

**STAFF REPORT FOR HISTORIC RESOURCES COMMISSION MEETING OF
MARCH 11, 2010**

AGENDA ITEM: F-1

FILE NO: HRC-10-011

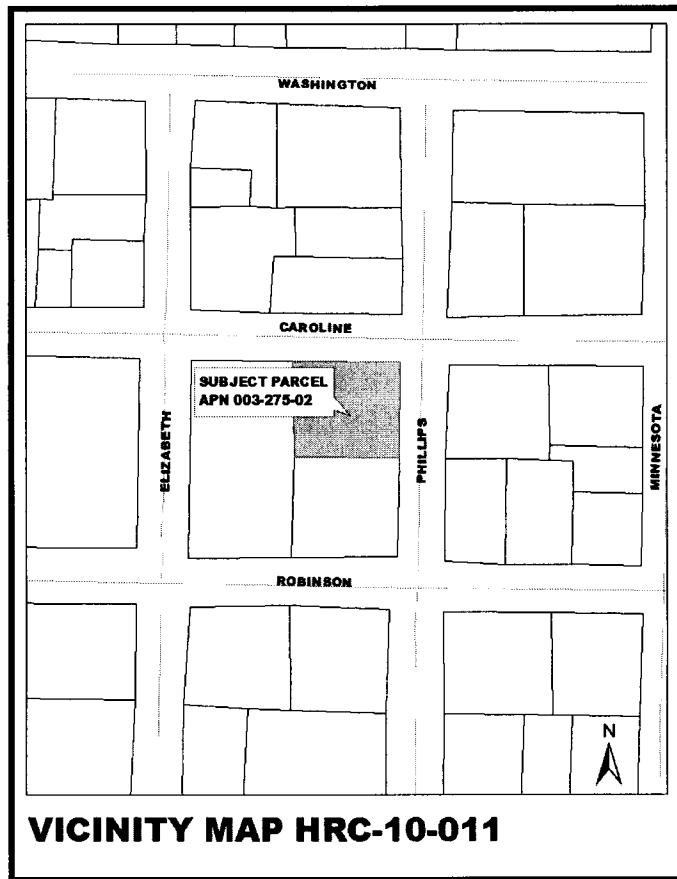
STAFF AUTHOR: Jennifer Pruitt, Principal Planner

REQUEST: To allow an addition to the existing single family dwelling unit. The addition will include an increase in size of the bedrooms, addition of a mud/laundry room and an addition of a dining room.

APPLICANT/OWNER: Wayne and Sally Chimarusti

LOCATION/APN: 610 North Phillips Street / APN 003-275-02

RECOMMENDED MOTION: It is recommended that the Historic Resources Commission "Move to approve HRC-10-011, a request from Wayne and Sally Chimarusti, to allow an addition that includes an increase in size of the bedrooms, addition of a mud/laundry room and an addition of a dining room ,on property zoned Single Family 6,000, located at 610 North Phillips Street, APN 003-275-02, This approval is based on the understanding that any stipulations to the commission by the applicant may be considered as conditions to the approval".



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 twelve months of the date of final approval. An extension of time must be requested in writing to the Planning and 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 Notice of Decision within ten days of receipt of notification. If the Notice of Decision is not signed and returned within ten 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 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.
7. The applicants will use the materials approved by the HRC as it relates to this project.
8. 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.
9. 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
10. The new addition shall either be designed, or comply with the prescriptive requirements of the 2006 International Residential Code.
11. The proposed project must meet Single Family 6,000 (SF6) setbacks and maximum building height requirements.
12. The ground must slope away from the foundation at 5% for a minimum of 10 feet. Any changes in lot drainage must not adversely affect neighboring properties.

LEGAL REQUIREMENTS: CCMC 18.06.015 (Procedure for Proposed Project); 18.04.075 (Single Family 6,000 zoning district); 18.04.190 (Residential Districts Intensity and Dimensional Standards).

MASTER PLAN DESIGNATION: Mixed Use Residential

ZONING: Single Family 6,000 (SF6)

PREVIOUS REVIEWS:

- HRC-04-116 was reviewed and approved by the Historic Resources Commission (HRC) on July 13, 2004 to allow the installation of concrete steps for access to the residence via French doors.
- H-03/04-03 was reviewed and approved by the HRC on August 12, 2003 to allow the replacement of the sun room doors and the addition of French doors.
- H-98/99-27 was reviewed approved by the HRC on May 11, 1999 to allow the demolition of an existing one car garage and the construction of a detached two-car garage and the construction of a dining nook on the south side of the existing Single Family Dwelling Unit.
- V-98/99-16 was reviewed and approved by the Planning Commission on June 30, 1999 to vary from the required 10 foot rear and street side setbacks in the SF6 zoning district to allow the construction of the two car garage noted in H-98/99-27.
- H-85-05 was reviewed and approved by the HRC to allow the replacement of the existing garage on site.
- H-82-11 was reviewed and approved by the HRC to allow the installation of doors and storm windows on site.
- H-82-06 was reviewed and approved by the HRC to allow the replacement of existing siding and the installation of a HC ramp and parking area.

DISCUSSION:

The subject site is located at the southwest corner of Caroline and Phillips Streets and is 7,248 square feet in size. The site is improved with a primary dwelling unit, one-story structure of 1,020 square feet constructed in 1935 (assessor), in addition to a detached garage of 612 square feet constructed in 2000. At this time, the applicants are requesting to allow an addition to the existing single family dwelling unit. The addition will include an increase in size of the bedrooms, addition of a mud/laundry room and an addition of a dining room.

The applicants have provided five options for the HRC to rank and approve to assist the applicants in the remodel of the existing single family dwelling unit. The applicant is requesting that the HRC approve all five options submitted, to allow flexibility for the applicant in the proposed project. Staff suggests that the HRC eliminate any options that are deemed not acceptable, resulting in options for the applicant's construction flexibility.

The proposed addition will increase the existing 1,020 square foot structure by approximately 658 square feet, for a total square footage of approximately 1,678 square feet.

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

5.26 Guidelines for Additions to Historic Buildings

The primary objective of the Carson City Historic Resources Commission (HRC) is to protect and maintain the integrity of the historic resources in the Historic District. However, the Commission is committed to provide for the development of these resources in such a manner that does not impair their utility. It is recognized that additions are often necessary for a historic building to become functional in a modern context. It is also recognized that additions must be designed to be compatible and not detract from the building, its immediate surrounding or the district as a whole.

The proposed addition options have been designed to be compatible and not detract from the existing building, its immediate surroundings or the district as a whole. Within the immediate vicinity of the subject site there are multiple structures that comprise of the architectural style and massing proposed in this application. In addition, the subject site has landscaped area that can accommodate the proposed addition and also contribute to the overall impression of the historic district and not detract for the integrity of the historic district.

5.26.1 Guidelines for Additions to Historic Buildings

Additions to historic buildings need to be compatible in their configuration, design, style, scale, materials and architectural details with the distinctive character defining elements of the building. Additions shall be done in such a manner that they do not destroy significant original historical or architectural material, and if removed in the future, will not impair the essential form and integrity of the building nor damage historic fabric. Additions which seek to create an earlier appearance shall not be approved. Additions which are obviously incongruous to the building or buildings in the immediate vicinity, or the district shall not be approved. (Standard Number: 9, 10)

The proposed addition as proposed is not designed to create an earlier appearance to the existing primary dwelling unit.

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. The following elements shall be individually assessed for their degree of appropriateness for each project.

5.27.1 Scale and Massing

The overall size and height of the new building should be consistent with the surrounding buildings.

When evaluating the structures in the immediate area, the proposed addition is considered consistent, and will not be considered overwhelming for this area of Carson City. The proposed addition will be compatible and respectful of the historic building stock that surrounds the subject site. The proposed addition will not result in a structure that is not in keeping with the scale and massing of existing structures within the immediate area.

5.27.2 Shape

The overall shape of the building, particularly its roof type, height, and design emphasis (horizontal or vertical) should be consistent and harmonious with others in the environs.

5.27.3 Setback

The front and side yard setbacks for the building should be approximately the same as others in the surrounding area and conform to CCMC Development Standards, Division 1, Land Use and Site Design.

The setbacks required in the SF6 zoning district are a 20 foot front yard setback a five foot side yard setback, a 10 foot street side setback and a 10 foot rear setback. There is an exception to the SF6 setback requirements, which specifically pertains to porch elements. As proposed the project will meet the minimum setbacks and building height of the SF6 zoning district.

5.27.5 Materials

Exterior siding should reflect the prevailing style of the neighborhood. A vertical or diagonal style siding should not be used when the dominant style is a horizontal drop or shiplap type. The exterior siding should blend in, not stand out.

Staff encourages the HRC to assist the applicant with appropriate materials for the proposed project. The applicant will provide material samples at the HRC meeting for review and approval. A point of conversation shall also be the possibility of the alternative materials on the prominent north and eastern façades that are different than the non prominent southern and western facades, which will less if barely visible.

PUBLIC COMMENTS: Public notices were mailed to the adjacent property owners to the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. As of March 04, 2010, 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. The plan submitted with the permit must show the drainage of the lot. The ground must slope away from the foundation at 5% for a minimum of 10 feet. Any changes in lot drainage must not adversely affect neighboring properties.

Building Division comments:

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

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 addition shall either be designed, or comply with the prescriptive requirements of the 2006 International Residential Code

With the recommended conditions of approval and based on 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-10-011, subject to the recommended conditions of approval within this staff report.

PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner

Attachments:

- Application (HRC-10-011)
- Building Division comments
- Engineering Division comments

File # (Ex: MPR #07-111)	<i>HRC-10-011</i>
Brief Description	<i>SFD Remodel/Addition</i>
Project Address or APN	<i>APN #003-275-02</i>
Bldg Div Plans Examiner	<i>Kevin Gattis</i>
Review Date	<i>March 11, 2010</i>
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.

