

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING
OF December 13, 2012**

FILE NO: HRC-12-139

AGENDA ITEM: F-1

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

REQUEST: To allow installation/replacement of windows, fencing, front door replacement and completion of the front porch wall on property zoned Residential Office.

APPLICANT: Wayne Chimarusti

OWNER: Carolyn Tate

LOCATION/APN: 309 W. Caroline Street / 003-283-02

RECOMMENDED MOTION: It is recommended that the Historic Resources Commission "Move to approve HRC-12-139, a request from Wayne Chimarusti (property owner: Carolyn Tate), to allow installation/replacement of windows, fencing, front door and front porch alterations, on property zoned Residential Office, located at 309 W. Caroline Street, APN 003-283-02, based on the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, and with Historic Resources Commission Policies."

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. A building permit will be required for the replacement windows if the window openings result in openings that are larger than the previous window openings. Please contact the Building Division for approximate fees, plans required, number of plans to submit and general assistance in the City's Building Permit process.
7. The replacement products shall be of the materials and make approved by the HRC.

LEGAL REQUIREMENTS: CCMC 18.05.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Mixed Use Residential

ZONING: Residential Office

PREVIOUS REVIEWS: None

DISCUSSION:

On site is a single family dwelling unit of 864 square feet built in 1939. The applicant has recently purchased the subject site and is proposing to complete some exterior alterations prior to the start of the 2014 Nevada State Legislative session.

The alternations include the replacement of the existing aluminum windows on site, removal of the existing split rail front yard fencing and replacement, replacement of the front door and completing on the front porch alterations.

Staff conducted a site visit on December 03, 2012, and noted there are two types of fencing on site (split rail and vinyl), none of which have been approved by the HRC.

The existing windows on site appear to be aluminum, with the exception of the front picture window, which appears to be wood.

5.16 Guidelines for Windows

The majority of buildings in the Historic District are characterized by 19th century styles of architecture. Basic design characteristics 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 three options related to the proposed window replacement, which are a vinyl 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*)

The applicant has provided a replacement option for the primary entry door.

5.24.2 Guidelines for New Fences

The appropriate design for a fence will be determined by its intended function and its location. No fence shall be constructed which adversely effects the primary view(s) of any building. A fence design should enhance the overall visual presentation of a building. A fence should also contribute to the character and defining features of any building in a positive manner. (*Standard Number: 9*)

The applicant has also provided two wrought iron options related to the proposed fencing replacement.

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 December 6, 2012, 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:

With the recommended conditions of approval and based upon the project 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 the application submitted for HRC-12-139 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 materials from the selections provided for the project if needed.

Respectfully Submitted,

PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner

Application (HRC-12-139)
Engineering Division comments

**Carson City Engineering Division
Historic Resources Commission Report**
309 W. Caroline St.
File Number HRC 12-139

TO: Historic Resources Commission

FROM: Rory Hogen, Asst. Engineer

DATE: November 30, 2012

SUBJECT TITLE:

Review of a Historic Resources Commission application for replacing broken windows and front door, finishing the porch and finishing the front yard fence.

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.

**Carson City Engineering Division
Historic Resources Commission Report**
309 W. Caroline St.
File Number HRC 12-139

TO: Historic Resources Commission

FROM: Rory Hogen, Asst. Engineer

DATE: November 30, 2012

SUBJECT TITLE:

Review of a Historic Resources Commission application for replacing broken windows and front door, finishing the porch and finishing the front yard fence.

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.

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

FOR OFFICE USE ONLY:

FILE # HRC - 12 - 139

HISTORIC RESOURCES
COMMISSION

RECEIVED

FEE: None

NOV 26 2012

CAROLYN TATE

PROPERTY OWNER

P.O. Box 3945 CARSON CITY NV 89702-0000

MAILING ADDRESS, CITY, STATE, ZIP

SUBMITTAL PACKET

CARSON CITY
PLANNING DIVISION

- Application Form with signatures
- Written Project Description
- 16 Completed Application Packets-Application form, maps, supporting documentation (1 Original + 15 Copies)
- CD containing application data (pdf format)
- Documentation of Taxes Paid-to-Date

PHONE #

FAX #

E-MAIL ADDRESS

Name of Person to Whom All Correspondence Should Be Sent

WAYNE CHIMARUSTI

APPLICANT/AGENT

PHONE #

514 W. ROBINSON ST, CARSON CITY, NV 89703

MAILING ADDRESS, CITY, STATE ZIP

(775) 885-9066 (DAY) 775 883-1987

PHONE #

FAX #

WSCES2@sbcglobal.net

E-MAIL ADDRESS

Application Reviewed and Received By:

Submission Deadline: See attached HRC application submittal schedule.

