

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING
OF JULY 11, 2013**

FILE NO: HRC-13-044

AGENDA ITEM: F-2

STAFF AUTHOR: Susan Dorr Pansky, Principal Planner

REQUEST: Approval to add railing to a previously approved ADA ramp on property zoned Residential Office (RO), located at 304 S. Minnesota Street.

APPLICANT: Don Smit/Project One

OWNER: Nevada Association of Counties

LOCATION: 304 S. Minnesota Street

APN: 003-126-07

RECOMMENDED MOTION: "I move to approve HRC-13-044, a request from Don Smit (property owner: Nevada Association of Counties), to add railing to the previously approved ADA ramp on property zoned Residential Office, located at 304 S. Minnesota Street, APN 003-126-07, 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 consideration.
5. The 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.
6. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with the Building Permit application.

LEGAL REQUIREMENTS: CCMC 18.06.015 (Procedure for Proposed Project).

MASTER PLAN DESIGNATION: Mixed Use Residential (MUR)

ZONING: Residential Office (RO)

PREVIOUS REVIEWS:

- On June 9, 2011, the Historic Resources Commission conditionally approved HRC-11-036, a request from Don Smit to allow exterior improvements to the existing structure including infill of the existing rear windows, the installation of a rear door and the addition of an ADA handicap rear access.

DISCUSSION:

This is a one and a half-story brick structure which reflects Gothic Revival design. Per the information provided in the Carson City Inventory of March 1980, the roof

is formed of steeply pitched intersecting gables, a form essentially reflected in the floor plan. The structure was built in 1862 and is approximately 3,216 square feet in size. The structure is the largest and only building of this material, size and style in the area. The current use of the structure is a professional office.

The applicant received approval from the Historic Resources Commission in June 2011 for exterior improvements including infill of existing rear windows, the installation of a rear door and the addition of an ADA handicap rear access as a part of HRC-11-036. The site plan provided with the original application did not show railings for the handicap access, and they were not considered a requirement by the applicant at the time of application.

As indicated in the current application received on June 17, 2013, upon a detailed review of the building code, the applicant determined that ramps with a rise greater than six inches require ADA railings on both sides of the ramp. The applicant proposes to construct the ADA railings to comply with current building code requirements, paint the railings to match the body color of the existing structure and place landscaping in front of the ramp and railings.

5.21.5 Barrier-Free Handicapped Access

The accommodation of ramps, elevators, lifts and other building elements designed to allow handicapped access can be a difficult design problem. Scale, massing, proportion, detailing and balance all need to be carefully considered. (Standard Number: 2, 9, 10)

The applicant has taken detailing and balance into account for the required ADA railing by proposing to provide landscaping to help obscure the railing from street view and by proposing to paint the railing to blend with the existing structure. Scale, massing and proportion are difficult to address due to minimum building code requirements for handicap access.

Staff conducted a site visit on July 2, 2013 and found that all improvements that were approved as a part of HRC-11-036 had been completed. The handicap railing that is subject to the current application had also been installed as shown on the attached site photos. The railing is currently painted to match the trim of the existing structure; however, the applicant proposes to repaint the railing to match the main body of color of the existing structure to provide a more seamless transition to the building. The landscaping proposed by the applicant has not yet been installed.

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 June 26,

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.

Building Division comments:

- The 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.

Engineering Division comments:

- Development Engineering has no preference or objection to the request. The handicapped ramp must meet City standards and the pedestrian access must meet ANSI standards for handicapped access.

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-13-044 subject to the recommended conditions of approval within this staff report.

Attachments:

- Site Photos
- Building Division Comments
- Engineering Division Comments
- Application (HRC-13-042)



Subject Property at 304 S. Minnesota Street



View of Subject Property looking South

File # (Ex: MPR #07-111)	<i>HRC-13-044</i>
Brief Description	<i>Handrail and stair replacement</i>
Project Address or APN	<i>APN #003-126-07</i>
Bldg Div Plans Examiner	<i>Kevin Gattis</i>
Review Date	<i>July 11-2013</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.

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.

Carson City Engineering Division
Historic Resources Commission Report
304 S. Minnesota St.
File Number HRC 13-044

TO: Historic Resources Commission

FROM: Rory Hogen, Asst. Engineer, E.I.

