

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING
OF SEPTEMBER 08, 2011**

FILE NO: HRC-11-046

AGENDA ITEM: F-4

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

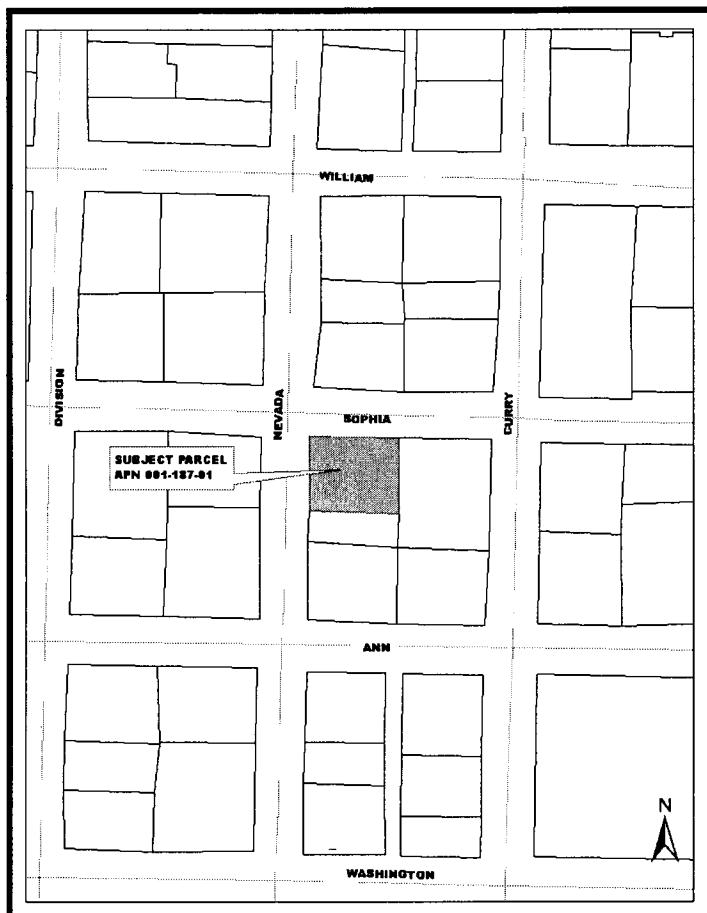
REQUEST: To allow the removal and replacement of the asbestos siding, with new siding and wainscoting on property zoned Residential Office (RO).

APPLICANT: Joanne Ballardini

OWNER: C & A Investments LLC

LOCATION/APN: 913 North Nevada Street / 001-187-01

RECOMMENDED MOTION: It is recommended that the Historic Resources Commission "Move to approve HRC-11-046, a request from contractor Joanne Ballardini, to allow the removal and replacement of the existing asbestos siding of the primary office structure on site on property zoned Residential Office (RO), located at 913 North Nevada Street, APN 001-187-01, 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 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. The replacement siding shall be materials noted by the HRC.

LEGAL REQUIREMENTS: CCMC 18.05.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Mixed Use Residential

ZONING: Residential Office

PREVIOUS REVIEWS:

- On December 08, 2010 the HRC conditionally approved HRC-10-099, a request from contractor Mark Games, to allow the demolition of the existing cabin and detached garage structure on site.
- On July 21, 2011, the HRC reviewed this proposal and recommended that the applicant evaluate the condition of the siding underneath the existing asbestos siding on the office structure.

DISCUSSION:

Per the information provided in the survey completed in 1998 by Anita Ernst Watson, the one-story vernacular structure was purchased by the Peterson Family in 1864 and initially constructed in c1875. The current owners C & A Investments purchased the property in 2009.

The primary structure was converted from a single family dwelling unit to a professional office in the early 1980's. At this time the applicant is requesting to allow the removal of the asbestos siding and the replacement material including new siding and wainscoting.