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3. The new addition shall either be designed, or comply with the prescriptive requirements of the 2006 International Residential Code

RECEIVED

MAR 02 2010

CARSON CITY
PLANNING DIVISION

**Carson City Engineering Division
Historic Resources Commission Report**

610 N. Phillips Street
File Number HRC 10-011

TO: Historic Resources Commission

FROM: Rory Hogen, Asst. Engineer

DATE: March 2, 2010

SUBJECT TITLE:

Review of Historic Resources Commission application for a home remodel and expansion to be located at 610 N. Phillips Street. APN # 003-275-02.

RECOMMENDATION:

Development Engineering has no preference or objection to the request. The plan submitted with the permit must show the drainage of the lot. The ground must slope away from the foundation at 5% for a minimum of 10 feet. Any changes in lot drainage must not adversely affect neighboring properties.

DISCUSSION:

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

ORIGINAL

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 - 10-011

PROPERTY OWNER

WAYNE & SALLY CHIMARUSTI
MAILING ADDRESS, CITY, STATE, ZIP

514 West Robinson St Carson City 89703
PHONE # 883-3443 (Wife) FAX # 883-1987
885-9066 (Daug)
E-MAIL ADDRESS

SC 5212 @ CHARTER. NET

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

SAME

MAILING ADDRESS, CITY, STATE ZIP

PHONE # FAX #

E-MAIL ADDRESS

FOR OFFICE USE ONLY:

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FEB 11 2010

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:

[Signature]
Submittal Deadline: See attached HRC application submittal schedule.

Project's Assessor Parcel Number(s):	Street Address	ZIP Code
1003-275-02	610 North Phillips St	89703
Project's Master Plan Designation	Project's Current Zoning	Nearest Major Cross Street(s)
Medium Density Residential	Single Family 6000 Residential	CAROLINE ST

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.

ENLARGE EXISTING SINGLE FAMILY RESIDENCE

BY INCREASING SIZE OF BED ROOMS, ADD LAUNDRY/INNS
ROOM, AND ADD DINING AREA.

THE ATTACHED PLANS INCLUDE FIVE DIFFERENT
ELEVATION OPTIONS BEING CONSIDERED BY OWNER.

THE OWNER REQUESTS APPROVAL OF ALL FIVE OPTIONS.
THE FINAL DECISION ON WHICH OPTION WILL BE SELECTED
WILL BE MADE AFTER BIDS HAVE BEEN RECEIVED.

Does the project require action by the Planning Commission or the Board of Supervisors? Yes No If Yes, please explain:

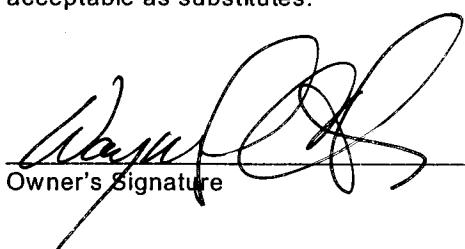
Will the project involve demolition or relocation of any structure within or into the Historic District? Yes No If Yes, please describe:

Reason for project: THE EXISTING HOUSE IS FALLING OFF THE RUBBLE FOUNDATION. APPLICANT PLANS TO EVENTUALLY MOVE INTO HOUSE AS RETIREMENT RESIDENCE. IT IS HOPED THAT REMODELING THE HOUSE AT THE SAME TIME THE FOUNDATION IS REPAIRED WILL BE MORE ECONOMICAL THAN DOING THEM AS SEPARATE PROJECTS.

SUPPORTING DOCUMENTATION

Each application requires 12 copies, folded to 8 1/2 x 11 inches, of quality site plan and drawings showing work to be performed on the subject project which requires HRC approval. Basically, 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.

Attached is a Plan Checklist to aid preparation of plans and architectural drawings. It is understood that all checklist items will 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

Owner's Printed Name

Applicant's/Agent's Signature

Applicant's/Agent's Printed Name

PROPOSED REMODEL & ADDITION FOR:
THE PHEASANT RESIDENCE
610 PHILLIPS STREET APN: #003-875-02
CARSON CITY, NEVADA

STEVE JOYCE CONSTRUCTION
812 WEST TELEGRAPH STREET - CARSON CITY, NV 89103
B LIC #0049513 - \$200,000.00 LIMIT - EXP: 11/30/2011
TELEPHONE (775)721-9931

