

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING
OF MARCH 10, 2011**

AGENDA ITEM: F-1

FILE NO: HRC-11-010

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

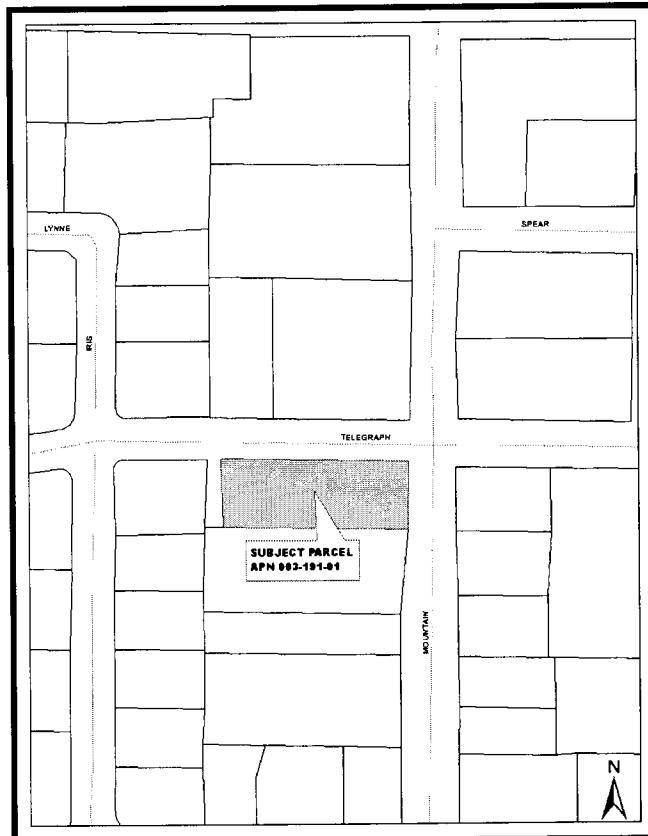
REQUEST: To allow exterior renovations of the single family dwelling unit including the re-roof of the single family dwelling unit and the replacement of existing shed dormers with proposed gabled dormers, on property zoned Single Family 6,000 (SF6).

APPLICANT: Covington Family 2005 Trust

OWNER: Covington Family 2005 Trust

LOCATION/APN: 312 Mountain Street / 003-191-01

RECOMMENDED MOTION: It is recommended that the Historic Resources Commission "Move to approve HRC-11-010, a request from Covington Family 2005 Trust, to allow exterior renovations of the single family dwelling unit including the re-roof of the single family dwelling unit and the replacement of existing shed dormers with proposed gabled dormers on property zoned Single Family 6,000 (SF6), located at 312 Mountain Street, APN 003-191-01, 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 (HRC) 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. Construction must meet all requirements of the State of Nevada and Carson City.
7. 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.
8. 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.org/building.
9. The proposed roof changes will require engineered plans and calculations.

LEGAL REQUIREMENTS: CCMC 18.05.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Medium Density Residential

ZONING: Single Family 6,000

DISCUSSION:

This one and a half story vernacular structure is L-shaped with a gabled roof. Per the Historic Inventory completed by Historic Environment Consultants the structure borrows stylistically from Greek and Gothic Revival design. The 2,683 square foot structure was

built in 1875 and is located in the northwestern portion of the 13,184 square foot corner lot and is setback considerably from Mountain Street.

The applicant is proposing to replace three existing shed dormers with five proposed gabled dormers. On the northern roof element the single shed dormer will be replaced with three gabled dormers, on the western and eastern roof elements the single shed dormers will be replaced with a single gable dormer each. Staff conducted a site visit on February 28, 2011 and found the plans submitted to be accurately represented by the applicant.

The applicant provided the required HRC application on February 11, 2011. Within the application, the applicant notes the roof is falling apart and leaks in a number of places and is composed of cedar shingles and different types of composition shingles. The project includes the re-roof of the single family dwelling with a 40 year composition roofing material. The applicant has provided a roofing sample board as part of the HRC submittal.