Project's Assessor Parcel Number(s):

Street Address

ZIP Code

003-286-02

309 WEST CAROLINE ST, CARSON CITY 89703

Project's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)

MIXED USE RESIDENTIAL

RO

DIVISION ST / NEVADA 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 WINDOWS

- COMPLETE FENCE IN FRONT YARD

- REPLACE FRONT DOOR

- FINISH/CAP FRONT PORCH WALL

Does the project require action by the Planning Commission or the Board of Supervisors?

Yes

No

If Yes, please explain:

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:
- THREE OF EIGHT WINDOWS ARE BROKEN, ALL
- WINDOWS ARE SINGLE PANE
- COSMETIC IMPROVEMENT TO FENCE / OR REPLACE
- FRONT DOOR WAS SPLINTERED AND PARTIALLY PATCHED
- COSMETIC IMPROVEMENT TO FRONT PORCH RAIL/WALL.

SUPPORTING DOCUMENTATION

Each application requires 16 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

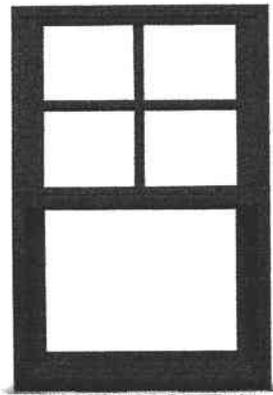

Applicant's/Agent's Signature

Owner's Printed Name

WAYNE CHIMARUSTI
Applicant's/Agent's Printed Name

WINDOW STYLES

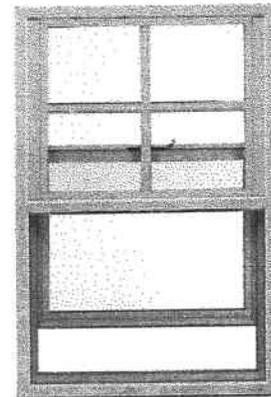
OPTION 1



DOUBLE-HUNG
GUILLOTINA DE DOS HOJAS

Double-Hung windows provide a traditional look to any home and provide increased ventilation.

Available in
Premium Vinyl



SINGLE-HUNG
GUILLOTINA DE UNA HOJA

Single-hung windows are a popular choice because they offer an easy-to-coordinate, classic style and provide reasonable ventilation.

Available in
Premium Vinyl
Sierra Vinyl
Premium Aluminum
200 Series Aluminum



COLOR

Choose the right color to enhance the beauty of your home.



Dark Bronze



Cocoa Bean



Terratone®



Sandtone



White

EXTERIOR COLORS

Andersen® 100 Series products come in five exterior colors, including Dark Bronze and Cocoa Bean— colors that are darker and richer than most vinyl windows.

WHITE INTERIORS

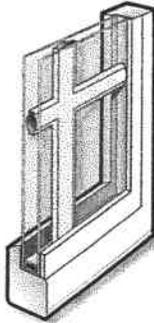
Andersen® 100 Series windows and doors feature an attractive matte white finish inside. This gives you the ability to select your favorite exterior color without compromising options for interior decoration.

Printing limitations prevent exact color duplication. See your Andersen dealer for actual color samples.

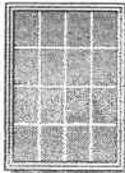
OPTION 2

GRILLES

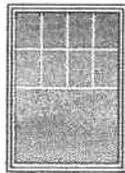
Customize the look of your windows and doors with Andersen® grilles.



Andersen® 100 Series products are available with **Finelight™** grilles-between-the-glass that make window and patio door glass easy to clean. They have an elegant, sculpted profile, plus they offer a **two-sided color scheme**, allowing you to have grilles that match not only the white interior but also your exterior color choice.



