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: The Historic Resource Commission bylaws require the Commission to elect a chairman and vice-chairman each January.

Appeal of a Commission item: An appeal must be submitted to the Planning Division within 10 days of the Commission's action. In order to be part of the administrative record regarding an appeal of an item on the agenda, you must present your comments at the podium or have previously sent correspondence to the Planning Division or have spoken to staff regarding an item on this agenda. For information regarding an appeal of a Commission decision, please

contact the Community Development Director at 775-887-2180, via e-mail at lplemel@carson.org, or via fax at 775-887-2278.

G. Staff Reports

G-1 Discussion Only:

- Planning Division staff report to the Historic Resources Commission. (Hope Sullivan)
- Commissioner reports/comments.
- Future agenda items.

H. Public Comments**

Members of the public who wish to address the Commission may speak on matters relevant to or within the authority of the Historic Resources Commission, including any matter that is not specifically included on the agenda as an action item. No action may be taken on a matter raised under this public comment portion of the agenda.

I. For Possible Action: Adjournment

***PUBLIC COMMENT LIMITATIONS – The Commission, as called to order, will provide at least two public comment periods in compliance with the minimum requirements of the Open Meeting Law prior to adjournment. Although it has been the ordinary practice of these public bodies to provide an opportunity for additional public comment during each specific item designated for possible action on the agenda, public comment will be temporarily limited to the beginning of the agenda before any action is taken and again at the end before adjournment. This policy will remain effective during the period of time the State of Nevada is under a State of Emergency as declared by the Governor due to the COVID-19 pandemic and is intended to achieve the efficient conduct of meetings while facilitating public participation via telephonic means. No action may be taken on a matter raised under public comment unless the item has been specifically included on the agenda as an item upon which action may be taken. The Chairman, also retains discretion to only provide for the Open Meeting Law’s minimum public comment and not call for or allow additional individual-item public comment at the time of the body’s consideration of the item when: 1) it is deemed necessary by the chair to the orderly conduct of the meeting; 2) it involves an off-site non-action facility tour agenda item; or 3) it involves any person’s or entity’s due process appeal or hearing rights provided by statute or the Carson City Municipal Code.*

ADDITIONAL INFORMATION

If you would like more information about an agenda item listed above, please contact the staff member listed at the end of the particular item in which you are interested at 775-887-2180. Contact Hope Sullivan at 775-887-2180 or planning@carson.org if you would like copies of supporting materials for an agenda item. Supporting materials for the meeting are available in the Planning Division office located at 108 E. Proctor Street, Carson City or at www.carson.org/agendas. All written comments to the Historic Resources Commission regarding an item must be submitted to the Planning Division by 3:00 p.m. on the day prior to the Commission’s meeting to ensure delivery to the Commission before the meeting.

The Historic Resources Commission is pleased to make reasonable accommodations for members of the public who wish to attend the meeting and need assistance. If special

arrangements for the meeting are necessary, please notify the Planning Division in writing at 108 E. Proctor St., Carson City, Nevada 89701, or call 775-887-2180, as soon as possible.

The next meeting is tentatively scheduled for 5:30 PM, Thursday, March 11, 2021, at the Carson City Community Center, Robert "Bob" Crowell Board Room, 851 East William Street, Carson City, Nevada 89701.

NOTICE TO PUBLIC: In accordance with the Governor's Emergency Declaration Directive 006 suspending state law provisions requiring the posting of public meeting agendas at physical locations, this agenda was posted electronically at the following Internet websites:

www.carson.org/agendas

<http://notice.nv.gov>

DRAFT MINUTES
Regular Meeting
Historic Resources Commission (HRC)
Thursday, September 10, 2020 ● 4:30 PM
Community Center Sierra Room
851 East William Street, Carson City, Nevada

Commission Members

Chair – Mike Drews
Commissioner – Jed Block
Commissioner – Michelle Schmitter
Commissioner – Lou Ann Speulda

Vice Chair – Robert Darney
Commissioner – Gregory Hayes
Commissioner – Donald Smit

Staff

Hope Sullivan, Planning Manager
Ben Johnson, Deputy District Attorney
Danielle Howard, Public Meetings Clerk

NOTE: A recording of these proceedings, the commission’s agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record. These materials are on file in the Clerk-Recorder’s Office, and available for review during regular business hours. An audio recording and the approved minutes of this meeting is available on www.Carson.org/minutes.

A. CALL TO ORDER AND DETERMINATION OF QUORUM

(4:29:58) – Chairperson Drews called the meeting to order at 4:29 p.m. Roll was called, and a quorum was present.

Attendee Name	Status	Arrived
Chairperson Mike Drews	Present	
Vice Chairperson Robert Darney	Present	
Commissioner Jed Block	Present	
Commissioner Gregory Hayes	Present	
Commissioner Michelle Schmitter	Present (via WebEx)	4:46 p.m.
Commissioner Donald Smit	Present	4:40 p.m.
Commissioner Lou Ann Speulda	Present	

B. PUBLIC COMMENT

(4:31:08) – Chairperson Drews entertained public comments; however, none were forthcoming.

C. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES FROM JULY 9, 2020.

(4:31:58) – Chairperson Drews introduced the item and entertained corrections and/or a motion.

(4:32:11) – MOTION: Commissioner Hayes moved to accept the minutes of the July 9, 2020 meeting as presented. Commissioner Speulda seconded the motion. Motion carried 5-0-0.

D. MODIFICATION OF AGENDA

(4:32:27) – Chairperson Drews introduced the item. Ms. Sullivan noted that there were no modifications to the Agenda.

E. SITE VISIT – BEGINNING ON SITE AT 4:45 PM

E-1 HRC-2020-0025 SITE VISIT TO 418 SOUTH CARSON STREET TO VIEW PROPOSED WORK AREAS ON THE SUBJECT PROPERTY INCLUDING CONSTRUCTION OF A PATIO, TRASH ENCLOSURE, SHED, SCREEN WALL, AND FENCING, AS WELL AS INSTALL SIGNAGE ON PROPERTY ZONED DOWNTOWN MIXED USE (DT-MU), APN 003-116-05.

(4:32:56) – Chairperson Drews introduced the item and explained that the Commission would meet at the Bank Saloon, 418 South Carson Street, for the scheduled site visit and recessed the meeting.

(5:30:09) – Chairperson Drews reconvened the meeting.

F. MEETING ITEMS

F-1 HRC-2020-0025 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST TO CONSTRUCT A PATIO, TRASH ENCLOSURE, SHED, SCREEN WALL, AND FENCING, AS WELL AS INSTALL SIGNAGE ON PROPERTY ZONED DOWNTOWN MIXED USE (DT-MU), LOCATED AT 418 SOUTH CARSON STREET, APN 003-116-05.

(5:30:18) – Chairperson Drews introduced the item. Ms. Sullivan presented the Staff Report, which is incorporated into the record.

(5:35:01) – Chairperson Drews entertained Commissioner questions. Applicant Representative Aaron West of Nevada Builders Alliance and Ms. Sullivan responded to clarifying questions. Commissioner Block clarified that the sandstone block of the existing structure referenced in the Staff Report is actually called rhyolite.

(5:38:27) – Discussion ensued regarding the use of LED internal lighting for the signs, during which Commissioner Smit was in favor of the lighting, as it would not create a problem for neighbors. Vice Chairperson Darney was not in favor of the third sign's modern square shape within an otherwise "period array of other signage" and suggested a more rectangular shape and some trim that could round at the corners. Commissioner Hayes added that he liked the idea of using walnut for the third sign. Commissioner Smit pointed out that the Nevada Builders Alliance signs on the other side of the building would be too bright and recommended making the light blue instead of white with the walnut around it to make it more period and to prevent it from detracting from the building and windows when it is lit up at night. Mr. West was willing to modify the sign to include walnut faces and add more hanging fixture so it is more period correct and matches the first sign in the front of the building.

(5:48:20) – In response to Vice Chairperson Darney's question, Mr. West stated that a standing seam metal roofing would be used for the wood shed in the back for durability and to avoid looking like "we're trying to recreate something from Virginia City."

(5:53:42) – In response to Commissioner Hayes' and Chairperson Drews' recommendations, Mr. West agreed to look into potentially adding a baffling system rather than installing a gutter system in the gap between the main structure and the shed.

(5:54:50) – Commissioner Smit noted that, while he liked the work that Mr. West had put into the property, the application seemed more like an "ask for forgiveness instead of approval submission," and he was concerned about complications with future applicants, since Mr. West was able to expedite the building process by not going through

the necessary measures for review and approval through the Commission first. Mr. West and Ms. Sullivan clarified that the shed was exempt from a building permit due to its size and was not required to be reviewed and approved by the Commission because it was on a separate property that does not fall within the Historic District. Ms. Sullivan also added that the screen wall, the patio, and the fencing were all subject to review and approval by the Commission.

(6:00:16) – Commissioner Block commented that Mr. West’s use of the old wood materials from the original structure “looks awesome.”

(6:00:44) – Chairperson Drews entertained public comments and, when none were forthcoming, a motion.

(6:00:54) – MOTION: Commissioner Smit moved to approve HRC-2020-0025, based on the finding that the request is consistent with the design guidelines for the Historic District and the Secretary of the Interior Standards noted in the Staff Report with the addition of the sign for the Nevada Builders Alliance and the bistro lighting being presented for Staff and the Chair’s review and approval. Commissioner Hayes seconded the motion. Motion carried 7-0-0.

F-2 HRC-2020-0022 FOR DISCUSSION ONLY: PRESENTATION ON NEVADA WOMEN’S HISTORY PROJECT.

(6:02:52) – Chairperson Drews introduced the item, and Ms. Sullivan introduced Nevada State Historic Preservation Office Architectural Historian Kristen Brown, Kautz Environmental Consultants Architectural Historian ZoAnn Campana, and Historian Alicia Barber, PhD representing Kautz Environmental Consultants. Ms. Brown presented a PowerPoint Slideshow to provide an overview of the project and to highlight the following:

- Carson City had received an Underrepresented Community Grant administered by the National Park Service (NPS) to research women’s history and the Suffrage Movement in the State and to compile a historic context.
- Kautz Environmental Consultants was selected with Ms. Campana and subcontractor Dr. Barber.
- The goals of the grant are to identify themes, trends, and important State histories; to increase visibility; to remember, honor, and celebrate those who participated in the Suffrage Movement; to identify important places; and to document the Suffrage Movement at the Nevada State Capitol for a possible National Register of Historic Places (NRHP) amendment.
- Historic context, the guidance for which is set forth by the NPS, provides the framework for evaluating certain property types for historic significance and identifies history, historic themes, time frames, geographic areas, associated property types, and thresholds for eligibility. Additionally, the Advisory Committee and the community would help identify important themes and stories.
- The benefits of NRHP listing include public awareness and community pride, heritage tourism, education and interpretation, thorough documentation, qualifying a building for certain grants and for federal tax credits for historic preservation, and listed properties and are identified early in the planning process for federally-funded and permitted projects.
- The types of preservation funding through the State Historic Preservation Office (SHPO) include the Historic Preservation Fund (HPF) grants and the Commissioner for Cultural Centers and Historic Preservation (CCCHP) grants.

(6:17:22) – Ms. Campana and Dr. Barber presented a PowerPoint Slideshow titled “Nevada Women’s Historic Context,” which emphasized the stakeholders’ roles in the project and included the following:

- Invite prospective users of the historic context in defining goals, issues, and priorities for the final product.
- Consult with historians, architectural historians, and other experts to define, review, and revise goals, priorities, and context.
- Involve interested individuals, organizations, and communities throughout the State in identifying extent historic properties.
- Provide a platform to encourage widespread participation in sharing resources and suggesting properties.
- Factors pertaining to the project survey, including the goals of defining expected property types and identifying specific properties potentially eligible for the NRHP; the survey methodology of consulting existing listings, research, and outreach; conducting a reconnaissance level survey; composing a preliminary and non-exhaustive list of properties determined to be most representative will be surveyed; and using a Google survey form would be the easiest way to contribute suggestions.
- The project timeline showing that the sub-themes, property types, and preliminary list of potentially eligible properties would be submitted to SHPO on October 1, 2020; the first draft would be due to SHPO on April 2, 2021; the project team would receive the first draft comments from SHPO on May 3, 2021; and the final draft would be due to SHPO on June 30, 2021.

(6:32:35) – Ms. Campana and Dr. Barber entertained Commissioner questions and responded to clarifying questions. This item was agendaized for discussion only.

F-3 HRC-2020-0010 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN AMENDED SECTION 106 TECHNICAL REPORT PREPARED DUE TO FEDERAL PERMITTING FOR A ONE HUNDRED (100) FOOT MONOPOLE ON PROPERTY ZONED GENERAL COMMERCIAL AND LOCATED AT 4209 SOUTH CARSON STREET, APN 009-125-24.

(6:35:54) – Chairperson Drews introduced the item. Ms. Sullivan presented the Memorandum, which is incorporated into the record.

(6:37:30) – Chairperson Drews entertained Commissioner comments and questions, and Ms. Brown responded to clarifying questions. Chairperson Drews entertained public comments and, when none was forthcoming, a motion.

(6:42:10) – MOTION: Commissioner Speulda moved to approve the amended report for HRC-2020-0010. Commissioner Block seconded the motion. Motion carried 7-0-0.

F-4 HRC-2020-0027 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE 2021 HISTORIC PRESERVATION FUND (HPF) GRANT.

(6:42:53) – Chairperson Drews introduced the item. Ms. Sullivan and Carson City Open Space Manager Lyndsey Boyer presented the Memorandum, which is incorporated into the record.

(6:51:00) – Chairperson Drews entertained Commissioner comments. Commissioner Speulda believed it was a great idea to help out with the restoration of buildings that are being used by the community and mentioned how Silver Saddle Ranch is used by a variety of people.

(6:52:22) – Chairperson Drews proposed continuing the discussion to the next HRC meeting, and the Commission could start working with Ms. Boyer. Ms. Sullivan stated that she was happy to follow up with Ms. Brown to brainstorm in order to find a project funding match and noted the importance of updating the survey. No formal action was taken on this item.

G. STAFF REPORTS**G-1 DISCUSSION ONLY:****- PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION.**

(6:54:18) – Chairperson Drews introduced the item. Ms. Sullivan noted that she would send the Commissioners anything that the Chair had approved since the previous meeting.

- COMMISSIONER REPORTS/COMMENTS.

(6:55:11) – Chairperson Drews entertained Commissioner reports and comments. Chairperson Drews noted concern from members of the community regarding property maintenance in the Historic District, such as for the Hannah Clapp house, and pointed out that the landscaping “has really gone.” He wished to help people maintain those properties if the lack of landscaping upkeep was due to economic issues resulting from COVID-19 in order to keep the properties in reasonable shape. Chairperson Drews agreed with Vice Chairperson Darney’s suggestion to discuss the matter with Carson City Manager Nancy Paulsen.

- FUTURE AGENDA ITEMS.

(7:00:00) – Ms. Sullivan noted that further discussion on the HPF grant would be agendaized.

H. PUBLIC COMMENTS

(7:00:14) – Chairperson Drews entertained public comments; however, none were forthcoming.

I. FOR POSSIBLE ACTION: ADJOURNMENT

(7:00:19) – MOTION: Commissioner Block moved to adjourn the meeting and Commissioner Speulda seconded the motion. Chairperson Drews adjourned the meeting at 6:40 p.m.

The Minutes of the September 10, 2020 Carson City Historic Resources Commission meeting are so approved this 14th day of January, 2021.

DRAFT MINUTES
Regular Meeting
Historic Resources Commission (HRC)
Thursday, November 12, 2020 ● 5:30 PM
Community Center Bob Boldrick Theater
851 East William Street, Carson City, Nevada

Commission Members

Chair – Mike Drews
Commissioner – Jed Block
Commissioner – Michelle Schmitter
Commissioner – Lou Ann Speulda

Vice Chair – Robert Darney
Commissioner – Gregory Hayes
Commissioner – Donald Smit

Staff

Hope Sullivan, Planning Manager
Ben Johnson, Deputy District Attorney
Danielle Howard, Public Meetings Clerk

NOTE: A recording of these proceedings, the commission’s agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record. These materials are on file in the Clerk-Recorder’s Office, and available for review during regular business hours. An audio recording and the approved minutes of this meeting is available on www.Carson.org/minutes.

A. CALL TO ORDER AND DETERMINATION OF QUORUM

(5:29:35) – Chairperson Drews called the meeting to order at 5:29 p.m. Roll was called, and a quorum was present.

Attendee Name	Status	Arrived
Chairperson Mike Drews	Present	
Vice Chairperson Robert Darney	Absent	
Commissioner Jed Block	Present	
Commissioner Gregory Hayes	Present	
Commissioner Michelle Schmitter	Present (via WebEx)	5:31 p.m.
Commissioner Donald Smit	Present	5:39 p.m.
Commissioner Lou Ann Speulda	Present	

B. PUBLIC COMMENT

(5:31:00) – Chairperson Drews entertained public comments; however, none were forthcoming.

C. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES FROM SEPTEMBER 10, 2020.

(5:31:09) – Chairperson Drews noted that the correct meeting minutes had not been provided; therefore, the minutes from September 10, 2020 would not be approved at this time.

D. MODIFICATION OF AGENDA

(5:31:19) – Chairperson Drews introduced the item and did not note any modifications to the agenda.

E. MEETING ITEMS

E-1 HRC-2020-0009 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST TO REMOVE AN OUTBUILDING, MODIFY A FRONT PORCH, REPLACE FENCING AND LANDSCAPE THE FRONT AND SIDE YARDS AT PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 512 NORTH NEVADA STREET, APN 003-221-02.

(5:31:54) – Chairperson Drews introduced the item. Ms. Sullivan presented the Staff Report and accompanying photographs, all of which are incorporated into the record.

(5:39:22) – Chairperson Drews entertained Commissioner comments and questions, and Ms. Sullivan and the Applicant, Doug Brower, responded to clarifying questions. Mr. Brower informed Commissioner Speulda that the wrought iron fence had been “compromised” with rust and breakage in many areas. Commissioner Speulda commented that the wrought iron fences are an important element within the Historic District, and the Commissioners would have liked to see the fence rehabilitated or maintained.

(5:40:35) – Commissioner Block believed that the referenced fence had been approved by the HRC for the previous owner approximately nine years ago, and Chairperson Drews agreed and added that the fence was steel and not wrought iron.

(5:44:00) – Mr. Brower informed the Commissioners that the original fence had been established back to its original location by wiring it to debris that was in the backyard, and the posts photographed had been placed where the old posts were, as the fence was irreparable. Commissioner Block agreed that the posts were likely positioned where the original fence was based on his recollection of the having seen the property in person.

(5:46:04) – Commissioner Smit stated that the fence would still need to meet the [Carson City Municipality] Code that is beyond the HRC’s purview and would need to go back to the five feet [from the property line] referenced in the Staff Report.

(5:46:43) – Chairperson Drews entertained public comments and, when none were forthcoming, a motion.

(5:46:52) – MOTION: Commissioner Smit moved to approve HRC-2020-0009 subject to the Conditions of Approval included in the Staff Report. Commissioner Block seconded the motion. Motion carried 6-0-0.

E-2 HRC-2020-0027 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE 2021 HISTORIC PRESERVATION FUND (HPF) GRANT.

(5:48:09) – Chairperson Drews introduced the item. Commissioner Schmitter stated that, per Nevada Revised Statute (NRS) 281A.420, she is required to disclose a conflict of interest and abstain from voting if she has a disqualifying conflict of interest. She disclosed that she is a Historic Preservation Consultant as a private commitment, and she had prepared the Red Ranch Complex Preservation Plan in a private capacity. She added that she would not have an involvement in the implementation of the project, and she had already received compensation and would not receive any money from the Historic Preservation Fund (HPF) grant; therefore, Commissioner Schmitter indicated that she would be voting on this item.

(5:49:56) – Chairperson Drews also disclosed that, per NRS 281A.420 and out of transparency, his private commitment is as the Friends of the Silver Saddle Ranch (FOSSR) Vice President, and he has an on-call contract with the Carson City Parks and Recreation Department for historical and cultural resource projects. He stated that he is not currently performing any services under his contract on the Silver Saddle Ranch, nor are there any plans for his involvement on the project. He added that he would not receive any funding from the project if a grant was rewarded, and he did not have a continuing or substantial business relationship with the Silver Saddle Ranch or

economic interest in the project. Because of the reasons given, Chairperson Drews did not believe that independence of judgment was materially affected, and he would be voting on this item.

(5:51:13) – Ms. Sullivan presented the Memorandum and the late materials, all of which are incorporated into the record.

(5:53:25) – Chairperson Drews entertained Commissioner comments and questions, and Ms. Sullivan responded to clarifying questions. Chairperson Drews mentioned that FOSSR Trustee Craig Swope made a YouTube video presentation on the Ranch.

(5:55:08) – Commissioner Speulda inquired about a workshop or training for people to see the work that goes into the rehabilitation of buildings, and Ms. Sullivan proposed working with the Carson City Open Space Division for the funds and creating something that shows the progress of what is being worked on each week at Silver Saddle Ranch as a form of “come and see.”

(5:56:55) – Chairperson Drews mentioned that he brought this item to the attention of the FOSSR, and the FOSSR Board members were interested in volunteering their time for the project. He added that the FOSSR Board members could help with the possible workshop if they wished to. He entertained public comments and, when none were forthcoming, a motion.

(5:57:47) – MOTION: Commissioner Smit moved to seek funding through the HPF grant for the implementation of the draft Red Ranch Complex Preservation Plan for Silver Saddle Ranch. Commissioner Block seconded the motion. Motion carried 6-0-0.

F. STAFF REPORTS

F-1 DISCUSSION ONLY:

- PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION.

(5:58:36) – Chairperson Drews introduced the item. Ms. Sullivan reported the following nine administrative approvals since the meeting of July 9, 2020: two sites, three re-roofs, one landscaping improvement, one siding replacement, one balcony modification, and one gazebo.

- COMMISSIONER REPORTS/COMMENTS.

(5:59:19) – Chairperson Drews entertained Commissioner reports and comments. In response to Commissioner Block’s question, Ms. Sullivan stated that the Brewery Arts Center (BAC) had made some modifications to the steeple, which she believed would be on the next HRC agenda.

(6:00:15) – Ms. Sullivan informed Commissioner Schmitter that the art in the roundabout had not been finalized [for the South Carson Complete Streets Project].

(6:00:56) – Chairperson Drews noted that the Carson City Convention and Visitors Bureau had placed most of the markers along the Kit Carson Trail, and he believed that they turned out nice. Ms. Sullivan added that she had received many phone calls about the markers, and she credited the Convention and Visitors Bureau for the markers.

(6:02:05) – Commissioner Block mentioned that he had found the plaque from one of the four historical markers placed in 1975 after a gentleman had pulled the face of the marker out of a dumpster and contacted Ms. Sullivan,

and Commissioner Block planned to put the plaque on the newly-redone monument in the bracket where the plaque is supposed to go.

- FUTURE AGENDA ITEMS.

(6:03:05) – Chairperson Drews introduced the item and noted that the modifications to the BAC was agendaized for the January 14, 2020 HRC meeting. He entertained other requests for future agenda items; however, none were forthcoming.

G. PUBLIC COMMENTS

(6:03:33) – Chairperson Drews entertained public comments; however, none were forthcoming.

H. FOR POSSIBLE ACTION: ADJOURNMENT

(6:03:41) – MOTION: Commissioner Block moved to adjourn the meeting and Commissioner Speulda seconded the motion. Chairperson Drews adjourned the meeting at 6:03 p.m.

The Minutes of the November 12, 2020 Carson City Historic Resources Commission meeting are so approved this 14th day of January, 2021.

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
JANUARY 14, 2021**

FILE NO: HRC-2020-0037

AGENDA ITEM: F-1

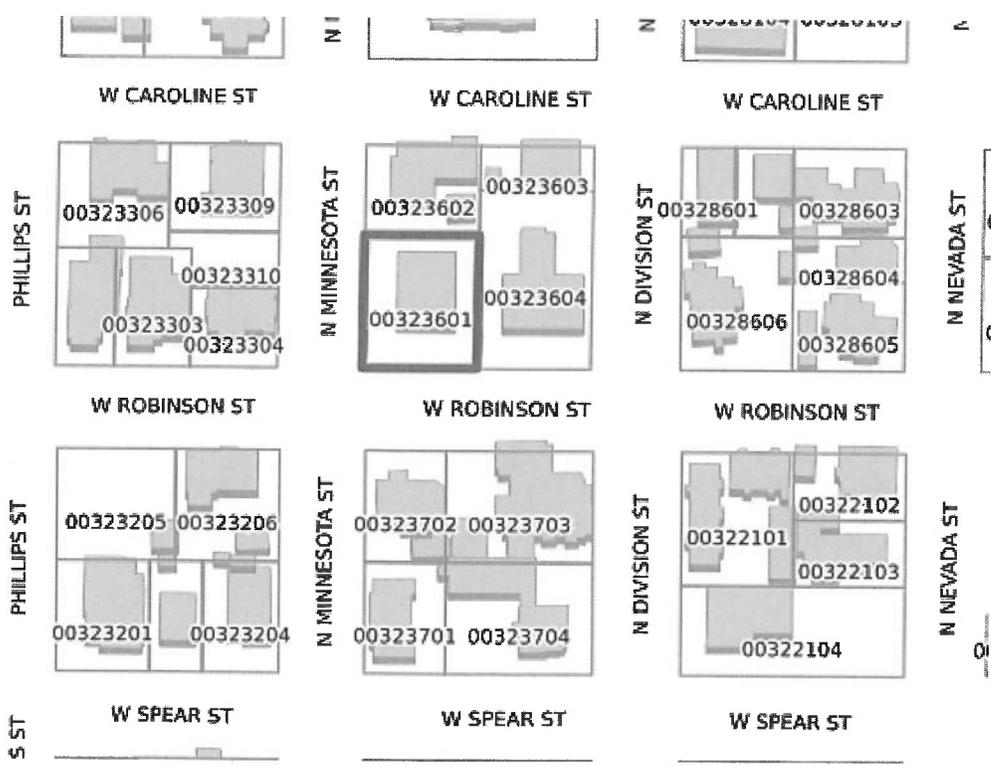
STAFF CONTACT: Hope Sullivan, AICP, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors regarding a request for a Historic Tax Deferral on property zoned Residential Office (RO), located at 408 West Robinson Street, APN 003-236-01. (Hope Sullivan, hsullivan@carson.org)

STAFF SUMMARY: The subject property may be eligible for the Open Space Use Assessment, commonly known as a Historical Tax Deferral, as a result of its historical status in Carson City. The Commission makes a recommendation to the Board of Supervisors based on the finding that the property is in general conformance with the Secretary of the Interior’s Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines and with Historic Resources Commission policies.

RECOMMENDATION: “I move to recommend to the Board of Supervisors approval of HRC-2020-0037 with no exclusions, based on the finding that the request is consistent with the design guidelines for the historic district and the Secretary of the Interior Standards as noted in the staff report.”

VICINITY MAP



BACKGROUND

Carson City Municipal Code (CCMC) 21.02 allows for an Open-Space Use Assessment. Per CCMC 21.02.020, “Open-space use means the current employment of land, the

preservation of which use would conserve and enhance natural or scenic resources, protect streams and water supplies or preserve sites designated as historic by the Carson City Board of Supervisors and the division of historic preservation and archeology of the state department of conservation and natural resources.”

Per CCMC 21.02.040, property designated as historic by the Carson City board of supervisors may be eligible for the open-space use assessment.

As a practice, applications for Open Space Use Assessments are referred to the Historic Resource Commission, to provide a recommendation to the Board. The Historic Resources Commission, as a practice, utilizes the following four criteria in making a recommendation.

1. The property must have significance or be listed in the Carson City Historic Survey.

The subject site is listed in the Carson City Resources Inventory completed in March 1980, as well as in the 1988 update, and in the September 2011 Architectural Survey. Per the survey, the primary structure is estimated to have been constructed in 1905. The structure is one and a half stories in height and embodies Classical and Colonial Revival design influences and Bungalow proportioning. The foundation is concrete and the structure is sheathed with narrow clapboard. The hipped roof is made more distinctive by an intermediate cornice that connects and caps the dormer windows. The porch is created by the roof overhang and supported by double columns with capitals and extends the full width of the front façade.

2. The property must be in good repair and the applicant is encouraged to present photographs as evidence.

A site visit was conducted on January 4, 2021, and the site was found to be in good condition.

3. Any alteration on the property must be of compatible historical character.

The following items have been reviewed and approved by the Historic Resource Commission with respect to the subject property.

HRC-12-037: Fence

HRC-06-213: Sign

HRC-05-058: Demolish the garage, parking, front windows

HRC-04-082: Guard rail

H-00/01-5: Parking space, ramp

H-99/00-27: Remove garage, add parking, gazebo, fencing, ramp, and satellite dish

In approving these modifications, the HRC found the proposed modifications to be in conformance with the Secretary of the Interior Guidelines and Standards for Rehabilitation, Carson City Historic District Guidelines, and the Historic Resources Commission policies. Also, in July 2018, the HRC recommended approval of the tax deferment.

4. The property must be in compliance with Historic Resources Commission guidelines.

During the site visit conducted on January 4, 2021, Planning Division staff found the subject site to be in compliance with the Development Standards, Division 5, Historic District Design Guidelines.

Attachments

Application for Open Space / Historic Use Assessment

Property Information from the Carson City Resources Inventory completed in March 1980, 1988 update, September 2011 Survey.



CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

MEMORANDUM

TO: Hope Sullivan, Community Development
FROM: Kimberly Adams, Assessor's Office
DATE: December 10, 2020
RE: Historical Site Assessment
Parcel No. 003-236-01

Enclosed you will find an application for Historical tax deferment status. This property IS currently receiving the deferment.

The current values are as follows:

ASSESSED VALUE:		TAXABLE VALUE:	
LAND:	21,000	LAND:	60,000
IMPROVEMENTS:	31,085	IMPROVEMENTS:	88,813

The Historical Deferment values will not change upon approval.

Please proceed accordingly.

Thank you.

Kimberly Adams
Chief Deputy Assessor

THIS PAGE IS NOT RECORDED
FOR INNER OFFICE USE ONLY

APN: 003-236-01

PROPERTY LOCATION: 408 W ROBINSON STREET

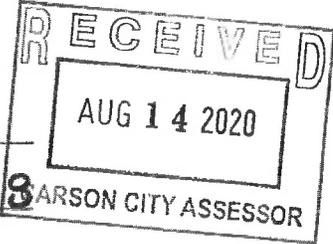
TO BE COMPLETED BY THE APPLICANT

OWNER NAME: JOHN MAYES

OWNER MAILING ADDRESS: 2101 ARROWHEAD DR - #38
CARSON CITY, NV 89706

OWNER PHONE NUMBER: 512-233-0911

OWNER EMAIL ADDRESS: JCM@JMA.COM



TO BE COMPLETED BY THE DEPARTMENT

DATE MAILED TO APPLICANT: Aug. 12, 2020

DATE RETURNED TO ASSESSORS OFFICE: Aug. 14, 2020

DATE FORWARDED TO COMMUNITY DEVELOPMENT: Dec. 10, 2020

EXISTING HISTORICAL PROPERTY: Yes.

CURRENT VALUES

ASSESSED VALUE:
LAND: 21,000
IMPROVEMENTS: 31,085

TAXABLE VALUE:
LAND: 60,000
IMPROVEMENTS: 88,813

ESTIMATED VALUES AFTER DEFERMENT FOR F/Y (if recorded by: _____)

ASSESSED VALUE:
LAND: _____
IMPROVEMENTS: _____

N/A

TAXABLE VALUE:
LAND: _____
IMPROVEMENTS: _____

IMPROVEMENTS EXCLUDED FROM DEFERMENT: _____

DATE RECORDED: _____ DOCUMENT NUMBER: _____

PLEASE INCLUDE THIS PAGE WITH YOUR APPLICATION FOR PROPER PROCESSING

APN: 003-236-01

Return this application to:
Carson City Assessor's Office
201 N. Carson St., Ste. 6
Carson City, NV 89701

This space above for Recorder's Use Only

Application for Open Space/Historic Use Assessment

Return this application to the County Assessor's Office at the address shown above no later than June 1st. If this application is approved, it will be recorded and become a public record.

IF MORE SPACE IS NEEDED, PLEASE ATTACH ADDITIONAL SHEETS TO THIS APPLICATION.

Please type in the following information for each owner of record or his representative.

Owner: JOHN MAYES Representative: _____
 Address: 2101 ARROWHEAD DR #38 Address: _____
 City, State, Zip: CARSON CITY, NV 89706 City, State, Zip: _____

This property is .199 acres in size and the current use of this property is (i.e. grazing, recreation, residential, etc.) RESIDENTIAL

For what reasons do you feel the above-described property should be classified as open space/historic:
The Bliss Bungalow is a long-contributing historic house built in 1914.

Is the property available and accessible to the general public? NO

If not, explain: Private Residence

If open space real property classification is sought on the basis of the property being designated by law as historic, please answer the following questions:

- 1) The historic name of the property is Bliss Bungalow
- 2) The address of the property is : 408 W ROBINSON STREET
- 3) The improvements were constructed in 1914 . (Indicate year, estimate if unknown)

(I) (We) hereby certify that the foregoing information submitted is true, accurate and complete to the best of (my) (our) knowledge. (I) (We) understand that if this application is approved, this property may be subject to liens for undetermined amounts. (Each owner of record or his authorized representative must sign. Representative must indicate for whom he is signing, in what capacity and under what authority.) Please print name under each signature.

