

HISTORIC PRESERVATION ELEMENT

DRAFT

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PURPOSE

The purpose of the Historic Preservation Element is to provide an update on historic preservation efforts in Douglas County and to discuss preservation issues and opportunities.

The Historic Preservation Element concludes with Goals, Policies, and Actions to support historic preservation during the next five to ten years.

HISTORIC PRESERVATION IN DOUGLAS COUNTY

Historic Preservation in Douglas County involves federal, state, and local governments and civic organizations such as the [Douglas County Historical Society](#) and the Lake Tahoe Historical Society. Private individuals and businesses are also involved in preserving historic and culturally significant resources in Douglas County. Historic preservation efforts help to honor the people, buildings, and places associated with the development of Douglas County. Historic preservation also provides educational opportunities for residents and visitors as well as environmental, cultural, and economic benefits. Finally, historic preservation provides opportunities for sustainable development by reusing existing structures for new purposes.

Typically, places and structures are considered “historic” when they are at least 50 years old. According to NRS 381.195, historic is defined as the “middle of the 18th century until 50 years before the current year.” Anything before the middle of the 18th century is defined as “prehistoric” according to NRS. Given that Douglas County was inhabited by the Washoe peoples for thousands of years and then settled by European-Americans beginning in the 1800’s, Douglas County contains both historic and prehistoric sites and buildings.

The Douglas County Historical Society operates in the historic Douglas County High School in Gardnerville, which is now the home of the Carson Valley Museum and Cultural Center. The building, which was designed by Nevada architect Frederick DeLongchamps, was constructed in 1915 and is still owned by the Douglas County School District. The School District leases the building to the Historical Society for a 100 year period (lease began in 1988). The Historical Society owns and operates the Courthouse Museum in Genoa. The Lake Tahoe Historical Society, located in South Lake Tahoe, CA, is another civic organization that contributes to historic preservation efforts.

The Genoa Historic Overlay District is the only local historic district in Douglas County. The district was created in 1974 as a zoning overlay district and is authorized under Chapter 20.680 of the Douglas County Code. The Genoa Historic Overlay District only applies to non-residential zoned parcels within the boundary of the district. The Genoa Historic District Commission (Chapter 2.28 of the Douglas County Code) is responsible for reviewing any architectural changes to non-residential buildings which are visible from the public right-of-way.

PRESERVATION WINS AND LOSSES

Since 2011, there has been mixed progress on historic preservation. Several property owners and businesses have commenced renovation efforts for residential and commercial historic properties, but other property owners have proceeded to tear down historic buildings. Dance Hill, which is sacred to the Washoe Tribe, was listed on the National Register in 2016. The Friends of the Dangberg Ranch (listed on the National Register as the Dangberg Home Ranch), have been able to bring the property to life with tours and Chautauqua Events. The Dangberg Ranch is owned by Douglas County Parks and Recreation.

There are now two Main Street programs in Douglas County. Main Street Gardnerville, which was established in 2008, has continued to bring new businesses to downtown Gardnerville and has operated a façade improvement program for several years. Main Street Minden was established in 2015. Both Main Street programs follow the National Main Street program, although Nevada still lacks a state Main Street office.

Some of the preservation success stories have included the renovation and opening of the COD Garage Casino in Minden, the renovation of the Minden Flour Mill by Bently Enterprises into a distillery, the renovation of the former Eagle Gas Station into a public meeting room and visitor information center, and the renovation of the Pink House (Reese-Johnson-Virgin House) in Genoa. Some of the successful historic preservation efforts, such as the Pink House in Genoa, have utilized federal 20 percent historic tax credits.

Several historic properties have been demolished since 2011. The East Fork Hotel in Gardnerville was demolished in 2015 and the Pyrenees was demolished during the renovation of Sharkey's Casino in Gardnerville.

NATIONAL AND STATE REGISTER OF HISTORIC PLACES HISTORIC MARKERS

The National Register of Historic Places is under the National Park Service (U.S. Department of the Interior). The National Register includes buildings, sites, districts, and structures. There are currently 92,375 listings on the National Register, including 24 from Douglas County.