DATE: June 27, 2013

SUBJECT TITLE:

Review of a Historic Resources Commission application for the minor remodel of an existing historic structure and accessway to better serve the general public at 304 S. Minnesota St., apn 03-126-07.

RECOMMENDATION:

Development Engineering has no preference or objection to the request. The handicapped ramp must meet City standards and the pedestrian access must meet ANSI standards for handicapped access.

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

FILE # HRC - 13 -

NEVADA ASSOCIATION OF COUNTIES

PROPERTY OWNER

304 MINNESOTA STREET

MAILING ADDRESS, CITY, STATE, ZIP

775.883.7863

PHONE # FAX #

don@project-one.com

E-MAIL ADDRESS

Name of Person to Whom All Correspondence Should Be Sent

DONALD SMIT 775.741.9664

APPLICANT/AGENT

PHONE #

490 HOT SPRINGS ROAD, CARSON CITY, NV 89706

MAILING ADDRESS, CITY, STATE ZIP

775.741.9664 775.882.4016

PHONE # FAX #

ALTERNATE - doreen@project-one.com

E-MAIL ADDRESS

Project's Assessor Parcel Number(s):

Street Address

ZIP Code

003-126-07

304 MINNESOTA STREET, CARSON CITY, NEVADA 89703

Project's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)

MUR

410 R/O RESIDENTIAL OFFICE

3rd & 4th STREETS

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.

PLEASE REFER TO HRC-11-036. THE ORIGINAL APPLICATION LISTED "ADDING ADA COMPLIANT HANDICAP ACCESS. THE "NOTICE OF DECISION" DATED JUNE 9, 2011, ITEM 6 REQUIRES COMPLIANCE WITH ALL ADOPTED CONSTRUCTION CODES. THE ORIGINAL SITE DRAWING INDICATED THE REQUIRED RAMP, WHICH WAS APPROVED. THE RAILINGS WERE NOT INDICATED, AND NOT CONSIDERED A REQUIREMENT. UPON DETAILED REVIEW OF THE BUILDING CODE, RAMPS WITH A RISE GREATER THAN 6" REQUIRE ADA RAILINGS ON BOTH SIDES OF THE RAMP. THE RAMPS WILL BE REPAINTED TO MATCH THE EXISTING STRUCTURES MAIN BODY COLOR. PLANTING WILL BE PLACED IN FRONT OF THE RAMP & RAILINGS.

FOR OFFICE USE ONLY:

**HISTORIC RESOURCES
COMMISSION**

FEE: None

SUBMITTAL PACKET

- 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:

THE RAMP WAS ORIGINALLY APPROVED BY THE HISTORIC COMMISSION. THE RAMP IS A ADA REQUIREMENT TO PROVIDE HANDICAP ACCESS TOT THE NEW MEETING ROOM.

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

JEFF FONTAINE

Owner's Printed Name

COPY

DOW. SM

Applicant's/Agent's Signature

DONALD SMIT

Applicant's/Agent's Printed Name

registration

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revisions

Plan Check Response
11/28/2011
Owner Suggested Changes
11/28/2011
DRAFT
DRAFT
DRAFT

