

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING
OF FEBRUARY 14, 2013**

FILE NO: HRC-13-001

AGENDA ITEM: F-1

STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: To allow installation of a porch with roof overhang and iron railing

APPLICANT: Joanne Ballardini

OWNER: C & A Investments

LOCATION/APN: 913 N. Nevada Street/001-187-01

RECOMMENDED MOTION: It is recommended that the Historic Resources Commission "Move to approve HRC-13-001, a request from Joanne Ballardini (property owner C & A Investments), to allow installation of a porch with roof overhang and an iron railing, on property zoned Residential Office, located at 913 N. Nevada Street, APN 001-187-01, 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. 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.
7. 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.org/building
8. This project will require drawings and calculations for all structural changes.
9. The front property line is approximately 14 feet behind the curb. When a construction permit and plans are submitted, the property line must be located and shown, as well as any required building setbacks.



LEGAL REQUIREMENTS: CCMC 18.05.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Mixed Use Residential

ZONING: Residential Office

PREVIOUS REVIEWS:

- On September 8, 2011 the HRC conditionally approved HRC-11-046, a request from Joanne Ballardini to allow the removal and replacement of the asbestos siding with new siding and wainscoting on existing primary office structure on site.
- On July 21, 2011, the HRC recommended that the applicant evaluate the condition of the siding underneath the existing asbestos siding on the primary office structure.

- On December 8, 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.

DISCUSSION:

Per the information in the survey completed in 1998 by Anita Ernst Watson, the property was purchased by the Peterson family in 1864 and one-story vernacular structure was initially constructed approximately 1875. The current owners are C & A Investments, which 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 a porch which would extend to the west from the front of the structure, with a roof overhang and iron railing around the porch extending across the front.

As noted previously, this item was before the HRC for removal of the cabin and garage from the site, as well as removal of the asbestos siding. This work has been completed.

5.19 Guidelines for Porches

Porches constitute a significant architectural feature of any building; they are a character defining design feature. The placement, style, scale, massing and trim detail of porches in Carson City reflect a wide range of architectural styles. Because of their architectural impact porches are of particular concern in the Historic District. A porch of inappropriate scale, placement and/or design, added to a historic building which did not have a porch originally, can be particularly detrimental to the historic integrity of the building and the character of the district as a whole. Conversely porches can be effectively utilized as a building feature in new construction to create a contemporary architectural design compatible with the Historic District's character.

5.19.1 Guidelines for Historic Buildings

A porch that is part of the original design of a historic building shall be maintained in its original configuration, design, style and detailing if at all possible. If suitable documentary evidence can be presented which demonstrates the original existence of a porch which no longer exists, the porch may be reconstructed to match the original as best as possible. If a porch cannot be demonstrated to have originally existed on the building, a porch may be added with the condition that the configuration, design, style and detailing are suitable and compatible with the architectural style of the building and does not adversely impact the historic integrity of the building. Any new additions to the building shall be performed in such a manner that if removed in the future the original building will not be adversely affected. (*Standard Number: 2, 3, 4, 5, 6, 9, 10*)

5.19.2 Guidelines for New Construction

New construction in the district shall be encouraged to utilize porches as suitable character defining architectural elements. The configuration, design, style and detailing of the porch needs to be suitable and compatible with the architectural style of the building and the buildings in the immediate vicinity. Porches shall not be approved when their design would adversely affect other buildings in the immediate vicinity or the district as a whole, or where the design is obviously incongruous with the building.

The proposed porch would extend to the west from the front of the building, with a roof overhang as well. The applicant states that the roof would provide protection from the weather upon entry to the building. The replacement porch would result in an entry that meets Carson City Building code requirements.

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 on February 4, 2013. 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:

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

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-13-001 subject to the recommended conditions of approval within this staff report.