Table 1 provides information on the properties that are listed on the National Register of Historic Places. The oldest NRHP listing is the Genoa Historic District, which was listed in 1975. The newest NRHP listing is the Washoe Tribe's Dance Hill, which was listed in 2016. Table 2 provides information on properties that are only listed on the State Register of Historic Places.

**Table 1
Douglas County Properties on the National Register of Historic Places**

Date of Listing	Name	Location
1975	Genoa Historic District*	Genoa
1978	Minden Flour Milling Company* - 6 th St and US 395	Minden
1979	Carson Valley Hospital* - 1466 US 395	Gardnerville
1979	Lake Shore House* - Glenbrook Rd	Glenbrook
1980	Home Ranch – W of Minden	Minden
1983	Carson Valley Improvement Club Hall – 1606 Esmeralda Ave.	Minden
1986	Douglas County Courthouse - 1616 Eighth St.	Minden
1986	Farmers Bank of Carson Valley -1597 Esmeralda	Minden
1986	Minden Butter Manufacturing Company – 1617 Water St.	Minden
1986	Minden Inn - 1594 Esmeralda Ave.	Minden
1986	Minden Wool Warehouse – 1615 Railroad Ave.	Minden
1986	Friday's Station – US 50 near SR 207	Stateline
1989	Arendt Jensen House* - 1243A and 1243B Eddie St.	Gardnerville
1992	Douglas County High School – 1477 Us 395	Gardnerville
1994	Arendt Jensen, Jr. House – 1431 Ezell St.	Gardnerville
2000	Farmers Bank of Carson Valley* – 1596 Esmeralda	Minden
2001	Lena N. Gale Cabin*- 726 Cedar St.	Zephyr Cove
2001	Jobs Peak Ranch – 144 Summit Ridge	Genoa
2003	Gardnerville Branch Jail* - 1440 Courthouse St.	Gardnerville
2004	Reese-Johnson-Virgin House (Pink House)* - 193 Genoa Lane	Genoa
2004	TAHOE (Shipwreck)	Lake Tahoe
2008	Gardnerville Elementary School – 1290 Toler Ave.	Gardnerville
2008	Minden Elementary School - 1638 Mono Ave.	Minden
2016	Dance Hill (It-goom-mum the weh-weh-ush-shah-ish TCP	Washoe Tribe