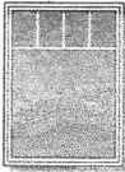
Colonial



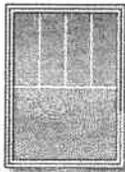
Modified Colonial



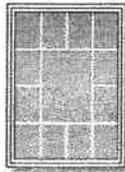
Prairie A



Short Fractional



Tall Fractional



Victorian



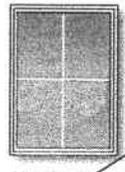
Renaissance



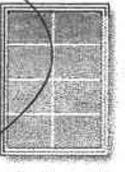
Sunburst

SPECIFIED EQUAL LIGHT

Any number of same-size rectangles across or down. Some limitations apply.



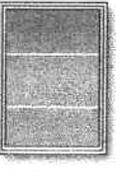
(2 x 2)



(2 x 4)



(2 x 1)



(1 x 3)

HARDWARE

You get attractive hardware that performs reliably for years!

WINDOW HARDWARE

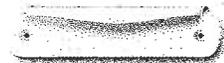
All window hardware is white to match the interior of your windows.



Casement and awning hardware folds down so it doesn't interfere with window treatments.



Single-hung and gliding windows feature hardware that automatically locks when windows are closed. A Window Opening Control Device is available, which limits raising the sash to less than 4" when the window is first opened.



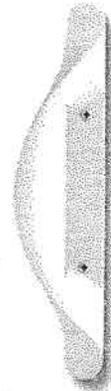
Optional single-hung lift/gliding window handle

PATIO DOOR HARDWARE

Exterior patio door handles match the door's exterior color, while interior handles are white to match the interior. Also available with an optional auxiliary foot lock that bolts the gliding panel into the track. It provides an extra measure of security when the door is in a locked position.



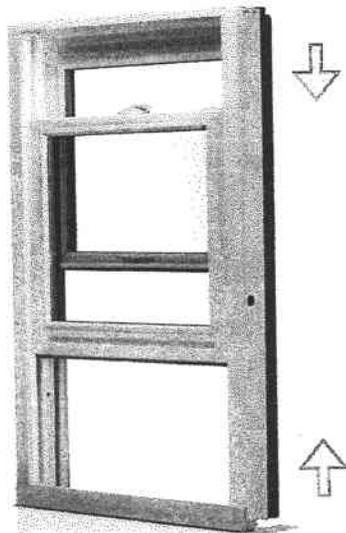
Exterior Handle
(Shown In Dark Bronze)



Interior Handle

*See local code official for requirements in your area. **Numbers for visible light transmission and UV (ultraviolet) rays blocked are based on center-of-glass values. U-Factor and SHGC are total unit performance values. Calculations were developed based on a 100 Series casement window 23.6" wide by 59" tall, argon fill, 3 mm glass thickness and no grilles. Energy performance ratings labeled on the product represent total unit performance as certified by the National Fenestration Rating Council and will differ from center-of-glass properties and by product type. *See limited warranty for details.

LOOK
INSIDE
ABRIR

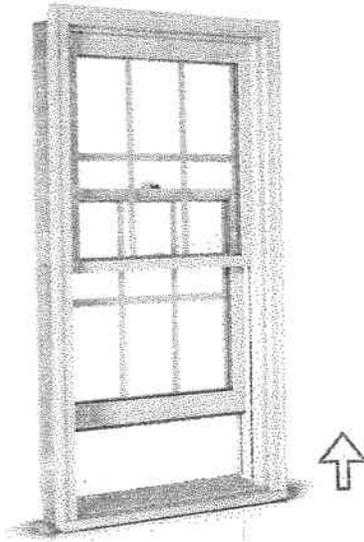


POCKET REPLACEMENT REEMPLAZO DE CAVIDAD

Replacing your drafty old windows with new wood windows is the easiest way to make the biggest home improvement. Not only will you retain the beauty of natural wood, you will also save money on heating bills and give your home added security.

Available In
Tradition Plus

OPTION
3



HISTORICAL PRIMED WOOD MADERA SELLADA HISTÓRICA

Sometimes historical accuracy is important. Whether you are replacing a single window or remodeling a historic landmark, real wood exteriors provide an authentic look and craftsmanship of traditional wood windows reminiscent of days past.