EXISTING ELEVATIONS

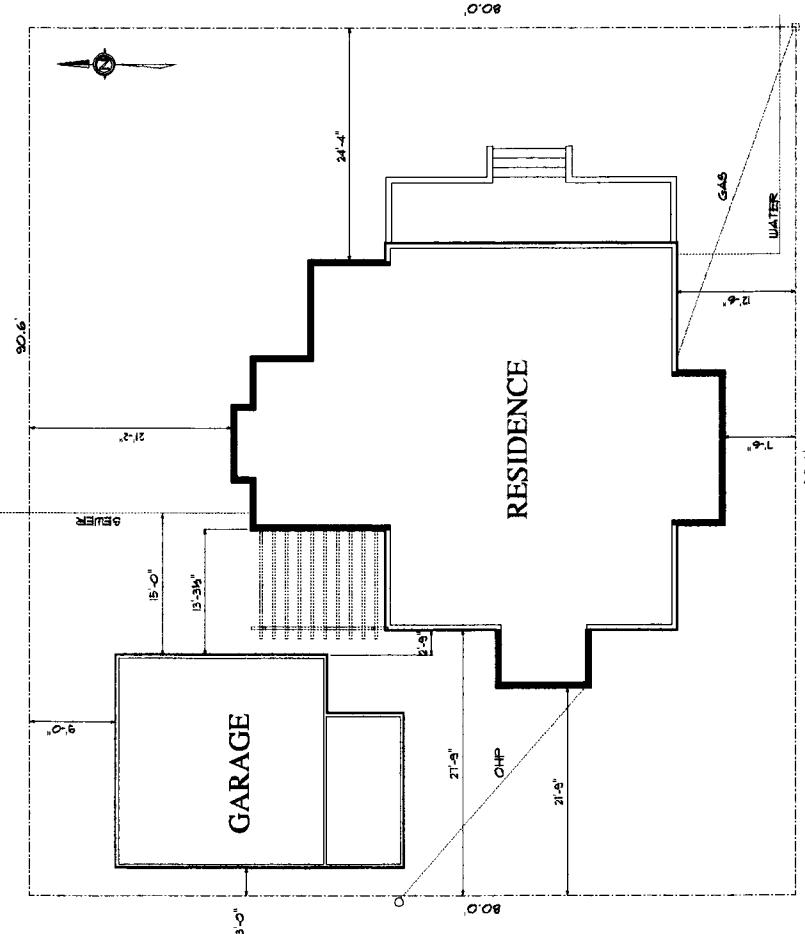




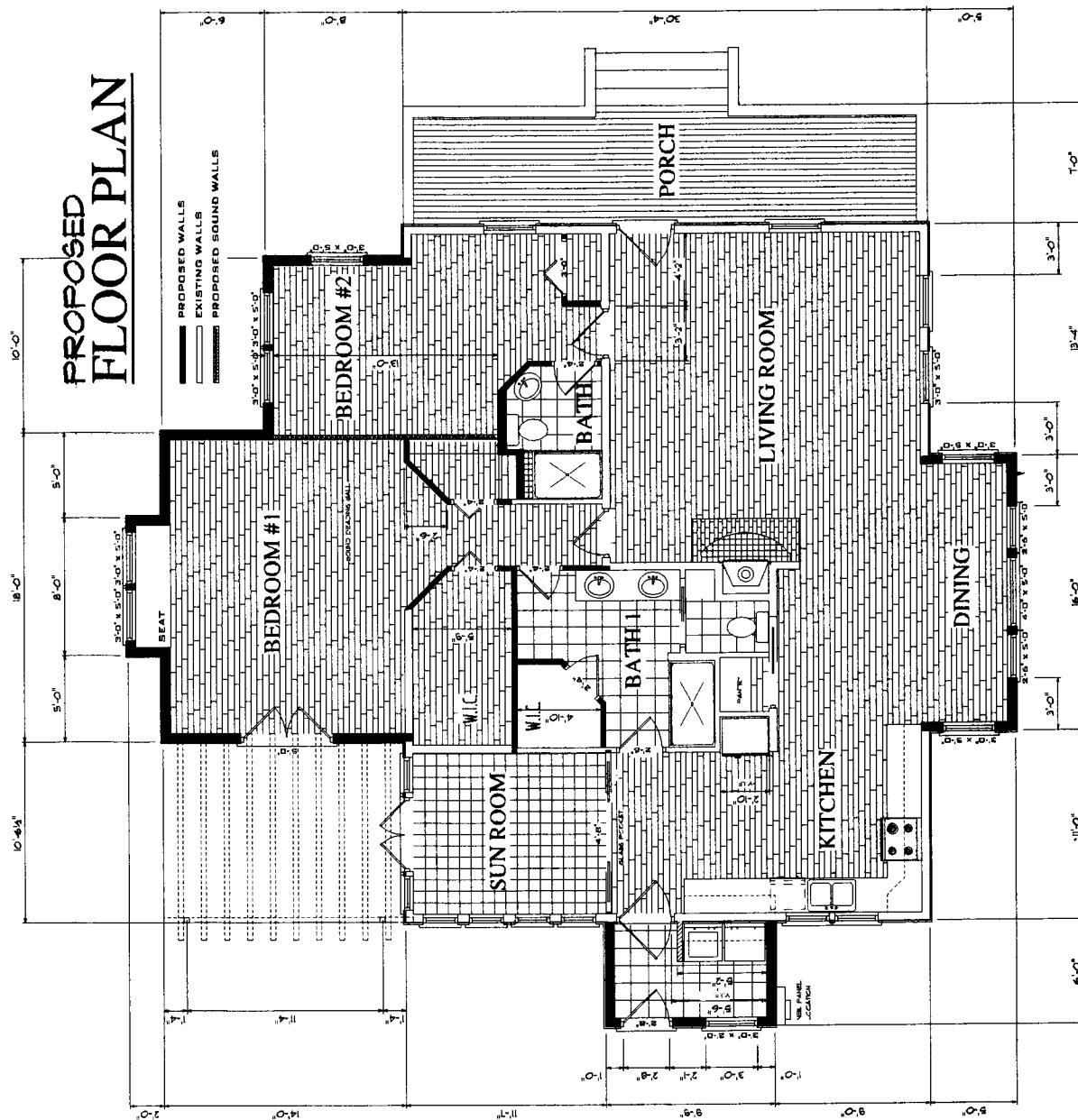
PROPOSED
SITE PLAN AND
FLOOR PLAN

W. CAROLINE STREET

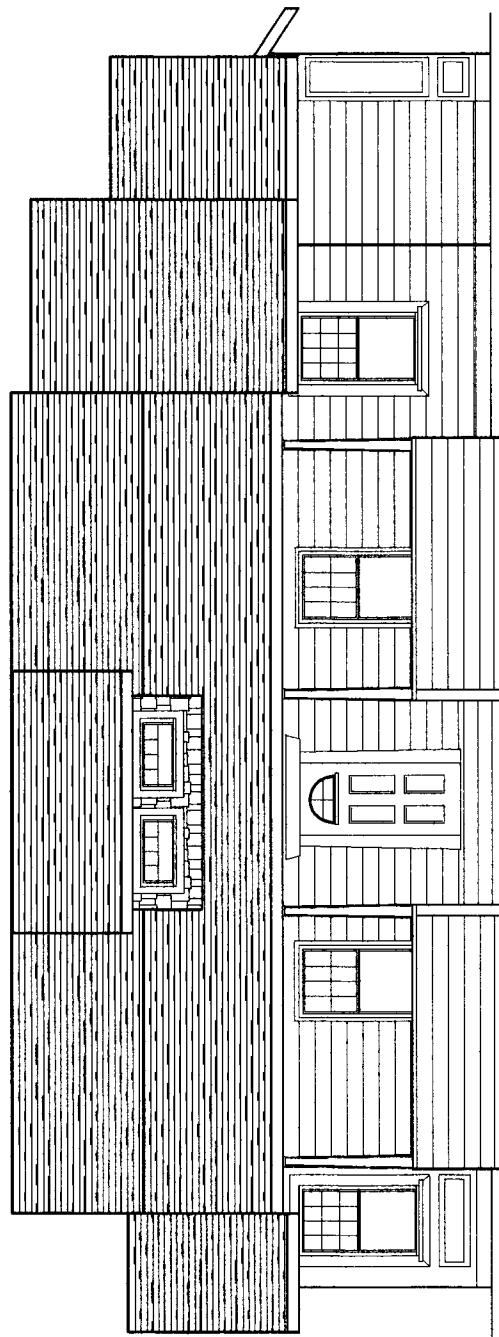
PHILIPS STREET



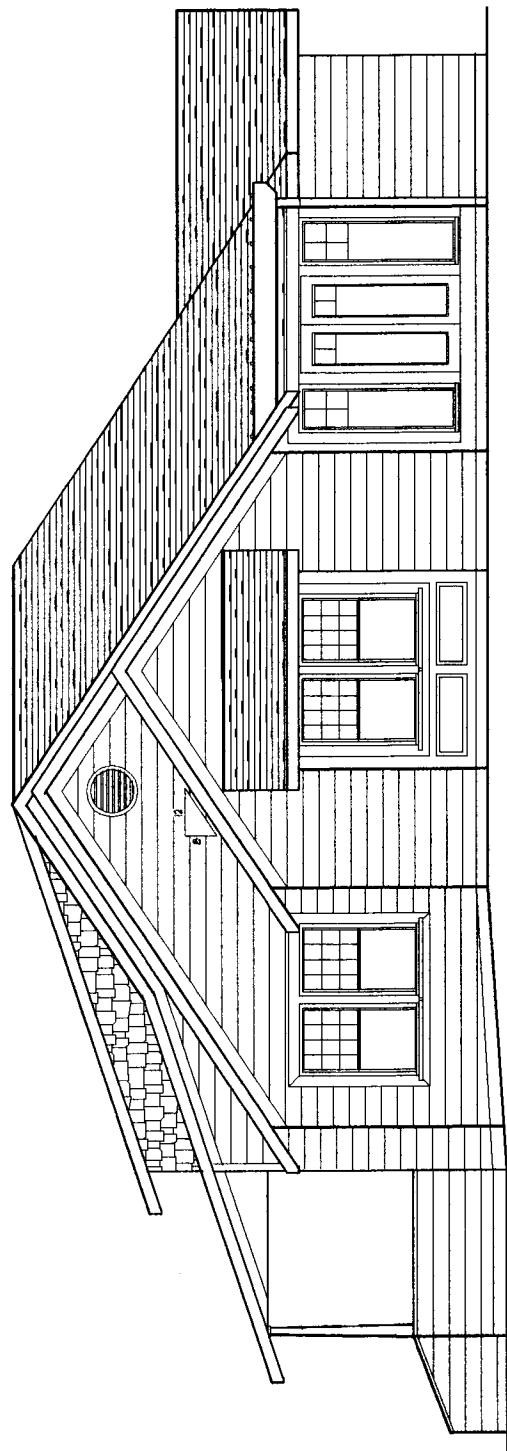
**PROPOSED
FLOOR PLAN**



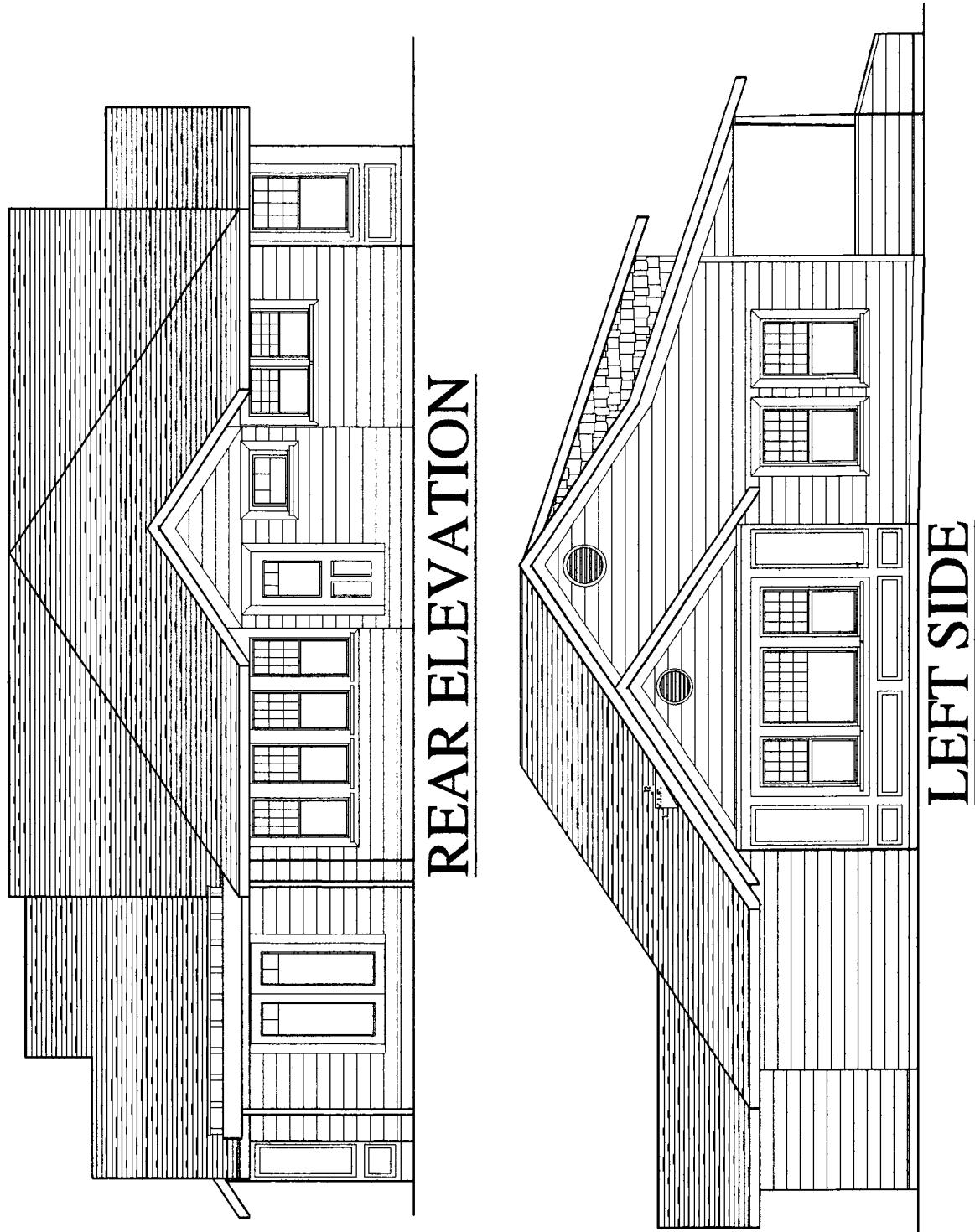
ELEVATION OPTION A