5.13 Secretary of the Interior Standards for Rehabilitation

Rehabilitation is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values.

The Standards for Rehabilitation are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials.

Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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 is 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)*)

5.16 Guidelines for Windows

The majority of buildings in the Historic District are characterized by 19th century styles of architecture. A basic design characteristic of these styles are symmetrically placed, vertically proportioned windows. Houses built in the 1930's to 1960's used in addition to the above, metal framed windows such as casements and picture windows.

5.16.1 Guidelines for Historic Buildings

Original windows shall be retained and repaired when at all possible. When replacement is necessary a window of duplicated design shall be used. The size, pane configuration, design and trim shall replicate that of the original. Original trim and surrounds are to be retained when windows are replaced. Bronzed aluminum framed windows are not appropriate for use in a historic building. Stained glass windows were not commonly used in the buildings of the district. Original stained glass windows are very valuable and should be retained. The addition of stained glass windows into openings which did not historically have stained glass is discouraged. (*Standard Number: 2, 6*)

The applicant has provided a cut sheet noting the Woodright window product anticipated for installation with the proposed dormers.

5.21 Guidelines for Additional Architectural Features

In review of the distinctive architectural features of the styles represented in the district, the following additional architectural features are exhibited. Designs for new buildings as well as additions or alterations to historic buildings can effectively incorporate one or more of the following design elements.

5.21.1 Dormers

Dormers can be a very cost effective method of increasing the usable floor space of a building. Often historic buildings are modified by the addition of dormers. Care must be taken when adding dormers to historic buildings that the scale, massing and proportion of the building is not disrupted. In new construction dormers can play a very effective role in harmonizing the contemporary building design with the existing historic styles. (*Standard Number: 2, 3, 5, 9, 10*)

The applicant has provided a photo-simulation of the proposed dormer installation for the review of the HRC.

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 03, 2011, 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.

Building Division comments:

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.org/building.
3. The proposed roof changes will require engineered plans and calculations.

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-11-010 subject to the recommended conditions of approval within this staff report. Staff will encourage the HRC to assist the applicant with the selection of appropriate replacement materials for the proposed project, if needed.

Respectfully Submitted,

PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner

Attachments:

- Application (HRC-11-010)
- Building Division comments
- Engineering Division comments

Carson City Engineering Division
Historic Resources Commission Report
312 Mountain St.
File Number HRC 11-010

TO: Historic Resources Commission

FROM: Rory Hogen, Asst. Engineer

DATE: February 25, 2011

SUBJECT TITLE:

Review of a Historic Resources Commission application for the remodel of an existing historic structure to better serve the upstairs area and make the home look more historic at 312 Mountain St., apn 03-191-01.

RECOMMENDATION:

Development Engineering has no preference or objection to the request.

DISCUSSION:

C:\Users\jpruitt\AppData\Local\Temp\XPgrpwise\HRC 11-010 312 Mountain St. Historic home remodel,
apn 03-19.doc

The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices. Construction must meet all requirements of the State of Nevada and Carson City.

File # (Ex: MPR #07-111)	<i>HRC 11-010</i>
Brief Description	<i>Framing roof dormers</i>
Project Address or APN	<i>312 Mountain Street</i>
Bldg Div Plans Examiner	<i>Kevin Gattis</i>
Review Date	<i>March 10, 2011</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.

Scope of Application

Frame new roof dormers

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 proposed roof changes will require engineered plans and calculations.