 2104 ARROWHEAD DR #38, CC, NV 8-12-20
 Signature of Applicant or Agent - Address Date

 Signature of Applicant or Agent - Address Date

 Signature of Applicant or Agent - Address Date

FOR USE BY THE COUNTY ASSESSOR OR DEPARTMENT OF TAXATION

<input checked="" type="checkbox"/>	Application Received	<u>8/14/2020</u> Date	<u>LA</u> Initial
<input type="checkbox"/>	Property Inspected	_____ Date	_____ Initial
<input type="checkbox"/>	Income Records Inspected (if applicable)	<u>N/A</u> Date	_____ Initial
<input type="checkbox"/>	County Commission Action	_____ Date	_____ Initial
<input type="checkbox"/>	Written Notice of Approval or Denial Sent to Applicant	_____ Date	_____ Initial

Reasons for Approval or Denial and Other Pertinent Comments:

 Signature of Official Processing Application Title Date

INFORMATION AND INSTRUCTION FOR OPEN-SPACE USE ASSESSMENT

Pursuant to Nevada Revised Statutes, Chapter 361A, the legislature has authorized the creation of a special category of real property for tax purposes to be defined as "open-space real property". Persons whose property fits within the definition of open-space use, and otherwise meet the requirements of law, may secure reduced property tax assessments on such land during the period of time that such use is continued.

An application must be filed with the assessor in the county where the property is located on or before June 1 of any given year. If located in more than one county, an application must be filed with each applicable assessor. If open-space use assessment is granted, the application need not be re-filed again unless there is a change in ownership or a conversion to a higher use of any portion of the property.

Important Statutory Definitions Relevant to Open-Space Assessment:

"Open-space real property" means:

- 1) Land
 - a) Located within an area classified pursuant to NRS 278.250 and subject to regulations designed to promote the conservation of open-space and the protection of other natural and scenic resources from unreasonable impairment;
 - b) Devoted exclusively to open-space use;
- 2) The improvements on the land used primarily to support the open-space use and not primarily to increase the value of surrounding developed property or secure an immediate monetary return.

"Open-space use" means the current employment of land, the preservation of which use would conserve and enhance natural or scenic resources, protect streams and water supplies or preserve sites designated as historic by the Department of Cultural Affairs, State Historic Preservation Office.

"Owner" means any person having a legal or equitable freehold estate in open-space real property, including a contract vendee of a land sales contract respecting the property but excluding a lessee or tenant of the property.

"Higher use" means any use other than open-space use.

Open-space use assessment may additionally be restricted by criteria or ordinance procedures adopted by the county commissioners or other governing body applicable to the location of the land.

EFFECT OF APPROVAL OF APPLICATION

If an application is approved, the assessment will be based on the open-space use of the land rather than on the taxable value of the higher use. However, if the property use changes from open-space to a higher use, the owner will be liable for deferred taxes based upon the difference between open-space and higher use assessments of a period not to exceed 7 years. A 20 percent penalty will also be attached if the owner does not promptly notify the assessor of a change from open-space use to a higher use.

**NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCES INVENTORY FORM**

For Office Use Only

1. PROPERTY NAME
1A. Historic Name

YR Built _____
NR Eligible? Y / N
District? Y / N

John Chartz House

1B. Current/Common Name

Bliss Bungalow

2. PROPERTY ADDRESS

Street Address	408 W. Robinson St.
City, Zip Code	Carson City, NV 89703
County	Carson City

3. PROPERTY OWNERSHIP

3A. Original Owner

Name	
------	--

3B. Current Owner

Name	Harrington, Joyce Lynn Rev TR
Mailing Address	408 W. Robinson St., Carson City, NV 89703
Assessor's Parcel Number (APN)	003-236-01

4. CURRENT PROPERTY STATUS

<input checked="" type="checkbox"/>	Occupied	<input type="checkbox"/>	Vacant
<input type="checkbox"/>	Other (please specify)		

5. PROPERTY USE

5A. Current Use

<input checked="" type="checkbox"/>	Residential	<input type="checkbox"/>	Commercial	<input type="checkbox"/>	Religious
<input type="checkbox"/>	Educational	<input type="checkbox"/>	Governmental	<input type="checkbox"/>	Industrial
<input type="checkbox"/>	Other (please specify)				

5B. Historic Use

X	Residential		Commercial		Religious
	Educational		Governmental		Industrial
	Other (please specify)				

6. CURRENT ACCESS

	Permitted-local public resource	X	By owner permission only
	Permitted-state public resource		Restricted
	Permitted-federal public resource		Other (specify)

7. ACREAGE

0.2		Estimated
-----	--	-----------

8. PROPERTY LOCATION

8A. UTM Location/Reference(s)

Zone 11 260790E 4338810N

8B. Township/Range/Section/Map

T15N, R20E, Sec 17, Mt. Diablo Base Meridian, Carson City, NV USGS quad map (1994)
--

9. RESOURCE DESCRIPTION

9A. Resource Type

X	Building		Structure		District		Object		Site
	Other (specify)								
	Contributing element to a historic district (specify district name)								

9B. Exterior Resource Features

	Basement	1.5	Number of stories
X	Porch		Balcony
X	Dormer(s)	X	Chimney (flues)
	Other (please specify)		

9C-F. Materials and Systems (See instructions and enter codes from HRIF Codes page)

9C. Roofing Material(s)	9D. Exterior Surface Material(s)
R-3 Composition Shingle	ES-24 Weatherboard
9E. Building Structural System	9F. Foundation Structural System
SS-9 Wood - Platform	F-1 Brick

9G. Written Description

See continuation sheet

9H. Associated Structures/Features

Associated structures/features (submit <i>Associated Structures Summary</i>)		Yes	X	No
---	--	-----	---	----

9I. Integrity

X	Original site		
	Altered (describe on continuation sheet)	Date altered	
	Moved	Date moved	
Moved from			

9J. Condition

X	Good		Fair
	Poor		Ruins

9K. Threats

None known

10. RESOURCE DATE AND SIGNIFICANCE

10A. Architect/Engineer/Designer

unknown

10B. Builder/Contractor

unknown

10C. Architectural Style/Period (See Appendix B)

Craftsman

10D. Construction Date(s)

1914		Circa
------	--	-------

10E. Date(s) of Significance

1914

10F. Historic Resource Theme (See Appendix C)

Government and Politics: State and Local Government

10G. National Register Eligibility (See Appendix D)

	Listed	Date Listed	
X	Eligible under:		
X	Criterion A	Criterion B	X Criterion C Criterion D
	Other (specify)		
	Not Eligible		
	Unevaluated		

10H. Justification

See continuation sheet

11. BIBLIOGRAPHY

See continuation sheet

12. FORM INFORMATION

Report Number/Name	2011 Carson City Survey
Date Surveyed	April 2011
Surveyor Name	J. Daniel Pezzoni
Company	Landmark Preservation Associates
Address	6 Houston Street, Lexington, VA 24450
Telephone Number	(540) 464-5315

13. ATTACHED DOCUMENTATION

X	Continuation sheets
X	Photographs
X	Location maps
X	Plans (site)
	Other (please specify)
	Associated Structures Summary Form
X	Historic District Addendum (if applicable)

**NEVADA STATE HISTORIC PRESERVATION OFFICE HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET**

Property Name: John Chartz House **City, County:** Carson City

Section No. 9G, 11

Page No. 5

The story-and-a-half frame house is an early and finely detailed example of the Craftsman bungalow type. The dual-pitched hip roof supports hipped dormers on all four sides and it engages a front porch with clustered classical columns on tall pedestals of dark textured brick. Modern metal railings of decorative design extend between the pedestals and are also used as railings for brick steps on the east and west sides. Other features include a projecting sunroom-like vestibule on the east side, an angled bay window on the west side, 4/1 windows and dentil moldings in the dormers, large and smaller 1/1 windows, and deep eaves decorated with modillions.

The house is currently operated as the Bliss Bungalow Bed and Breakfast. The inn's website states that the house was built for former District Attorney John Chartz, who lived here with his wife, Marguerite, and their children. The house was restored in 2005.

The property is classified as a contributing resource in the West Side Historic District.

Sources

Bliss Bungalow website (www.blissbungalow.com).

Historic Environment Consultants. Carson City Resources Inventory Survey Forms. 1980.



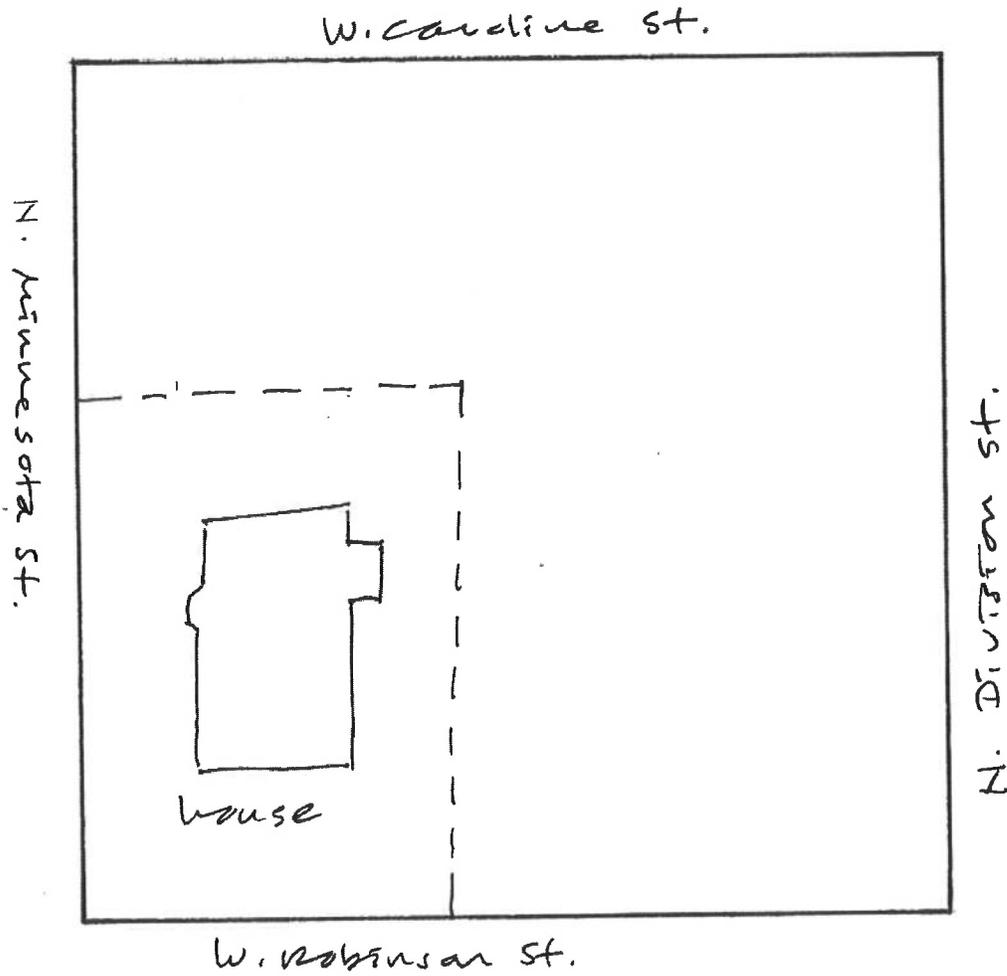
NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: John Chartz House

City, County: Carson City

Section No. 13: Site Plan

Page No. 6



Δ
N





CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- 1. Address: 408 West Robinson APN 3-236-01
- 2. Common Name: _____
- 3. Historic Name: _____
- 4. Present Owner: John and M.K. Chartz
- 5. Address (if not occupant): 57 W. Poplar Ave., San Mateo, CA 94402
- 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

One and a half stories in height, this wood frame structure embodies Classical and Colonial Revival design influences and Bungalow proportioning. The foundation is of concrete and the structure is sheathed with narrow clapboard. The hipped roof is made more distinctive by an intermediate cornice that connects and caps the dormer windows. The porch created by the roof overhang is supported by double columns with capitals and extends the full width of the front facade. A slanted bay window projects from the north facade. Brackets under the eave line punctuate the wide overhang.

French doors have replaced the original front door, and the front steps and stair rail have been replaced.

RELATIONSHIP TO SURROUNDINGS:

The structure is compatible with its surrounding residential counter-points in terms of scale, height, and material.



Street Furniture: ---

Landscaping: mature row of trees lining W. Robinson, ample landscaping

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

THREATS TO SITE:

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

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent _____ Good Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 30 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

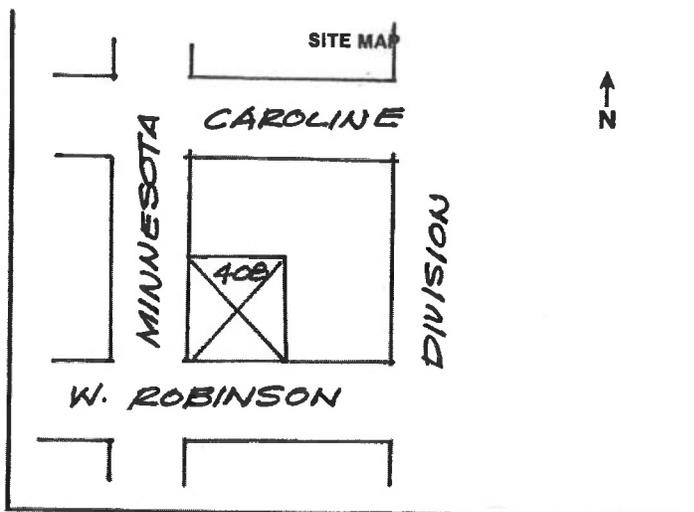
Date of Construction 1905 Estimated Factual _____ Source: _____

Is Structure on Original Site? _____ Moved? _____ Unknown

SIGNIFICANCE:

The structure is a competent and attractive example of its style.

Its formalistic qualities derive from its essentially symmetrical form and Classical detailing. As a building constructed in the first years of the 20th century, this residence is an important architectural example of an era of relatively slow growth. The structure is an intact, handsomely detailed and well executed design, and reflects a combination of styles relatively uncommon to the city. Part of a cohesive neighborhood, the structure is important to the visual quality of Preservation District #2.



SOURCES:

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

KIT CARSON TRAIL INVENTORY

NAME: JOHN CHARTZ HOUSE.

ADDRESS: 402 WEST ROBINSON STREET.

LOCATION: .

CONSTRUCTION DATE: 1914.

ARCHITECT: NONE KNOWN.

BUILDER: NONE KNOWN.

HISTORICAL INFORMATION, INCLUDING HISTORICAL EVENTS & PERSONS CONNECTED WITH THE STRUCTURE.

The six-room John Chartz house was built in 1914. It was constructed for Ormsby District Attorney John Chartz, who lived there until his death in 1963.

John Chartz, son of Alfred Chartz, was born in Virginia City on May 4, 1889. He was raised in Carson City and attended the local schools, and was a graduate of Hastings School of Law in San Francisco. John returned to Carson City and went into practice with his father. He served Ormsby County as district attorney for twenty-four years before returning to private law practice. John Chartz was active in community affairs and served as chief of the Warren Engine Company No. 1 fire department for ten years. He was a member of the Nevada and American Bar Associations and the Carson City Area #106 Fraternal Order of Eagles.

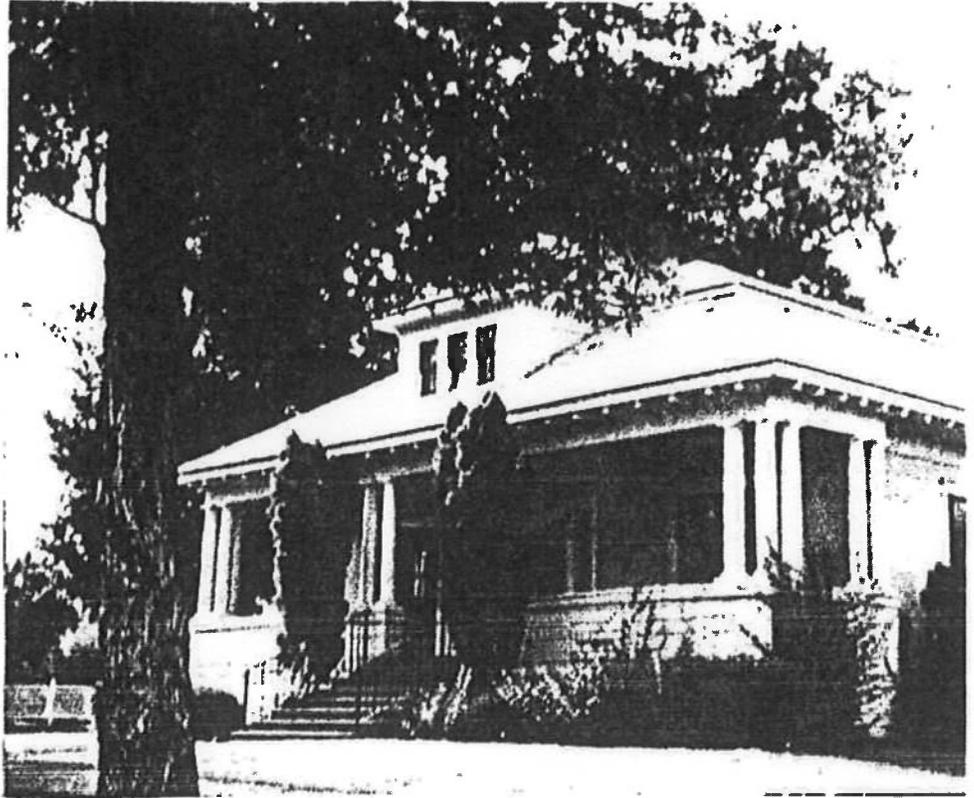
He died on April 21, 1963, in Carson City.