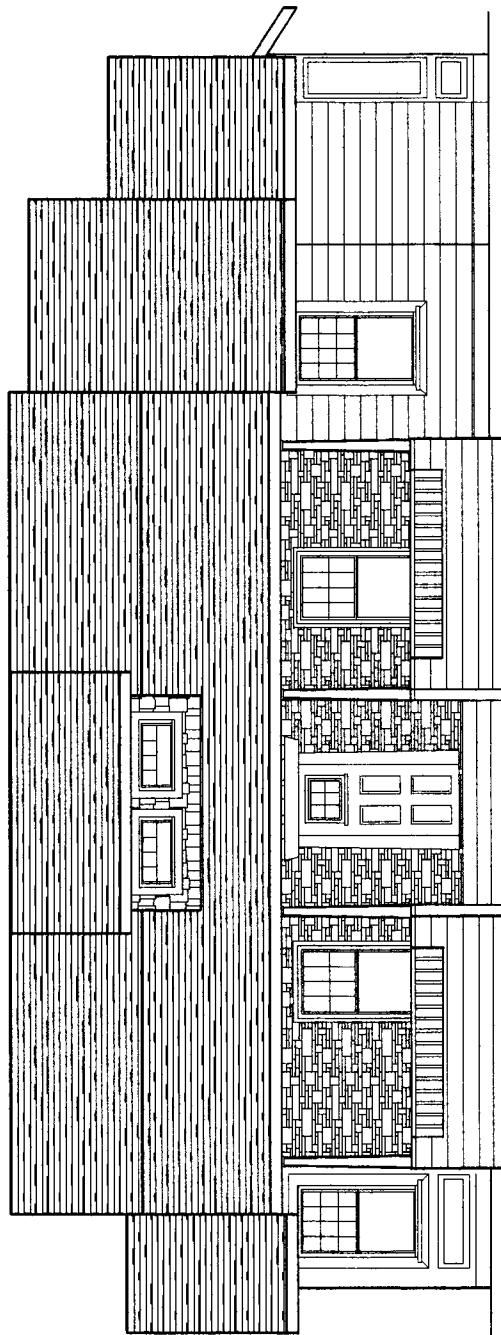
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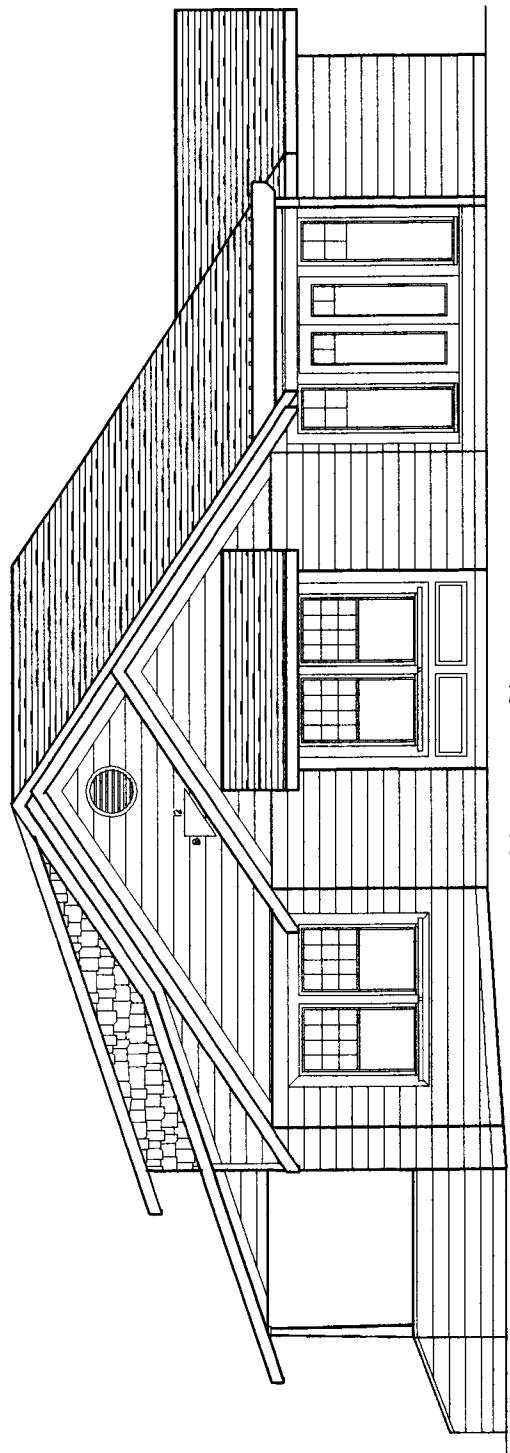
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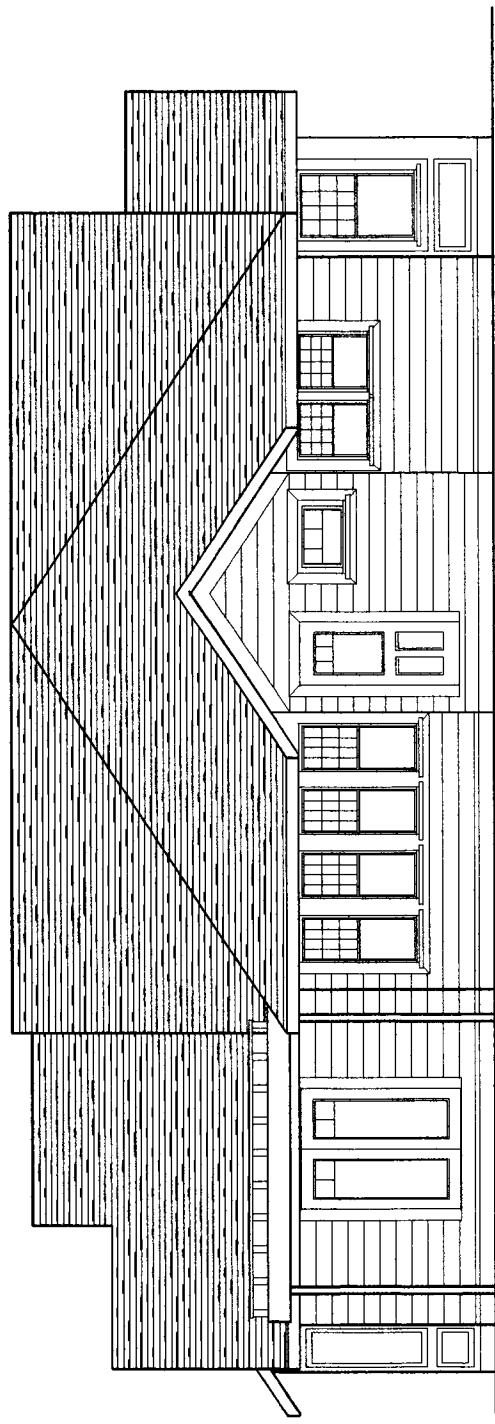
ELEVATION OPTION B



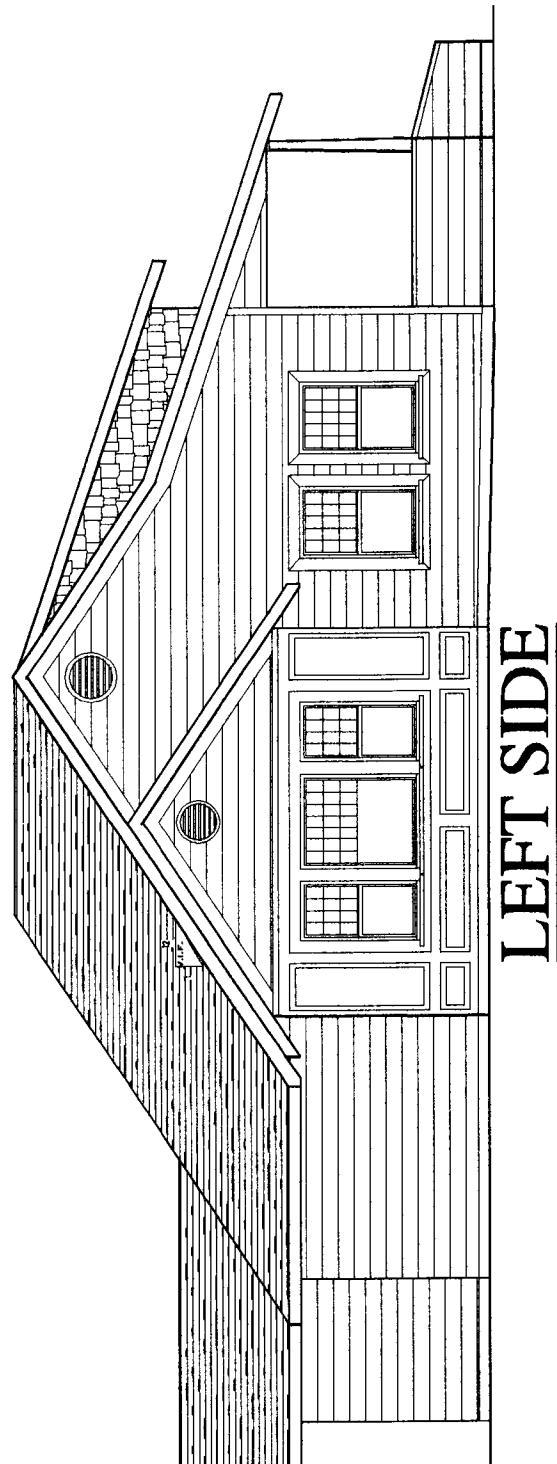
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RIGHT SIDE