- HRC - 11 - 010

Carson City Planning Division 2621 Northgate Lane, Suite 62 • Carson City NV 89706 Phone: (775) 887-2180 • E-mail: planddept@ci.carson-city.nv.us	
FILE # HRC - <u>- HRC - 1 1 - 0 1 0</u>	
PROPERTY OWNER Covington Family 2005 Trust c/o Aaron & Mary Covington, TTER	
MAILING ADDRESS, CITY, STATE, ZIP 312 Mountain St. Carson City, NV 89703	
PHONE # E-MAIL ADDRESS	FAX # 882-1301 marymacw@earthlink.net
Name of Person to Whom All Correspondence Should Be Sent APPLICANT/AGENT PHONE # Same as above	
MAILING ADDRESS, CITY, STATE ZIP	
PHONE # E-MAIL ADDRESS	FAX #
Project's Assessor Parcel Number(s): 003-191-01	
Project's Master Plan Designation Medium Density Residential	
Project's Current Zoning SF6	

FOR OFFICE USE ONLY:

RECEIVED
FEB 11 2011

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.

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.

Remodeling the upstairs of the house to include three gabled dormers on the North (Telegraph St.) side of the house to replace the existing shed dormer, one gabled dormer on the west side to replace an existing shed dormer, and one gabled dormer on the East (Mountain St.) side to replace a shed dormer. The roof of one upstairs rooms was also propped on top of the original ridgeline of the house during a previous remodel (~1970). We would like to reframe this area to recover the original ridgeline as viewed from the street. Several rafters in the structure were damaged in a fire prior to 1930 and these will be replaced before re-roofing the home.

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 roof is falling apart, leaks in a number of places, and is composed of cedar shingles and different types of composition shingles. It will not last another winter. Prior to our purchase of the house, the upstairs was put together in a fort like fashion by someone who didn't appreciate plum and level construction techniques. The walls and ceilings are thin, flammable plyboard with no insulation, the windows are aluminum frame, and the dormers are shed style, not in keeping with the historic nature of the home. We have 2 children who will be shortly requiring their own space. There is no other room to expand, and currently the upstairs is not suitable for long term living quarters.

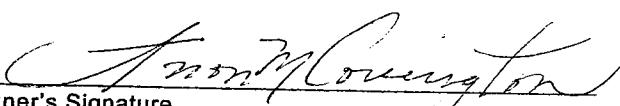
Additionally, there was a fire in the attic prior to 1930 and new rafters were just sistered to the charred rafters.

We would like to replace all of these for increased useable living space, structural soundness, and to enhance regress from the upstairs of the house.

SUPPORTING DOCUMENTATION

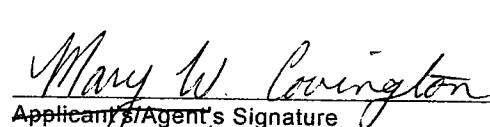
Each application requires 12 copies, folded to 8 1/2 x 11 inches, of quality site plan and drawings showing work to be performed on the subject project which requires HRC approval. Basically, this is any work which will affect the exterior of any structure and any modifications to the site, i.e., fences, 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

Aaron M. Covington

Owner's Printed Name


Applicant's/Agent's Signature
Owner's

Mary W. Covington

Applicant's/Agent's Printed Name
Owner's



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High-Performance® Low-E4® Glass

Ordinary Glass

Anderson
Advantage®



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Woodwright® windows can insulate a room as well or better than the walls that surround them.



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Interiors

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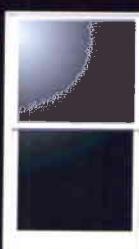


Pine



White

Exteriors



White



Sandtone



Oak



Maple



Terratone*



Forest Green

Hardware Styles



Estate*



Classic Series*

Hardware Finishes

Estate*



Bright Brass

Antique Brass

Oil Rubbed Bronze

Distressed Bronze

Classic Series*

White

Stone

Polished Chrome

Brushed Chrome

Satin Nickel

Distressed Nickel

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Finelight® grilles between the glass.



Removable interior grilles.



Permanent exterior grilles.



Permanent interior grilles.



Permanent exterior grilles. Permanent exterior grilles. With spacers between the glass.