SOURCES OF INFORMATION:

Carson Daily Appeal, August 17, 1914.

Nevada Appeal, April 21, 1963.

ILLUSTRATIONS - JOHN CHARTZ HOUSE



Looking N.W.

1993.



Looking N.E.

1993.

CARSON CITY RESOURCES INVENTORY

1988 CC Resources Inventory N-6th
(1980 updated)

IDENTIFICATION:

- 1. Address: 408 West Robinson 09 3-236-01
- 2. Common Name: _____ CHARTZ, JAMES K
- 3. Historic Name: _____ 57 W POPLAR AVE
- 4. Present Owner: John and M.K. Chartz SAN MATEO CA 94402
- 5. Address (if not occupant): 57 W. Poplar Ave., San Mateo, CA 94402
- 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

One and a half stories in height, this wood frame structure embodies Classical and Colonial Revival design influences and Bungalow proportioning. The foundation is of concrete and the structure is sheathed with narrow clapboard. The hipped roof is made more distinctive by an intermediate cornice that connects and caps the dormer windows. The porch created by the roof overhang is supported by double columns with capitals and extends the full width of the front facade. A slanted bay window projects from the north facade. Brackets under the eave line punctuate the wide overhang.

French doors have replaced the original front door, and the front steps and stair rail have been replaced.

RELATIONSHIP TO SURROUNDINGS:

The structure is compatible with its surrounding residential counterpoints in terms of scale, height, and material.



Street Furniture: ---

Landscaping: mature row of trees lining W. Robinson, ample landscaping

Architectural Evaluation: PS X NR _____

District Designation: PD 2 NR _____

HISTORIC ENVIRONMENT CONSULTANTS

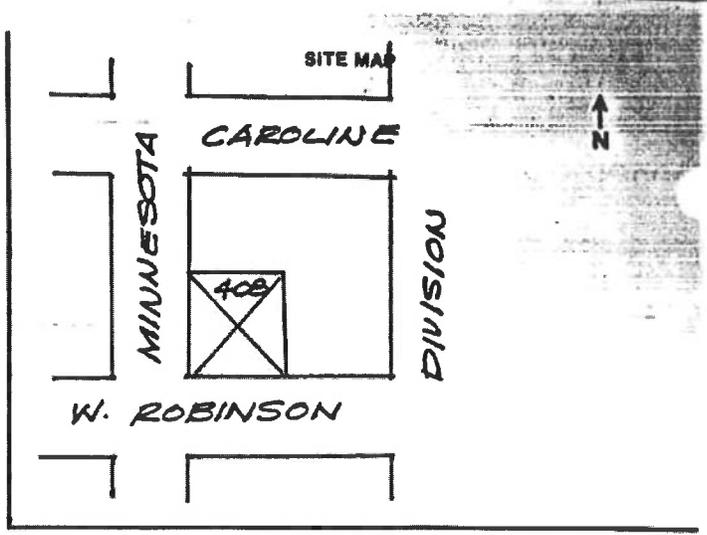
2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date March 1980

7
 THREATS TO SITE:
 Zoning PD Private Development _____
 Vandalism _____ Neglect _____ Other _____
 ADJACENT LAND USES:
 Residential _____
 PHYSICAL CONDITION:
 Excellent _____ Good X Fair _____ Deteriorated _____
 APPROXIMATE SETBACK: 30 feet



HISTORICAL BACKGROUND:
 Architect (if known) _____
 Builder (if known) _____
 Date of Construction 1905 Estimated X Factual _____ Source: _____
 Was Structure on Original Site? _____ Moved? _____ Unknown X

SIGNIFICANCE:
 The structure is a competent and attractive example of its style.
 Its formalistic qualities derive from its essentially symmetrical form and Classical detailing. As a building constructed in the first years of the 20th century, this residence is an important architectural example of an era of relatively slow growth. The structure is an intact, handsomely detailed and well executed design, and reflects a combination of styles relatively uncommon to the city. Part of a cohesive neighborhood, the structure is important to the visual quality of Preservation District #2.

SOURCES: _____

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

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
JANUARY 14, 2021**

FILE NO: HRC-2020-0036

AGENDA ITEM: F-2

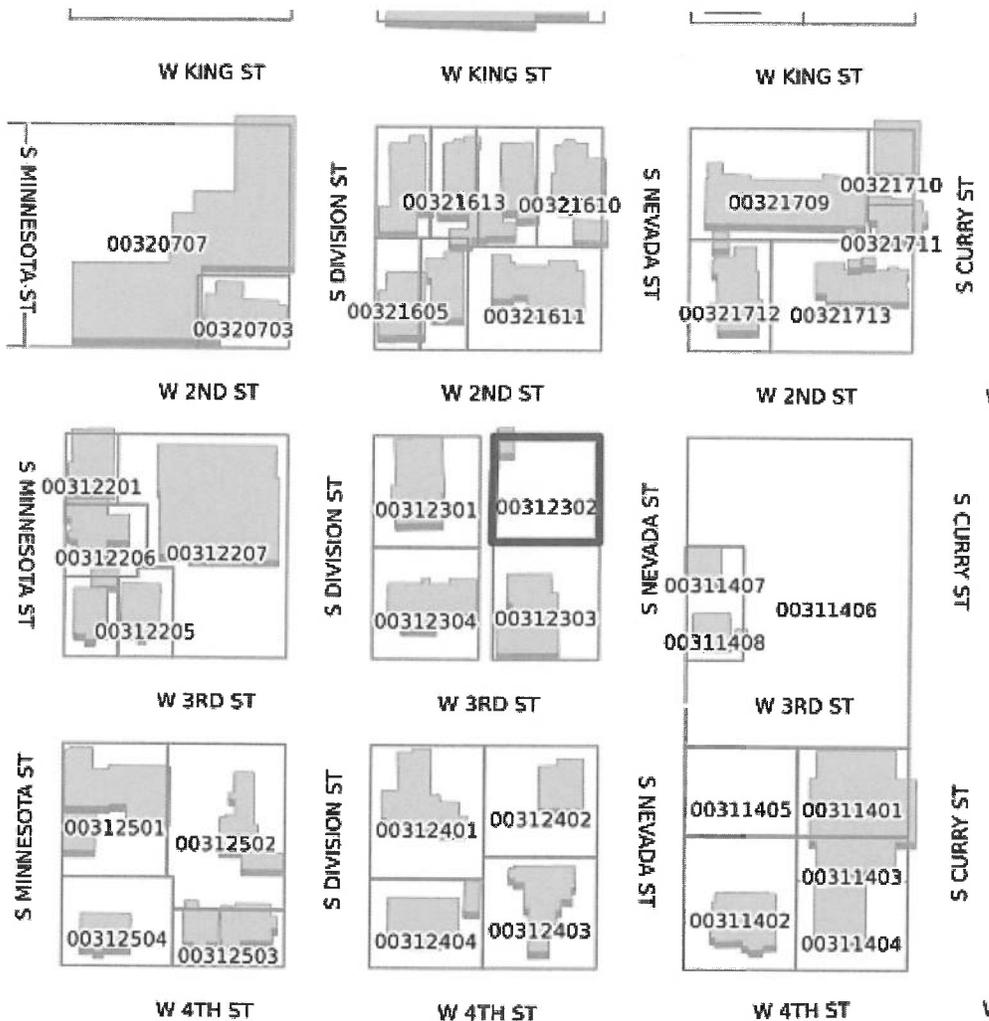
STAFF CONTACT: Hope Sullivan, AICP, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request to demolish a garage on property zoned Residential Office (RO), located at 202 South Nevada Street, APN 003-123-02. (Hope Sullivan, hsullivan@carson.org)

STAFF SUMMARY: The applicant is requesting to demolish a garage on the property. The Commission will review the request for compliance with Carson City Municipal Code (CCMC) 18.06.075 (Demolition of historic place or cultural resource in historic district) and the guidelines for the historic district.

RECOMMENDED MOTION: "I move to approve HRC-2020-0036 as presented and subject to the conditions of approval included in the staff report."

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the attached site development plan.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within 12 months of the date of final approval. An extension of time must be requested in writing to the Planning Division 30 days prior to the one year expiration date. Should this request not be initiated within one year and no extension granted, the request shall become null and void.
4. The applicant must sign and return the Notice of Decision within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Historic Resources Commission meeting for further consideration.
6. HRC approval is based upon the project complying with the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, the Historic Resources Commission Policies and that the plans as submitted are in general conformance with the Secretary of the Interior's Standards.

LEGAL REQUIREMENTS: CCMC 18.06.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Mixed Use Residential (MUR)

ZONING: Residential Office (RO)

PREVIOUS REVIEWS:

H-97/98-25: Demolition of the garage

DISCUSSION:

According to the West Side Historic District National Register Nomination, the garage building on the site was constructed around 1920 and is a contributing building. The house that was on the site is gone.

The City's Historic Architecture Review Commission (HARC) reviewed a request to demolish the garage at both its February 10, 1998 and March 10, 1998 meetings. Per the meeting minutes, the item was continued at the February 10 meeting to allow the applicant to meet with the State Museum to see if the Museum would like the building. At the March meeting, the applicant advised she met with a restoration person from the Railroad Museum, and that person had not expressed interest in moving the building.

At the March 10, 1998 meeting, HARC approved of the demolition finding that the plans were in general conformance with the Secretary of the Interior's Standards and Guidelines for Rehabilitation, Carson City Historic District guidelines, and HARC policies, subject to conditions. Condition of approval #3 stated that the use for which the permit is approved must commence within twelve months or the request shall become null and void. As the building was not demolished within twelve months of the HARC action, the approval of HARC is now null and void.

Staff finds that with the incorporation of conditions of approval, the applicant's proposal can be consistent with Carson City Development Standards, Division 5 (Historic District) for the applicable section outlined below:

Demolition

The applicant is proposing to demolish the garage that was built in approximately 1920. No development is proposed. The scope of the project is removal of the garage. This is the same scope that was considered in 1998.

Demolition of buildings in the historic district is governed by Carson City Municipal Code 18.06.075. This code section states the following:

1. *Any application for demolition or removal of a cultural resource located in a historic district shall be approved when the HRC finds that one (1) or more of the following conditions exist:*
 - a. *The cultural resource is a hazard to public health or safety and repairs and stabilization are not feasible as determined by a professional with demonstrated experience in historic preservation rehabilitation projects; or*
 - b. *The cultural resource does not meet national register significance criteria.*

The National Register Nomination form for the West Side Historic District identifies the garage that is being considered for demolition as a contributing building. That nomination was prepared in 2011.

Because the building is not secured, it has become an attractive nuisance housing vagrants. The applicant has sent the following opinion from Bryce Edgar, a licensed general contractor with over 35 years of experience:

"I am of the opinion that the small garage at 202 Nevada St. is not a strong candidate to refurbish or rebuild. The metal roof is thin and rusted all over and with several little holes. In fact there is a section of the metal roofing that has collapsed and left a large hole. The metal siding is also rusted and does not keep a lot of the elements out. The structure has been exposed to the ground moisture and has decayed. The side door has been torn off. It looks like someone has been sleeping there and has a smelly stained mattress inside. I would recommend taking the small structure down. The structure is dilapidated and a bit of a blithe (sic) on the area."

Given the current professional opinion that stabilization is not feasible, coupled with the previous HARC approvals, staff finds that the demolition can be approved based on subsection 1a of CCMC 18.06.075.

Attachments:

Application with attachments (HRC -2020-0036)

Carson City Planning Division
E. Proctor Street • Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:
CCMC 18.06

HISTORIC RESOURCES COMMISSION

PERMIT #
APPLICANT
Gregory Damm 702-682-4061

FEE: None

MAILING ADDRESS, CITY, STATE, ZIP
08 RIVER BIRCH ST. LAS VEGAS, NV
EMAIL ADDRESS
gdamm3@cox.net 89117-1384

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

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

PROPERTY OWNER
Ave As Above
MAILING ADDRESS, CITY, STATE, ZIP

CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By:

LOCAL ADDRESS

Submission Deadline: Historic Resources Commission application submittal schedule.

APPLICANT AGENT/REPRESENTATIVE **PHONE #**

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

LOCAL ADDRESS

Assessor Parcel Number(s):
103-123-02

Street Address
202 S. NEVADA ST. CARSON CITY, NV

City's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)
W. 2nd St. & S. Nevada St.

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 applications. If necessary, attach additional sheets.

demolish a 10' x 19' garage on the property.

or project
cultural resource is a hazard to public health and safety.

project involve demolition or relocation of any structure within or into the Historic District? Yes No If Yes, please describe:
request was previously approved on March 10, 1998 (H-97/98-25).
Notice of Decision apparently was not mailed until 1-27-2000,
most two years after approval.

SUPPORTING DOCUMENTATION

application requires one complete original packet and three copies, folded to 8 1/2 x 11 inches, including a quality site 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, or major landscaping. The name of the person responsible for preparation of the plans and drawings shall appear on each sheet.

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

The Commission provides a Plan Checklist to aid preparation of plans and architectural drawings. It is understood that all checklist items must 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 information, but are not acceptable as substitutes.