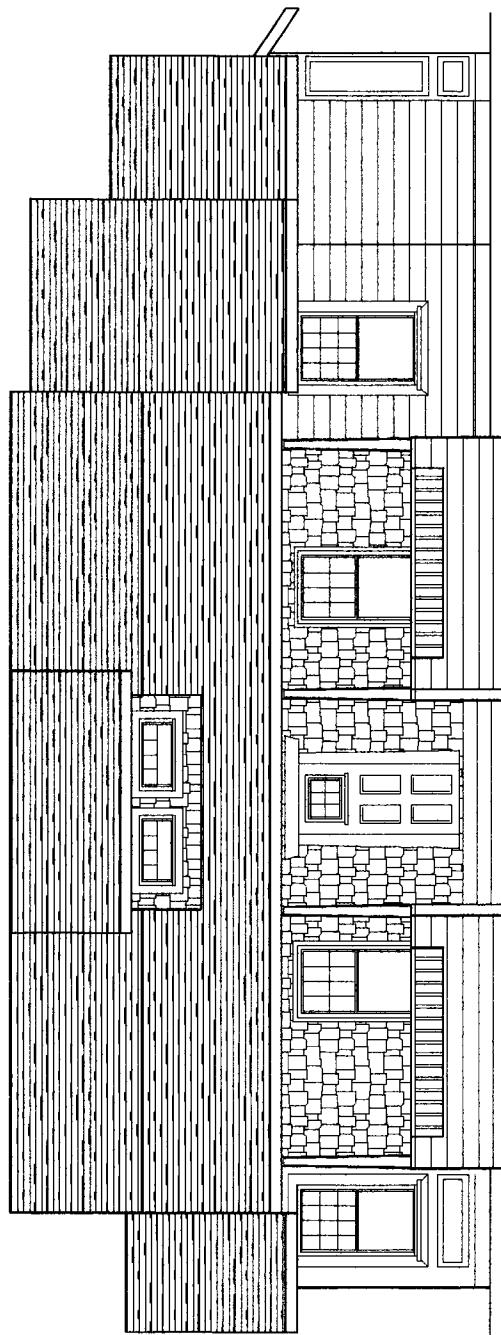


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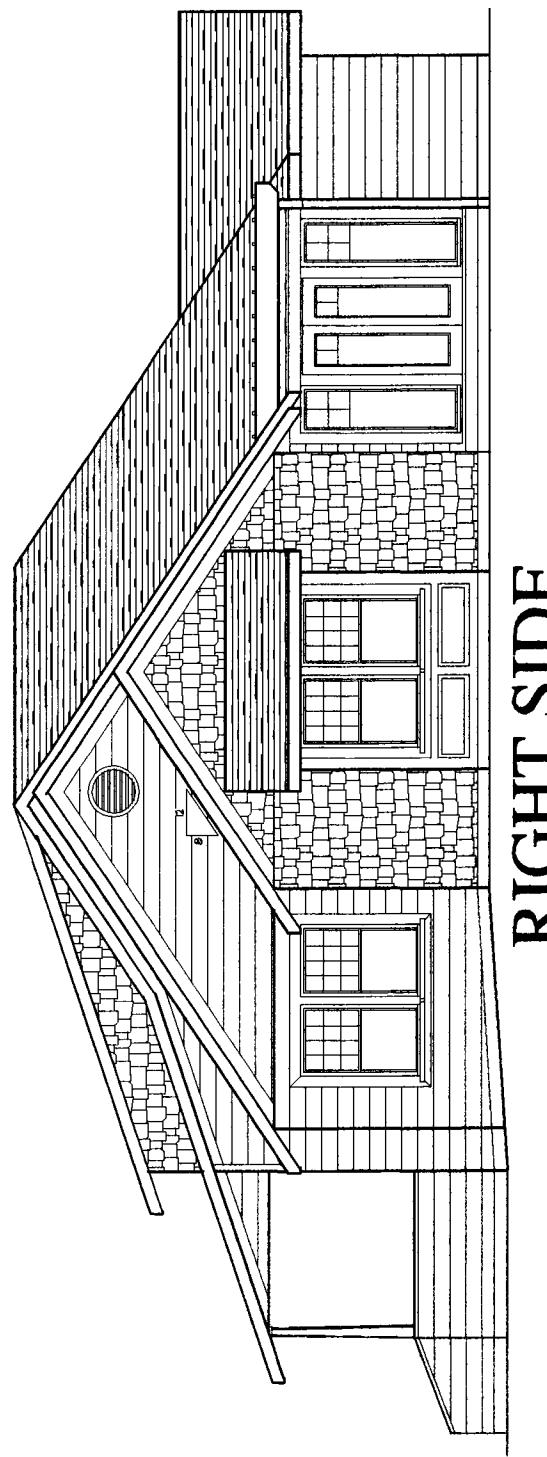


LEFT SIDE

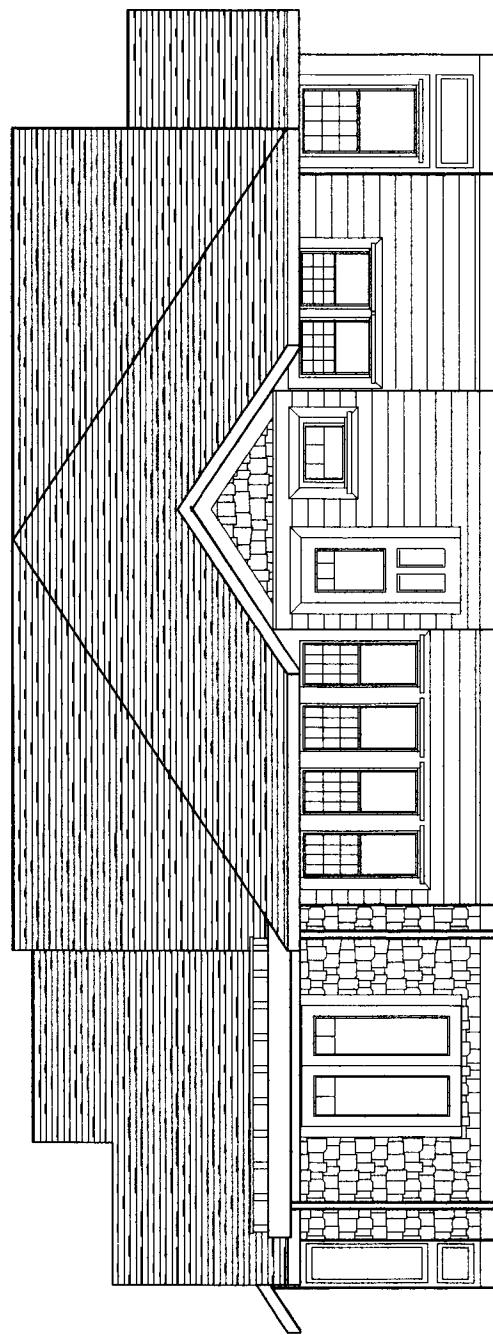
ELEVATION OPTION C



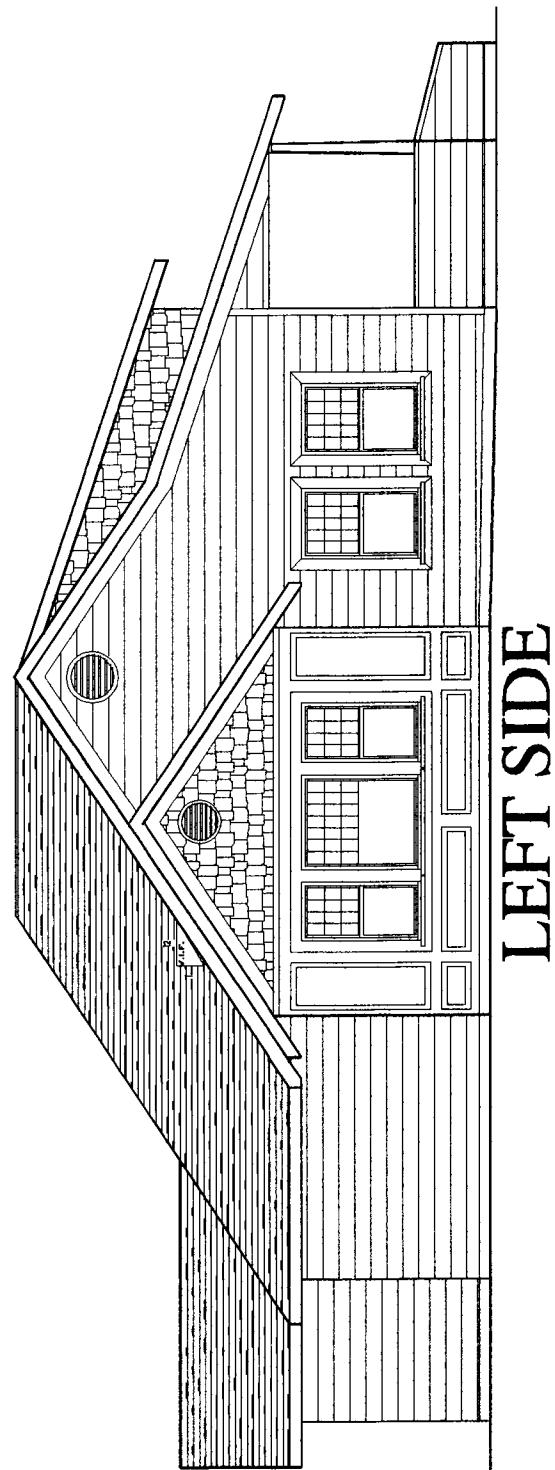
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RIGHT SIDE