Respectfully Submitted,

PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

Kathe Green

Kathe Green
Assistant Planner

Application (HRC-13-001)
Engineering Division comments
Building Division comments

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FEB 01 2013

CARSON CITY
PLANNING DIVISION

**Carson City Engineering Division
Historic Resources Commission Report**
913 N. Nevada St.
File Number HRC 13-001

TO: Historic Resources Commission

FROM: Rory Hogen, Asst. Engineer

DATE: February 1, 2013

SUBJECT TITLE:

Review of a Historic Resources Commission application for a porch to the front of the building and extending the roof 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.

The front property line is approximately 14 feet behind the curb. When a construction permit and plans are submitted, the property line must be located and shown, as well as any required building setbacks.

File # (Ex: MPR #07-111)	HRC 13-001	RECEIVED
Brief Description	Remodel Dwelling	
Project Address or APN	001-187-01	FEB 01 2013
Bldg Div Plans Examiner	Kevin Gattis	CARSON CITY PLANNING DIVISION
Review Date	February 14, 2013	
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.

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. This project will require drawings and calculations for all structural changes.

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

FILE # HRC - 13 - **HRC - 13 - 001**

C&A Investments Joanne Ballard
PROPERTY OWNER

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

APPLICANT/AGENT PHONE #

MAILING ADDRESS, CITY, STATE ZIP

PHONE # FAX #

E-MAIL ADDRESS

Project's Assessor Parcel Number(s):

001 157-01

Street Address

913 N. NEVADA CARSON CITY, NV 89703

ZIP Code

Project's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)

SEPHIA

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.

put porch - extend the roof of the porch.

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FEE: None

JAN 24 2013

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

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:

Extend the roof over front Door for protection of door & clients (whoever might rent it) due to weather conditions. The porch would make it complete.

SUPPORTING DOCUMENTATION

Each application requires 16 copies, folded to 8 ½ 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

JOANNE BALLARDINI
Owner's Printed Name

Applicant's/Agent's Printed Name

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.

1818. Peterson and his wife **Maria Peterson** had emigrated from Prussia. Born around 1918, 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.

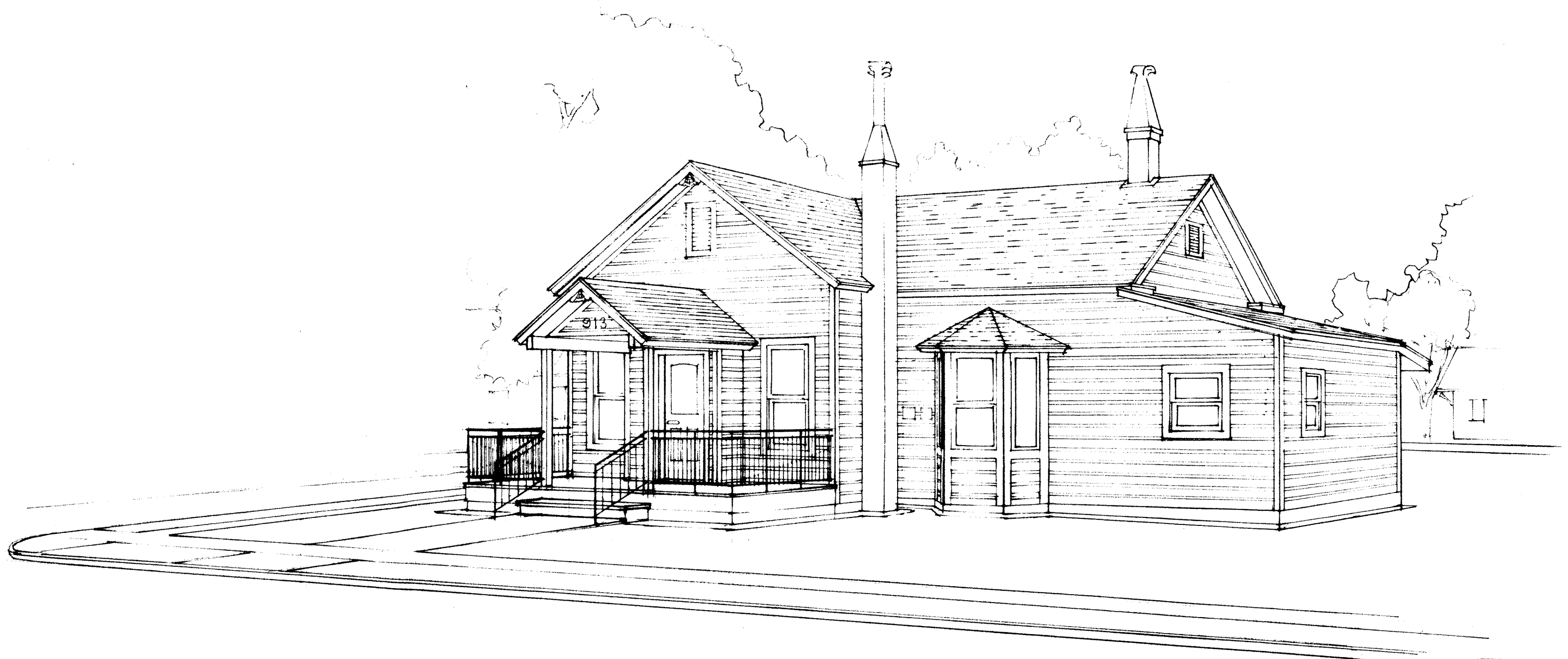
OTHER NAMES ASSOCIATED WITH PROPERTY:

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

SOURCES:

Stewart Title; 1870 Census; Carson City Directories

CUT LINE ↘



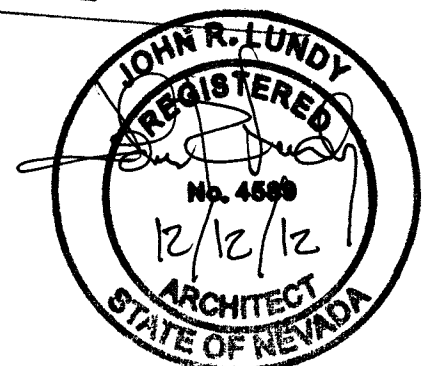
RESTORED 913 NEVADA STREET, CARSON CITY W/ADDED PORCH
JOHN R. LUNDY ARCHITECT · 775.746.8214 12/12/12

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PLANNING DIVISION

HRC - 13 - 001



JOHN R. LUNDY ARCHITECT
California License 1977 N.C.A.R.B. 1996 Nevada License 2001
775 CAUGHLIN CROSSING ROAD, NEVADA 89519
ph. & fax. 775-746-8214
E-Mail: lundyarchreno@abeglobal.net

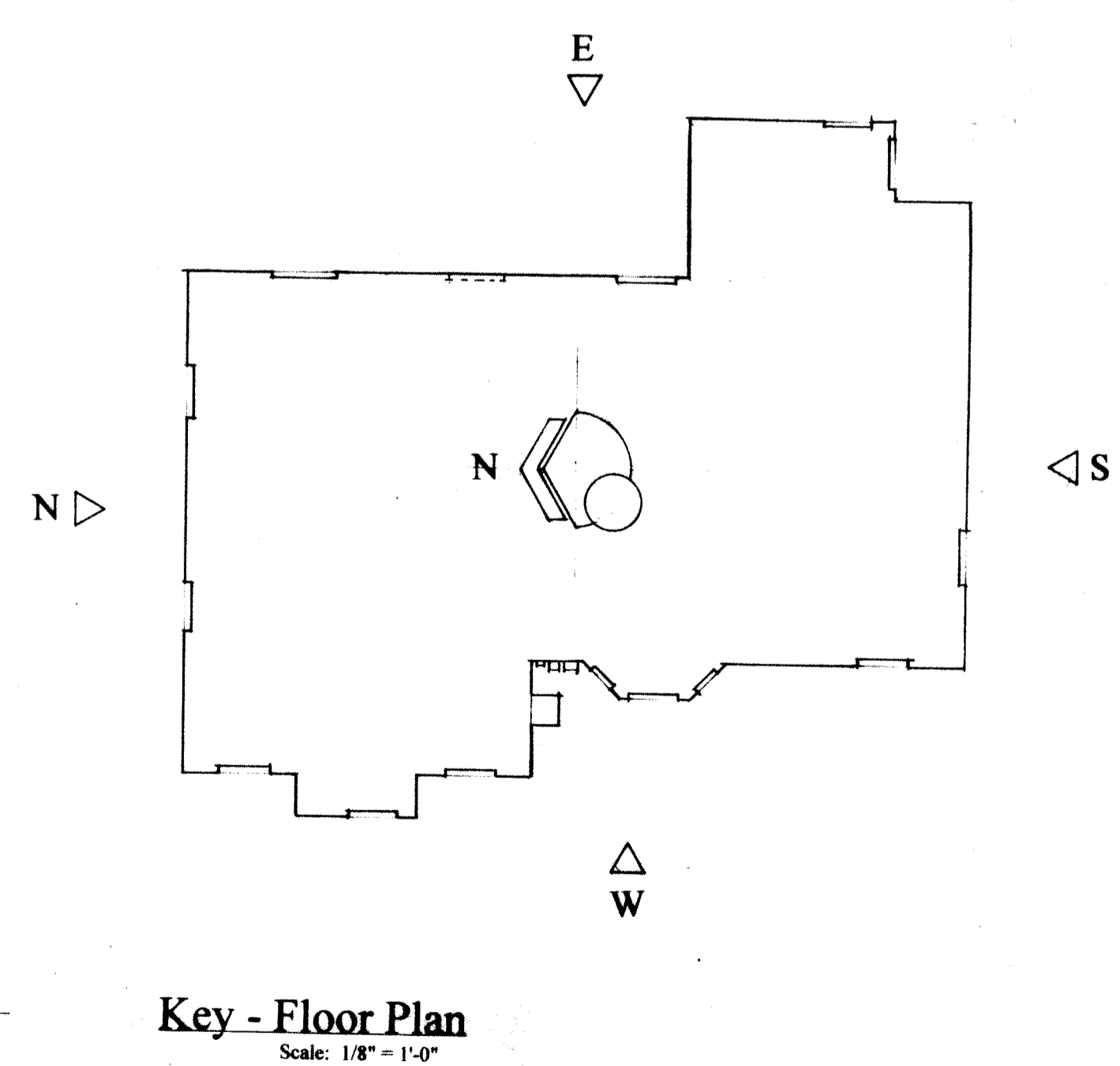
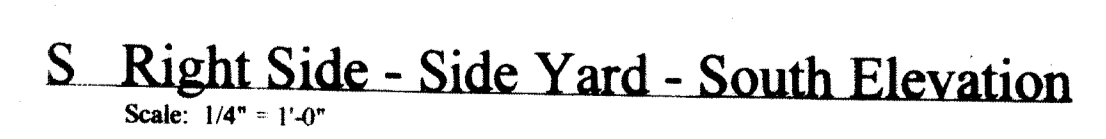
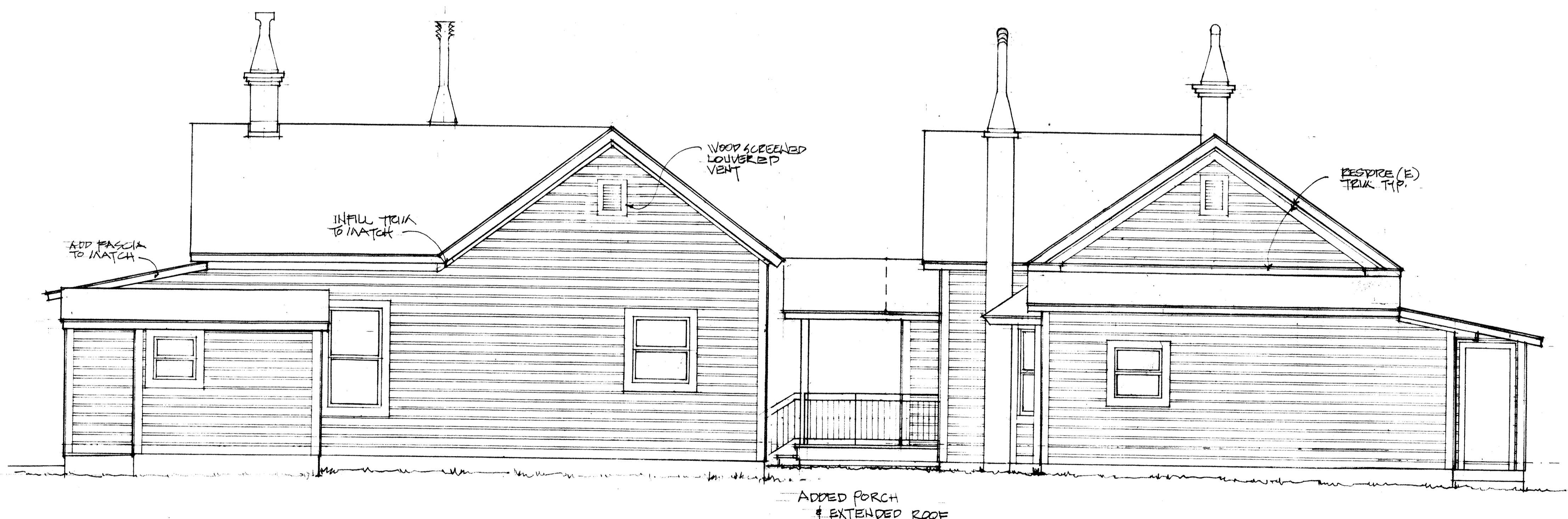
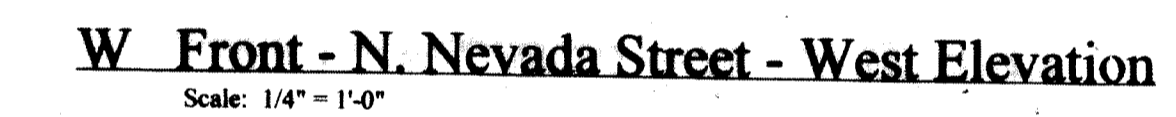
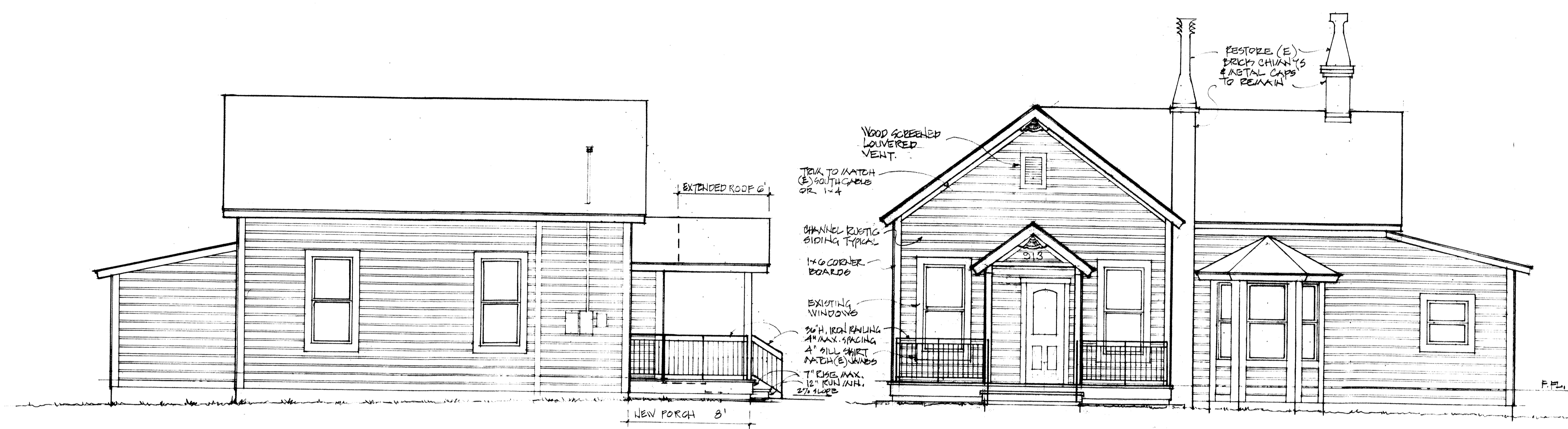
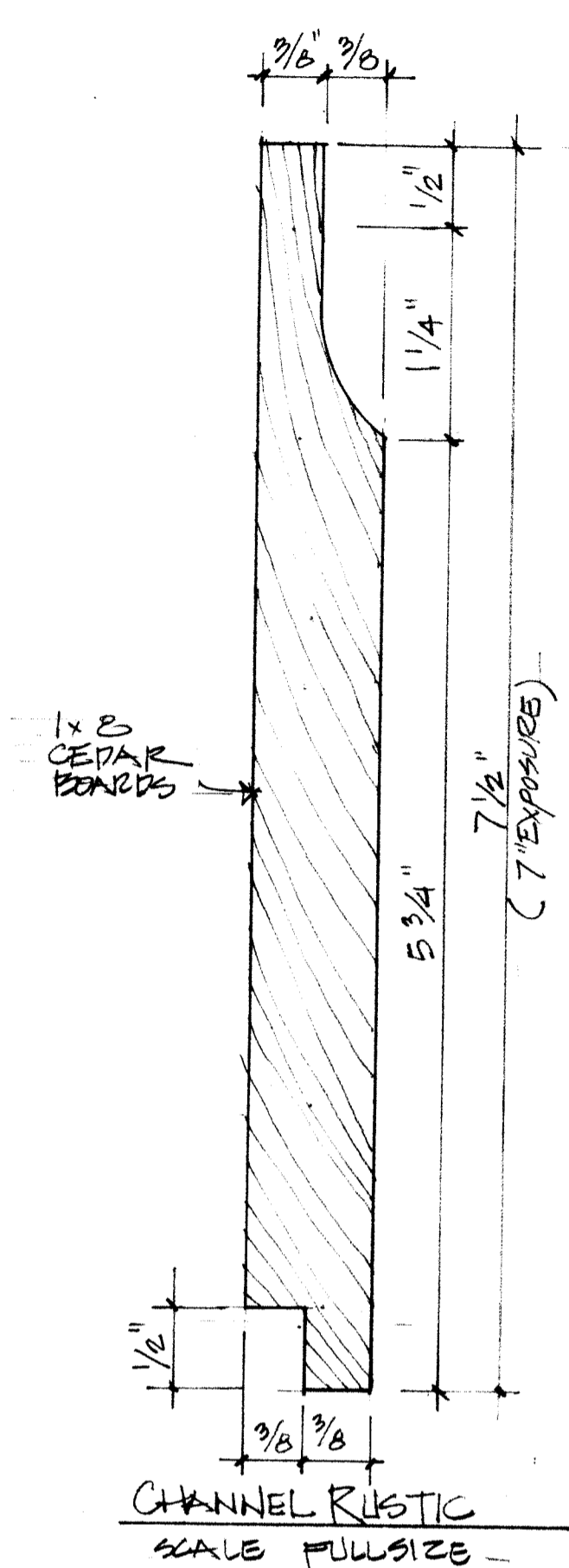
**Restoration of Existing Building for
JOANNE BALLARDINI @
913 N. Nevada Street
Carson City, Nevada**

KEY PLAN
ELEVATION
IV/ADDED
PORCH & ROOF
AS BUILT

12 DEC., 2012

SHEET

7



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