Source: Nevada SHPO

* Properties that are also listed on the State Register of Historic Places

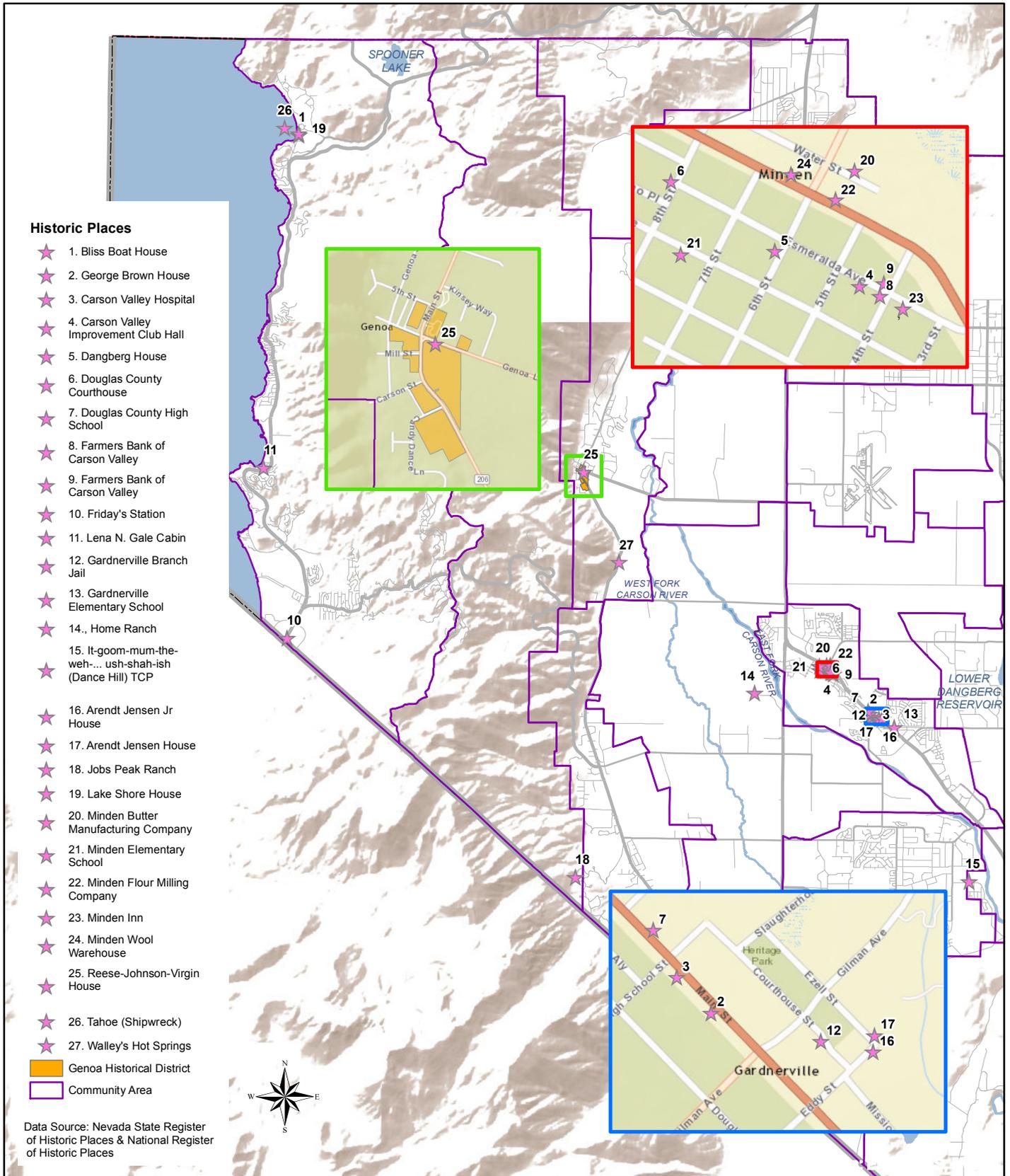
**Table 2
Douglas County Properties Listed Only on the State Register of Historic Places**

Date of Listing	Name	Location
1988	George Brown House - 1452 Main Street	Gardnerville
	Walley's Hot Springs - Foothill Rd.	Genoa
1988	Bliss Boat House - 1851 Glenbrook Rd	Glenbrook
1987	Dangberg House - 1600 6 th St.	Minden

