

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
MAY 14, 2009**

AGENDA ITEM: F-1

FILE NO: HRC-09-041

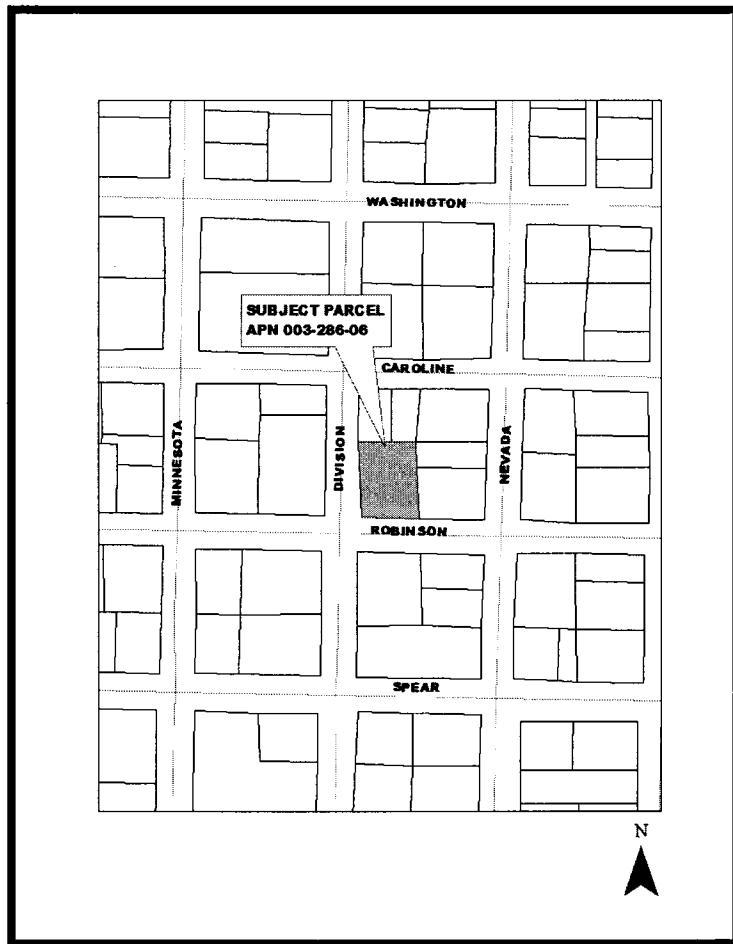
STAFF AUTHOR: Jennifer Pruitt, Principal Planner

REQUEST: Action to consider a request from Kurt Garrett for the installation of a gable roof, architectural element, on an existing addition on the eastern portion of the single family dwelling unit.

APPLICANT/OWNER: Kurt and Sarah Garrett

LOCATION/APN: 314 West Robinson Street, 003-283-06

RECOMMENDED MOTION: It is recommended that the Historic Resources Commission "Move to approve HRC-09-041, a request from Kurt Garrett, for the installation of a gable roof on an existing addition of the single family dwelling unit, on the eastern portion of the subject site, on property zoned Residential Office, located at 314 West Robinson Street, APN 003-283-06, subject to the conditions of approval contained in the staff report."



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 will be rescheduled for the next Historic Resources Commission meeting for further considerations.
5. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with the building permit application.
6. Approval is based on 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.

DISCUSSION:

This primary structure on site is a single-story single family residence known as the Crabb House. The subject site is approximately 8,670 square feet which includes a single family residence of approximately 1,678 square feet and a detached garage of 352 square feet. Per the Historical Survey dated 1998, the structure was built in the early 1860's and has had several property owners.

At this time, the applicant is requesting approval of the installation of a gable roof element on a previously constructed addition to the single family dwelling unit. The gable roofing element will be of an 8/12 pitch located on the eastern portion of the structure. The area of the proposed gable addition is approximately 72 square feet, which will tie into the existing roof line. Per the applicant, the purpose of the proposed gable addition is decrease the snow load and leaf buildup on this portion of the flat roofed addition.

The roofing material proposed is a composition material known as Presidential Grand Canyon (Mesa Brown). The applicant will provide a samples of the proposed materials at the May 14, 2009 HRC meeting.

