

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
JANUARY 12, 2012**

FILE NO: HRC-11-143

AGENDA ITEM: F-5

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

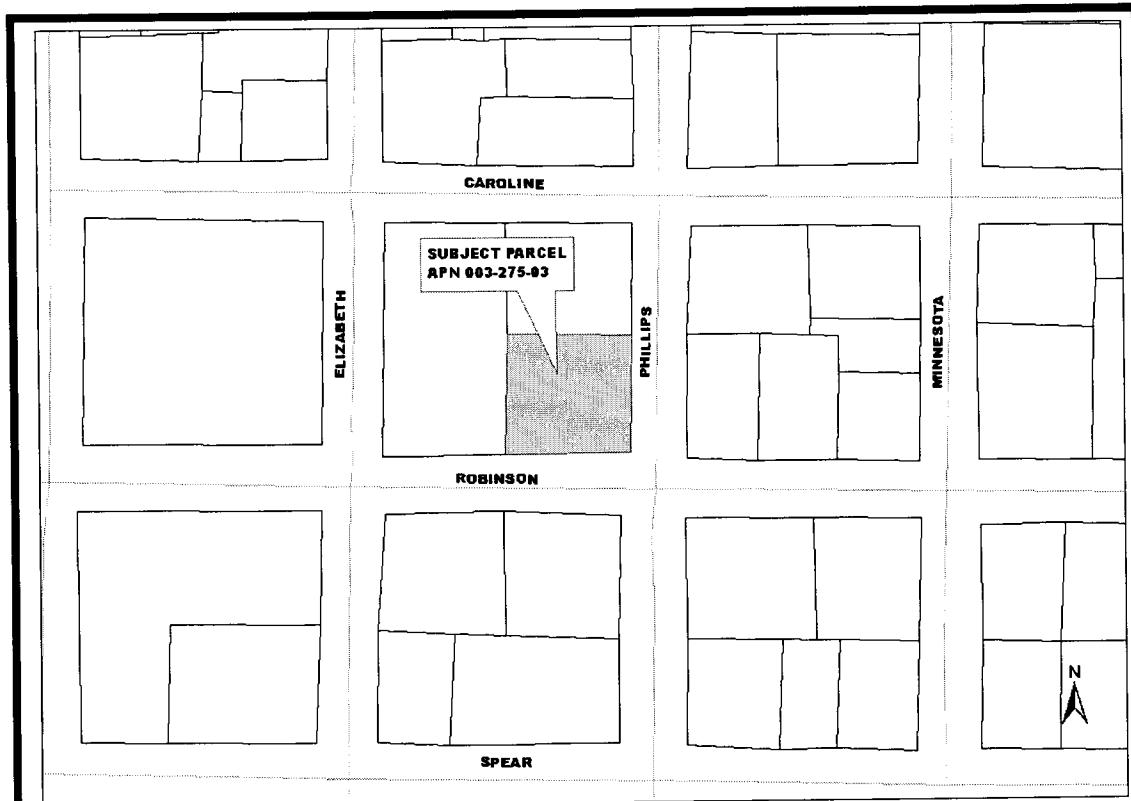
REQUEST: Action to consider a request from Robert Darney, Architect to allow new windows on the second and main level; to remove and replace four windows with French style doors; and the addition of two wooden decks.

APPLICANT: Robert M. Darney, Architect

OWNER: Stephanie Shefrin

LOCATION/APN: 604 W. Robinson Street / 003-275-03

RECOMMENDED MOTION: It is recommended that the Historic Resources Commission "Move to approve HRC-11-143, a request from Robert M. Darney, Architect (property owner: Stephanie Shefrin), to allow new windows on the second and main level; to remove and replace four windows with French style doors; and the addition of two wooden decks, located at 604 W. Robinson Street, APN 003-275-03, subject to the conditions of approval contained in the staff report."