project

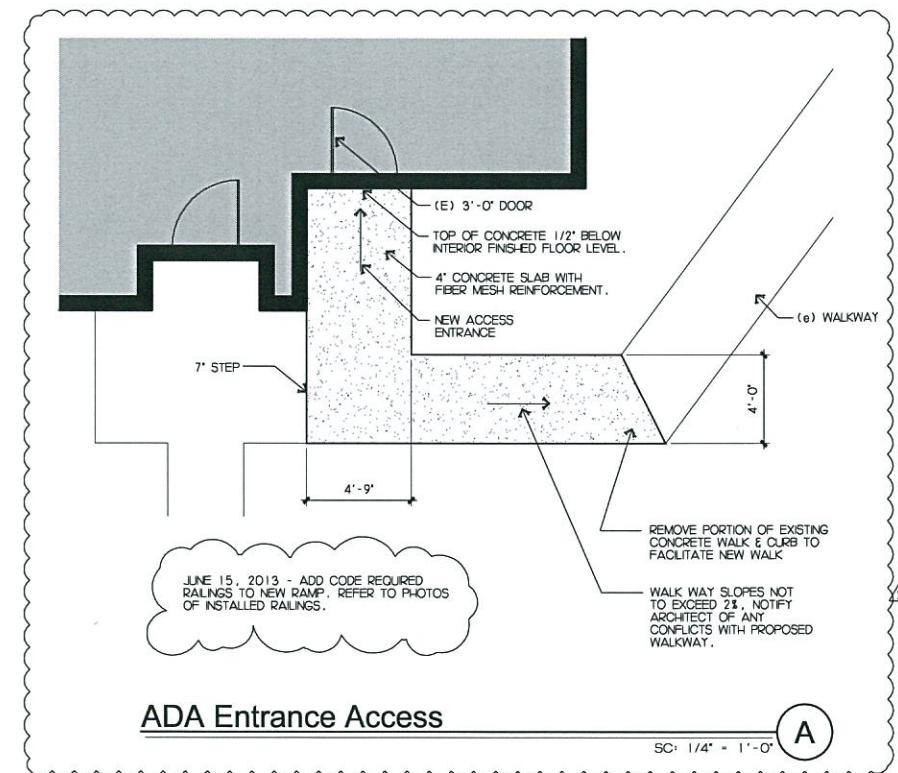
Office Renovation
NEVADA ASSOCIATION OF COUNTIES (NACO)
304 south minnesota street
carson city, nevada
003-126-07