In the Carson City Historic District Design Guidelines the following guidelines are applicable with the proposed project:

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)*)

5.14.2 Guidelines for New Construction

Contemporary roofing materials are available in a wide variety of sizes, materials, colors and designs. The type of building: commercial, residential or accessory to residential is a major factor in determining the appropriate roofing material to use. Today's requirements for fire safety must not be overlooked. Fiberglass matted composition and fire retardant treated sawn/milled wood shingles are the preferred materials for use within the district. Mechanical systems and other devices which are roof mounted are to be designed in such a way that they are not visible from the street and are harmoniously incorporated into the overall building design

PUBLIC COMMENTS: Public notices were mailed to 10 adjacent property owners to the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. As of May 08, 2009, no comments have been received in favor or opposed to the proposed project. Any comments that are received after this report is completed will be submitted prior to or at the Historic Resources Commission meeting, depending on their submittal date to the Planning Division.

ENGINEERING DIVISION COMMENTS:

- Development Engineering has no preference or objection to the request, and no recommended conditions of approval.

BUILDING DIVISION COMMENTS:

NOTE: These comments do not constitute a complete plan review, but are merely observations based on the information provided.

Scope of Application

Frame new roof over existing flat roof section

General

1. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
2. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: ***RESIDENTIAL PLAN SUBMITTAL REQUIREMENTS: One & Two Family Dwellings and Accessory Structures***. This handout may also be found online at: www.carson-city.nv.us/Index.aspx?page=1024
3. The new roof framing shall either be designed, or comply with the prescriptive requirements of the 2006 International Residential Code

With the recommended conditions of approval and based upon the project complying with the Secretary of the Interior's 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, it is recommended that the Historic Resources Commission approve HRC-09-041 subject to the recommended conditions of approval within this staff report.

Respectfully Submitted,
PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

Jennifer Pruitt
Jennifer Pruitt, AICP, LEED AP
Principal Planner



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL
DEVELOPMENT SERVICES

RECEIVED

MAY 05 2009

CARSON CITY
PLANNING DIVISION

Carson City Engineering Division Historic Resources Commission Report

314 W. Robinson Street
File Number HRC 09-041

TO: Historic Resources Commission

FROM: *JS* Jeff Sharp, City Engineer

DATE: May 5, 2009

SUBJECT TITLE:

Review of Historic Resources Commission application for new roof for existing single family residence located at 314 W. Robinson Street. This property is owned by Kurt and Sarah Garrett. APN # 003-286-06.

RECOMMENDATION:

Development Engineering has no preference or objection to the request, and no recommended conditions of approval.

DISCUSSION:

The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices.

H:\EngDept\P&E\SHARE\Engineering\HRC\HRC 09-041, 314 W Robinson St, Roof, 003-286-06.doc

File # (Ex: MPR #07-111)	HRC 09-041
Brief Description	<i>framing roof over existing flat roof</i>
Project Address or APN	314 W Robinson
Bldg Div Plans Examiner	Don Wilkins
Review Date	May 7, 2009
Total Spent on Review	

BUILDING DIVISION COMMENTS:

NOTE: These comments do not constitute a complete plan review, but are merely observations based on the information provided.

Scope of Application

Frame new roof over existing flat roof section

General

1. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
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3. The new roof framing shall either be designed, or comply with the prescriptive requirements of the 2006 International Residential Code

Carson City Planning Division
2621 Northgate Lane, Suite 62 • Carson City NV 89706
Phone: (775) 887-2180 • E-mail: plandpt@ci.carson-city.nv.us

FILE # HRC - 09 - 041

PROPERTY OWNER

Kurt & Sarah Garrett
MAILING ADDRESS, CITY, STATE, ZIP

314 W. Robinson St. Carson, City NV
PHONE # 775-882-4260 FAX # 789703

E-MAIL ADDRESS

gar-nutt@stcglobal.net

Name of Person to Whom All Correspondence Should Be Sent
APPLICANT/AGENT **PHONE #**

Kurt K. Garrett 775-220-1270
MAILING ADDRESS, CITY, STATE ZIP

314 W. Robinson St
PHONE # 775-882-4260 FAX #

E-MAIL ADDRESS

Project's Assessor Parcel Number(s): 003-286-06

Street Address 314 W. Robinson St

ZIP Code

Carson City NV

89703

Project's Master Plan Designation

RO

Project's Current Zoning

Residential

Nearest Major Cross Street(s)

Division Street

Briefly describe the work to be performed requiring HRC 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 plans. If necessary, attach additional sheets.