Gregory Damm
Applicant's Signature

Applicant's/Agent's Signature

GREGORY DAMM
Applicant's Printed Name

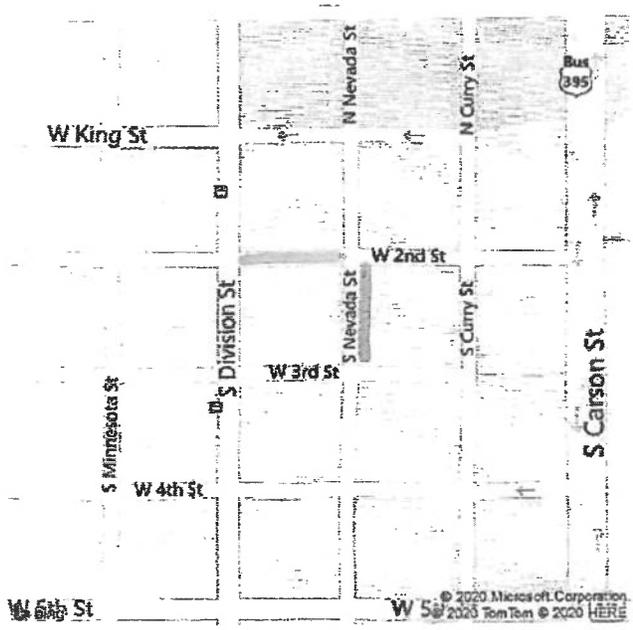
Applicant's/Agent's Printed Name

52 S. NEVADA ST.

bing maps

Notes

202 S. NEVADA ST.



NORTH ↑

Division & King

urself

S Nevada
Mary's About Face

S Curry St

W 2nd St

W 2nd St

W 2nd St

S Division St

Alley SHED

W 3rd St

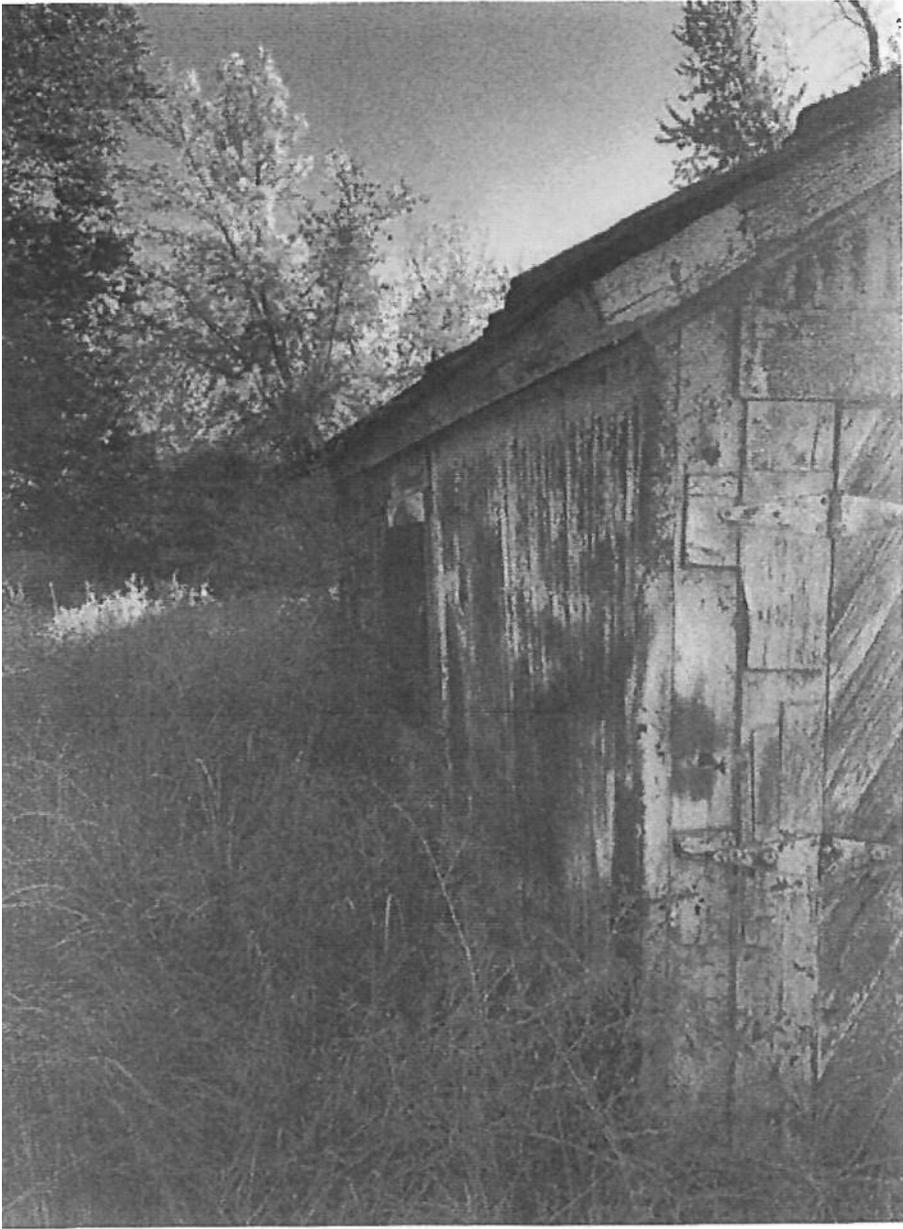
W 3rd St

W 3rd St

Division & 3rd Outbound

Bing

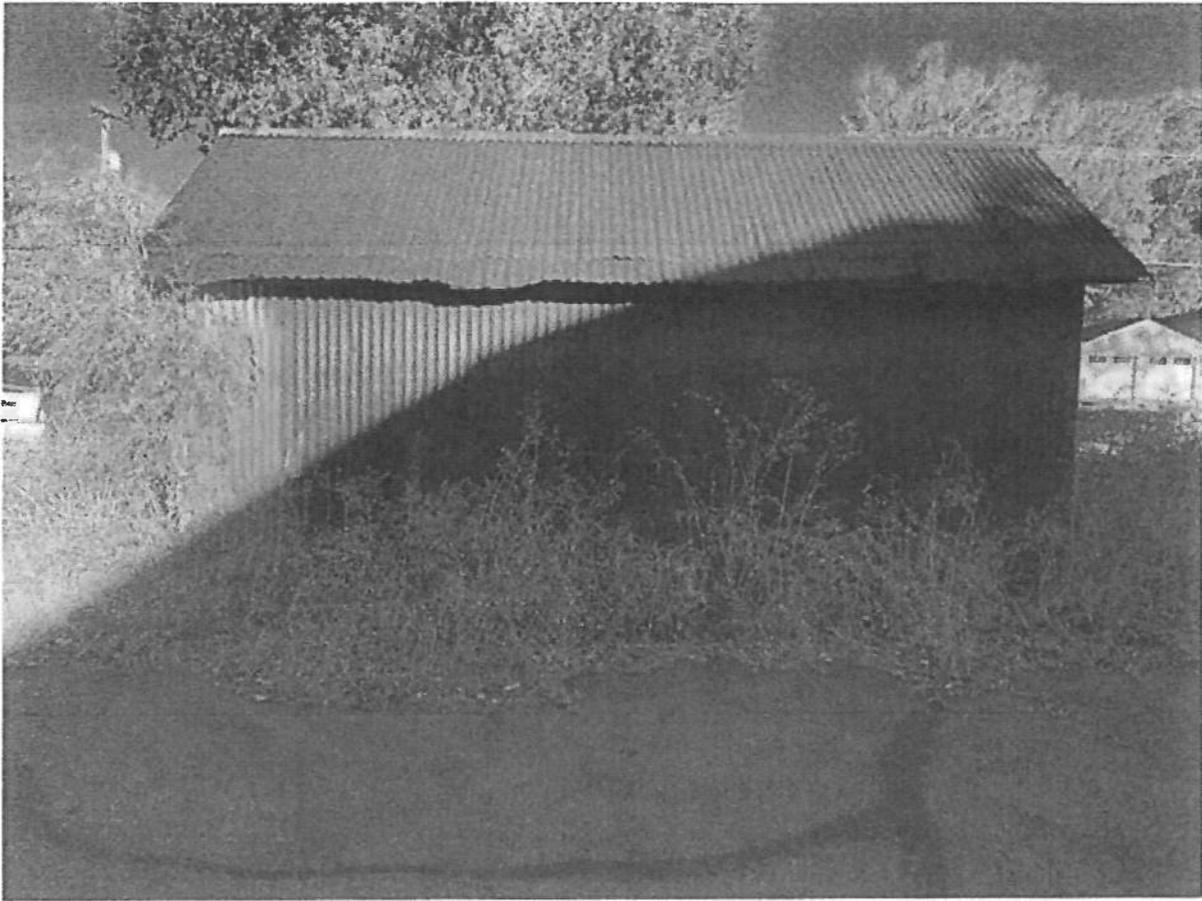
50 feet 20 m
© 2020 TomTom © 2020 HERE, © OpenStreetMap



202 S. NEVADA ST.



202 S. NEVADA ST.



202 S. NEVADA ST.

CITY OF CARSON, STATE OF NEVADA
HISTORIC ARCHITECTURE REVIEW COMMISSION

NOTICE OF DECISION
MARCH 10, 1998

A Historic Architecture Review application, H-97/98-25, was received from Margaret Ferguson-McIntyre, property owner (Nina Spradlin, applicant), pursuant to the requirements of the Carson City Municipal Code, Chapter 18, Section 18.07.

The Historic Architecture Review Commission conducted a public hearing on March 10, 1998 in conformance with City and State open meeting requirements, and the Historic Architecture Review Commission approved H-97/98-25, to demolish a 10 foot x 19 foot garage on property located at 202 S. Nevada St., APN: 3-123-02, and based its decision on the following findings and subject to the following conditions of approval:

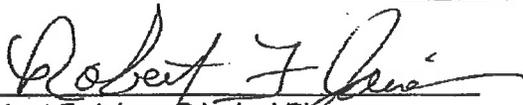
FINDINGS

The proposal is in conformance with the Secretary of the Interior guidelines and standards for rehabilitation, Carson City Historic District guidelines, and the Historic Architecture Review Commission policies.

CONDITIONS OF APPROVAL

1. All development shall be substantially in accordance with the attached site development plan.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within twelve months of the date of final approval. An extension of time must be requested in writing to the Community Development Department thirty days prior to the one year expiration date. Should this request not be initiated within one year and no extension granted the request shall become null and void.
4. The applicant must sign and return the acknowledgment of conditions of approval within ten (10) days of receipt of notification. If the acknowledgment is not signed and returned within ten days, then the item will be rescheduled for the next Historic Architecture Review Commission meeting for further considerations.
5. All other departments' conditions of approval.

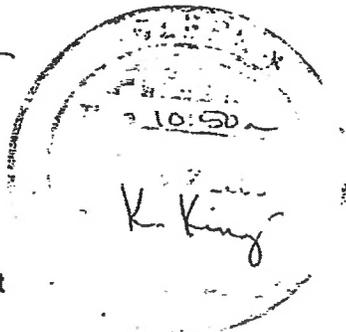
The decision was made on a vote of 5 ayes, 0 nays, 1 absent, and 0 abstain.



Robert F. Joiner, Principal Planner
Community Development Department

RJ/ab

cc: Phil Herrington - Public Works Department



Date Mailed: 1/27/00

Mailed by: CEB

DATE MAILED: 1/27/00

**PLEASE SIGN AND RETURN THIS ACKNOWLEDGMENT OF THE NOTICE OF DECISION
WITHIN TEN DAYS OF RECEIPT.**

This is to acknowledge that I have read and understand the Conditions of Approval as approved by the Carson City Historic Architecture Review Commission on March 10, 1998, to demolish a 10 foot x 19 foot garage on property located at 202 S. Nevada St., APN: 3-123-02, file # H-97/98-25, from Margaret Ferguson-McIntyre, property owner.

CONDITIONS OF APPROVAL

- 1. All development shall be substantially in accordance with the attached site plan.
- 2. All on and off-site improvements shall conform to City standards and requirements.
- 3. The use for which this request is approved shall commence within twelve months of the date of final approval. An extension of time must be requested in writing to the Community Development Department thirty days prior to the one year expiration date. Should this request not be initiated within one year and no extension granted the request shall become null and void
- 4. The applicant must sign and return the acknowledgment of conditions of approval within ten (10) days of receipt of notification. If the acknowledgment is not signed and returned within ten days, then the item will be rescheduled for the next Historic Architecture Review Commission meeting for further considerations.
- 5. All other departments' conditions of approval, which are attached, shall be incorporated as conditions of this report, specifically.

PROPERTY OWNER'S SIGNATURE

DATE

PROPERTY OWNER'S PRINTED NAME

c: Phil Herrington - Public Works Department

RETURN TO:
Carson City Community Development Department
2621 Northgate Lane, Suite #62
Carson City, NV 89706
ATTN: Arlene Barrick

Gayle Robertson
Carson City Treasurer
(775) 887-2092

CARSON CITY CONSOLIDATED MUNICIPALITY REAL PROPERTY TAXES FOR FISCAL YEAR 2020-2021



TAXES FROM JULY 1, 2020 THRU JUNE 30, 2021

PROPERTY LOCATION / DESCRIPTION

PARCEL NUMBER	DISTRICT	ROLL NUMBER	PROPERTY LOCATION
003-123-02	1.5	2020043544	202 S NEVADA ST



MIXED AADC 936
DAMM, J GREGORY ET AL
J GREGORY DAMM
1708 RIVER BIRCH ST
LAS VEGAS, NV 89117-1384

1-0014923
000035

MAKE REMITTANCE PAYABLE TO:
CARSON CITY TREASURER
201 N. CARSON STREET #5
CARSON CITY, NV 89701

PAID
AUG - 3 2020

YOUR CHECK IS YOUR RECEIPT
IF ADDITIONAL RECEIPT IS NEEDED, RETURN
ENTIRE TAX BILL WITH PAYMENT AND SELF-
ADDRESSED STAMPED ENVELOPE.

NOTE: IF YOUR TAXES ARE INCLUDED IN YOUR MORTGAGE PAYMENT, DO NOT PAY THIS BILL.

ASSESSED VALUATION		DISTRIBUTION OF TAX AMOUNTS				
DESCRIPTION	VALUE	TAXING AGENCY	RATE	PREABATEMENT AMOUNT	ABATEMENT/RECAPTURE AMOUNT	TAX AMOUNT
Real Estate	29,471	CITY OPER.	1.9622	\$271.99	\$-40.30	\$231.69
		CO-OP EXT.	0.0128	\$1.77	\$-0.22	\$1.55
		SR. CIT.	0.0500	\$6.93	\$-0.87	\$6.06
		ACCIDENT INDG	0.0150	\$2.08	\$-0.28	\$1.82
		MEDICAL INDG	0.1000	\$13.86	\$-1.74	\$12.12
		CAP.PROJ. (L)	0.0500	\$6.93	\$-0.87	\$6.06
		SCHOOL OPER.	0.7500	\$103.96	\$-13.08	\$90.88
		SCH. DEBT (V)	0.4300	\$126.73	\$-15.95	\$110.78
		STATE OF NV	0.1700	\$25.52	\$-3.22	\$22.30
		SUB-CONSERV.	0.0300	\$4.18	\$-0.52	\$3.64
		Redevelopment		\$488.18	\$-68.28	\$419.90
		Ad Valorem Totals	3.5700	\$1,052.11	\$-145.31	\$906.80
		EAGLE VLY GRND WTR				\$0.35
NET ASSESSED	29,471					
Information concerning taxing authorization, rates and uses of taxes collected can be found at www.carson.org/taxes						
TOTAL AMOUNT DUE						\$907.15

PLEASE SEE THE REVERSE SIDE OF THIS TAX BILL FOR IMPORTANT INFORMATION

NOTICE TO TAXPAYERS

NOTICE IS HEREBY GIVEN IN ACCORDANCE WITH NRS 361.483 TAXES FOR THE FISCAL YEAR AS INDICATED ARE NOW DUE AND PAYABLE. ANY PERSON SEEKING RELIEF FROM PENALTIES OR INTEREST SHALL REFER TO NRS 361.4835.

PAY ONLINE, SIGN UP FOR TAX E-ALERTS, and REVIEW YOUR TAX HISTORY AT
www.carson.org/taxes

CARSON CITY, NV 89701 AMOUNT \$226.70 30200000226706	NT. MAIL TO: CARSON CITY TREASURER TAX DEPT 201 N. CARSON STREET #5 CARSON CITY, NV 89701 AMOUNT \$226.70 30200000226706	CARSON CITY, NV 89701 AMOUNT \$226.70 30200000226706	NT. MAIL TO: CARSON CITY TREASURER TAX DEPT 201 N. CARSON STREET #5 CARSON CITY, NV 89701 AMOUNT \$227.05 30200000227050
--	---	--	---



Wells Fargo Online

202 S. NEVADA ST.

Proof of Payment

Customer Information

Customer Name J DAMM
Business Name
Address (line 1) 1708 RIVER BIRCH ST
Address (line 2)
City LAS VEGAS
State NV
Zip Code 89117-1384

Payee Information

Payee Name Carson City Treasurer
Address (line 1) Tax Department
Address (line 2) 201 N. Carson St. # 5
City Carson City
State NV
Zip Code 897014289
Phone No. (775) 887-2375

Payment Detail

Payment Type Electronic
Payee Account No. XXXX2302
Name on Account J. GREGORY DAMM
Payment Amount \$907.15
Send Date 08/04/2020
Expected Delivery 08/07/2020
Reference No. Q9141SJC
Status Paid
Check No. 9806151
Trace ID
Memo 202 S. Nevada St.

Check Images and Proof of Payment may contain confidential information. Please consider the location and privacy of your online device and printer. Wells Fargo is not responsible for the information being viewed by persons other than yourself.

Hope Sullivan

From: Gregory Damm <gdamm3@cox.net>
Sent: Friday, November 20, 2020 11:53 AM
To: Hope Sullivan
bkenv@att.net
Subject: RE: 202 S. Nevada Street

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Dear Ms. Sullivan,

Pursuant to your request, I am providing the following assessment from Bryce Edgar (Nevada State Contractors Board – License # 0085405) pursuant to Carson City Municipal Code section 18.06.075 which supports the findings that: “The cultural resource is a hazard to public health or safety and repairs and stabilization are not feasible as determined by a professional with demonstrated experience in historic preservation rehabilitation projects; or The cultural resource does not meet national register significance criteria.”

11/19/20

Gregory Damm,

In my opinion that the small garage at 202 Nevada St. is not a strong candidate to refurbish or rebuild. The metal roof is thin and rusted all over and with several little holes. In fact there is a section of the metal roofing that has collapsed and left a large hole. The metal siding is also rusted and does not keep a lot of the elements out. The structure has been exposed to the ground moisture and has decayed. The side door has been torn off. It looks like someone has been sleeping there and has a heavily stained mattress inside. I would recommend taking the small structure down. The structure is dilapidated and a bit of a blight on the area.

Sincerely,

Bryce Edgar
bkenv@att.net

In addition, I have no plans to develop the property at the present time. Removal of this shed only involves a 10' x 19' footprint on an otherwise vacant lot. My intention is to maintain this lot in its natural state free of any weeds or other debris. This has been the condition of this vacant lot for the last sixty years.

Please let me know if you need any additional information before presenting this matter to the Historic Resource Commission. Thank you for your kind attention to this request and Happy Thanksgiving.