ACCESSIBLE ROUTE LEGEND

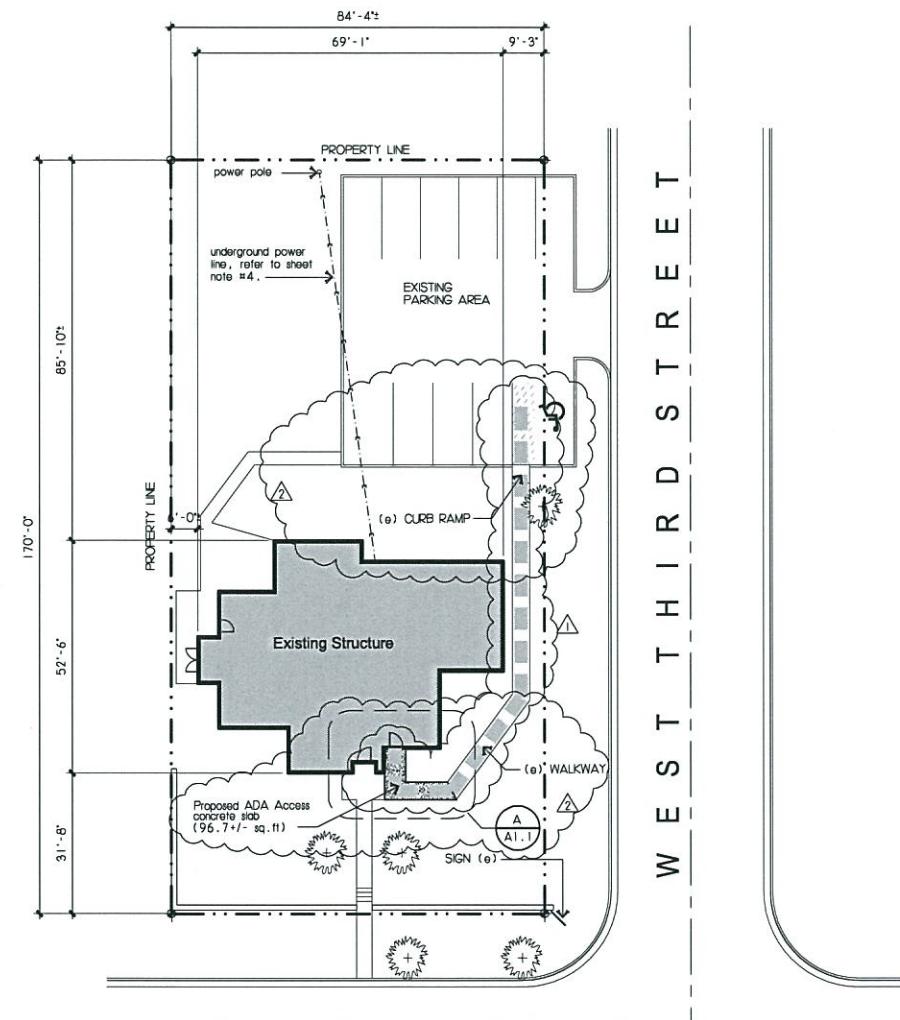


SHEET NOTES

1. BUILDING FOOT PRINT REMAINS AS EXISTING - NO EXPANSION OF EXISTING STRUCTURE.
2. ADA ACCESS FROM EXISTING PARKING AREA TO NEW ADA ENTRANCE AS NOTED AND DIMENSIONED - NOTIFY ARCHITECT OF ANY CONFLICT.
3. VERIFY ALL UTILITY CONNECTION POINTS WITH APPLICABLE UTILITY COMPANIES.
4. STRIPE OR RE-STIPE PARKING SPACES ASSOCIATED WITH ADA ACCESS WORK.
5. CALL BEFORE YOU DIG - 1.800.227.2600 - UNDERGROUND SERVICE ALERT.