We are adding an 8/12 pitch roof to a flat roof that extends 6' out and 12' across. This will keep the snow load and leaf buildup on this portion of our roof.

Don James Roofing is re-roofing our existing roof with presidential grand canyon (Mesa Brown) sample is available.

FOR OFFICE USE ONLY:

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APR 27 2009

CARSON CITY
PLANNING DIVISION

**HISTORIC RESOURCES
COMMISSION**

FEE: None

SUBMITTAL PACKET

- Application Form with signatures
- 12 Completed Application Packets-Application form, maps, supporting documentation (1 Original + 11 Copies)
- CD containing application data (pdf format)
- Documentation of Taxes Paid-to-Date

Application Reviewed and Received By:

Submittal Deadline: See attached HRC application submittal schedule.

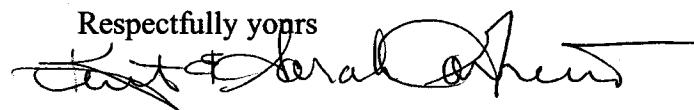
April 26, 2009

Kurt & Sarah Garrett
314 West Robinson Street
Carson City, NV 89703

To the Historic Resources Commission:

My Wife and I are submitting this letter to get approval from your committee to re-roof our existing roof. My wife has lived in this home for over 23 years and I have been in the home with Sarah for 9 years. Don James roofing has been hired by my Wife and I to complete the tear-off and re-roofing project. We are also asking you to look at are plans to add an 8/12 pitch roof to the existing flat roof that covers our back bedroom. The area is 6' by 12' and we think that it will add to the historic look of our home. The material that will be installed on our roof is a Presidential Grand Canyon (Mesa Brown) color. The addition of the pitched roof over the bedroom will keep the snow load and the leaves from gathering in that area and damaging the roof any more. I hope this is sufficient information for your approval sense this is the first time we have started a project on our new home. Thank you for your time.