Sincerely,

Gregory Damm
108 River Birch St.
Las Vegas, NV 89117-1384

!-682-4061

m: Hope Sullivan <HSullivan@carson.org>
t: Tuesday, October 27, 2020 4:20 PM
Gregory Damm <gdamm3@cox.net>
ject: FW: 202 S. Nevada Street

gg:
ase see below. Also, I looked up the shed in the National Register nomination for the west side historic district, and it identified as a contributing building.

pe

m: Hope Sullivan
t: Wednesday, October 21, 2020 2:59 PM
: bkenv@att.net
ject: 202 S. Nevada Street

rce:

subject property is in the Historic District. Therefore, you must submit an application to the Historic Resource Commission. Please use the below link to access the application.

<https://www.carson.org/home/showdocument?id=68224>

<https://www.carson.org/home/showdocument?id=63529>

o, please see Municipal Code 18.06.075 below, and be sure the application addresses the findings identified.

18.06.075 - Demolition of historic place or cultural resource in historic district.
CLICK HERE TO VIEW SECTIONPRINT SECTIONDOWNLOAD (DOCX) OF SECTIONSEMAIL SECTIONCOMPARE SECTIONCHANGES

1.

Any application for demolition or removal of a cultural resource located in a historic district shall be approved when the HRC finds that one (1) or more of the following conditions exist:

a.

The cultural resource is a hazard to public health or safety and repairs and stabilization are not feasible as determined by a professional with demonstrated experience in historic preservation rehabilitation projects; or

b.

The cultural resource does not meet national register significance criteria.

2.

If a site development plan has been submitted to, and approved by, the HRC. HRC shall recommend approval or shall endeavor to arrange a sale of the property, removal or some other alternative to demolition.

3.

Demolition of a historic place or cultural resource may begin only after approval by the HRC and issuance of other necessary approvals for a replacement building or site improvement.

4.

Unless time is extended with the consent of the applicant, an application for demolition or removal shall be deemed recommended for approval if the HRC has failed to take action within sixty (60) days after official receipt of the application for planning and community development.

Ord. 2001-23 § 2 (part), 2001).

Please advise of any questions.

Debbie Sullivan, AICP

Planning Manager

555-283-7922

Hope Sullivan

From: Gregory Damm <gdamm3@cox.net>
Sent: Tuesday, October 27, 2020 3:38 PM
To: Hope Sullivan
Subject: 'Bryce Edgar'
 RE: Historic Resources Commission submittal

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Hope,
 This application was previously granted on March 10, 1998, but not mailed until 1/27/00. It apparently expired before it was mailed. I cannot conceive of this structure being construed as a "contributing building." The National Historic Landmarks Program provides the following definition: "Contributing resources: Contributing resources are the buildings, objects, sites, and structures that played a role or, more simply, existed at the time the event(s) associated with the proposed National Historic Landmark occurred." I do not know "the time the event(s) associated with the proposed National Historic Landmark occurred." Without knowing this date, I cannot determine if my shed is a contributing building" or not.

I have asked Bryce Edgar to simply remove the shed. The shed is beyond repair. Would you please send me the code violation(s) that need to be addressed? I will be pleased to provide any additional information necessary. I just need to know what questions remain outstanding.

Once the shed is removed, I will be pleased to advise the Commission of any planned improvements for the lot. There are no current plans for any improvements. I appreciate all your help.

Thanks!

egg

From: Hope Sullivan <HSullivan@carson.org>
Sent: Tuesday, October 27, 2020 2:57 PM
To: Gregory Damm <gdamm3@cox.net>
 'Bryce Edgar' <bke1562@gmail.com>
Subject: RE: Historic Resources Commission submittal

egg:
 The "contributing building" is coming from the westside historic district nomination to the National Register. See link below for more info.

<https://home1.nps.gov/nhl/apply/glossary.htm#ContributingResources>

When redevelopment of the site will be limited to planting grass where the shed was, you will need to advise the Commission of what the plan is once the building is removed.

Probably more important if the justification for removing the building (beyond repair?) I sent Bryce the applicable code section. Without responses to the particular code sections, the application will be incomplete and cannot be acted on.

Thank you!

pe

From: Gregory Damm <gdam3@cox.net>
Sent: Tuesday, October 27, 2020 2:45 PM
To: Hope Sullivan <HSullivan@carson.org>
'Bryce Edgar' <bke1562@gmail.com>
Subject: RE: Historic Resources Commission submittal

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

pe,

I'm not familiar with the term "contributing building." Can you please let me know where this term originates so that I can determine if my shed falls within this category? Also, I looked at the information that you sent Bryce. None of it seems applicable to my request. We are not planning on any current development of the property. My only objective is to remove the shed. I appreciate all your help. Thanks.

egg

From: Hope Sullivan <HSullivan@carson.org>
Sent: Tuesday, October 27, 2020 1:02 PM
To: Gregory Damm <gdam3@cox.net>; Heather Ferris <HFerris@carson.org>
'Bryce Edgar' <bke1562@gmail.com>
Subject: RE: Historic Resources Commission submittal

egg:
Thank you. I provided Bryce with supplement information that we need when a contributing building is being considered for demolition. Please provide that as well.

Thank you.

pe

From: Gregory Damm <gdam3@cox.net>
Sent: Tuesday, October 27, 2020 12:50 PM
To: Hope Sullivan <HSullivan@carson.org>; Heather Ferris <HFerris@carson.org>
'Bryce Edgar' <bke1562@gmail.com>
Subject: Historic Resources Commission submittal

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Please find attached herein my renewed application to remove an old shed located at 202 S. Nevada St. Thanks for your help.

Gregory "Gregg" Damm
08 River Birch St.
Las Vegas, NV 89117-1384
702-682-4061
amm3@cox.net

RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the attached site development plan.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within 12 months of the date of final approval. An extension of time must be requested in writing to the Planning Division 30 days prior to the one year expiration date. Should this request not be initiated within one year and no extension granted, the request shall become null and void.
4. The applicant must sign and return the Notice of Decision within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Historic Resources Commission meeting for further consideration.
6. HRC approval is based upon the project complying with the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, the Historic Resources Commission Policies and that the plans as submitted are in general conformance with the Secretary of the Interiors Standards.
7. Louvers must be re-installed to match those removed. The louvers do not need to be functional.

LEGAL REQUIREMENTS: CCMC 18.06.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Medium Density Residential (MDR)

ZONING: Public Regional (PR)

PREVIOUS REVIEWS:

- AB-19-122: Abandonment of right-of-way
- HRC-18-087: Re-roof
- HRC-17-089: Mural
- HRC-16-079: Installation of musical equipment.
- HRC-16-058: Sign
- HRC-15-081: Fire pit.
- SUP-10-104: Outdoor Event Plaza.
- AB-08-091: Abandonment of right-of-way.
- SUP-07-216: Special Use Permit to add a café as well as approve a comprehensive

review of the site including existing uses, parking, signage and temporary outdoor events.

- HRC-07-215: Signs
- MPR-07-214: Café addition as well as additional requirements for the site in order to come into conformance with City standards.
- HRC-05-022: Roof addition
- H-99/00-29: Parking and walkway site improvements

DISCUSSION:

The Brewery Arts Center is comprised of three parcels:

- 501 West King Street: the former St. Theresa of Avila Catholic Church
- No address: an abandoned section of Minnesota Street
- 449 West King Street: the former brewery building

The former church building was constructed around 1870. The building was originally gothic revival in style, one story wood frame with a tall tower with a steeple. The building has been significantly altered over time, although the design of the steeple has remained intact with four steeply gabled roof forms above the louvered vents. The fenestration has also stayed somewhat intact with the window design having a pointed arched. The entire structure was originally shiplap but has been covered with brick. Additions have been added to the front and both sides.

The former brewery building was constructed around 1860. It is a brick structure that is two stories in height and is a commercial variant of the Classical Revival styling. The building contains brick dentil-like banding, segmental arched windows, tall windows on the second floor with projecting sills, and casement windows with three panes on each side. Ground level doors and windows are recessed. The structure is important culturally as well as architecturally, having served as the home of "Tahoe Beer" for over a century, and seems to be Nevada's first brewery.

The applicant is seeking to:

- Remove the cross from the steeple
- Remove the louvers from the steeple (this has already occurred)
- Remove the chimneys from the west side addition to the church (this has already occurred)
- Replace exterior building mounted lightings on the site and add two additional lights at the doors along Division Street.
- Re-roof the Brewery building, removing skylights in the annex.
- Install a dumpster enclosure

The applicant is also requesting approval of new signs and new windows. Staff finds that the application is not complete enough to review those items. The applicant will submit supplemental information, and the signs and window reviews will be scheduled for a

future HRC meeting.

There has been community concern relative to painting of the former Church building. As the HRC does not regulate paint colors, the applicant has not been advised to seek approval for painting.

Secretary of the Interior Guidelines for Preservation

The Secretary of the Interior Guidelines for Preservation state:

“The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.”

In the case of the former church building, staff finds that the character defining features are limited to the steeple and the fenestration. The building has been significantly altered. The building is not included in the West Side Historic District nomination to the National Register.

In the case of the former brewery building, staff finds the character defining features to be the massing, the building materials, the fenestration, the window design, and the decorative band at the top of the building.

With the possible exception of the louvers, staff does not find that the request will compromise the character defining features of the property.

Division 5: Historic District Design Guidelines

Division 5 of the City’s Development Standards provides the design guidelines for the district. The applicable guidelines are as follows.

Section 5.20 addresses guideless for exterior trim details, stating the following.

5.20 - Guidelines for exterior trim details.

Although often perceived to be insignificant or frivolous, trim details play a very important part of defining a building's character. Designs for new buildings as well as additions and/or alterations to historic buildings should incorporate the appropriate trim details. The detailing can act to harmonize a building with its neighbor or tie a new addition to the original.

5.20.1 Guidelines for Historic Buildings. Original trim elements should be retained and repaired when at all possible. Trim that is inconsistent with the original building style and design shall not be added. (Standard Number: 2, 3, 5, 6)

Staff considers the louvers on the steeple to be an original trim element. As such, per the guidelines, this element should be retained as a visual element, although it does not need to be functional. However, the staff suggests that the Commission consider the request in the context that the building has been significantly altered.

Staff does not consider the cross to be exterior trim. Staff would also note that based on photographs, the cross is not the same cross that was on the original building. The

applicant is seeking to remove the cross and return it to the Catholic church. Staff does not find where this would conflict with the guidelines.

Section 5.14 addresses guidelines for roofs, stating the following.

5.14 - Guidelines for roofs.

The roof's shape, the roofing material and its special features are extremely important in defining the building's overall architectural style. Many different historic roof shapes are found in the district: gable, hip, gambrel, mansard, shed and flat. The pitch or slope of the roof changes from style to style. Shed roofs were used extensively for additions to buildings. The type and style of roof features also change with the building style. Brick and stone chimneys, cresting and a variety of dormers are also found in the district. Sawn or milled wood shingles of cedar or redwood are the predominate historic roofing materials within the district. Few tile and no slate roofs have been found. Standing seam or corrugated metal were used on outbuildings.

5.14.1 Guidelines for Historic Buildings. Original roofing material and features are to be retained and repaired if at all possible. If new roofing is necessary or desired, the preferred treatment is to replace the original with identical new material. If this is not possible or desirable, then the use of Fireclass A, organic felt or fiberglass matt composition type shingle, preferably in a "thick butt" design is acceptable. These are to be laid approximately five inches to the weather with straight and true exposed edge lines. Other roof features such as chimneys, dormers and/or decorative elements are to be retained. New mechanical systems, solar panels, skylights and/or other devices on the roof are to be placed so they are inconspicuous from the Street and in such a manner that no damage is done to any character defining features of the building. (Secretary of the Interior's Standards for Rehabilitation (Standard Number: 2, 6))

On the former church building, two chimneys that were located on the western addition have been removed without review and approval by the HRC. The guidelines call for "original" roofing features to be retained and repaired. These chimneys were not a part of the original building. Therefore, staff finds that their removal is not inconsistent with the guideline.

The applicant is also requesting to re-roof the Brewery building, including a 1970's addition. The skylights proposed to be removed are on the portion of the roof that is considered "the annex," were constructed in the 1970's. Again, the guidelines call for "original" roofing features to be retained and repaired. The skylights were not part of the original building. Therefore, staff finds that their removal is not inconsistent with the guideline.

The re-roof of the Brewery building will not modify the shape of the roof, consistent with the guidelines.

Section 5.22 addresses guidelines for exterior lighting, stating the following.

5.22 - Guidelines for exterior lighting.

Exterior lighting in the district is characterized by public fixtures illuminating common areas and private fixtures illuminating signs, yards and buildings. Historically, exterior lighting was generally restricted to illuminating entry and porch areas. Contemporary attitudes have expanded the desire for exterior lighting, and modern technology has

provided the ready availability and relatively low cost.

The design of exterior lighting involves two elements: the fixture and the illumination pattern produced by the fixture. Both elements need to be considered carefully in the review of any application. The illumination pattern should be functional, but not intrusive on neighbors. New fixtures which provide outdoor flood lighting shall be placed so that they are hidden from view during daylight hours.

5.22.1 Guidelines for Historic Buildings. The addition of light fixtures and illuminating patterns to historic properties shall be undertaken with sensitivity to the property and its neighbors. Original lighting fixtures and illuminating patterns shall be retained when at all possible. (Secretary of Interior Standard Number: 2, 3, 5, 6)

The applicant is proposing to replace existing exterior lighting that is attached to each building with a gooseneck, dark sky compatible lighting fixture. The existing lighting fixtures are not the original lighting fixtures. The applicant additionally proposed to add exterior lighting at the doorways on Division Street. Given the selected fixture, staff finds that the request is sensitive to the property and neighbors, thus is consistent with the guidelines.

The applicant also proposes to construct a trash enclosure around its dumpster. Section 5.27 addresses guidelines for new construction, stating the following.

5.27 - Guidelines for new construction.

New construction which is appropriately designed is encouraged by the Carson City historic resources commission (HRC). The historic district should be an active and vital part of the city. New construction should look new and reflect the technology, building materials and design ideas of the present era. The design of new construction needs to be compatible and respectful of the historic building stock that surrounds it so that visual conflict and confusion are avoided. There is no formula that will guarantee "good design". There are specific elements of building design which can be identified, and therefore, addressed in a review process so that consistency can be achieved.

Currently, the applicant's dumpsters are not screened and are housed at the corner of Thompson and Second Street. The applicant has volunteered to building an enclosure utilizing the City's standard, which is enclosed by a gate and a six-foot masonry block wall. Staff finds that this additional construction will help improve the appearance of the district, and the construction will reflect the technology, building materials and design ideas of the present era consistent with the guidelines.

Attachments:

Historic Survey Information
Application (HRC-2020-0038)
Photographs of the church from 1949, 1980, 2014, and 2020

Reason for project:

Please see attachment #2

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

SUPPORTING DOCUMENTATION

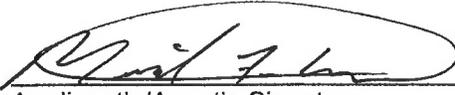
Each application requires one complete original packet and three copies, folded to 8 1/2 x 11 inches, including a quality site plan and drawings showing work to be performed on the subject project which requires Historic Resources Commission approval. This is any work which will affect the exterior of 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

A. Michelle Thomas
Owner's Printed Name
BAC Vice-President


Applicant's/Agent's Signature

Michael Wiercek
Applicant's/Agent's Printed Name

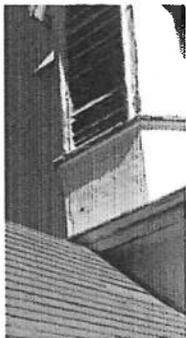
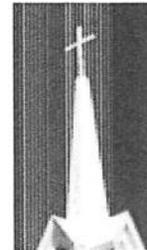
Description of Work

Brewery Arts Center respectfully requests permission to make the following improvements to the buildings at 511 W. King Street, formerly the St. Theresa's Catholic Church and currently the Brewery Art Center's Performance Hall owned by the Brewery Arts Center and the building at 449 West King Street also owned by the Brewery Arts Center:

- 1) Remove the cross that sits on top of the steeple as the building has been returned to profane use by the diocese. The cross will be appropriately returned to St. Theresa's Catholic Church as they requested.
- 2) Remove non-functional louvers on steeple of the Performance Hall to protect the structural integrity of the steeple.
- 3) Remove the two crumbling chimneys on rear of the Performance Hall as they are a hazard to the building and its occupants.
- 4) Replacing old fixtures with new lighting throughout the exterior of both buildings on campus, switching to LED's for safety, security and sustainability using dark sky approved fixtures and adding two new fixtures above the entrances on Division Street.
- 5) Re-roof 449 building with asphalt shingles and remove four existing wood skylights on the annex portion of that building.
- 6) Updated exterior signage on both buildings on campus similar to existing signage already in place.
- 7) Replace current mis-matched non-stained glass windows with clear, openable glass windows. The structure and shape of all windows will remain the same.
- 8) Create screening around dumpsters to shield them from public view in accordance to the guidelines set forth by the commission.