Architectural Site Plan

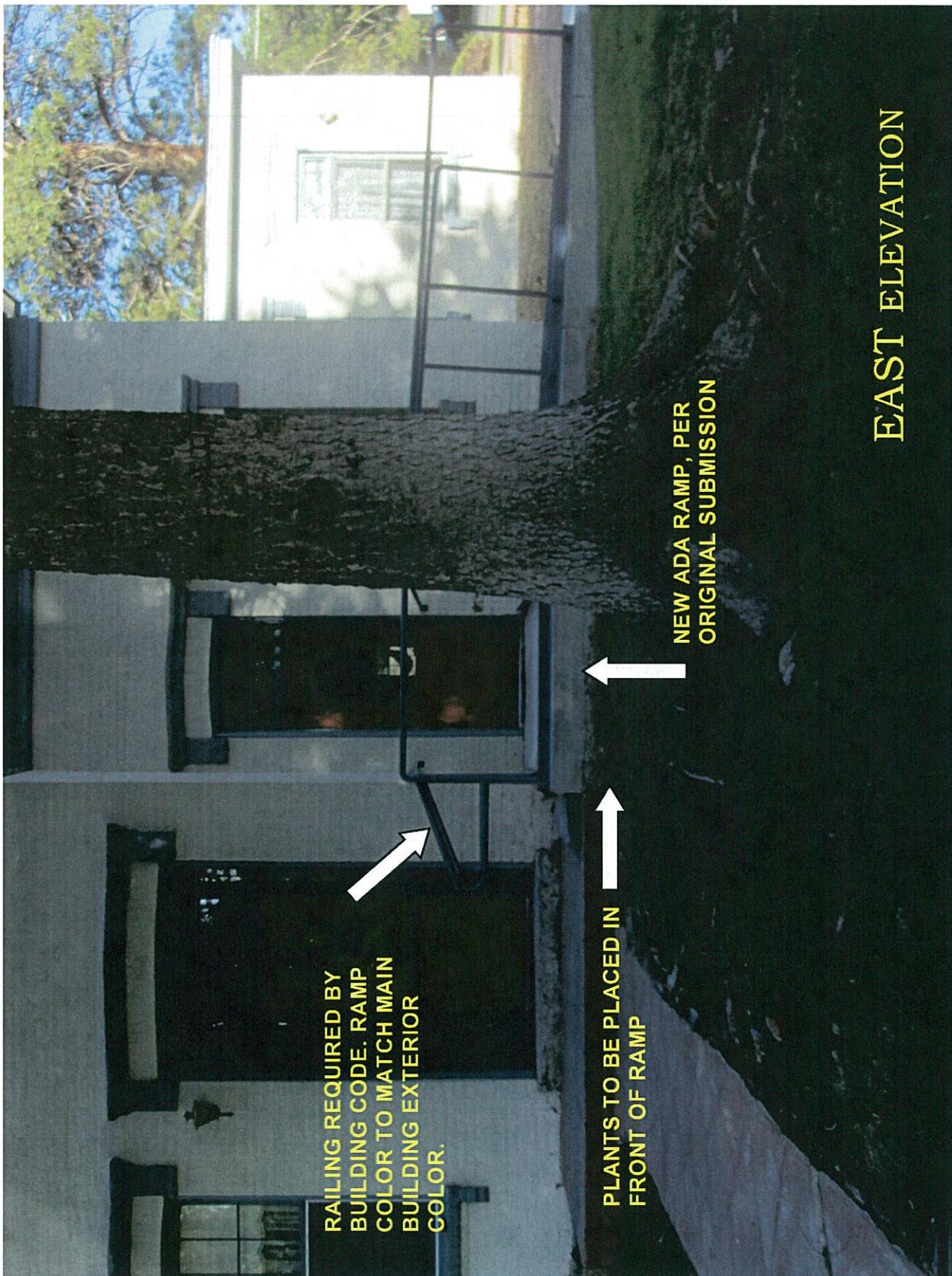


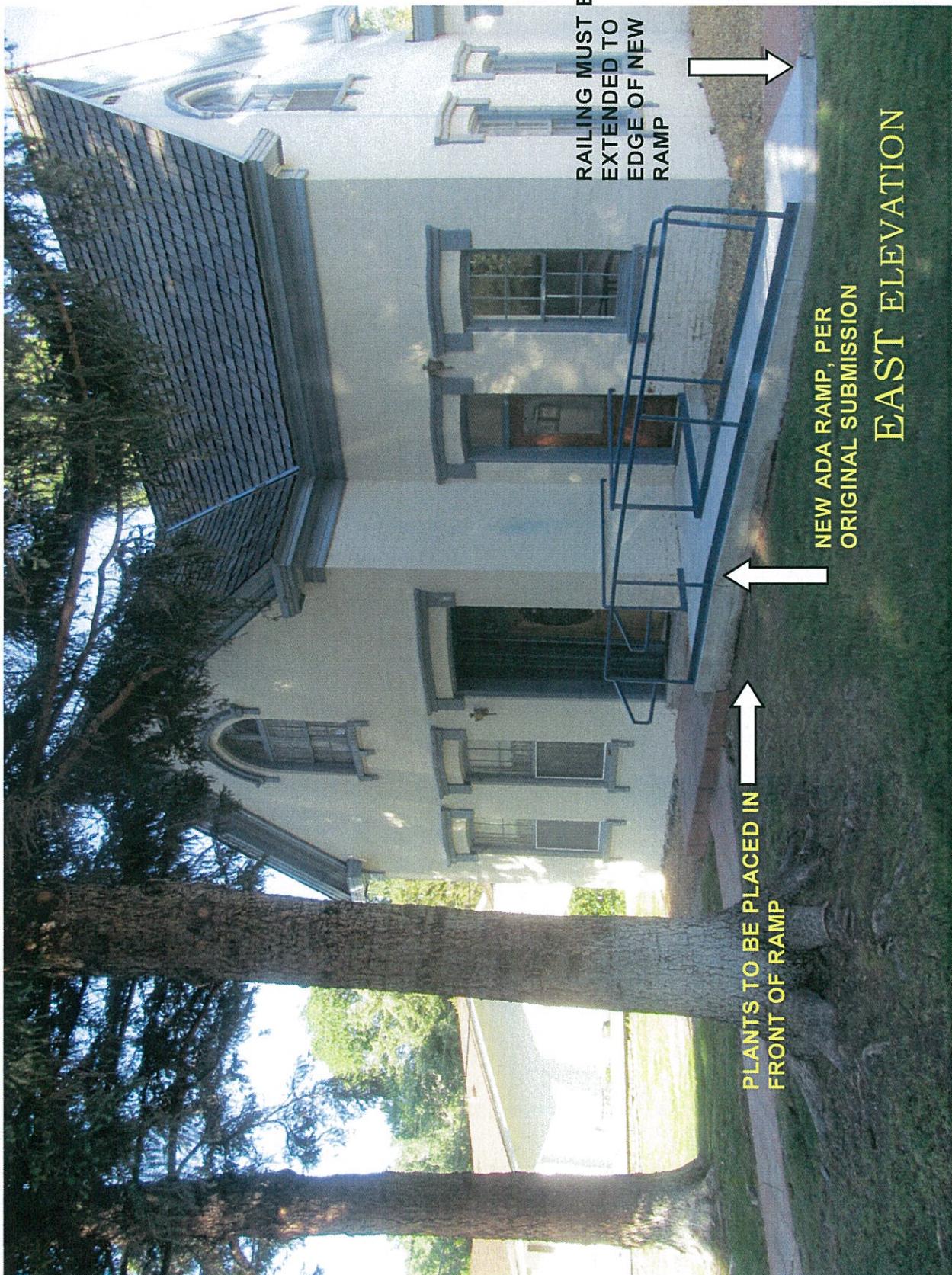
0' 10' 20' 40' 60' 80' 100'



architectural site plan & details

A1.1





KIT CARSON TRAIL INVENTORY

NAME: ORMSBY - ROSSER HOUSE.