VICINITY MAP HRC-11-143

RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the attached site development plan.
2. 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.
3. 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.
4. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with the building permit application.
5. 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.
6. The replacement window and doors shall be of the materials and make noted by the HRC.
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

LEGAL REQUIREMENTS: CCMC 18.05.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Medium Density Residential

ZONING: Single Family 6,000

DISCUSSION:

This structure is a one-and-a-half story vernacular residence. The existing single-family residence was built in 1937 (assessor). The subject site is approximately 8,154 square feet which includes a single-family dwelling unit of 3,000 square feet. Per the Historical Survey dated 2000 the property was sold several times in the 1860's.

The property owner is proposing exterior alterations to the eastern and western facades of the existing single family dwelling structure, which includes the removal and replacement four aluminum windows with French style doors and deck, in addition to an upgrade of the windows on second and main levels.

As noted above, the alterations include the addition of two wooden decks, the installation of wooden windows in place of existing aluminum windows and new concrete landings.

The purpose of the proposed project is to provide direct access from the Single Family Dwelling unit to the yards on site.

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

5.16.2 Guidelines for New Construction

The overall style of the new building will determine the appropriate design characteristics of the windows to be used. Windows for new buildings emulating 19th or early 20th century designs should emulate one of the 19th or early 20th century window styles and shall be vertically proportioned with a minimum ratio of 2 horizontal to 3 vertical and shall be single or double hung. Windows for new buildings emulating mid-20th century designs should use windows found in designs of those era (c. 1930-1960). The use of smoked, mirrored or tinted glass is not appropriate for use in the district.

The applicant is proposing to replace existing aluminum slider windows with new wood windows. See elevation submitted. The applicant has provided a specification sheet of the proposed product.

5.17.2 Guidelines of New Doors in Historic Buildings

The addition of a new door may be warranted for a building to properly function in a modern use. When new doors are to be installed a contemporary design which is sympathetic and harmonious with the original doors shall be used. The placement of the new openings shall not disrupt the original design of the building. (Standard Number: 2, 3, 5, 6, 9, 10)

5.17.3 Guidelines for Doors in New Construction

The overall style of the new building will determine the appropriate design characteristics of the doors to be used. Doors and entries make a strong design statement for any building. Balance, proportion, rhythm, scale and emphasis must all be considered when determining the style and design of doors. The use of highly ornamented and/or carved wood doors is discouraged. Likewise entry sidelights and/or transom windows should be simple in design.

The applicants are proposing to install two new sets of French Doors in replacement of existing aluminum slider windows on the western and eastern façades. The doors will be a Pella double pane advanced low E Insulated glass door. The applicant has provided a specification sheet of the proposed product. The addition of the new doors will allow for the building to properly function in a modern use.

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-11-143 subject to the recommended conditions of approval within this staff report.

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. Drainage changes from new construction cannot adversely affect neighboring properties.

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. Replace the bedroom windows with windows that meet emergency egress requirements where applicable.
4. This project will require engineered drawing and calculations for all structural changes.
5. Composition shingles are not allowed on roof slopes of less than 3/12 pitch. This will affect the proposed porch roof.

Respectfully Submitted,

PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner

Attachments:

Application (HRC-11-143)
Building Division comments
Engineering Division comments

**Carson City Engineering Division
Historic Resources Commission Report**
604 W. Robinson St.
File Number HRC 11-143

TO: Historic Resources Commission
FROM: Rory Hogen, Asst. Engineer
DATE: January 4, 2012

SUBJECT TITLE:

Review of a Historic Resources Commission application for the replacement of some windows and construction of two new deck and porch areas at 604 W. Robinson St., apn 03-275-03.

RECOMMENDATION:

Development Engineering has no preference or objection to the request. Drainage changes from new construction cannot adversely affect neighboring properties.

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 11-143</i>
Brief Description	<i>Remodel Dwelling</i>
Project Address or APN	<i>003-275-03</i>
Bldg Div Plans Examiner	<i>Kevin Gattis</i>
Review Date	<i>January 12, 2012</i>
Total Spent on Review	

BUILDING DIVISION COMMENTS:

Building Division Comments remain the same as before regarding the proposed alterations.