REASON FOR PROJECT(S):

- 1. Removing the Cross. The building is the former St Teresa’s Catholic Church. The church sold the building to the Brewery Arts Center in 2000, and deconsecrated the building by removing all religious artifacts and appurtenances, remanding the building to profane use. We would like to remove the cross and return it to the Catholic Church as they have requested.

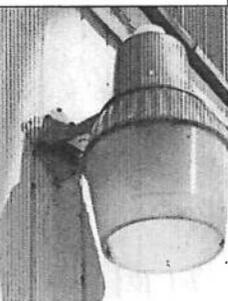


- 2. Removing the Louvers on the steeple. We plan to remove the slats on the steeple as the church bell has been returned to the Catholic Church, and there is hazardous damage to the exterior and interior of the steeple due to it being open to the elements and wildlife. Sealing the openings on the steeple will keep out wind, rain, and snow; and keep out the birds, bats, and bees from causing further damage. The steeple is leaning a few degrees, and has also developed a bit of a twist. We feel that closing the openings with Marine grade plywood will assist in providing shear strength to the steeple structure, and keep it standing for many more years.

- 3. There are 2 chimneys that are no longer in service, and have been terminated inside the walls. They are both crumbling (one is down to ¼ of its original height) and they both are a safety hazard to the structure, its occupants, and passers-by.



Existing fixtures

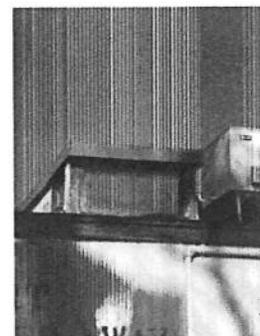


- 4. Replacing old fixtures with new. Currently, the exterior lighting on the campus is non-DarkSky compliant, and they are energy inefficient. They use high pressure sodium bulbs, and much of the light they give off comes in the form of light pollution. The cost of the bulbs are high, as is their energy costs. We would like to replace all of the existing fixtures with barn style gooseneck LED lights that cast the light where they are needed for security, safety, and sustainability. We also would like to add 2 new fixtures where there currently are none – over both entrances to the BAC Artisan Store on Division Street, which are both concrete steps.

Style of fixture we would like to replace with

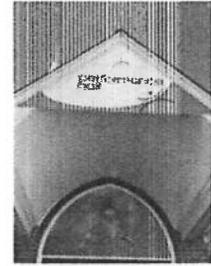


- 5. Re-roof 449 W King (Main Bldg). The roof on the main building of the Brewery Arts Center is failing in many spots. The roof over the annex is currently asphalt shingles that are deteriorating and blowing off the roof. We will replace the entire roof with new 40-year Asphalt Shingles to match our new roof (installed summer of 2020) on the Performance Hall (former St Teresas Church). We also plan to remove 4 existing skylights over the NAA Gallery, which is housed in the annex portion, which was built in 1979. Those are wood frame construction and all 4 leak. We will remove them, and install the new roof over the openings.

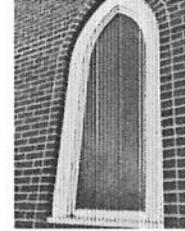




6. Updated signage. We need to update our existing signage on each building with new, similar signage with our new logo and information. The signs will be of similar shape and style as the existing signs, (just better!).

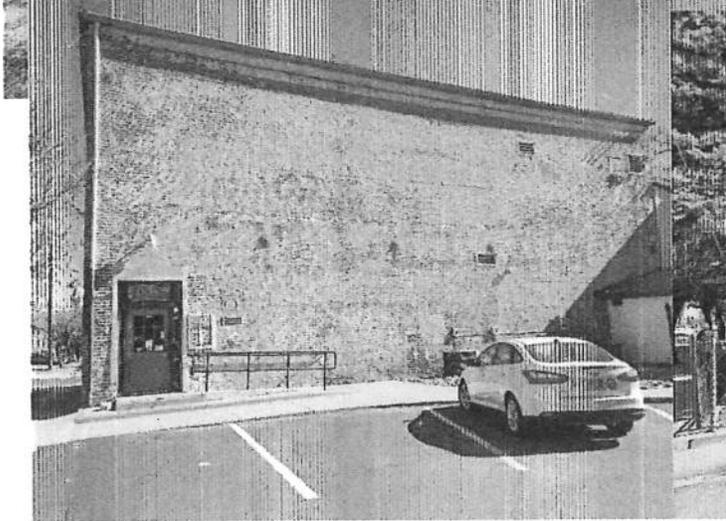
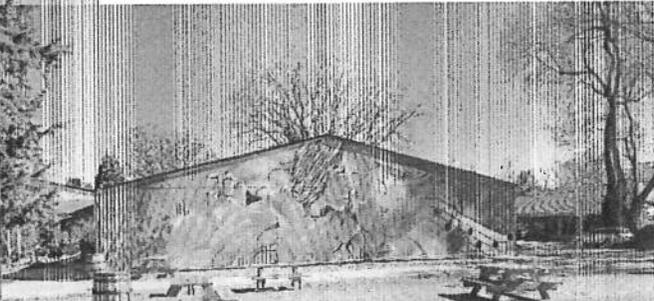
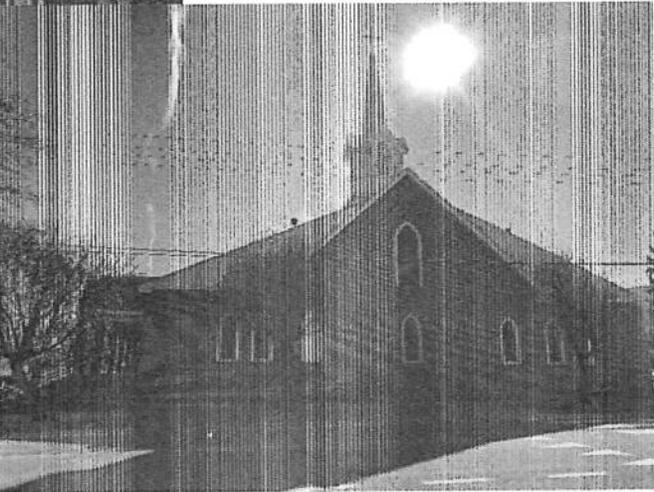
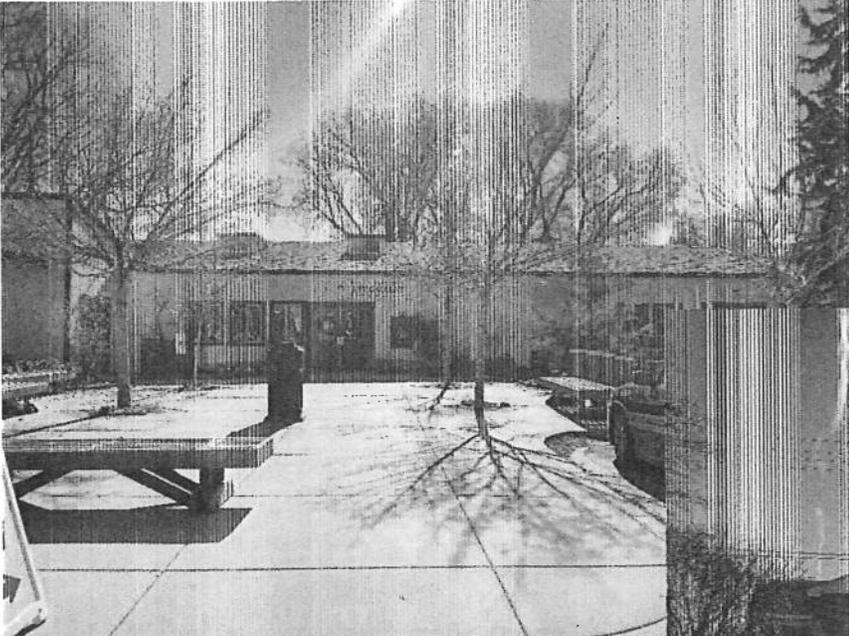


7. Replace current windows. Currently, there are mismatched windows on the Performance Hall that provide limited energy efficiency and are un-openable to allow in fresh air. The scope of work is to replace all the windows on the front half of the building with new steel windows that will be openable – awning style. We do not plan to replace the original wood sash windows on the rear half of the building. When the Catholic Church removed the appurtenances and returned the building to profane use, they removed the historic and religious stained glass windows and replaced them with single pane, fixed windows. The Brewery Arts Center is working closely with SHPO on selecting the most appropriate Steel windows for the building.



8. Create Screening. We would like to build a 3-sided cinderblock wall approx. 4 feet high with an openable gate to screen the trash dumpster and recycling containers from public view, to be built in accordance with the guidelines previously set forth by the commission.





CARSON CITY RESOURCES INVENTOR.

IDENTIFICATION:

- 1. Address: 102 South Division (part of 449 West King) APN 3-207-04
- 2. Common Name: Brewery Arts Center
- 3. Historic Name: Carson City Brewery
- 4. Present Owner: Carson City
- 5. Address (if not occupant): _____
- 6. Present Use: future home of Arts Alliance Original Use: brewery

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The brick structure is two stories in height and is a commercial variant of Classical Revival styling. The encircling cornice above the brick dentil-like banding with belt course below suggests this stylistic origin. The segmental arched windows reflect both Classical and Italianate influences. The tall windows of the second floor contain shutters and projecting sills. They are casement windows with three panes on each side. Ground level double doors are recessed with sidelights and arched transoms, divided vertically into lights. The first floor door at the south is single but recessed and three windows of varying size occur in that end of the building.

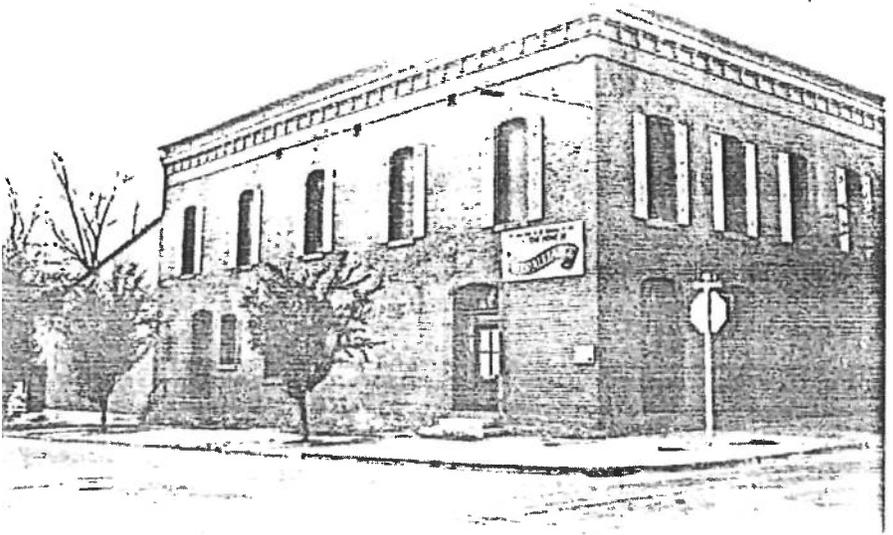
Shutters have been added and several windows and doors are boarded. The new contemporary arts center stands to the west and wraps around the Brewery to the south. It is essentially a one story building with sharply angled shed roof and forms surfaced in vertical wood siding.

RELATIONSHIP TO SURROUNDINGS:

The Brewery is larger in scale and height than the surrounding residences but is smaller than the office building across the street at 400 West King. The structure utilizes a commercial/industrial form uncommon to this essentially residential area. Its age, material and scale of design elements however provide compatibility.

Street Furniture: -----

Landscaping: street trees



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

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

50

THREATS TO SITE:

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

ADJACENT LAND USES:
residential/offices

PHYSICAL CONDITION:
Excellent _____ Good _____ Fair Deteriorated _____

APPROXIMATE SETBACK: 5 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1860-62 Estimated _____ Factual Source: C.C. Historic Cookbook

Is Structure on Original Site? Moved? _____ Unknown _____

SIGNIFICANCE:

The structure is important culturally as well as architecturally. Built about 1862, this early industrial building served as the home of "Tahoe Beer" for over a century. The Carson City Brewery Building also served as the home of the Nevada Appeal. The structure was purchased through a community wide effort initiated by the Arts Alliance in order to protect and preserve it.

The building is a competent and well designed early industrial building and gains significance as a rare remnant of its type in the city.

SOURCES:

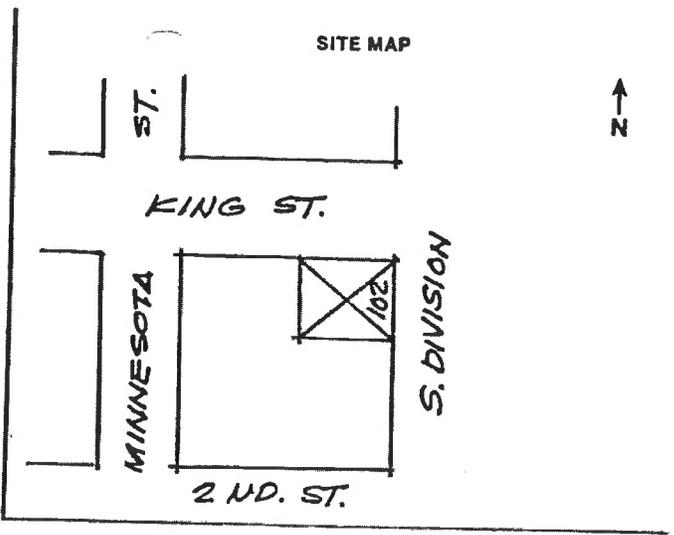
- Carson City Historic Cookbook
- Brewery Arts Center brochure
- Carson City Guide, 1953

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:



KIT CARSON TRAIL INVENTORY

NAME: CARSON BREWING COMPANY

ADDRESS: 449 WEST KING STREET.

LOCATION: STRUCTURE LOCATED AT THE SOUTHWEST CORNER OF KING STREET AND NORTH DIVISION STREETS.

CONSTRUCTION DATE: 1865.

ARCHITECT: UNKNOWN.

BUILDER: UNKNOWN.

HISTORICAL INFORMATION, INCLUDING HISTORICAL EVENTS & PERSONS CONNECTED WITH THE STRUCTURE.

What seems to have been Nevada's first brewery was established in Carson City by John Wagner & Company in 1860 during the rush to Virginia City. By the time Nevada achieved statehood in 1864, business was booming, and a new two-story brewery was erected on the corner of South Division and West King streets, where it still stands. The lower floor housed the brewery operation and a bar and the upper floor served as a lodge room.

The Carson Brewery specialized in steam beer, a bottom-fermenting brew produced without the constant cold temperatures that true lager requires. The pure, clear water used in the brewing process came from King's Canyon Creek west of town. Hops and barley were imported from California and other outlying areas. In January, 1863, the brewery produced ninety barrels of beer, and by the end of the month all the barrels were sold. Business was very good that year, with more than 500 barrels of beer being sold at \$3 per gallon.

The following is a description of the brewing: "It is an interesting process, traced from the time when the ripe grain waves in the field to the time when the brown draught gurgles down the throat of the thirsty drinker. The grain is placed in a vat with a capacity of about 900 gallons and a heat is generated which causes the grain to sprout. It is next spread out on a floor and in a day or two little blades like grass spring from the mass until the floor looks like a green lawn, the sprouts reaching an inch in height. It is then shot through a chute to the second floor, where it is dried in a kiln. It then becomes malt. From the kiln it is

ground up in a machine and put into a tub of hot water. After remaining a few hours it is pumped into a kettle which holds about 600 gallons. After being boiled up in the kettle it is run into a cooler, a large shallow tank of wood, where it lies until all the heat is out. It next goes into tanks holding about 500 gallons each and is allowed to ferment. In a few hours a white foam rises on the top and gathers about four inches thick. There are four of these tanks on the ground floor of the brewery where in the hottest days the air is as cool as midwinter. One wonders what becomes of all this beer...Klein's beer is made of pure barley and hops and nothing is introduced to give an artificial taste...."

The brewery delivered barrels, kegs, and bottles of beer to local saloons. It also supplied Comstock taprooms and even opened its own saloon in Virginia City. In addition, it supplied beer to Reno, Winnemucca, Truckee, Eureka, Elko, and numerous other towns around the state. The brewery also shipped five kegs of beer a week to a San Francisco firm because a number of Nevada customers would drink no other brand. One of the horses that pulled the brewery's beer wagons was said to prefer beer to water. When he was left standing near a beer keg, he would turn it over and sniff the stale liquid. On occasion, when he was given good beer, he lost no time in disposing of it.