Respectfully yours



Kurt and Sarah Garrett

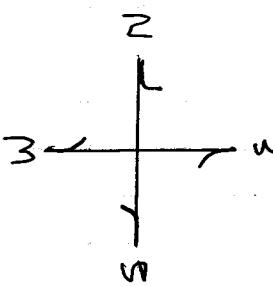
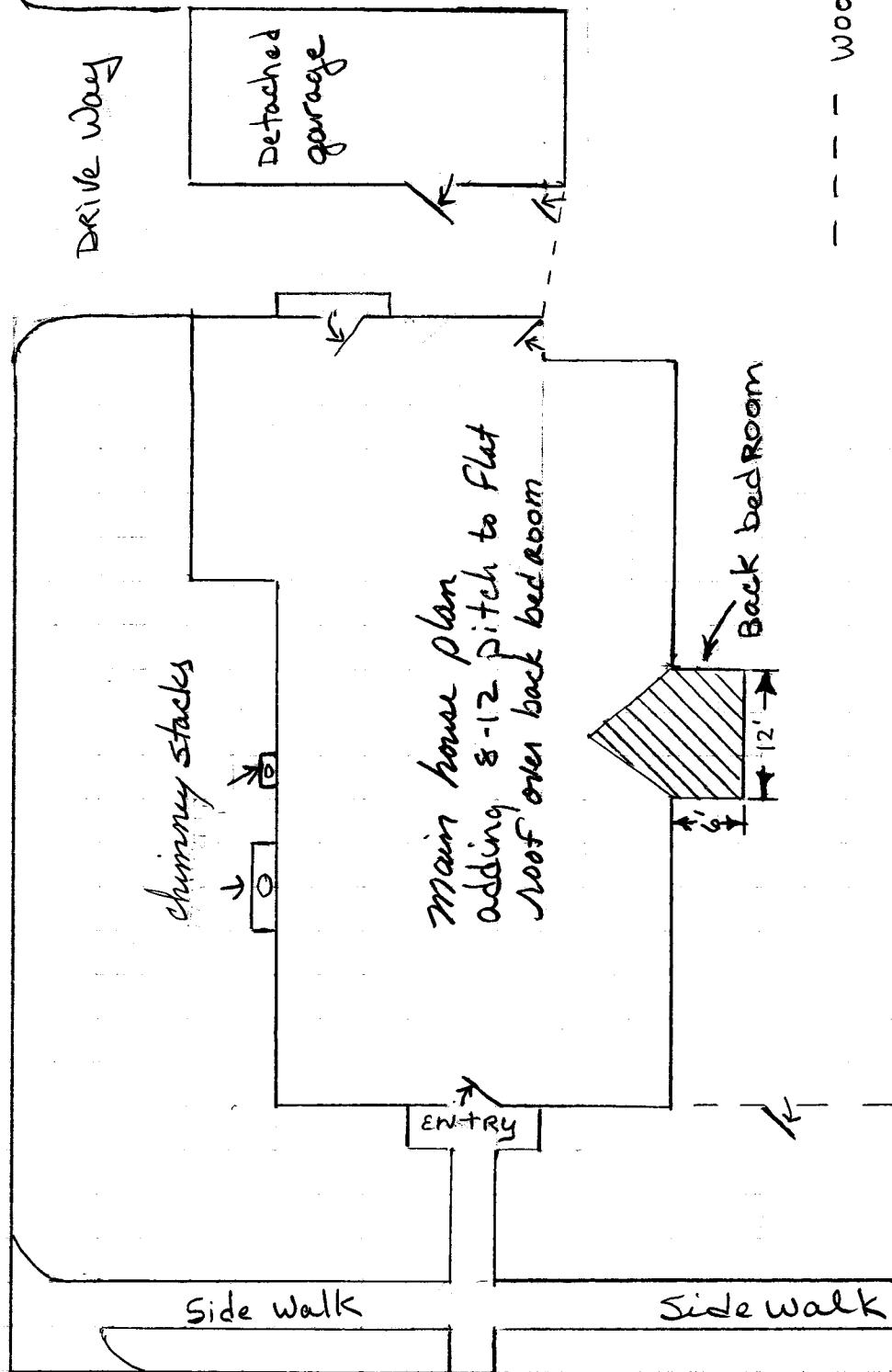