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

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.org/building.
3. Replace the bedroom windows with windows that meet emergency egress requirements where applicable.
4. This project will require engineered drawing and calculations for all structural changes.
5. Composition shingles are not allowed on roof slopes of less than 3/12 pitch. This will affect the proposed porch roof.

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 - 09 - HRC - 11-143

PROPERTY OWNER

STEPHANIE J. STEFRON

MAILING ADDRESS, CITY, STATE, ZIP PARADISE VALLEY,
5115 N. WILKINSON RD. AZ 85253

PHONE # 503-703-7595 **FAX #** 480-686-8648

E-MAIL ADDRESS

Name of Person to Whom All Correspondence Should Be Sent
APPLICANT/AGENT ROBERT M. DARNEY, ARCHITECT 775-883-3444

PHONE #

MAILING ADDRESS, CITY, STATE ZIP 307 W. WINNIE LN. SUITE 4 CARSON CITY,
NV

PHONE # 775-883-3444 **FAX #** 775-883-3447

E-MAIL ADDRESS darneyarch@sbeglobal.net

Project's Assessor Parcel Number(s):

003-275-03

Street Address

604 W. ROBINSON ST.

ZIP Code

89703

Project's Master Plan Designation

Project's Current Zoning

SFG

Nearest Major Cross Street(s)

ROBINSON & N. CARSON 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.

REPLACE (6) WINDOWS ON UPPER LEVEL, (2) WINDOWS ON MAIN LEVEL, REMOVE (4) WINDOWS ON MAIN LEVEL & REPLACE WITH (4) 5' WIDE FRENCH STYLE DOORS. ADDITION OF A WOOD DECK FROM THE WEST WALL OF THE DINING ROOM AND A WOOD DECK WITH COVER TO THE EAST WALL OF BEDROOM 1. ALL DECK MATERIALS TO MATCH THE (2) FRONT PORCH DECK & GARPORT. ALL NEW WINDOWS TO BE WOOD SINGLE OR DOUBLE HUNG & ARE REPLACING OLDER ALUMINUM WINDOWS (NOT ORIGINAL).

FOR OFFICE USE ONLY:

RECEIVED

DEC 27 2011

HISTORIC RESOURCES
COMMISSION

CARSON CITY
PLANNING DIVISION

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.

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

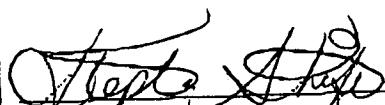
Will the project involve demolition or relocation of any structure within or into the Historic District? Yes No If Yes, please describe:

Reason for project: TO UPGRADE LEAKING WINDOWS, MODIFY TO BE WORK
IN CONTEXT WITH ORIGINAL TRIM & MATERIALS, ADDED
DECKS TO ALLOW BETTER ACCESS TO WINDOWS.

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

Stephanie Shefrin
Owner's Printed Name


Applicant's/Agent's Signature

ROBERT M. DARNEY, AIA
Applicant's/Agent's Printed Name AIA



Architect Series® Single Hung Window

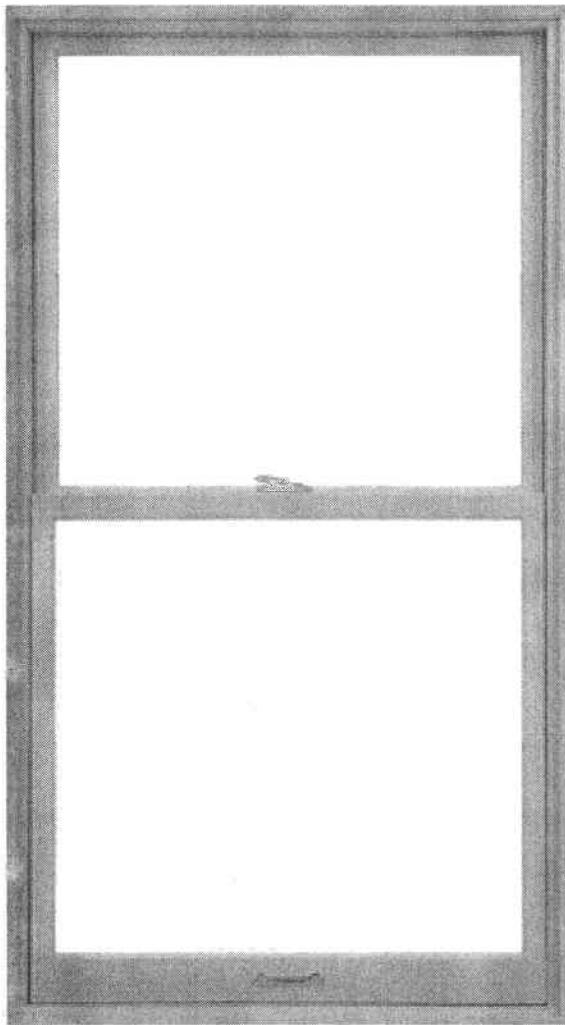
Congratulations! You've chosen a Pella window that will make your home more beautiful, comfortable and energy-efficient for years to come. Use this printed page for your reference and contact your nearest Pella retailer to explore your next steps.



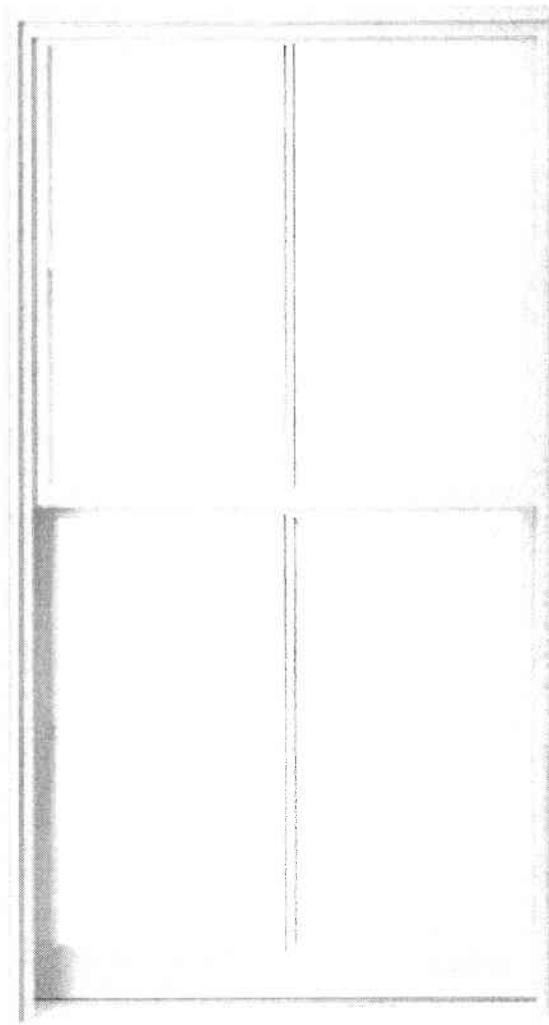
All Pella products offer
energy efficient options

Energy Efficient
Easy to Clean
Low Maintenance Exteriors
Virtually Unlimited Design Options
Fine-Furniture Detailing

Interior view



Exterior view



HRC - 1

My Options

Hardware:Champagne - Lock

Interior Finish:Unfinished Pine

Exterior Finish:Primed Pine

Glass Options:Advanced Low-E Insulating Glass with Argon

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DEC 27 2011

CARSON CITY
PLANNING DIVISION

Questions? Let us Help. Get in touch with a Pella exper

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Architect Series® Hinged Patio Door

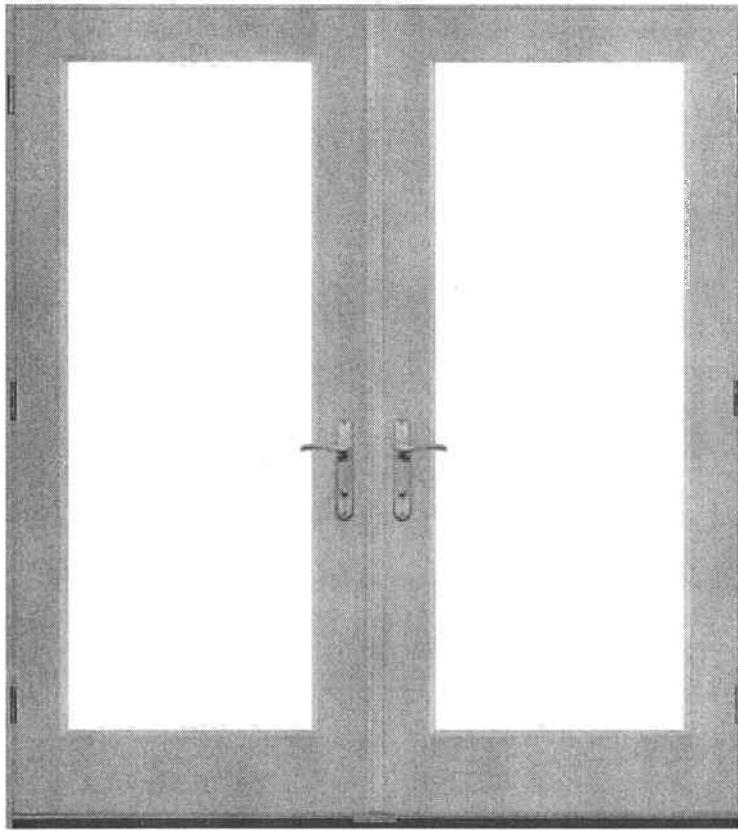


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energy efficient options

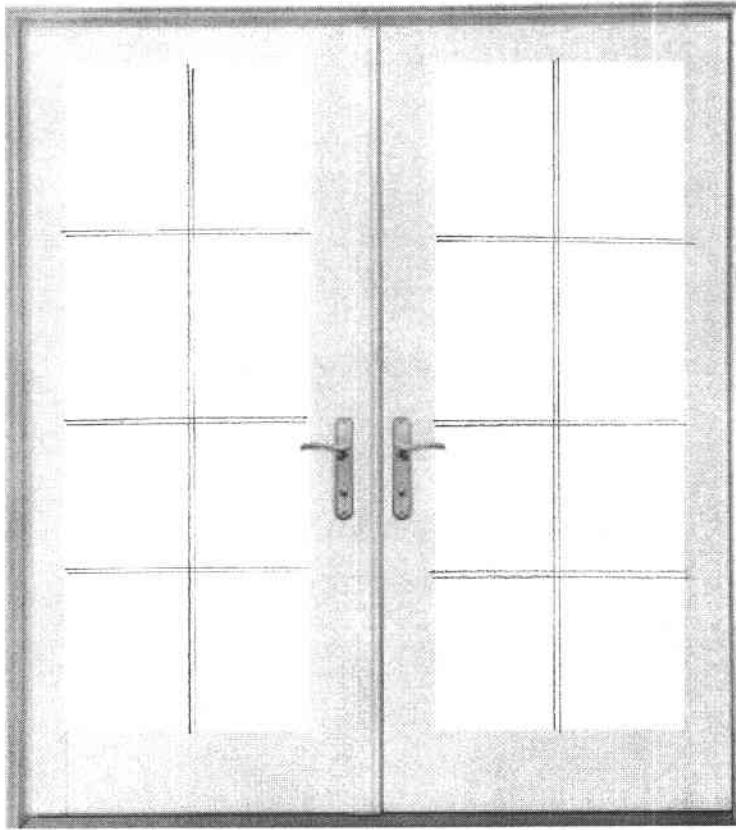
Congratulations! You've chosen a Pella patio door that will make your home more beautiful, comfortable and energy-efficient for years to come. Use this printed page for your reference and contact your nearest Pella retailer to explore your next steps.

Energy Efficient
Easy to Clean
Low Maintenance Exteriors
Virtually Unlimited Design Options
Fine-Furniture Detailing

Interior view



Exterior view



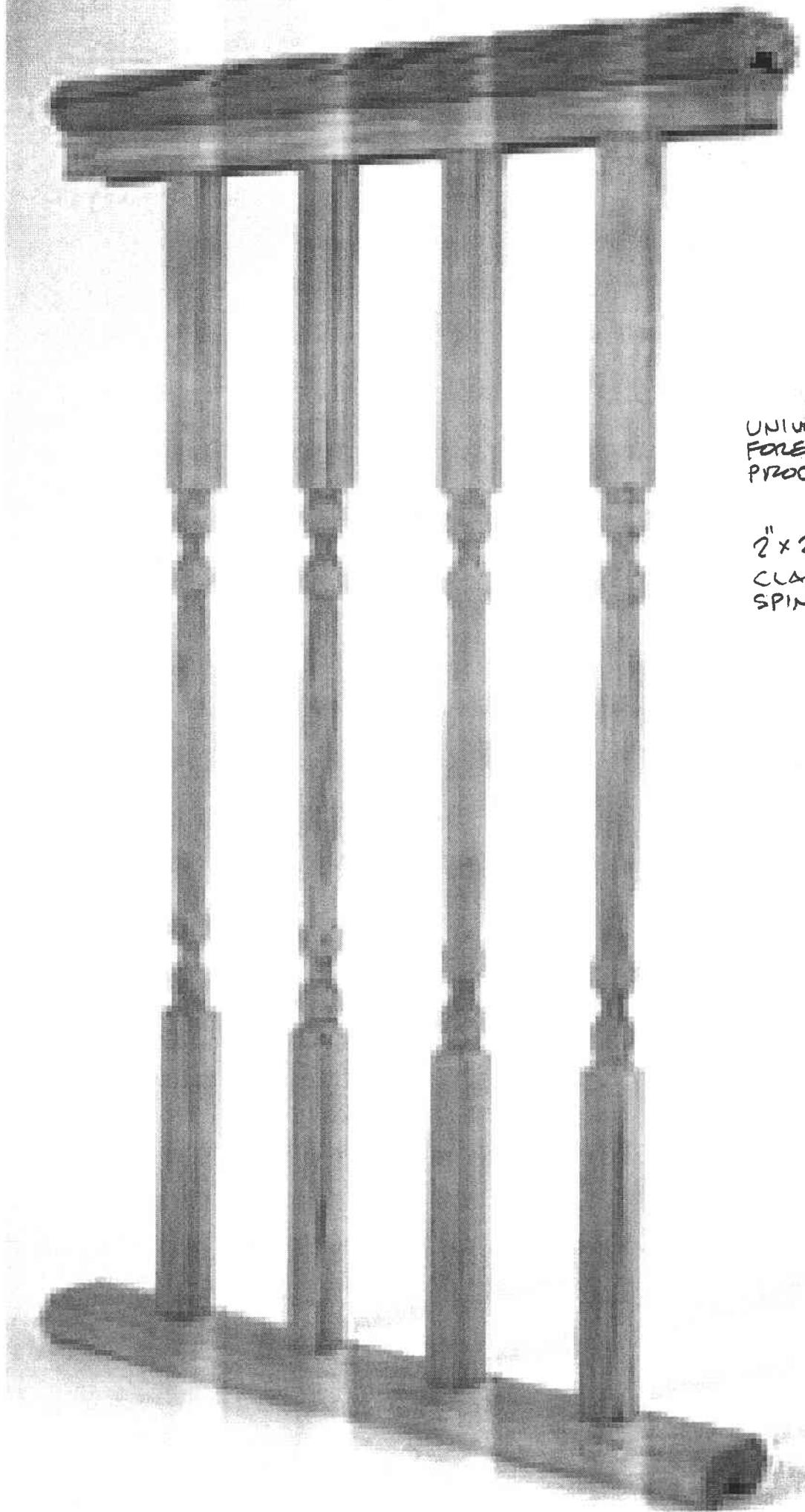
My Options

Glass Options: Double-Pane Advanced Low-E Insulating Glass with Argon*

Hardware: Satin Nickel

Interior Finish: Unfinished Pine

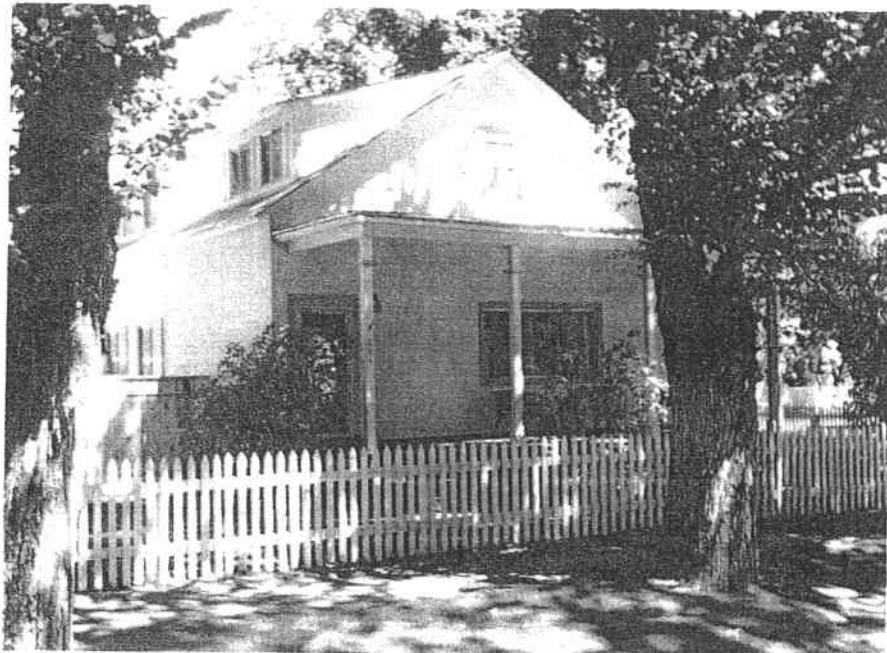
Exterior Finish: White



UNIVERSAL
FOREST
PRODUCTS

"2 x 2"
CLASSIC
SPINDLE

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



Address: 604 W. Robinson

Location: Northwest corner W. Robinson and Phillips

Construction Date: 1937 (assessor)

Historical Background

In 1864 H.S. Phillips purchased this parcel, and the property changed hands many times after that. By 1895 an S. Summerfield was living at this address. In 1910 Mr. And Mrs. E.D. Kelly were living in the house with Rebecca Kelly. Edward Kelly was Surveyor General from 1899 until his death in 1908.

In 1910, Floyd Curry, a plaster manufacturer, lived in the house with his wife Verra and four year old daughter Katherine. By 1915 Geo Brodigan, Nevada's Secretary of State, made his home here. He was followed in 1917 by Carleon Stevens, a clerk at the Nevada Industrial Commission. Frank Pyne, the State Librarian, lived here in 1921, then, from 1923 to 1925, Harold F. Holley an engineer for the State Highway Department.

R.B. Jeppson and Elsie Jeppson lived in the house from 1927 until 1930. Robert Jeppson was supervisor of the State Vocational Education Department. Between 1932 and 1937 the Examiner of Inheritance, John H. Anderson, lived in the home. By 1948 a number of individuals were calling this house home. Mrs. Flora Crosset was living there, as well as John A McCarthy, the superintendent of the State Printing Office. Rita Miller the Deputy State Treasurer lived in the house that year. John and Florence Sanford also listed 604 W. Robinson as their address.

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