(23)

ADDRESS: 304 SOUTH MINNESOTA STREET.

LOCATION:

CONSTRUCTION DATE: 1862-1863.

ARCHITECT:

BUILDER: T.T. Israel.

HISTORICAL INFORMATION, INCLUDING HISTORICAL EVENTS & PERSONS CONNECTED WITH THE STRUCTURE.

Margaret Ormsby, widow of Carson City pioneer Major William M. Ormsby, built this house in the winter of 1862-1863. Major Ormsby was born in Mercer County, Pennsylvania on September 3rd, 1814. He came to California across the plains in 1849. During his residence in California he was extensively engaged in staging. In April, 1857, he came to Genoa, Carson Valley, and operated the Pioneer Stage Company Line that connected Placerville (Hangtown, California) and Genoa. In 1859, Major Ormsby moved to Carson City to promote its development. He built a two-story adobe building that was both a hotel and residence for his family. He died during the Pyramid Lake War in May, 1860, when he led 105 volunteers from Carson City, Genoa, Virginia City and Silver City against the Paiutes in retaliation for a raid on Williams Station where three white men were killed¹. While attempting to regroup his badly disorganized forces Major Ormsby's saddle turned and he was thrown from his horse. He was shot by an arrow while trying to plead for his men. The *Territorial Enterprize*, stated, "He was the first man who conceived and carried into execution the plan of applying to Congress for a separate Territorial organization...The future history of Nevada Territory will bear honorable testimony to the memory of Major Ormsby²."

¹. In fact, a group of Bannocks instead of Paiutes killed the three whites and burned the station, in retaliation for the capture and rape of two Indian women.

². Ormsby County was created by an Act of the territorial legislature in honor of Major Ormsby on November 16, 1861. In 1969 the county and Carson City were consolidated into one municipal

Ormsby married his wife Margaret Trumbo in Sharpsbury, Bath County, Kentucky on July 1, 1844. They moved to Westmoreland County, Pennsylvania where their only child, Lizzie Jane, was born on August 2, 1846. The Ormsbys lived in Westmoreland until 1849 when William left with his brothers and her two brothers to go to the California gold rush. She later joined her husband in California. At the time of her husband's death the couple was residing in Carson City. After his death, Mrs. Ormsby engaged extensively in real estate and mining claim transactions. She continued to purchase property and was active in supporting the territorial legislature and was given a permanent seat in one of its sessions. She married Dr. John A. Wayman in Carson City in 1863, the ceremony being performed by Acting Governor Orion Clemens. She died in San Francisco in 1866 at the age of forty. At the time of her death, she was one of the largest landholders in the state of Nevada.

Margaret A. Ormsby³ had the house constructed during the winter of 1862-1863 of bricks made in T.T. Israel's brickyard. He also served as the building contractor. Margaret Ormsby brother, John K. Trumbo, provided the clear, knot-free pine used in the construction.

Margaret and her daughter Lizzie were very active socially, and entertained in the house such important Nevada figures as Samuel Clemens, Territorial Governor James W. Nye, and Nevada's first Governor, H.G. Blasdel.

After her mother's death in 1866, Lizzie occupied the home with her husband Dr. W.G. Wayman.

The Ormsby-Wayman house was purchased by butcher John Rosser in 1870. John Rosser was a native of Germany. He was a pioneer of western Nevada and had a butcher company for thirty years in Carson City before he retired. John Rosser and Company owned the "Union Market", located at 45 South Carson⁴. His market did a large business in wholesale and retail beef, mutton, pork, veal and fresh and salt meats. He was popularly known as Colonel Rosser⁵ and was described as a "generous, kind hearted man, and although extremely outspoken, he was a friend that could be relied upon..."

Rosser was also supportive of state government and helped finance the construction of the State Printing Office in 1888.