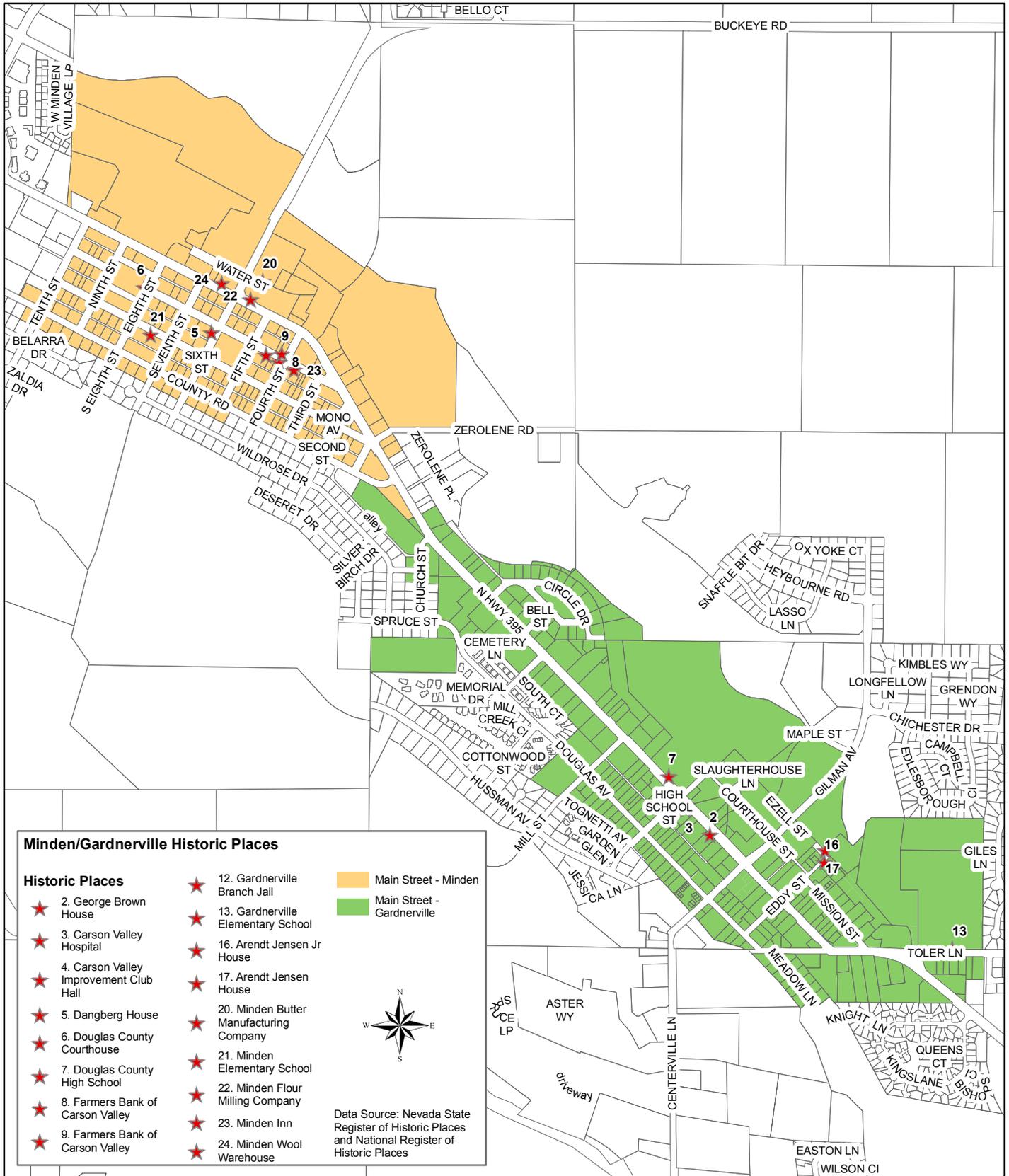
Source: Nevada SHPO

Map 1 displays the location of properties in Douglas County that are listed on the National and State Registers of Historic Places. Map 2 displays the historic places in Gardnerville and Minden along with the Main Street districts for both towns.

MAP 1 NATIONAL AND STATE REGISTER OF HISTORIC PLACES IN DOUGLAS COUNTY



MAP 2 HISTORIC PLACES AND MAIN STREET DISTRICTS IN GARDNERVILLE & MINDEN



HISTORIC MARKERS

The State of Nevada established its roadside Historical Marker Program in 1967. There are 266 historic markers in Nevada, with 17 markers located in Douglas County. Table 3 provides information on the historic markers.

Table 3
State of Nevada Historic Roadside Markers in Douglas County

Marker Number	Name
12	Nevada's Birth Place
117	Kingsbury Grade
118	Luther Canyon
120	Walley's Hot Springs
121	Mottsville
122	Sheridan
123	Cradlebaugh Bridge
124	Boyd Toll Road
125	Twelve Mile House
126	Double Springs
129	Gardnerville
130	Minden
131	Dresslerville
207	Carson Valley
219	Glenbrook
225	Spooner Area
261	Spooner Summit

Source: Nevada SHPO

ISSUES AND OPPORTUNITIES

MASTER PLAN SURVEY RESULTS

People who participated in the 2016 Master Plan Survey were asked to indicate their degree of familiarity with each Element of the Master Plan. The Master Plan Element which had the highest degree of familiarity (based on “very familiar” and “somewhat familiar” responses) was the Parks and Recreation Element at 57. The Historic Preservation Element was ranked second, however, with 51 percent of the survey respondents indicating they were either very familiar or somewhat familiar with this Element.