Jacob Klein, one of Wagner's three partners, was a native of Alasace, France. After emigrating to America, he moved to California in 1853. He arrived in Carson City on April 18, 1860, and bought an interest in the brewery. By 1877 he had bought the interests of Wagner and Adam Gerhauser, the other partner. Klein held onto the business until his death in 1899.

In 1900 the business was sold to James Raycraft and Frank Golden, who incorporated and changed the name to Carson Brewing Company. They ran both the brewery and saloon until 1910, when brewmaster Fritz Hagmeyer induced his brother-in-law, Max Stenz, former owner of the Goldfield Brewery, to purchase the operation.

In 1913, Stenz converted from steam beer to lager beer and labeled his product Tahoe Beer, "Famous as the Lake." He made several major improvements to the brewery at this time, including installing a cold storage room, a new boiler, and increasing the size of the bottling operation. In speaking of the improvements, Mr. Stenz said, "The time is here when a brewer must complete along with other lines of business. I know that with the good pure waters of this section...I can make as good lager beer as is brewed on the coast. I have hesitated regarding the move as it means the investment of considerable money, but in order to be on an equal footing with the other plants, I have to make the step. When we finish work there will be an up-to-date brewing plant in this city, something that is needed. I have found a good market for a home beer, but the people insist on lager and they are going to have it...."

In 1915, Stenz purchased his first delivery truck and branched into bottling soft drinks and packaging artificial ice. The brewery also bottled mineral water from Carson Hot Springs.

brewery also bottled mineral water from Carson Hot Springs.

With the coming of prohibition, Stenz became the sole owner of the brewery when the company's stockholders lost faith in it and sold him their outstanding shares. During prohibition the Carson Brewing Company experimented with a low-alcohol "near-beer" known as Tahoe Lager. It was an immediate hit. For a while the brewery had a virtual monopoly in the region on near-beer, but soon other breweries followed its lead.

In 1926, Arnold A. Millard, son-in-law of Max Stenz, took over the management of the brewery. Sales continued to decline, and in 1930 Millard went into the coal, wood, fuel-oil and ice business to keep the brewery from closing. This was a life-saver, for during the last year of prohibition the brewery sold only 150 barrels of near-beer, with not enough profit to pay the wages of one employee.

The re-legalization of beer in 1933 brought new life to the brewery. Old and worn-out machinery was replaced, new equipment purchased, and the brewery completely remodeled. Twenty additional men were employed to increase plant production to 1,600 gallons of beer per day. Millard also had a large sign painted on the building's east wall advertising Tahoe Beer. Millard sold the wood, coal and fuel-oil business and went out of the ice business.

By the 1940s large brewing companies were taking over the beer business throughout America. Many small breweries were being bought up and closed at this time. In 1948, Arnold Millard decided to liquidate his business. The brewery shut down, marking the end of the oldest brewery in the state and one of Nevada's oldest businesses.

The Millard family sold the property in 1950 to publisher Donald W. Reynolds, who owns the Donrey Media Group, for use as a printing plant for the **Nevada Appeal** and **Carson Chronicle**. In 1974, the newspaper moved to a new building on Bath Street.

Through the efforts of the Carson City Centennial-Bicentennial Commission, the old brewery building was acquired from Donrey. Today, it is the site of the Brewery Arts Center, which has a colorful display on the history of the Carson Brewing Company. The exhibit features photographs, brewery equipment, a neon Tahoe Beer sign, bottles, labels, advertising signs, and other breweriana. They are from the collection of Addison Millard, the son of Arnold and Alma Millard, the last owners of the old-time brewery. In addition, the Brewery Arts Center has other special displays, brings art shows, classes, and theater productions to Carson City.

SOURCES OF INFORMATION:

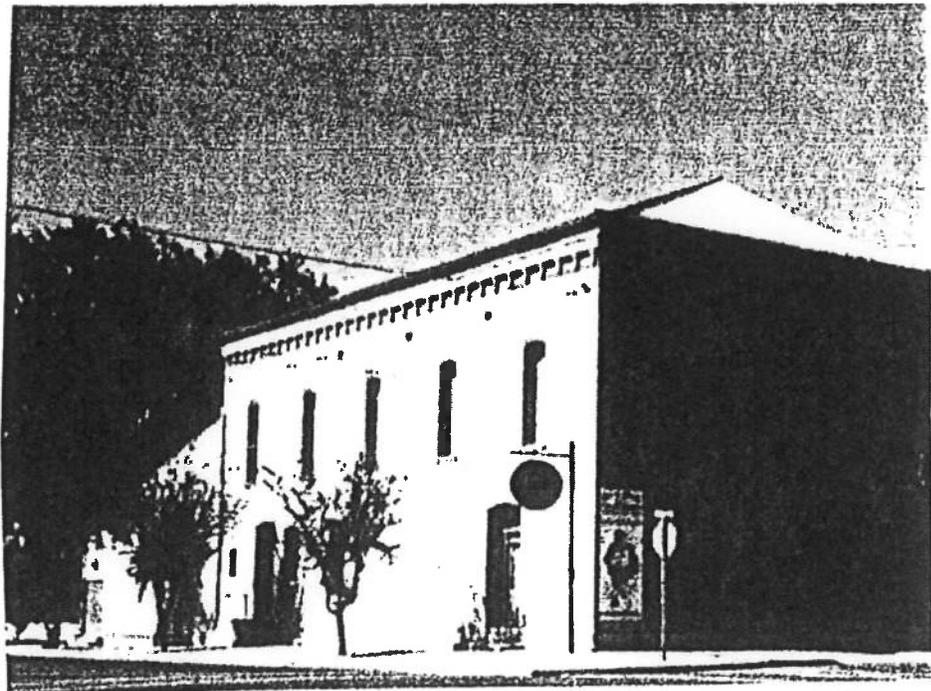
Carson City Daily Appeal, July 28, 1883, p. 3; January 3, 1913.

Robert A. Nylén and Eric N. Moody, "Brewing Up History: Culture Past and Present at Carson City's Brewery Arts Center," *Nevada Magazine*, "Nevada Events Section," Vol. 3, No. 1, January/February 1989.

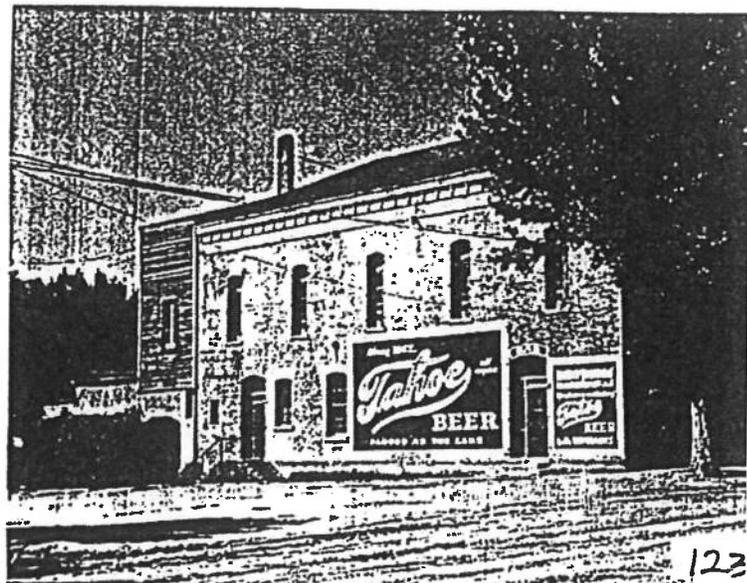
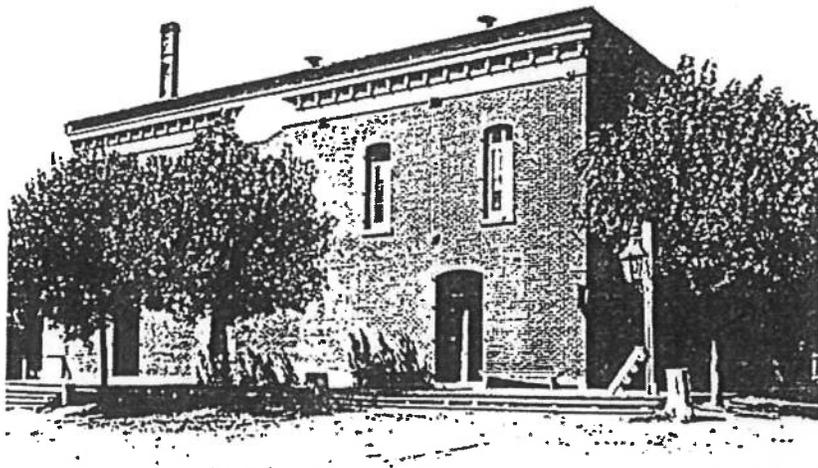
Eric Moody and Robert A. Nylén, *Brewed in Nevada: History of the Silver State's Beers and Breweries*. Carson City: Nevada State Museum Popular Series, 1986.

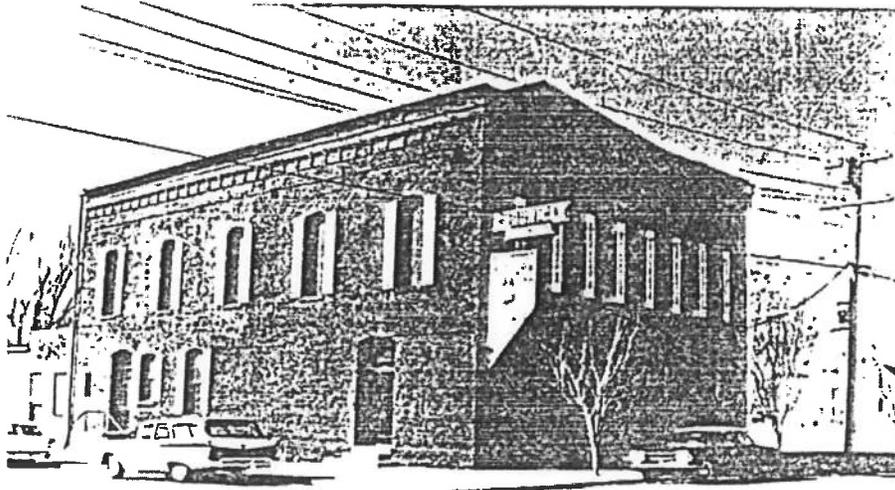
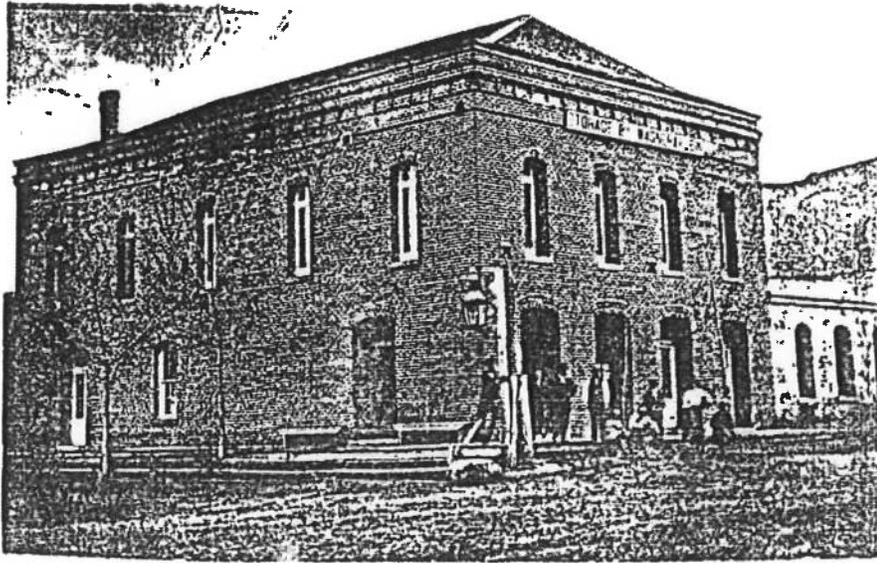
Arnold Millard, *History of the Carson Brewing Company: Nevada Oldest Business, 1860-1948*. Carson City: The Brewery Press, 1980.

ILLUSTRATIONS - CARSON BREWING COMPANY (BREWERY ARTS CENTER)



Looking S.W. 1993.









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 Resources Commission meeting of January 14, 2021

TO: Historic Resources Commission **Item F-4**

FROM: Hope Sullivan, AICP
Planning Manager

DATE: January 6, 2021

SUBJECT: HRC-2020-0214 – For Possible Action: Discussion and possible action regarding potential nominations for the 2021 Carson City Historic Preservation Awards for outstanding achievements in historic preservation.

STAFF SUMMARY: The purpose of this item is to allow the Historic Resources Commission a forum to discuss the selection and recognition of significant preservation efforts in Carson City in celebration of Historic Preservation Month in May.

PROPOSED MOTION: “I move to nominate _____ for the 2020 Historic Preservation Award in celebration of Historic Preservation and Archaeological Awareness Month.”

Discussion:

The HRC annually presents the Historic Preservation Award to projects, persons or organizations for outstanding achievements in historic preservation. This agenda item is an opportunity for the HRC members to start the conversation about potential nominations.

Any member of the public may nominate a person or property. Staff will advertise that nominations are being accepted in advance of the March meeting. Planning Division staff will then present more detailed information on each of the nominees to the HRC at its meeting on March 11, 2021, for the HRC to select award recipients.

For more information on this item, please contact the Planning Division at 887-2180, or hsullivan@carson.org.



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 January 14, 2021

TO: Board of Supervisors **Item F-5**
FROM: Hope Sullivan, Planning Manager
DATE: January 4, 2021

SUBJECT: HRC-2020-0031: For Possible Action: Discussion and possible action to approve the Historic Resources Commission Annual Report for 2020 to be presented to the Board of Supervisors.

Staff Summary: The Historic Resources Commission Policy and Procedures Manual requires the Historic Resources Commission to review a Historic Resources Commission Annual Report prepared by the Planning Division each year. This report will be forwarded to the Board of Supervisors in February 2021.

Recommended HRC motion: “I move to approve the 2020 Historic Resources Commission Annual Report to the Board of Supervisors as presented by staff.”

Below is a draft report for the Commission’s consideration.

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 the challenges of maintaining historic properties, as well as the federal guidelines which provide guidance for preservation. Property owners within the Historic District are also represented on the HRC.

In 2020, the HRC held six meetings and reviewed 39 applications, 17 of which were administratively approved by the HRC Chairman. This is down from the 48 applications reviewed in 2019. The administrative approvals included re-roofing projects, fencing projects, signs and minor maintenance projects in the Historic District. The HRC reviewed five requests for an Open Space Tax Deferral, and four Section 106 Reviews. A Section 106 review is required when a project receives federal funding or is subject to federal permitting. As part of the Section 106 review, the applicants are required to consult with parties, including Certified Local Governments, to identify property that may be affected by the project, if such properties are eligible for listing on the National Register of Historic Places, if the properties will be adversely impacted, and how the impacts should be resolved. The HRC reviewed an expansion to the historic district, by adding 1614 North Curry Street to the district at the property owner's request. No decisions of the HRC were appealed to the Board.

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 March 12, 2020, the HRC selected Steve and Cyndy Brenneman, owners of the Bliss Mansion, to receive the 2020 Historic Preservation Award:

Historic Resource Scavenger Hunt

The HRC and the Planning Division organized the eleventh annual Historic Resources Scavenger Hunt in May 2020 to help raise awareness of the Historic District, and to encourage the community become involved in the City's history and preservation efforts. The theme was fences, and participants toured the district to locate fences that contribute to the character of the district. HRC members researched the historic information about the community, and clues were given to "hunters" so they could learn about the cultural history of Carson City. The winner was selected from the participants with all correct answers. Fox Brew Pub graciously sponsored the award for the event. This is one of the few events not cancelled due to COVID.

Historic Preservation Fund (HPF) Grant Program

The HRC received funding to attend the National Alliance of Preservation Commission Forum Conference in 2020. However, the conference was cancelled due to COVID.

Upcoming Work Programs

As the HRC reviews applications, it identifies opportunities to clarify the development standards to better describe the City's policies in the Historic District. Recent changes to the fence standards have been successful and property owners are utilizing appropriate materials. The HRC is beginning to review the development standards relative to windows to provide additional clarity.



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 14, 2021

TO: Historic Resource Commission **Item F-6**

FROM: Hope Sullivan, AICP
Planning Manager

DATE: January 4, 2021

SUBJECT: HRC-2020-0213 – Election of Chair and Vice-Chair

The Historic Resource Commission (HRC) bylaws require the HRC to elect a chair and vice-chair at its January meeting each year to serve a term from February through January of the following year. The current chair will accept nominations and conduct an election for the HRC chair and vice-chair for 2020.

The election of the chair and vice-chair must be made by an affirmative vote of at least four members of the HRC.

Per City policy, a member should only serve as chairperson for two consecutive years and should be nominated for chairperson only when two or more years have passed since the member last served as chairperson. The current chair has served for six years.