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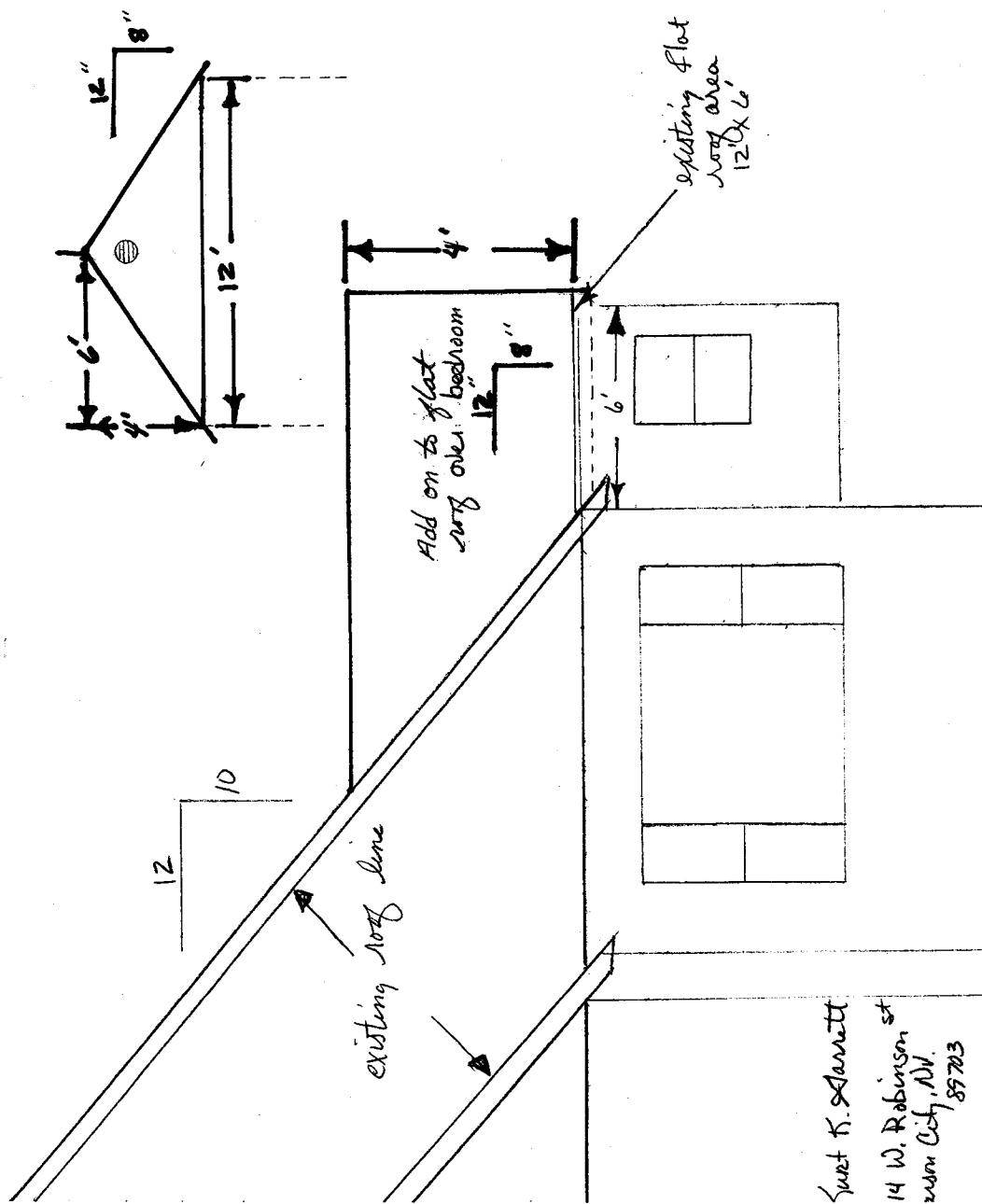
CARSON CITY
PLANNING DIVISION