EDUCATION AND OUTREACH

There are several existing programs that recognize historic resources in Douglas County. The State of Nevada established the Centennial Ranch program several years ago to honor farming families who have owned farms and ranches for at least 100 years.

The Douglas County Historical Society established an historic award program in 2014. The first recognition award was given in 2014 to J.T. Basque Bar and Dining Room.

Douglas County could further education efforts by providing information about historic resources, such as the National Register listings and the Historic Markers, on its web site.

PROTECTING HISTORIC RESOURCES

At the current time, the County does not consider historic resources in the development review process. Property owners are not required to submit information on historic resources that may be impacted by a Master Plan Amendment or Zoning Map Amendment. Incorporating historic preservation review into master plan amendments and rezoning applications would be one strategy to meet the goals and policies of the Historic Preservation Element.

Dance Hill is now listed on the National Register of Historic Places but is not currently protected from vandalism, OHV use, and target practice. Although efforts have been made to create an agreement between the Washoe Tribe and government entities including Douglas County, there has been little progress on this issue.

CERTIFIED LOCAL GOVERNMENTS

There are currently four certified local governments (CLGs) in the State of Nevada: City of Las Vegas, City of Reno, Carson City, and Storey County. CLGs are eligible to apply for Historic Preservation funds from the State Historic Preservation Office (SHPO). Every year, Nevada SHPO is required to give a minimum of 10 percent of its National Park Service Federal Historic Preservation Funds to CLGs in Nevada. Nevada receives approximately \$80,000 per year from the National Park Service and the City of Las Vegas does not usually apply for CLG funds. As a result, Douglas County could be eligible for \$20,000 per year in CLG funds if it received approval from Nevada SHPO to form a CLG.

DRAFT SHPO MULTIPLE PROPERTY DOCUMENT FORM

In 2017, the Nevada State Historic Preservation Office (SHPO) completed a draft study, called a Multiple Property Documentation Form (MPDF), that provides a context for the agricultural development of Carson and Eagle Valleys in Nevada. The report is anticipated to be approved by the end of 2017, with the Wilhelm Lampe Ranch/Jacobs Berry Farm being the first ranch nominated under the document. Also significant to the valley's ranching history is the Dangberg Home Ranch, already listed in the National Register in 1980.

In addition to being a useful research tool, the MPDF will allow for a streamlined process to nominate important agricultural properties in Carson Valley to the National Register of Historic Places. Staff at the Nevada SHPO can assist interested property owners who wish to pursue National Register listing. Recognizing farms, ranches, and other agricultural resources in Carson Valley in the National Register provides official acknowledgement of the importance of agriculture to Douglas County's development, enhances the heritage tourism and marketing opportunities for valley business owners, and allows property owners to leverage historic preservation incentives to preserve historic farms and ranches.

MAIN STREET PROGRAMS

Main Street programs are a key component of the County's Economic Vitality Program (Distinctive Downtowns). Main Street programs now operate in Gardnerville (est. 2008) and Minden (est. 2015). The Town of Gardnerville has funded the program manager for the Main Street Gardnerville program since its beginning and the Town of Minden has provided start up funding for their Main Street program for the past two years.

A new Main Street bill has been introduced in the 2017 Legislative Session (AB 417). If Main Street legislation is approved during the 2017 Session, the existing Main Street programs will have more capacity to carry out programs that will help revitalize the downtown areas.

GENOA HISTORIC DISTRICT

All proposals for new development or structure modifications that are visible from the right of way must be reviewed by the [Genoa Historic Commission](#). The Commission members are appointed by the Board of County Commissioners. Although an appointed body, the Commission has no staff support from Douglas County and agendas and meetings are not currently posted on the County web site.