Available In
Tradition Plus



JUEGO DE REEMPLAZO DEL BASTIDOR

Mejore su hogar con el juego de reemplazo del bastidor de guillotina de dos hojas, disponible en madera imprimada o exteriores recubiertos. Este juego incluye todos los componentes necesarios y normalmente se toma una hora para instalarlo. El marco de la venta y las piezas de la moldura permanecen intactos. Ofrecemos este juego en más de 120 tamaños estándar y tamaños personalizados para cumplir con las necesidades de su proyecto.

HÁGALO USTED MISMO

Reemplazo fácil y rápido del bastidor. Conserve intactos el marco, enyesado y contramarcos.

1) Mida el ancho, la altura y el ángulo del alféizar de la ventana. Verifique que el marco existente esté en escuadra y que la jamba existente esté recta. 2) Retire el bastidor viejo. 3) Instale los soportes y revestimientos de la jamba; instale el tope de separación; instale primero el bastidor superior y después el bastidor inferior.

OPTION 1

Uses / Usages / Usos

Accent Plantings
Souligner les plantes
Destacar plantas

End Unit • 4 • Unité d'extrémité / Unidad de extremo
Post • 2 • Poteau / Poste

Define Walkways
Définir les passages
Definir senderos

Gate Unit • 1 • Unité de portail / Unidad de puerta
Base Unit • 2 • Unité de base / Unidad de base
End Unit • 4 • Unité d'extrémité / Unidad de extremo
Post • 4 • Poteau / Poste

Border Lawns
Bordef les pelouses
Bordear céspedes

Gate Unit • 1 • Unité de portail / Unidad de puerta
Base Unit • 5 • Unité de base / Unidad de base
End Unit • 4 • Unité d'extrémité / Unidad de extremo
Post • 8 • Poteau / Poste

Emphasize Paths
Souligner les chemins
Enfatizar caminos

Base Unit • 4 • Unité de base / Unidad de base
End Unit • 4 • Unité d'extrémité / Unidad de extremo
Post • 6 • Poteau / Poste

Protect Trees
Protéger les arbres
Proteger árboles

Base Unit • 4 • Unité de base / Unidad de base
Post • 4 • Poteau / Poste

Enhance Entrances
Reléver les entrées
Realzar entradas

Gate Unit • 1 • Unité de portail / Unidad de puerta
Base Unit • 4 • Unité de base / Unidad de base
Post • 2 • Poteau / Poste

Post & Stake
Link support & anchor all
unit sections.
Poteau et piquet
Reliez, supportez et
ancrez toutes les sections.
Poste v pectora

Gate Unit • 1 • Unité de portail / Unidad de puerta
Base Unit • 2 • Unité de base / Unidad de base
End Unit • 2 • Unité d'extrémité / Unidad de extremo
Post • 2 • Poteau / Poste

Custom Made by hand in the workshop from ground before driving stakes to avoid damaging border.

Decorative Fence

Installation & Use / Installation et utilisation / Instalación y uso

Gate Unit
Create beautiful entrances
or walkways.
Unité de barrière
Créez de belles entrées ou
passages.
Unidad de puerta
Cree hermosas entradas o
senderos.

Base Unit
Link together to build your
dream fence.
Unité de base
Reliez pour construire la
clôture de vos rêves.
Unidad de base
Junte todo para crear la
cerca de sus sueños.