As noted previously, this item was before the HRC on July 21, 2011 for the evaluation of the siding replacement. At that time the HRC recommended that the applicant evaluate the siding underneath the existing asbestos siding of the office structure. The applicant has provided photographic documentation the condition of the siding. The applicant has supplied the HRC with samples of the proposed replacement materials.

5.15 Guidelines for Exterior Siding Materials

The exterior siding materials found in the district include the full range of materials used in the 19th to mid 20th centuries. The most typical is a horizontal wood siding. Generally a horizontal "drop" (shiplap) or clapboard was used. It was not uncommon for milled shingles to be utilized to accent gable ends or other similar portions of a structure. Often these shingles were decorative in nature having sculptured ends so that a variety of textural effects could be achieved. The entire structure was never covered with shingles. Mid-century houses used wide shakes and asbestos shingles. A few residences utilized brick, stone, concrete block or stucco. Other exterior sidings include vertical board and batten and corrugated sheet or standing seam metal. These were typically used on outbuildings. Brick, cut stone and rubble stone masonry and/or combinations were used primarily on commercial buildings. Historically, buildings in the district were painted, often in several colors - they were not stained or left "natural". The colors varied and often several colors were used on the same building to highlight the architectural design. Currently, there are paints as well as opaque stains available for exterior finishes. The HRC can provide assistance to owners wishing more information regarding paint and/or stain colors.

5.15.1 Guidelines for Historic Buildings

The original exterior siding material shall be retained and repaired when at all possible. When replacement is necessary the new material shall match the original in size, design, composition and texture. The use of steel, aluminum and vinyl siding materials is not appropriate for historic buildings. (*Standard Number: 6,2*)

The existing 1,100 square foot primary office building on site has architectural materials that include Asbestos siding. Staff will provide photographic documentation of the existing siding and its condition. Asbestos siding was very commonly used in buildings and homes from around the 1920s until the 1970s, and can still be found in many older homes in the US and Canada. Asbestos siding (also called asbestos cement siding) was typically made by adding asbestos (which is a natural fibrous mineral) to Portland cement, which was then pressed into siding shingles that came in a wide variety of sizes, profiles, and textures.

With the recommended conditions of approval and based upon the demolition complying with the 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-11-046 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.

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. No comments have been received in favor or in opposition of 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:

- Project requires application for a Building Permit, issued through the Carson City Building Division.

Respectfully Submitted,

PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner

Attachments:

Application (HRC-11-046)
Building Division comments
Engineering Division comments

**Carson City Engineering Division
Historic Resources Commission Report**
913 N. Nevada St.
File Number HRC 11-046

TO: Historic Resources Commission

FROM: Rory Hogen, Asst. Engineer

DATE: July 6, 2011

SUBJECT TITLE:

Review of a Historic Resources Commission application for the minor remodel of an existing historic structure to remove asbestos materials at 913 N. Nevada St., APN 01-187-01.

RECOMMENDATION:

Development Engineering has no preference or objection to the request.

DISCUSSION:

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 11-046</i>
Brief Description	<i>Reroofing and siding</i>
Project Address or APN	<i>913 N Nevada</i>
Bldg Div Plans Examiner	<i>Kevin Gattis</i>
Review Date	
Total Spent on Review	

BUILDING DIVISION COMMENTS:***General***

1. Project requires application for a Building Permit, issued through the Carson City Building Division.

Carson City Planning Division
108 E. Proctor Street Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FILE # HRC - 11 - HRC - 11 - 046

Julie & Joanne Ballardini
C & A Investment Inc.
PROPERTY OWNER

P.O. Box 1984 Carson City, NV 89702
MAILING ADDRESS, CITY, STATE, ZIP

775 690-7008 Cell 775 882-0482
PHONE # **FAX #**

E-MAIL ADDRESS
Name of Person to Whom All Correspondence Should Be Sent

Joanne Ballardini 775 690-7008
APPLICANT/AGENT **PHONE #**

Box 1984 Carson City, NV 89702
MAILING ADDRESS, CITY, STATE ZIP

775 690 7008 Cell 775 882 - 0482
PHONE # **FAX #**

E-MAIL ADDRESS

Project's Assessor Parcel Number(s): <i>001 187 01</i>	Street Address <i>913 No NV</i>	ZIP Code <i>89703</i>
Project's Master Plan Designation	Project's Current Zoning <i>RC Comm</i>	Nearest Major Cross Street(s) <i>Sophia</i>

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.