Unlike local historic districts in Carson City and Reno, the Genoa local historic district only covers non-residential properties. The district does not regulate alterations or additions or new construction for any other buildings or properties within the boundary of the local district.

The current design manual used by the Genoa Historic Commission has not been updated in several years and was never adopted by the Board of Commissioners. The design standards need to be revised and reviewed by the Planning Commission and Board of Commissioners and ultimately adopted and incorporated into the County's Design Criteria and Improvement Standards manual.

HISTORIC PRESERVATION GOALS, POLICIES, AND ACTION

The following goals, policies, and actions for the Douglas County Historic Preservation Element set forth priorities for the next five to ten years.

HISTORIC PRESERVATION GOAL 1

TO PRESERVE DOUGLAS COUNTY'S HISTORIC, CULTURAL, AND ARCHAEOLOGICAL RESOURCES AS PHYSICAL REMINDERS OF THE COUNTY'S PAST AND AS UNIQUE FOCAL POINTS TO SHAPE THE COUNTY'S IDENTITY.

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| Historic Preservation Policy 1.1 | Douglas County shall support, whenever feasible, the preservation of the county's rich cultural heritage, including the establishment of additional historic districts to protect significant historic properties. |
| Historic Preservation Policy 1.2 | Douglas County will cooperate and encourage the development of historical preservation efforts within the County, the Towns of Gardnerville, Minden, and Genoa, and other entities in Douglas County. |
| Historic Preservation Policy 1.3 | Douglas County will work with the Towns of Minden and Gardnerville to develop appropriate programs to identify, designate, and preserve significant buildings and sites within the Towns and to establish guidelines for new development adjacent to historic structures, and for the reuse of historic structures, in order to preserve their character and setting. |
| Historic Preservation Policy 1.4 | Routes of historic trails, including but not limited to, the Emigrant Trail, the Pony Express Route, and the V&T Railway, where they are accessible to the public, are to be included in the county's network of scenic routes, and should use distinctive signage or other techniques to reflect this heritage. |
| Historic Preservation Policy 1.5 | The preparation of informational materials to educate county residents and visitors about historic, cultural, and archaeological resources will be encouraged. |
| Historic Preservation Policy 1.6 | Incentives for preservation of historic properties and sites, both urban and rural, will be pursued. These could include property tax relief, special zoning districts, and bonus densities for additional transfer of development rights. |

Historic Preservation Action 1.1 The Community Development Department shall work with the Towns of Gardnerville and Minden to determine if nomination packages for Historic District status should be submitted to the State of Nevada.

Historic Preservation Action 1.2 Douglas County will revise Master Plan and Zoning Map Amendment Applications to require the applicant to provide information on historic resources.

HISTORIC PRESERVATION GOAL 2

TO INCREASE CAPACITY OF LOCAL ORGANIZATIONS TO CARRY OUT HISTORIC PRESERVATION ACTIVITIES.

Historic Preservation Policy 2.1 Efforts to secure State, Federal, or other funding directed toward revitalizing historic areas or maintaining historic buildings and sites be pursued. Under provisions of NRS 244.377, funding may be included in the County's annual budget for maintenance of museums located in the County, including consideration of a tax levy.

Historic Preservation Policy 2.2 Douglas County will support proposed Main Street legislation in the Nevada Legislature to provide financial and technical resources to Main Street Gardnerville and Main Street Minden

Historic Preservation Action 2.1 Douglas County shall submit an application for Certified Local Government status to the State of Nevada.

Historic Preservation Action 2.2 The 1981 Architectural Heritage Publication shall be updated to include all of Douglas County.

Historic Preservation Action 2.3 The Community Development Department shall revise the Development Code to create a unified chapter on Historic District Overlay Zoning Districts and determine if staff support is needed for existing or proposed Historic District Commissions in Douglas County.

Historic Preservation Action 2.4 Douglas County will develop incentives for preservation of historic properties and sites, both urban and rural, such as historic tax credits.