Grille Patterns



Standard Colonial*



Standard Prairie



Specified Equal Light 2x1



Specified Equal Light 3x3



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Custom

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CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

1. Address: 312 North Mountain DR 2-193-01
 2. Common Name: CLYDE, VICTOR W & JUNE
 3. Historic Name: 312 MOUNTAIN ST
 4. Present Owner: Victor and Julia Clyde CARSON CITY NV 89703
 5. Address (if not occupant):
 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The structure is one and a half stories in height and essentially L-shaped in form with a gabled roof. The vernacular structure borrows stylistically from Greek and Gothic Revival design. The foundation is concrete, where visible, and the building surface material is shiplap. The large gable facing the street contains decorative elements including a dentil course, brackets and drops. A porch with similar detailing extends the width of the facade and a balustrade formed of crossed wood members completes the porch. Windows are primarily double hung with two lights above two.

A dormer has been added and some windows altered. Some alterations have also occurred at the rear of the building.

A garage stands at the rear.

RELATIONSHIP TO SURROUNDINGS:

The structure is somewhat small in relationship to the neighboring buildings but is compatible with respect to material, style, and residential scale.



Street Furniture: wire and wood fence
picket fence

Landscaping: abundant and mature
foliage obscures the house,
several large trees, large
lawn

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 SF6000 Public Works Project _____

Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:Excellent _____ Good _____ Fair Deteriorated _____APPROXIMATE SETBACK: 45 feet**HISTORICAL BACKGROUND:**

Architect (if known) _____

Builder (if known) _____

Date of Construction 1875-80's Estimated Factual _____ Source: _____Is Structure on Original Site? _____ Moved? _____ Unknown **SIGNIFICANCE:**

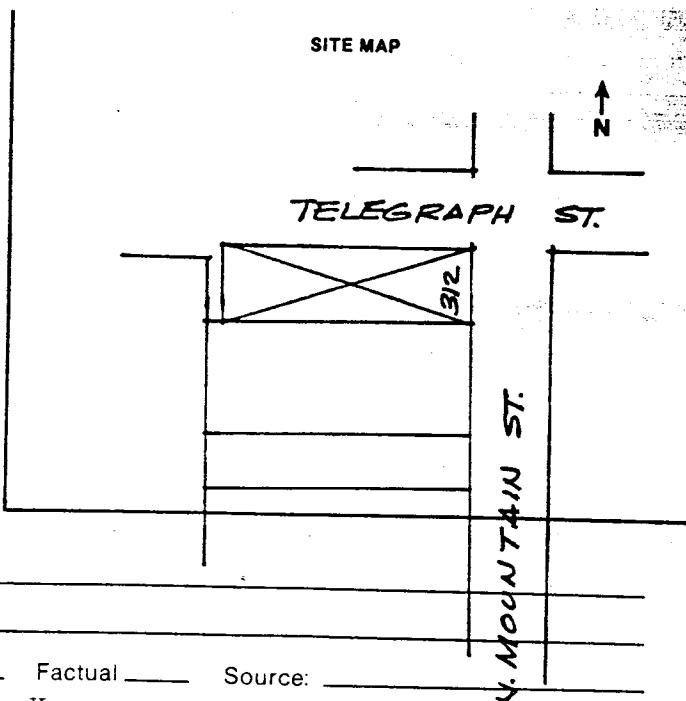
The building is a relatively small vernacular structure whose design combines two styles important to the architectural evolution of the city. Good detailing enriches the structure but it gains more in importance from its siting at the rear of an abundantly planted and generously sized lot, and its placement on this street which contains several large buildings of architectural significance.

SOURCES:**SUGGESTED LAND USE AND FAÇADE MODIFICATIONS, WHERE APPROPRIATE:**

Adaptive Use:

Façade Changes:

Zoning:

SITE MAP

1988 Update by: Ana Koval
Rainshadow Associates
P.O. Box 352
Carson City, NV 89702
(702) 849-1438

LYNNE

IRIS

SPEAR

TELEGRAPH

SUBJECT PARCEL
APN 003-191-01

MOUNTAIN



VICINITY MAP HRC-11-010