



STAFF REPORT

Report To: Historic Resources Commission **Meeting Date:** May 6, 2026

Staff Contact: Hope Sullivan, Community and Economic Development Director

Agenda Title: **HRC-2026-0076** For Possible Action: Discussion and possible action regarding a request from Todd Copenhaver (“Applicant”) to (1) remove existing aluminum siding and restore and/or replace the original wood siding; (2) replace existing windows and exterior doors; (3) install new landscaping and update existing landscaping, on a parcel zoned Residential Office (“RO”), located at 1012 N Nevada Street, APN 001-182-02.

Agenda Action: Formal Action / Motion **Time Requested:** N/A

Proposed Motion

I move to approve HRC-2026-0076, based on the findings and conditions of approval included in the staff report, the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, and consistent with Historic Resources Commission Policies.

Board's Strategic Goal

Quality of Life

Previous Action

See attached staff report for additional information.

Background/Issues & Analysis

See attached staff report for additional information.

Applicable Statute, Code, Policy, Rule or Regulation

Carson City Municipal Code (CCMC) 18.06.047 (Procedure for Proposed Project) and Carson City Development Standards (CCDS) Division 5 (Historic District)

Financial Information

Is there a fiscal impact? No

If yes, account name/number: N/A

Is it currently budgeted? No

Explanation of Fiscal Impact: N/A

Alternatives

N/A

Attachment(s):

[HRC-2026-0076 \(1012 N Nevada\)-05.06.26.doc.pdf](#)

[HRC-2026-0076 - Historic Surveys.pdf](#)

[HRC-2026-0076 - Combined Application.pdf](#)

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)