HRC - 09 - 041

Division Street



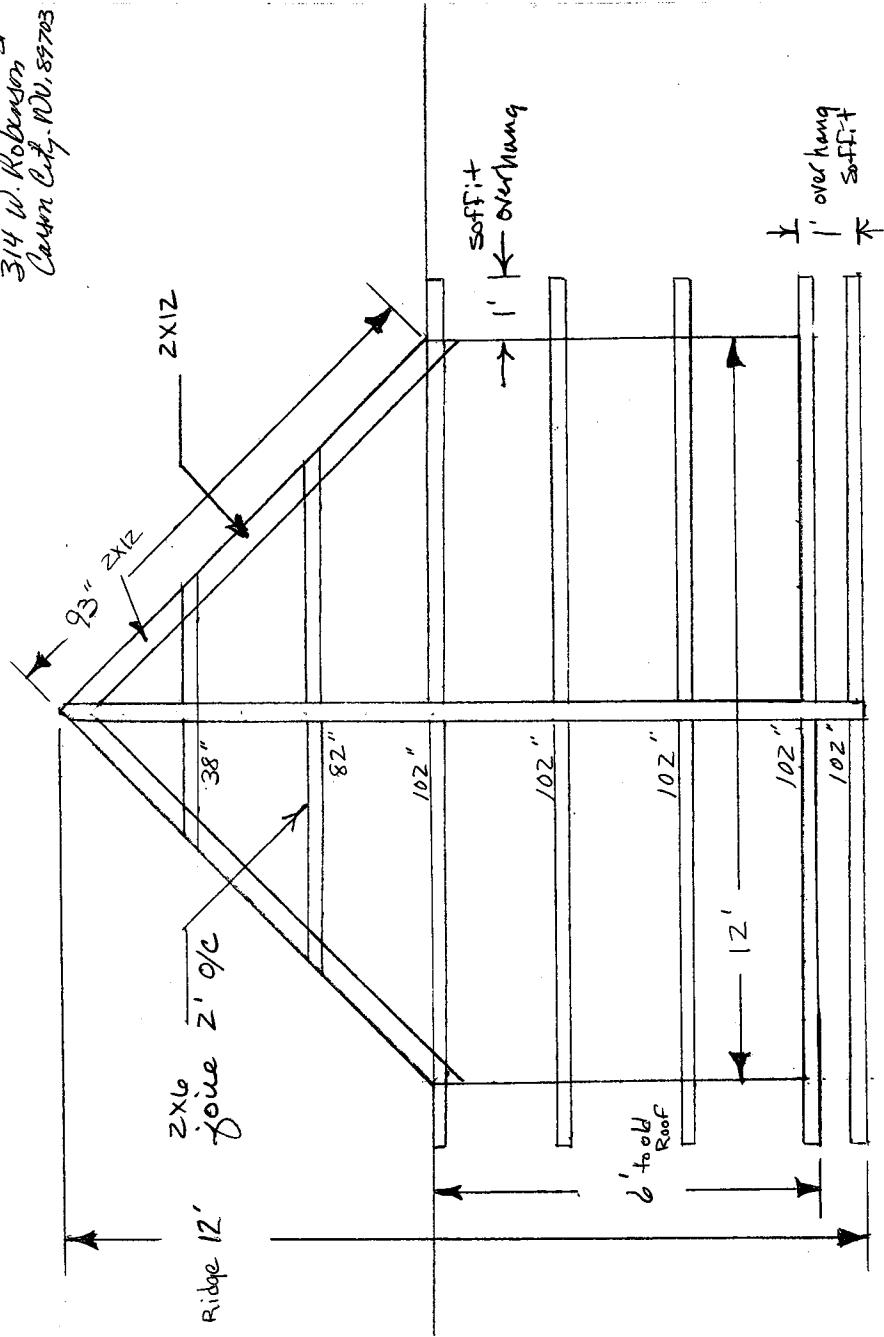
Kurt & Sarah Garrett
314 W. Robinson Street
Casson City, Mo. 89703