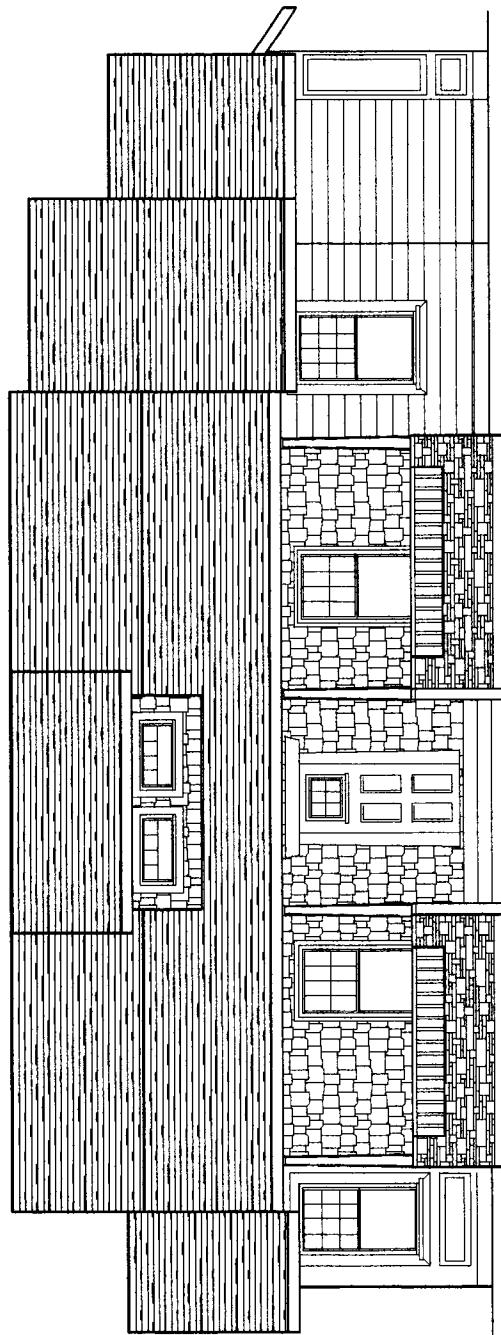


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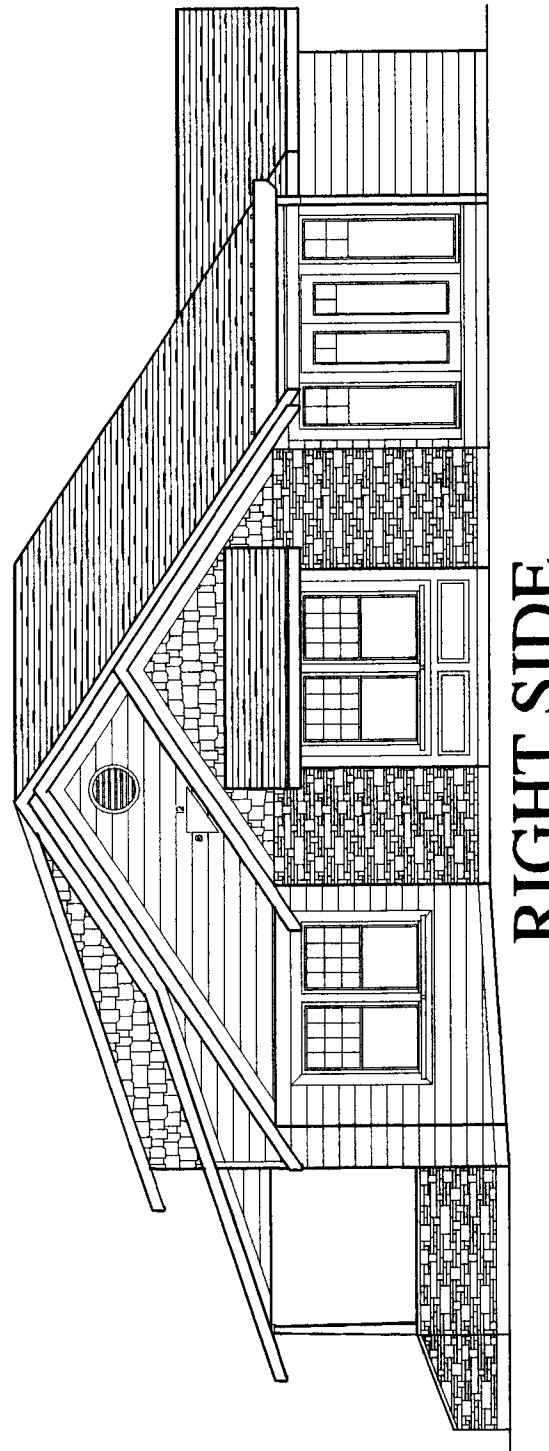


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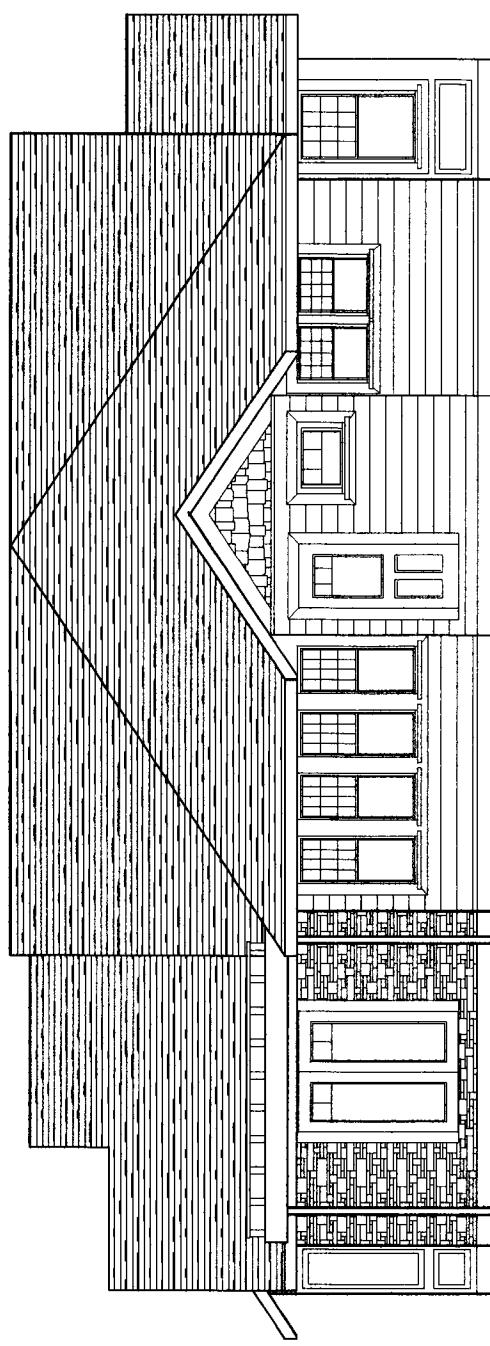
ELEVATION OPTION D



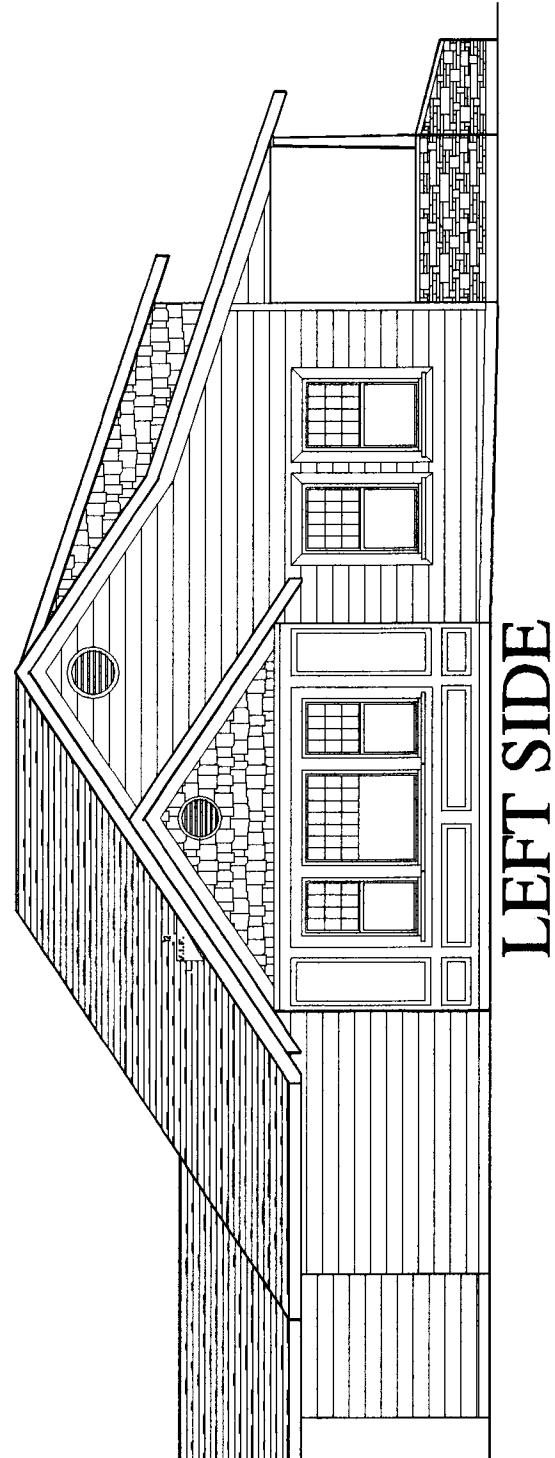
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RIGHT SIDE