At 913 No NV, there is asbestos shingles on the house now which are in very bad Condition. We will remove asbestos shingles when approved. We will replace with a similar siding & a 4ft wainscoating when approved with our samples of siding & Wainscoating.

FOR OFFICE USE ONLY:

RECEIVED

HISTORIC RESOURCES COMMISSION

CARSON CITY PLANNING DIVISION

FEE: None

SUBMITTAL PACKET

- Application Form with signatures
- Written Project Description
- 14 Completed Application Packets-Application form, maps, supporting documentation (1 Original + 13 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.

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:

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.

Joanne Ballardini

Owner's Signature

Applicant's/Agent's Signature

Owner's Printed Name

Applicant's/Agent's Printed Name

JOANNE BALLARDINI



So Side



Back Side

HISTORICAL SURVEY
CARSON CITY HISTORICAL DISTRICT
CARSON CITY COMMUNITY DEVELOPMENT



NAME: Peterson House

ADDRESS: 913 N. Nevada

LOCATION: Southeast corner N. Nevada and W. Sophia

CONSTRUCTION DATE: 1918 (assessor); pre-1875 (Bird's Eye)

HISTORICAL BACKGROUND

This property has been owned by many people over the last century or so, and many of them are relatively anonymous. The first transaction involved the entire block and Abe Curry, but in 1864 **Jacob Peterson** purchased the lots at 913 N. Nevada.

Peterson and his wife **Maria Peterson** had emigrated from Prussia. Born around 1818, Peterson was a carpenter, and was working in Carson City as early as 1861. Jacob Peterson continued to work as a carpenter, and probably built their home, but he died in 1874. Maria Peterson sold the property to **R. S. Daniel**.

By 1883 the property was in the possession of the Koehl family, first **Mary Koehl** then **John Koehl**. John Koehl was living in Carson City, but his address was not listed in the directory

for that year.

Chris Klotz purchased the property from John Koehl in 1899, and owned it for eight years before it passed through the hands of **E. E. Roberts** then on to **C. H Peters**.

Charles H. Peters was involved in real estate and insurance with an office on E. Musser Street. His name was associated with many properties in Carson City, and with this parcel several times between 1907 and 1912.

In 1915 **C. F. Cutts**, who owned a dry goods store at 212 N. Carson Street, transferred the property to **William Brunn** and his wife. Brunn was a tailor who also had a shop on N. Carson, just up the street from Cutts at 312. Brunn was living in the house at 913 N. Nevada in 1917.

The property changed owners again in 1928, when it passed through **G. F. Engle** to **Clyde Garrett** and his wife in 1928. Garrett, who was a miner, had been living on Minnesota Street in 1920.

They owned the property for two years, then **Edward Doyen** purchased the house. Doyen was an upholsterer, with a notions shop on Carson Street. He and his wife **Edith Doyen** lived at 213 W. Sophia, with **Edna Doyen**, who worked as a clerk at the shop.

Grace G. Thomas bought the home in 1935. She lived with her husband **Beverly G. Thomas**, a mining engineer, at 402 N. Division. Grace Thomas operated a beauty shop on N. Carson Street. Their son **Beverly G. Thomas** was an assistant at Capital City Mortuary. Their daughter **Grace M. Thomas** was a stenographer at the Highway Department in 1937. By that year the Thomas's had moved to 311 West Third.

The house sold in 1942 to **William Gordon Hunter**, a physician who was living there in 1948.

OTHER NAMES ASSOCIATED WITH PROPERTY:

1860, Mary Curry; 1910, Mrs. Louise Bell; 1912, P. M. Newgard; 1919, Lucy Mara, Helene Epstine

SOURCES:

Stewart Title; 1870 Census; Carson City Directories