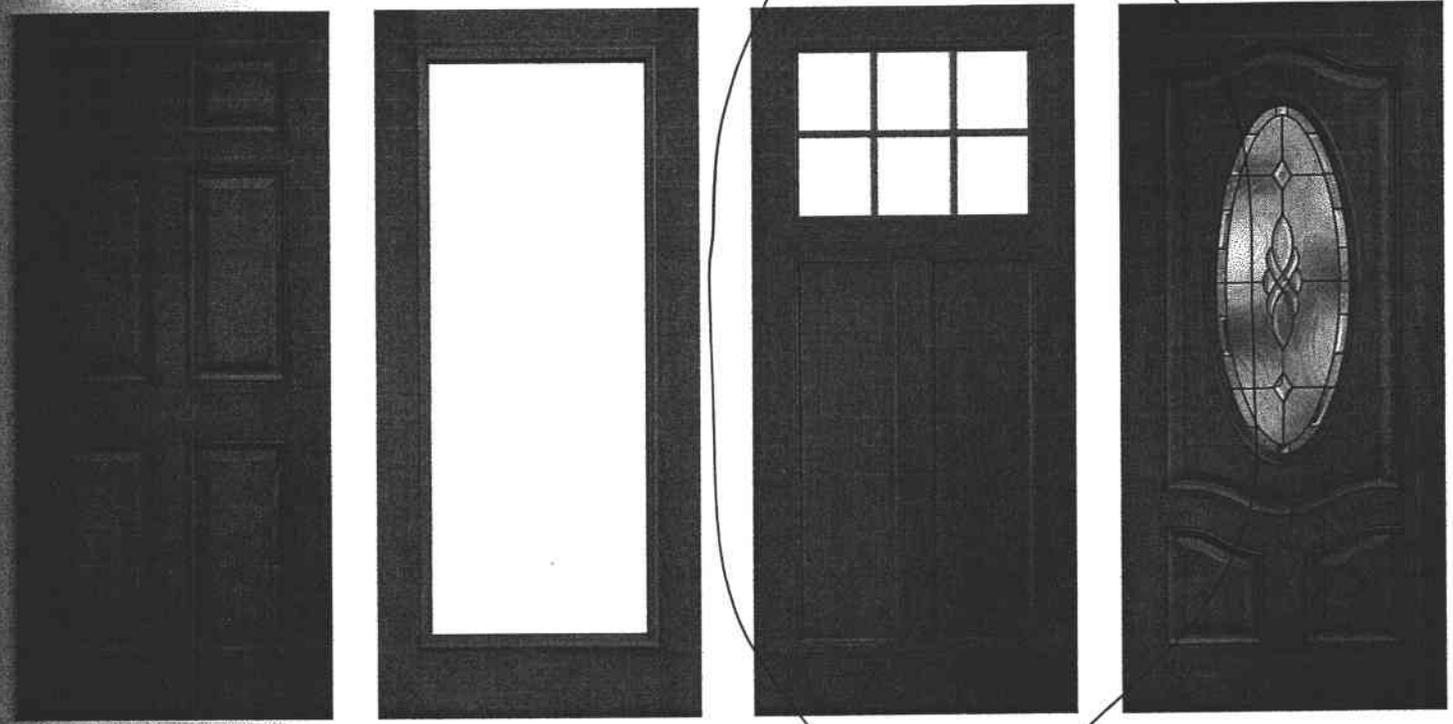
End Unit
Finish fence runs or add
support.
Unité d'extrémité
Finissez la longueur de
clôture ou ajoutez un
support.
Unidad de extremo
Terminé las cortadas de la
cerca o agregue soporte.

Post & Stake
Link support & anchor all
unit sections.
Poteau et piquet
Reliez, supportez et
ancrez toutes les sections.
Poste v pectora

3 Choose your panel style. *POSSIBLES*

Panel Styles

Choose from a wide selection of door panels that reflect your home's architectural style and give the level of light and privacy you desire.