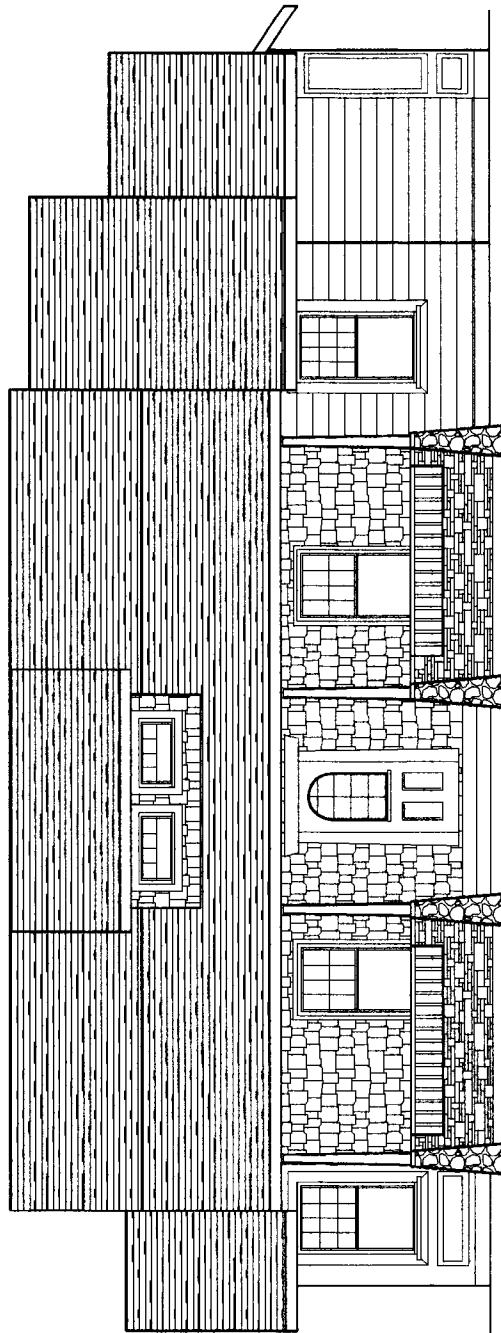


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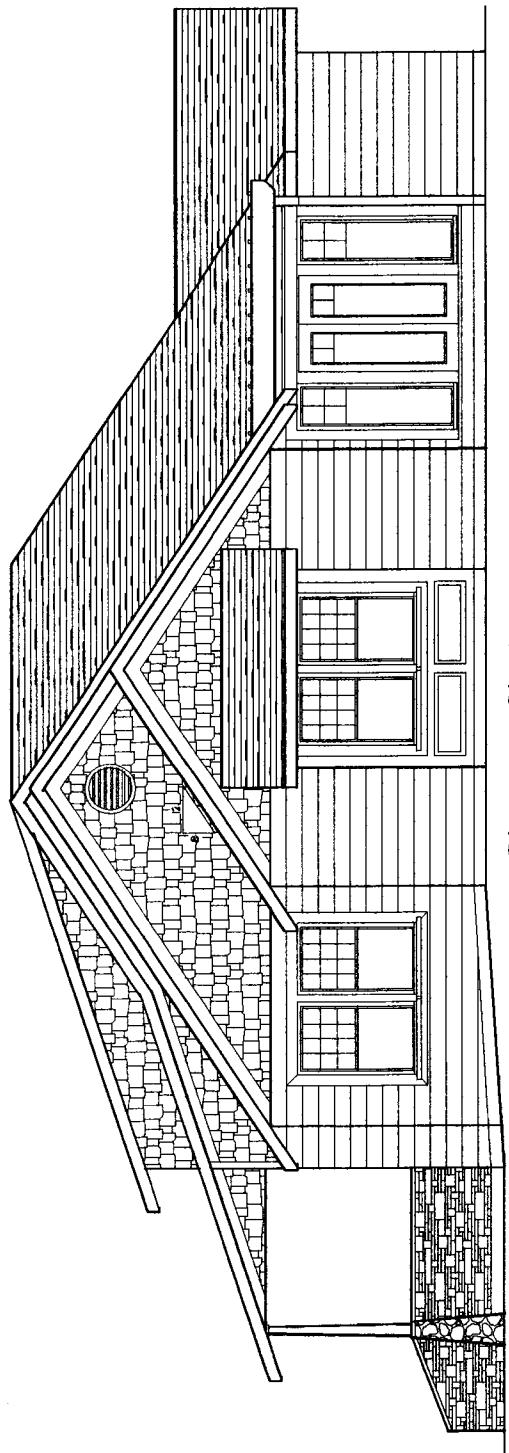


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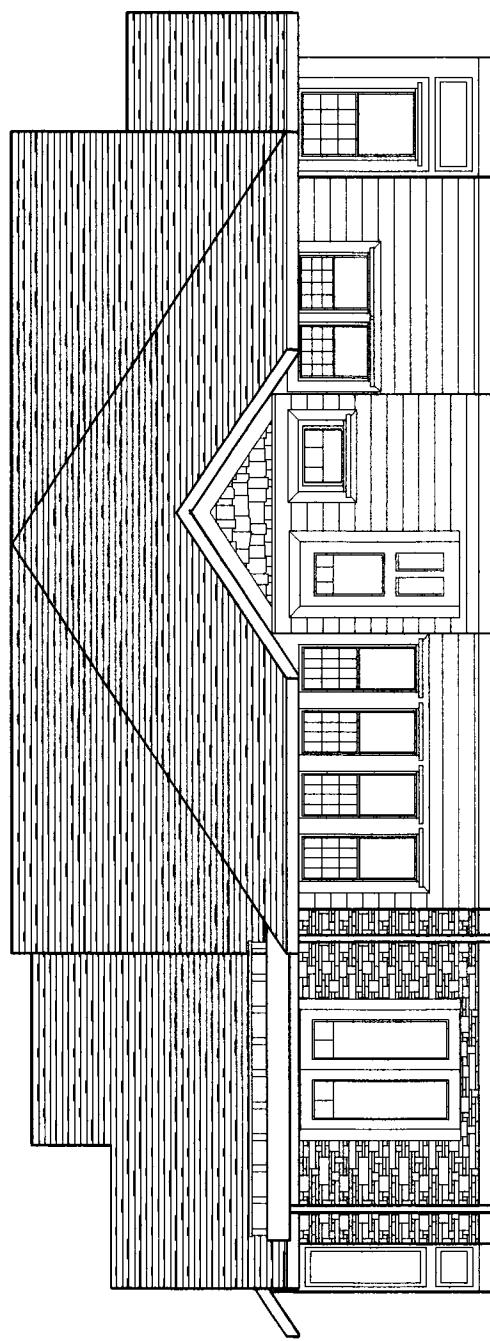
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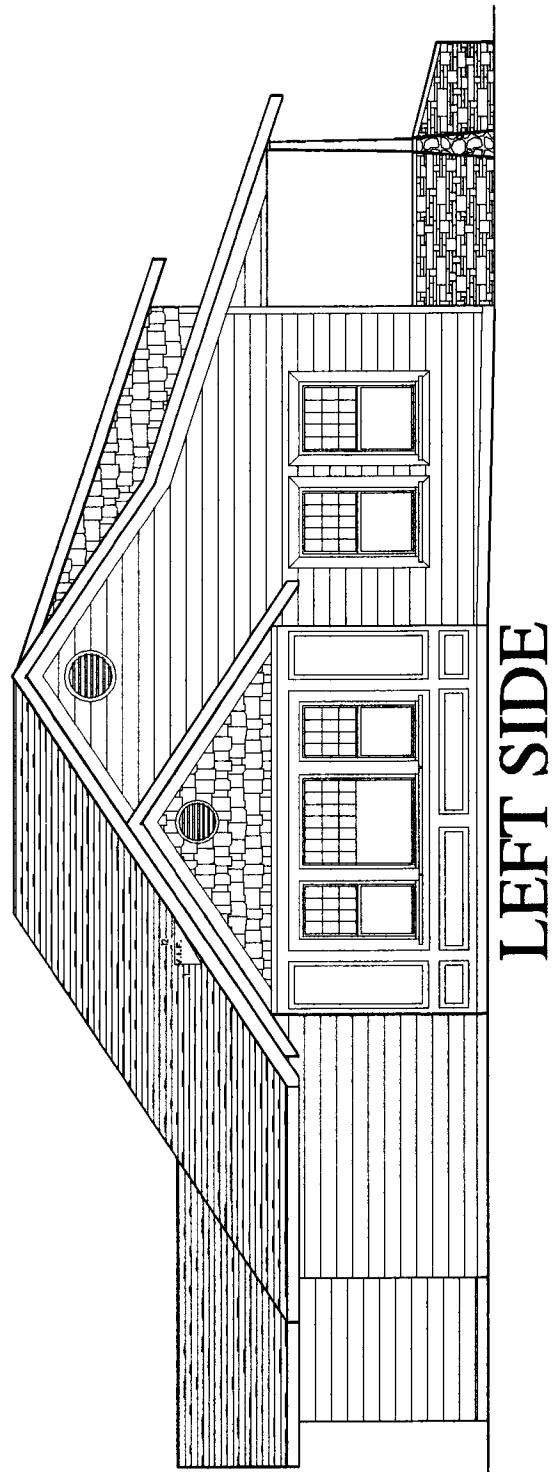
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RIGHT SIDE