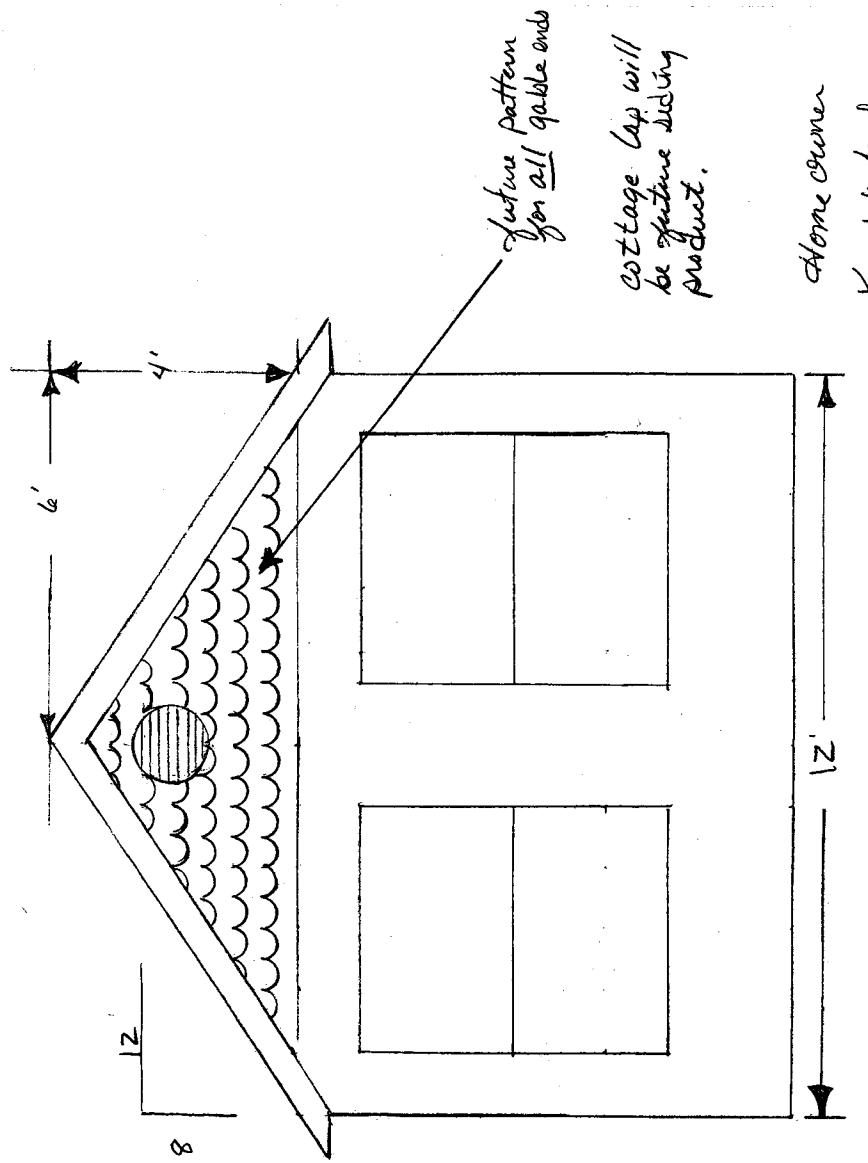


Frank T. Garrett
14 W. Robinson St.
Mem City, Md.
85703

Home Owner
Kurt & Sarah
Farrett

314 W. Robinson St
Canyon City, OR, 97203





as an
single
occupancy

HISTORICAL SURVEY
CARSON CITY HISTORICAL DISTRICT
CARSON CITY COMMUNITY DEVELOPMENT



NAME: Crabb House
ADDRESS: 314 W. Robinson
LOCATION: Northeast corner W. Robinson and N. Division
CONSTRUCTION DATE: 1941 (assessor); 1870 (Ford)

HISTORICAL BACKGROUND

Robert Crabb purchased this house in 1869 (per Ford). Crabb was a mason and plasterer from England. His wife Sarah kept house and they had two children in school, Isabella, age fifteen and Robert, age ten. The children were both born in England.

In 1874 William H. Patterson purchased the house. A native of Indiana, Patterson was an attorney, and district attorney from 1870 until 1876. Patterson sold the house in 1875, to Harris Read who owned the property for five years.

In 1880 George Lyon bought the house. Lyon listed his occupation as private secretary, and kept the house until 1887. It was sold then to Lizzie Kinkead. Lizzie Fall Kinkead was the

wife of **John Henry Kinkead**, who was a member of the constitutional convention, Territorial Treasurer under Governor Nye, and governor from 1879 to 1883. The Kinkeads moved to Carson City in 1860 from Marysville, California. Kinkead, Harrington & Co. was a general merchandize store on the northeast corner of Musser and Nevada.

Ida Clarke purchased the house in 1908. Her husband **Robert Clarke** was an attorney and had been Attorney General from 1867 to 1871. The Clarkes were both from Ohio. Ida lived there with her son William.

In 1918 the house sold to another Nevada political figure. **Maurice Sullivan** was Lieutenant Governor for three consecutive terms, from 1915 until 1927. He was elected to that office again in 1939 and served for another four years.

Mrs. Minnie R. Steinbach, a clerk for the United States Land Office, lived in the house in 1927. In 1928 the house sold to **Homer Mooney** who had been secretary to Governor Emmet Boyle. Mooney was living there in the 1930s, and kept the house until 1949.

OTHER NAMES ASSOCIATED WITH PROPERTY:

1862, W. S. Phillips, R. D. Harkness; 1863, Ezra Smith; 1908, Sarah Rodgers

SOURCES:

Stewart Title; Ford; Thompson & West (25, 529); Carson City Directories; 1870 Ormsby County Census; Political History (107); Carson City Telephone Directories