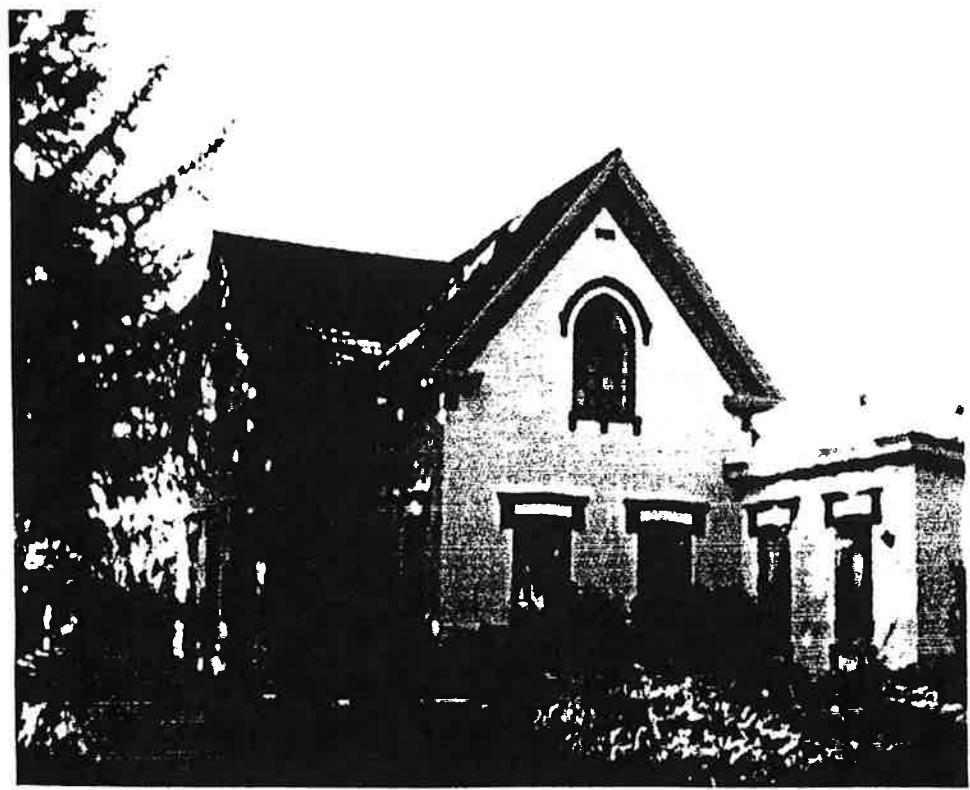
government named Carson City by the Nevada Legislature.

³. Mrs. Ormsby purchased the property in May 1861 from Sears, Thompson and Sears.

⁴. Rosser owned extensive real estate in the community. He owned for a time the Ormsby House located on Carson Street.

⁵. John Rosser received his commission in the Nevada militia by Governor, L.H. Bradley.

ILLUSTRATIONS - ORMSBY - ROSSER HOUSE

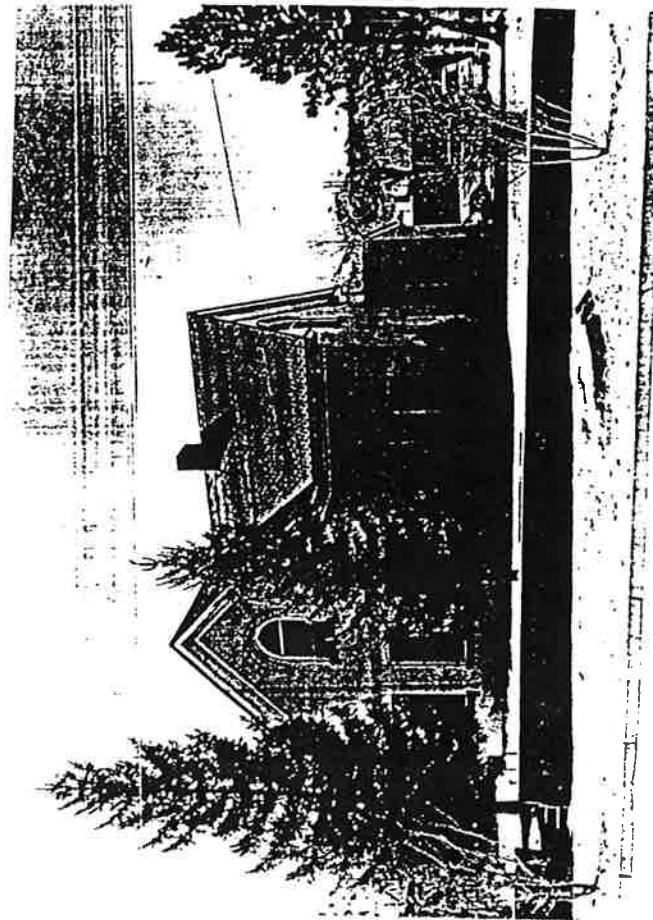


Looking S.W.