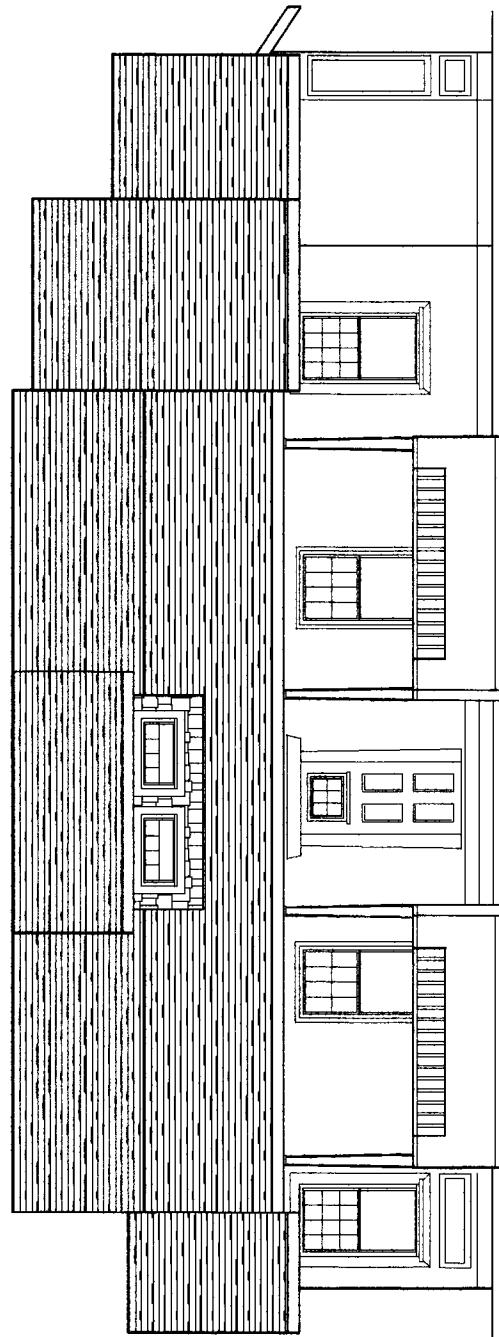


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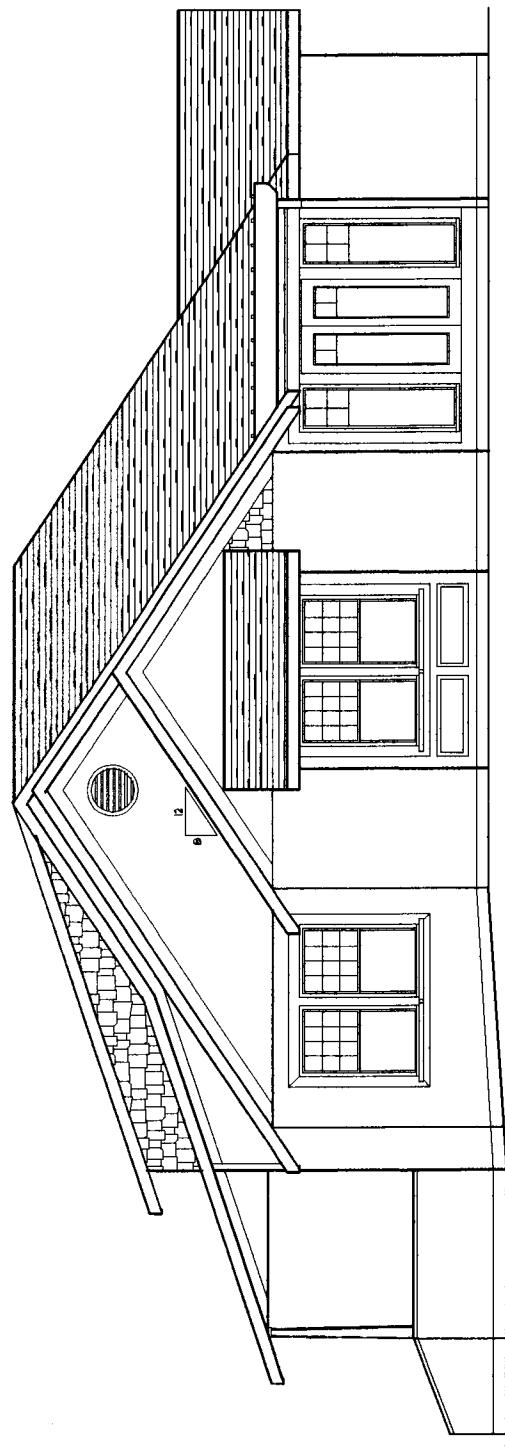


LEFT SIDE

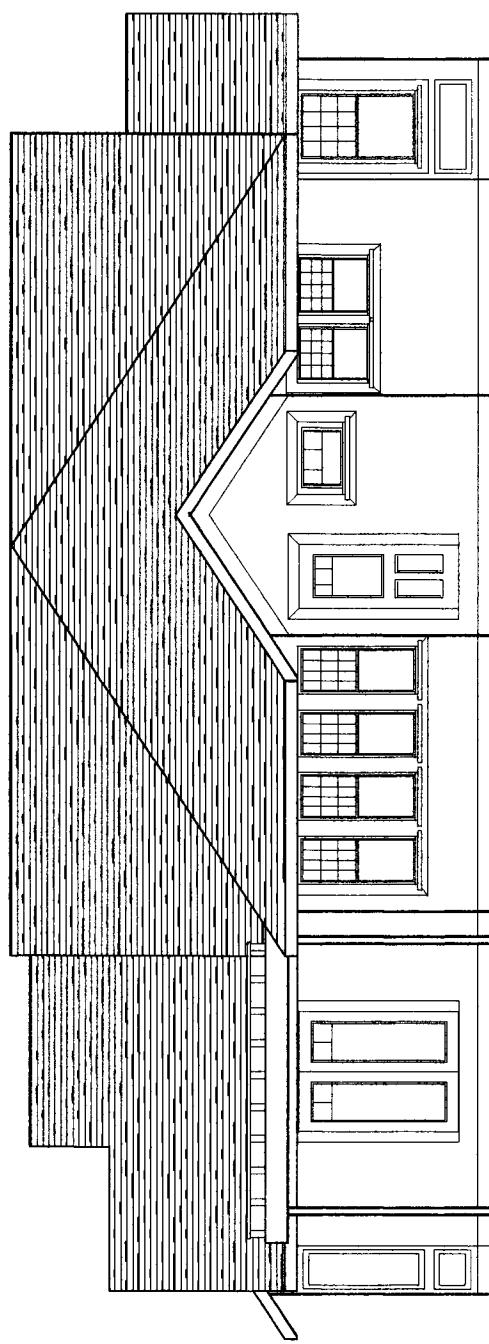
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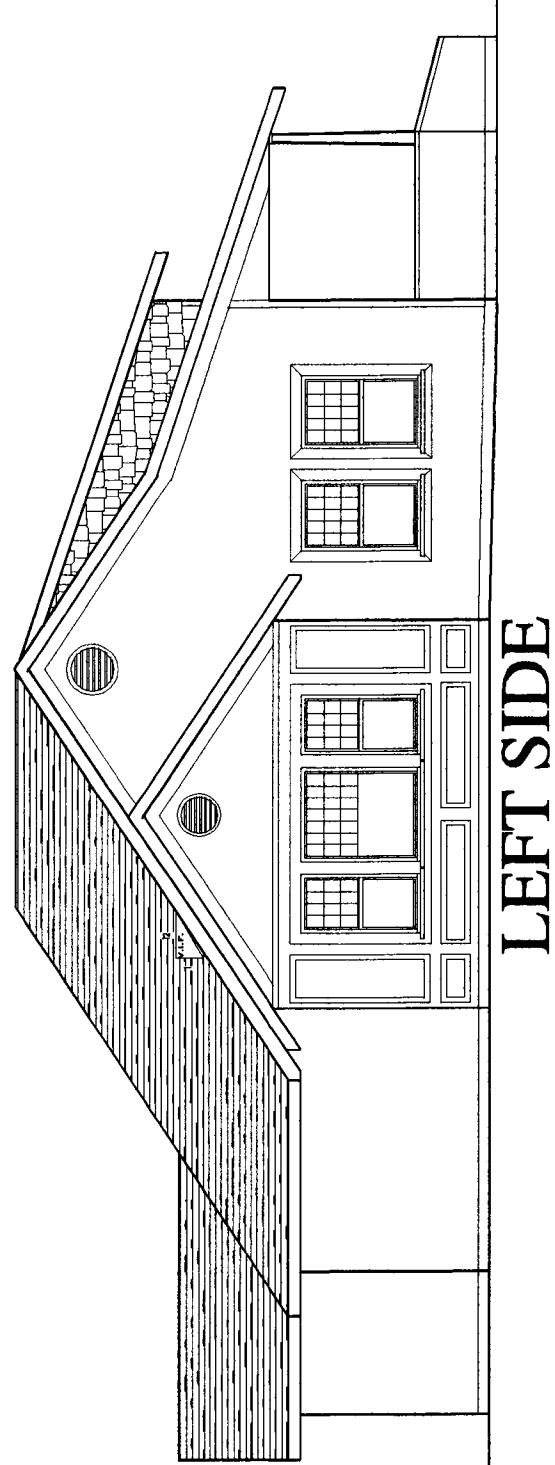
FRONT ELEVATION



RIGHT SIDE



REAR ELEVATION



LEFT SIDE

**Historical Survey 2000
Carson City Historic District
Carson City Community Development**



Address: 610 N. Phillips

Location: Southwest corner Phillips and W. Caroline

Construction Date: 1935 (assessor)

Historical Background

In 1864 H. S. Phillips purchased this parcel. The house at 610 N. Phillips was eventually located on lot 2. Charles Laughton, an auditor for the Virginia & Truckee Railroad, bought the property in 1880, then John Donner in 1887.

W.H. James purchased the property in 1905. Harry James was a native Nevadan, and working as a watchman at the time he bought the property. The James family was living in the house by 1907. Lina James was about age 24. They had a daughter, Bessie. By 1910 James listed his occupation as a merchant in a shoe store. By 1917 he was associated with the Carson Shoe Factory. In the 1920s he was working as a shoemaker and in 1927 in shoe repair. Daughter Bessie James worked as a clerk in the post office

Beginning in 1930 a number of different individuals lived at 610 N. Phillips. Josephine Mastroianni, a bookkeeper at the Capital City Bank lived there between 1930 and 1932. By 1935 Harry H. Mayer, the Deputy State Treasurer,

was in residence. In 1937 George and Chloe Harnem lived in the house. Harnem was a meat cutter. In 1939 John B. Hugo, a bartender for M. Broderick, was living in the home. By 1948 Howard and Bertha Riddle lived at 610 N. Phillips.

Sources: Stewart Title Posting Books; Carson City Directories; Carson City Telephone Directories; United States Census