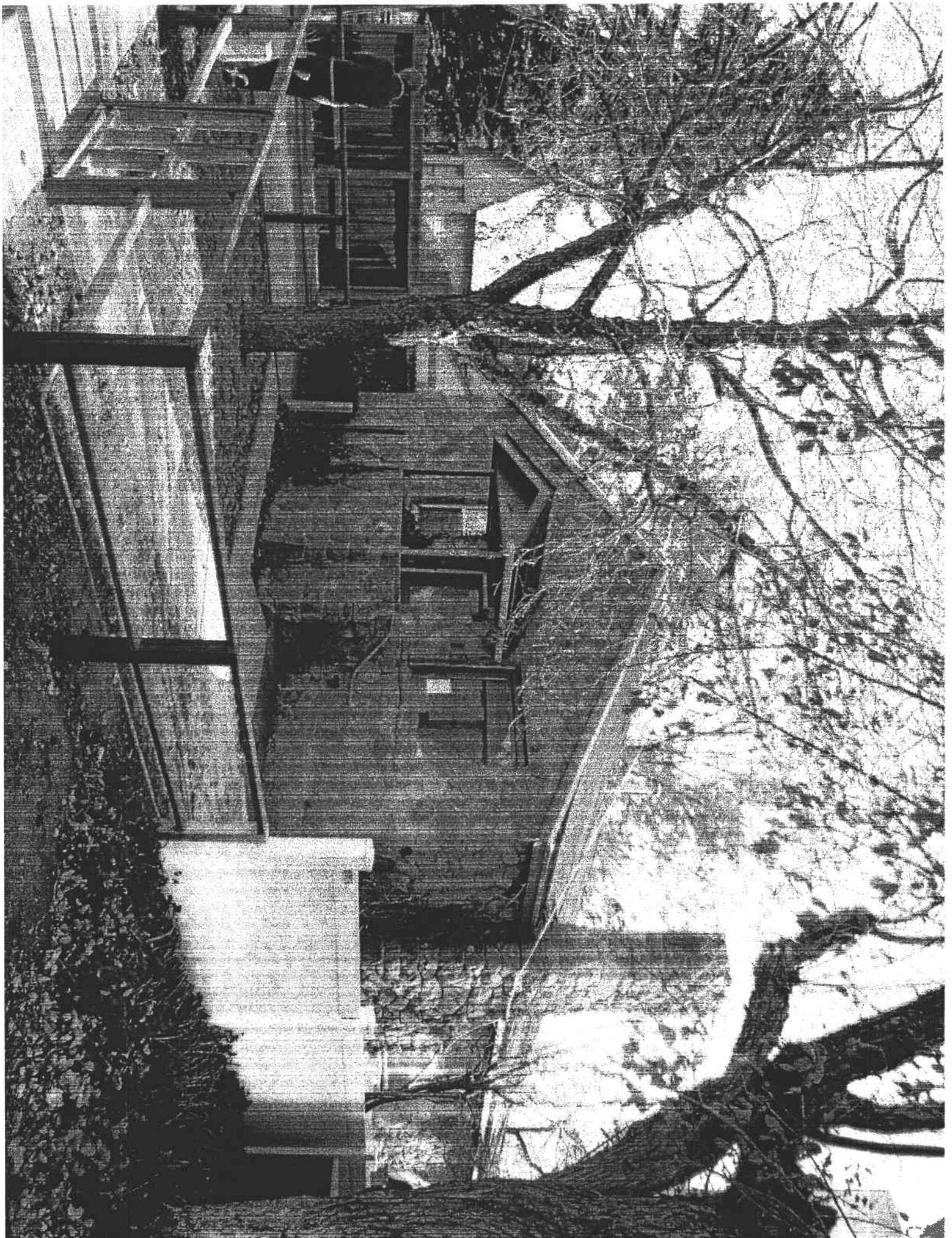
See pages 19 - 40 for panel style options.

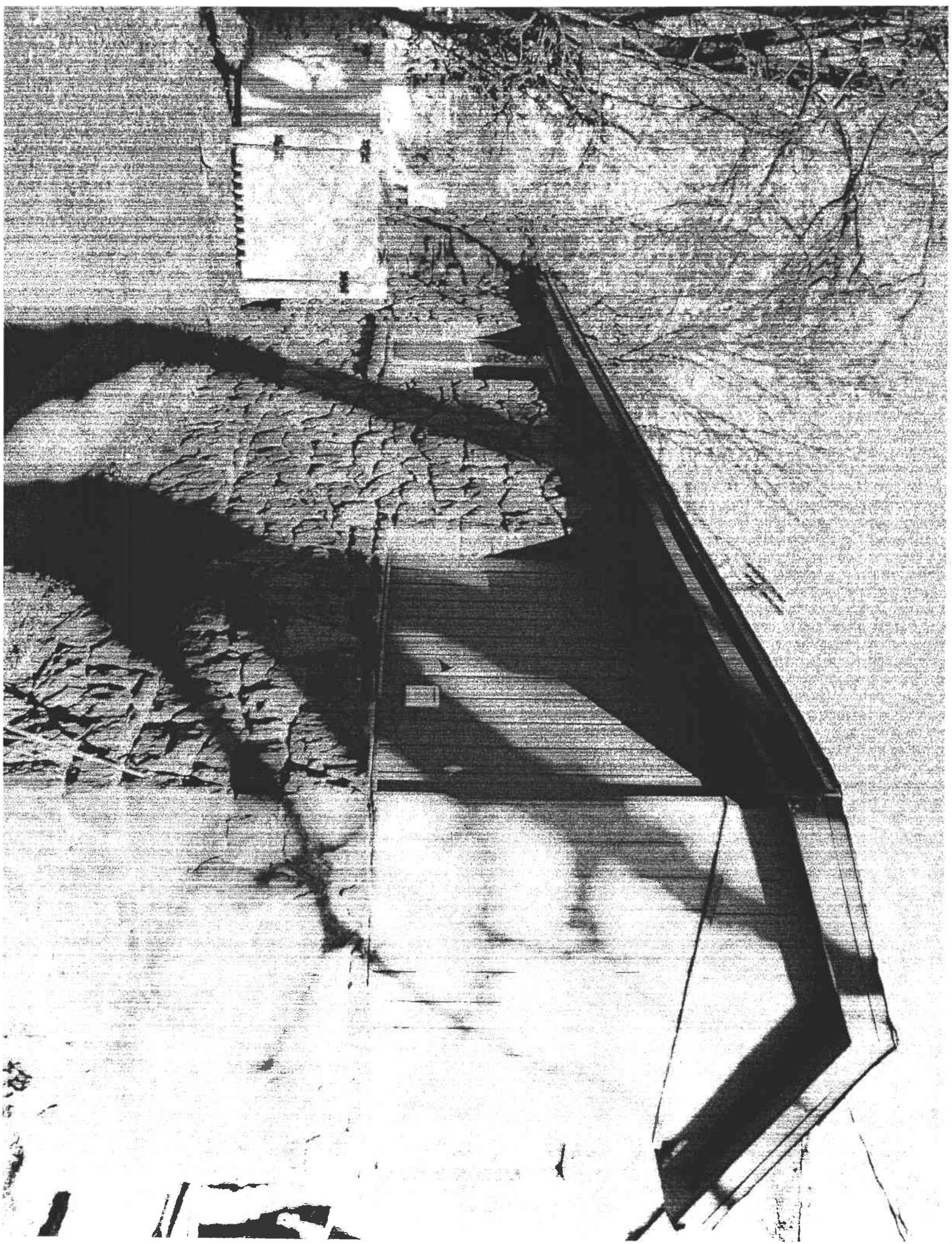


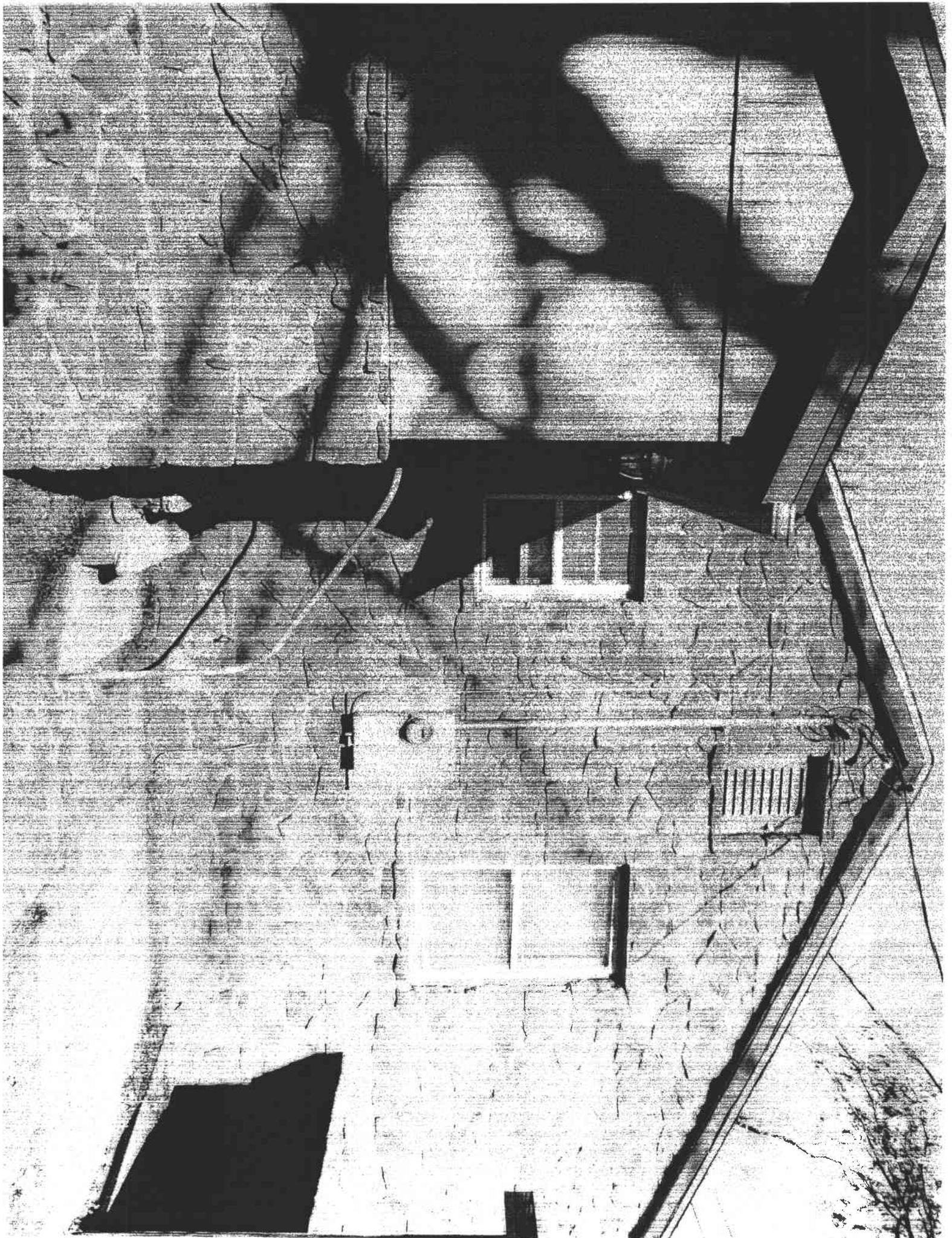
Pella® Full Light Oak-Grain Fiberglass entry door shown with Isabella glass, Full Light Sidelights and Rectangular Transom.



Pella® 4 Panel Oak-Grain Fiberglass entry door shown with Full Light Sidelights with Verona glass.







**HISTORICAL SURVEY
CARSON CITY HISTORICAL DISTRICT
CARSON CITY COMMUNITY DEVELOPMENT**



ADDRESS: 309 W. Caroline

LOCATION: South side W. Caroline, between N. Division and N. Nevada

CONSTRUCTION DATE: 1939 (assessor)

HISTORICAL BACKGROUND

This parcel, consisting of lots 2 and 3, was part of a larger property that belonged to **Edson and Roderick Harkness** in the early 1860s. The lots were sold separately several times, and by 1867 were owned by **Robert Logan**. Logan was tax collector for Ormsby County, as well as a stonemason.

Logan sold the property, and by 1870 **William and Mary Pierce** owned the parcel. William Pierce, who was a saloon keeper, listed his address as the corner of Caroline and Division. There was a house on the west portion of the lot, at the address that is now 631 N. Division, but that has been replaced with a modern dental office building. The property on Caroline Street would not necessarily have been a restful home. The side track of the V & T Railroad ran down the center of the street. Despite noise

and dust, the tracks were a useful as a landmark. The directory listing for Pierce in 1875 noted his address as near the railroad tracks.

Daniel Kelly bought the property in 1878. He was a foreman in the blacksmith shop at the V & T, and already owned the portion of the block at 610 N. Nevada. Kelly retained both properties until 1910. Several individuals were associated with the property in 1910 through 1912, and **A. Meder** held mortgages on both parcels.

In 1917 **Emma King** bought the property from Meder. King was the wife of **William T. King**, who was a Justice of the Peace.

Emma King operated a millinery business from her home at 117 W. King. The Kings continued to live on their home on King Street.

By 1926 the property had passed to the ownership of the Felesina family. The property was in the name of both Charles Felesina and Dimmitt Felesina, but neither listed an address at 309 W. Caroline up through 1948.

The property is currently used by an insurance agency.

OTHER NAMES ASSOCIATED WITH PROPERTY:

1864, Ed Conover, John Glinn

SOURCES:

Stewart Title; Carson City Directories; 1907 Sanborn Map