1993.



23.4



Views at Scenes in Ceylon.



Col Rossor's Residence.

Scripture, Publisher, 255 Grace, Gal.

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



Address: 304 S. Minnesota, Ormsby-Rosser House

Location: Northwest corner N. Minnesota and W. Third

Construction Date: 1852 (assessor); 1862 (SHPO)

Historical Background

This is another property that was owned by William Ormsby (See 401 W. Fifth Street) before his ill-fated encounter with Native-Americans. John Rosser, however, was another early owner. Rosser, a butcher by trade, was an immigrant from Prussia, and the proprietor of the Union Market. His wife Catherine had emigrated from Bavaria, and died in Carson City in 1881.

Mrs. Mary Jones purchased the property in 1904, and sold to Joseph Kane in 1912. Kane was an engineer for the State Highway Department, and apparently did not live in this house. In 1920 Andrew, Margaret, and William Stinson were in residence. Andrew Stinson was Inspector of Mines from 1915 until 1935.

Kane sold the house in 1925 to Columbus Turner. Turner sold to Edgar Norton three years later. Norton was a bookkeeper and lived in the Minnesota Street

house with his wife Margaret. Oliver Watt, who worked as a guard, also lived in the home in 1930. Norton sold in 1939.

The next owners were Sture and Willett Svensson. Svensson was a carpenter and the Svenssons owned the house until 1951.

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

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

1. Address: 304 South Minnesota APN 3-126-07
2. Common Name: Shaw-Brennan and Co. Insurance Service's, North Country Brokers, Ormsby House Antique
3. Historic Name: Ormsby-Rosser House
4. Present Owner: Robert Shaw and J.M. Brennan
5. Address (if not occupant): 1205 East Long Street; Carson City, Nevada
6. Present Use: offices/commercial Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The brick structure is one and a half stories in height and reflects essentially Gothic Revival design. The roof is formed of steeply pitched intersecting gables, a form essentially reflected in the floor plan. One story portions to the south are newer. Windows vary from double hung six over six lights to fixed glass. Gable peaks contain windows with pointed arches with pointed projecting drip sill moldings and sills. Shallow arched drip sill moldings project above the first floor windows.

Alterations include a one story gabled extension to the rear and possibly a shed roofed addition to the northwest. Brick wings have been added to the south.

RELATIONSHIP TO SURROUNDINGS:

The structure is the largest and only building of this material, size and style in the area.



Street Furniture: short retaining wall

Landscaping: stone edged lawn, evergreen bushes

Architectural Evaluation: PS NR X

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 Public Works Project _____

Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent Good _____ Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 35 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction: Winter 1862-63 Estimated _____ Factual Source: C.C. Historic Tour

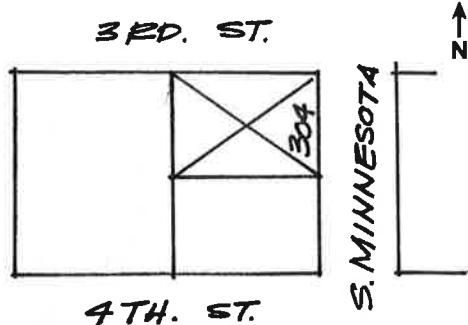
Is Structure on Original Site? Moved? _____ Unknown _____

SIGNIFICANCE:

Built by Mrs. Margaret Ormsby, in 1862-63, the wife of the notable Nevada pioneer Major Ormsby. John Rosser, the 1870 owner, made additions to the building at the north.

The building is an exceptional representative of its style. It is outstanding in design quality and execution, and constitutes a major architectural resource of the city.

SITE MAP



SOURCES:

Carson City Historic Tour

SUGGESTED LAND USE AND FAÇADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning: