

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

**FILE NO:** HRC-13-042

**AGENDA ITEM:** F-1

**STAFF AUTHOR:** Susan Dorr Pansky, Principal Planner

**REQUEST:** Approval to construct a new two-car detached garage, a new 18 foot wide by 27 foot long driveway, a new four foot wide sidewalk and a new six foot fence adjacent to the existing house at 913 N. Nevada Street.

**APPLICANT:** Julius and Joanne Ballardini

**OWNER:** C & A Investments, LLC

**LOCATION:** 913 N. Nevada Street

**APN:** 001-187-01 and 001-187-06

**RECOMMENDED MOTION:** "I move to approve HRC-13-042, a request from Julius and Joanne Ballardini (property owner C & A Investments, LLC), to allow construction of a new two-car detached garage, associated driveway, sidewalk and fence adjacent to the existing house on property zoned Residential Office, located at 913 N. Nevada Street, APNs 001-187-01 and 001-187-06, 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. An Administrative Permit shall be required for the detached garage if the size exceeds 50% of the total square footage of the primary building, or 514 square feet.
6. 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.
7. The Lot Line Adjustment as shown on the site plan provided with the application must be completed prior to the issuance of a Building Permit.
8. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with the Building Permit application.
9. 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](http://www.carson-city.org/building)

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

**MASTER PLAN DESIGNATION:** Mixed Use Residential (MUR)

**ZONING:** Residential Office (RO)

## **PREVIOUS REVIEWS:**

- On February 14, 2013 the Historic Resources Commission conditionally approved HRC-13-001, a request from Joanne Ballardini to allow the addition of a porch with roof overhang and iron railing surround.
- On September 8, 2011 the Historic Resources Commission 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 structure on site.
- On July 21, 2011, the Historic Resources Commission recommended that the applicant evaluate the condition of the siding underneath the existing asbestos siding on the primary structure.
- On December 8, 2010 the Historic Resources Commission 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 the one-story vernacular structure was initially constructed in approximately 1875. The current owner is C & A Investments, LLC which purchased the property in 2009.

The primary structure was converted from a single family dwelling to a professional office in the early 1980s. Beginning in 2010, the Historic Resources Commission approved a series of applications associated with the renovation of the subject property including the demolition of the cabin and detached garage structure, replacement of asbestos siding and the addition of a porch and roof overhang.

The applicant is requesting approval for the construction of a new two-car detached garage, a new 18 foot wide by 27 foot long driveway, a new four foot wide sidewalk between the existing structure and the detached garage and a new six foot fence on both the north and south sides of the proposed detached garage.

The proposed two-car detached garage is approximately 576 square feet in size and will be located approximately 14 feet south of existing structure. The Carson City Assessor's database indicates that the size of the main structure is 1,028 square feet, making the proposed detached garage 56% of the size of the main structure. Per CCMC 18.05.055(7), if the square footage of an accessory structure is more than 50% of the total square footage of the primary building, an Administrative Permit shall be required. Staff has provided a condition of approval to address this requirement. If the applicant does not wish to proceed

with an Administrative Permit for the size of the detached garage, staff recommends reducing the size to less than 514 square feet.

The applicant has indicated that the detached garage will be placed to align with the existing setbacks of the south side of the existing structure. All materials and architectural details of the garage are proposed to match those on the existing building. The new fence is proposed to consist of rough sawn one foot by six foot unfinished boards to match the existing fence near the south property line. The sidewalk and driveway will be composed of concrete to Carson City's required specifications.

## **5.24 Guidelines for Fences**

Fences serve a variety of purposes for a property owner. They can define property lines, provide security and protection from trespass, furnish safety for children and pets, provide visual screens for privacy and serve as protection from the elements. The design of a fence is a critical element in the overall visual quality of a property and how it relates to its neighbors. It can also be important from a public safety standpoint, particularly on corner lots. Typically front yards in the district were delineated by low profile, wood picket fences. A few metal and/or masonry fences can be found as well.

A fence design needs to be considered in the context. Scale, rhythm, material and style are the critical design elements of a fence. The fence design needs to be compatible to the building as well as to the surrounding property. A fence can provide a delicate design element which will greatly enhance a property.

### **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 affects 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 proposed fence will be composed of rough sawn one foot by six foot unfinished boards to tie into the existing fence of the same material located near the southerly property line of the subject parcel. The fence design is consistent with the design of a typical privacy fence in the district and will not adversely affect the primary view of the buildings in the vicinity.*

## **5.27 Guidelines for New Construction**

New construction which is appropriately design is encouraged by the Carson City Historic Resources Commission. The Historic District should be an active and vital part of the city. New construction should look new and reflect the technology, building materials and design ideas of the present era. The design of

new construction needs to be compatible and respectful of the historic building stock that surrounds it so that visual conflict and confusion are avoided. There is no formula that will guarantee “good design.” There are specific elements of building design which can be identified, and therefore, addressed in a review process so that consistency can be achieved. The following elements shall be individually assessed for their degree of appropriateness for each project.

#### **5.27.1 Scale and Massing**

The overall size and height of the new building should be consistent with the surrounding buildings.

*The size and height of the proposed detached garage is consistent with the primary building and surrounding area.*

#### **5.27.2 Shape**

The overall shape of the building, particularly its roof type, height, and design emphasis (horizontal or vertical) should be consistent and harmonious with others in the environs.

*The shape of the detached garage, including roof type, height and design is consistent with that of the primary building and buildings in the surrounding area.*

#### **5.27.3 Setback**

The front and side yard setbacks for the building should be approximately the same as others in the surrounding area and conform with CCMC Development Standards, Division 1, Land Use and Site Design.

*The front and side yard setbacks are approximately the same as the primary building and similar to those in the immediate vicinity. The setbacks conform with CCMC Development Standards.*

#### **5.27.4 Site Elements**

When at all possible avoid substantial site alteration by importing or exporting fill materials. Generally speaking vacant lots in the district were once occupied by a building. Attempt to place the new building as near as possible to the same grade as the original. Carefully consider the placement and relationship of the public sidewalk, side and front yard fences, driveway, gardens and accessory buildings when determining the location of the new building on the lot.

*The detached garage is proposed to be placed at approximately the same grade as the primary building. The detached garage, driveway, sidewalk and fence are placed to avoid substantial site alternation. Staff notes that the detached garage is near the location of the original detached garage that was demolished in 2010/2011.*

#### **5.27.5 Materials**

Exterior siding should reflect the prevailing style of the neighborhood. A vertical or diagonal style siding should not be used when the dominant style is a horizontal drop or shiplap type. The exterior siding should blend in, not stand out.

*The exterior siding proposed for the detached garage reflects the prevailing style of the neighborhood and matches the siding of the existing house.*

#### **5.27.6 Windows and Doors**

The rhythm and arrangement of the windows and doors should reflect the style of the building design and the predominant patterns found in existing buildings of the area. The ratio of the total surface area of openings to total wall surface area of new buildings should reflect that of historic buildings in the environs.

*The rhythm and arrangement of the windows and doors on the proposed detached garage reflects the style and predominant patterns of the primary building and the total wall surface area reflects that of historic buildings in the vicinity.*

#### **5.27.7 Details and Other Elements**

Trim details are often the single most relevant design feature which can be utilized to give harmony and compatibility to a new building. If existing buildings have boxed eaves, do not leave rafter tails exposed. If windows and doors typically have fanciful trim, incorporate trim with architecturally equal weight. If trim work is typically simple, do not use “ginger bread.” Seek to design the new building so that the trim and architectural details compliment the existing buildings in the area.

*The trim details proposed for the detached garage are consistent with those found on the existing main structure and are complimentary to the existing buildings in the area.*

### **5.27.8 Floor Elevations**

The elevation of the first floor in relation to the street and the finish grade of the lot can often be a critical design feature. For example, if surrounding buildings normally have steps leading from street level up to the first floor level, then the new building should have a similar entrance.

*The proposed elevation of the detached garage is harmonious with the elevation of the existing primary building.*

### **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.
- The lot line deletion is required to be completed prior to a building permit being issued.

### **Engineering Division comments:**

- Development Engineering has no preference or objection to the request.

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-13-042 subject to the recommended conditions of approval within this staff report.

### **Attachments:**

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



Subject Property at 913 N. Nevada Street



Proposed Detached Garage Location



<b>File # (Ex: MPR #07-111)</b>	<i>HRC-13-042</i>
<b>Brief Description</b>	<i>Detached garage &amp; lot line deletion</i>
<b>Project Address or APN</b>	<i>APN #001-187-01, 06</i>
<b>Bldg Div Plans Examiner</b>	<i>Kevin Gattis</i>
<b>Review Date</b>	<i>July 11-2013</i>
<b>Total Spent on Review</b>	

## **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 lot line deletion is required to be completed prior to a building permit being issued.

**Carson City Engineering Division  
Historic Resources Commission Report  
913 N. Nevada St.  
File Number HRC 13-042**

**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 adding a detached garage to what will be the same property as a remodeled house on 913 N Nevada St., apn 01-187-01. This also involves the property at 910 N Curry St, apn 01-187-06.

**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](mailto:planning@carson.org)

FOR OFFICE USE ONLY:

HISTORIC RESOURCES  
COMMISSION RECEIVED

FEE: None

JUN 11 2013

FILE # HRC - 13 - 042

CCA Investments LLC  
Julius & Joanne Ballardini  
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

APPLICANT/AGENT PHONE #

MAILING ADDRESS, CITY, STATE ZIP

PHONE # FAX #

E-MAIL ADDRESS

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) *only 15 provided*  
☐ CD containing application data (pdf format) *- need CD or email*  
☒ Documentation of Taxes Paid-to-Date

Application Reviewed and Received By:

Shirley D. Pansky  
*see documents needed above.*

Submittal Deadline: See attached HRC application submittal schedule.

Project's Assessor Parcel Number(s): Street Address 913 N. NEVADA ST. CARSON CITY ZIP Code

001-187-01

001-187-06 TO BE ADDED TO 01

+ 910 N CURRY ST

Project's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)

W. SOPHIA 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.

BUILD A NEW 2 CAR GARAGE ADJACENT TO  
NEWLY RESTORED HOUSE, TO MATCH RESTORED  
HOUSE. BUILT ON PROPERTY OWNED BY THE SAME  
OWNER, BEING DIVIDED & ADDED TO THE 913  
N. NEVADA ST. PROPERTY.

SET BACK TO MATCH ADJACENT WALL OF  
RESTORED HOUSE. ALL MATERIALS TO MATCH  
RESTORED HOUSE.

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*  
*So use as a rental as part of house rental*  
*application for new garage in historic district*

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.

*Joanne Ballardini*  
 Owner's Signature

*Joanne Ballardini*  
 Applicant's/Agent's Signature

*JOANNE BALLARDINI*  
 Owner's Printed Name

*JOANNE BALLARDINI*  
 Applicant's/Agent's Printed Name

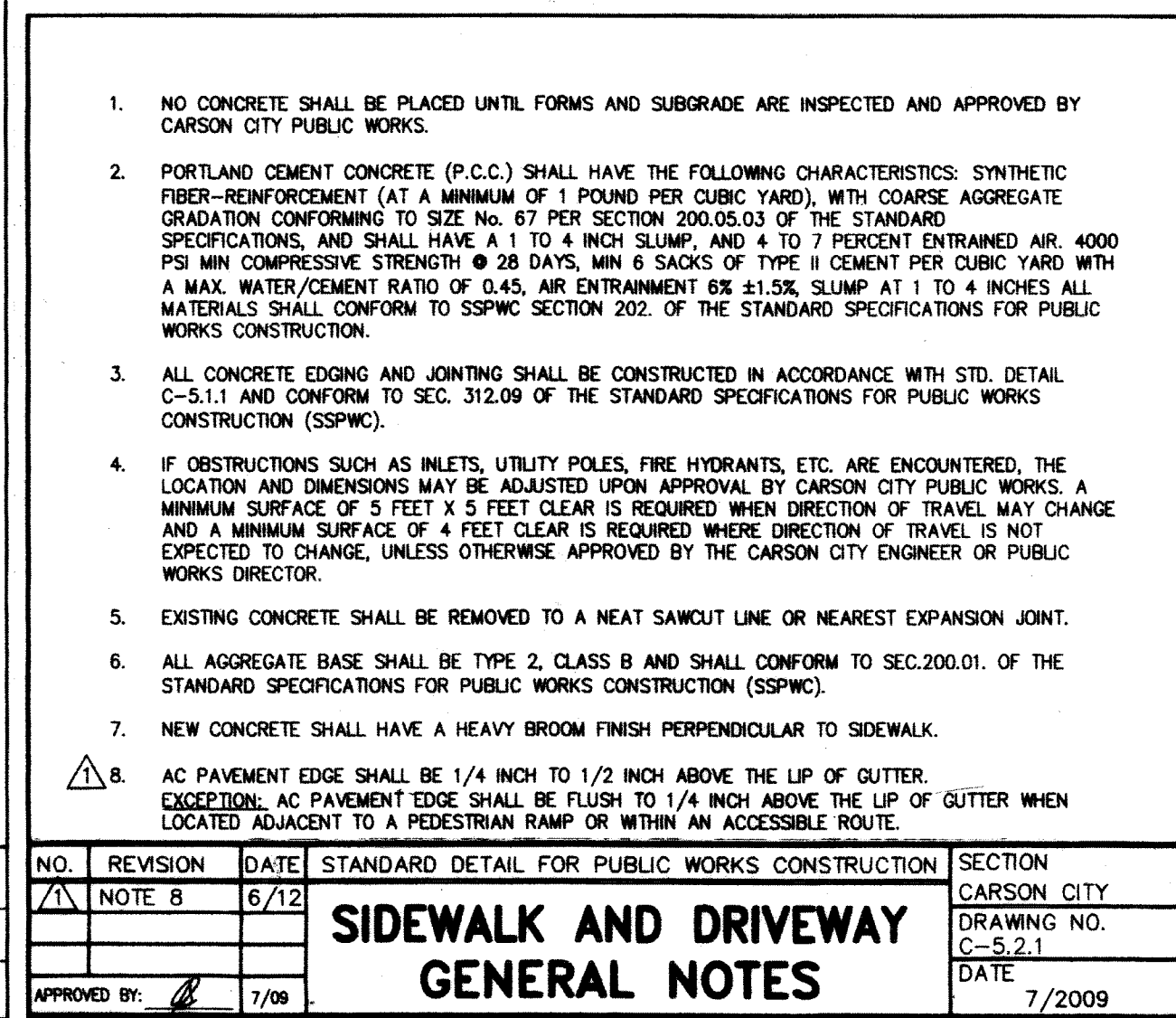
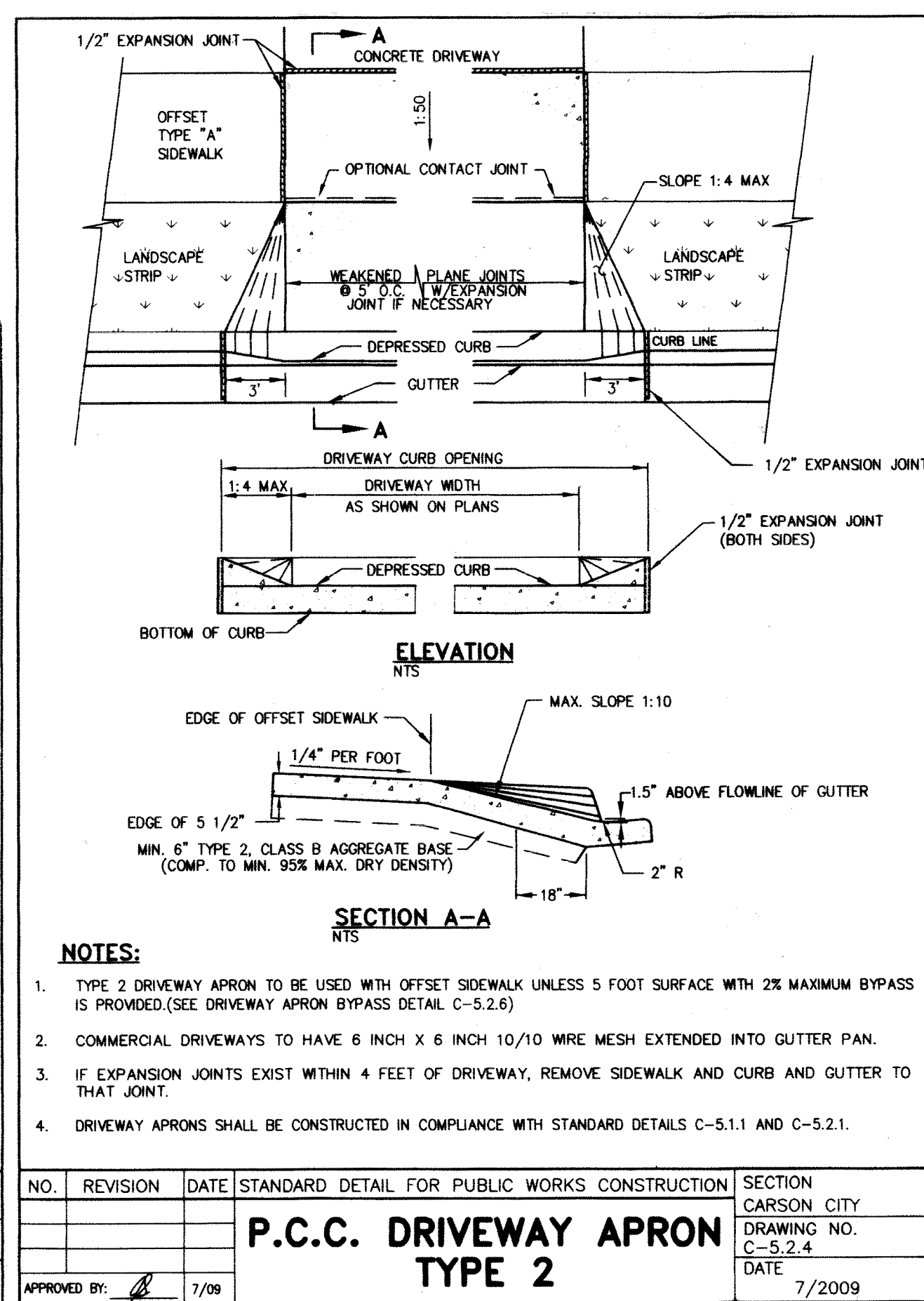
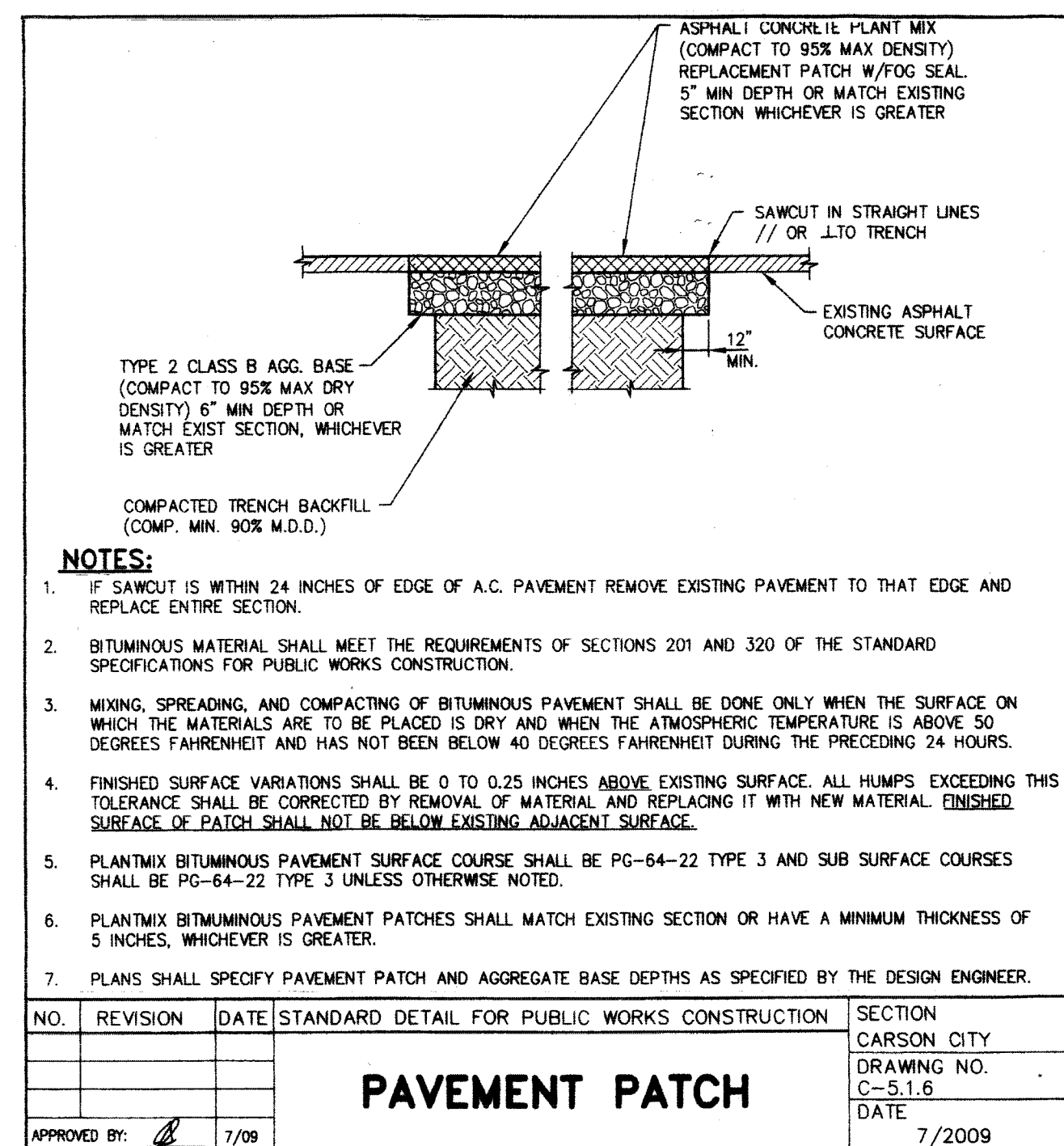




1. All Work in Street Right of Way Shall Be Done by a Licensed "A" or "C5" Contractor.
2. Final Inspection will be Required by Carson City Historical Resources Committee Prior to Final Approval by Building Division.

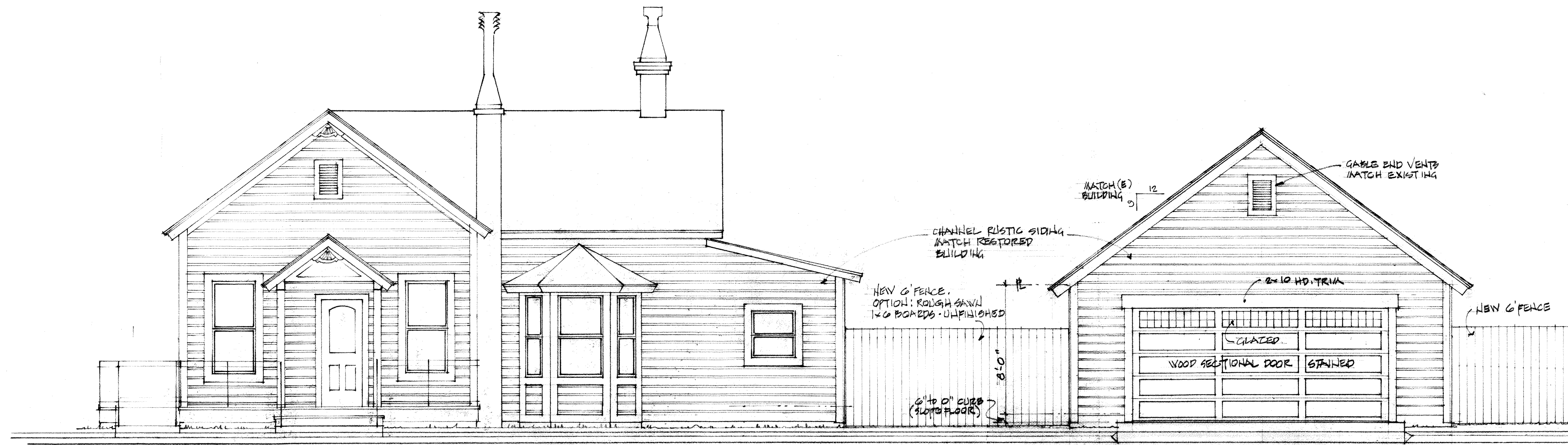
**ALL WORK MSHALL CONFORM TO THE FOLLOWING CODES:**

- \* 2007 Northern Nevada Amendments.
- \* 2011 Northern Nevada Amendments  
(regarding the International Energy Conservation Code).
- \* 2006 International Building Code ('06 IBC).
- \* 2006 International Residential Code ('06 IRC).
- \* 2006 International Existing Building Code ('06 IEBC).
- \* 2009 International Energy Conservation Code ('09 IECC).
- \* 2006 International Fire Codes ('06 IFC).
- \* 2006 Uniform Mechanical Code ('06 UMC).
- \* 2006 Uniform Plumbing Code ('06 UPC).
- \* 2005 National Electrical Code ('05 NEC).
- \* 2003 ICC/ANSI A117.1 (for accessible design).





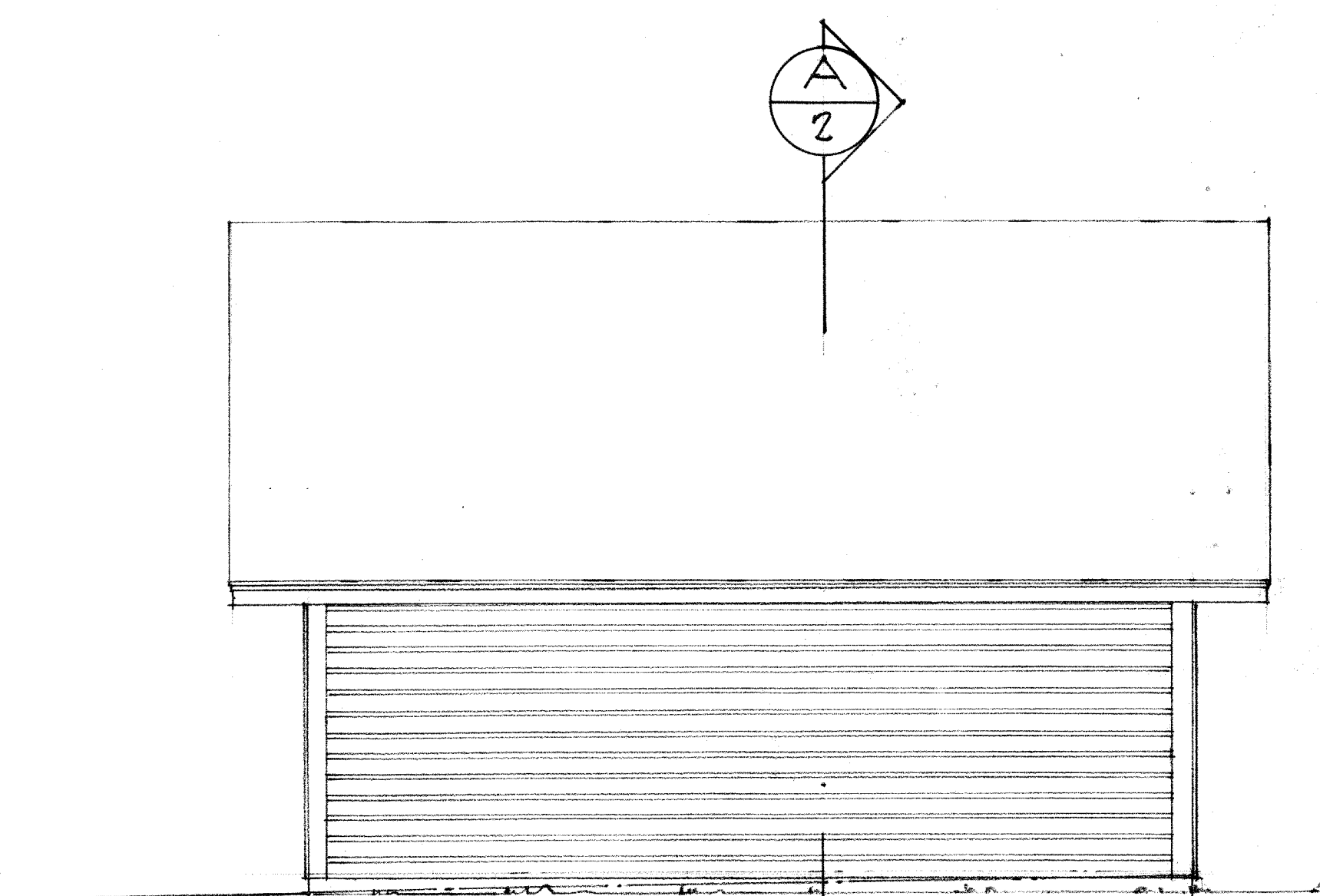




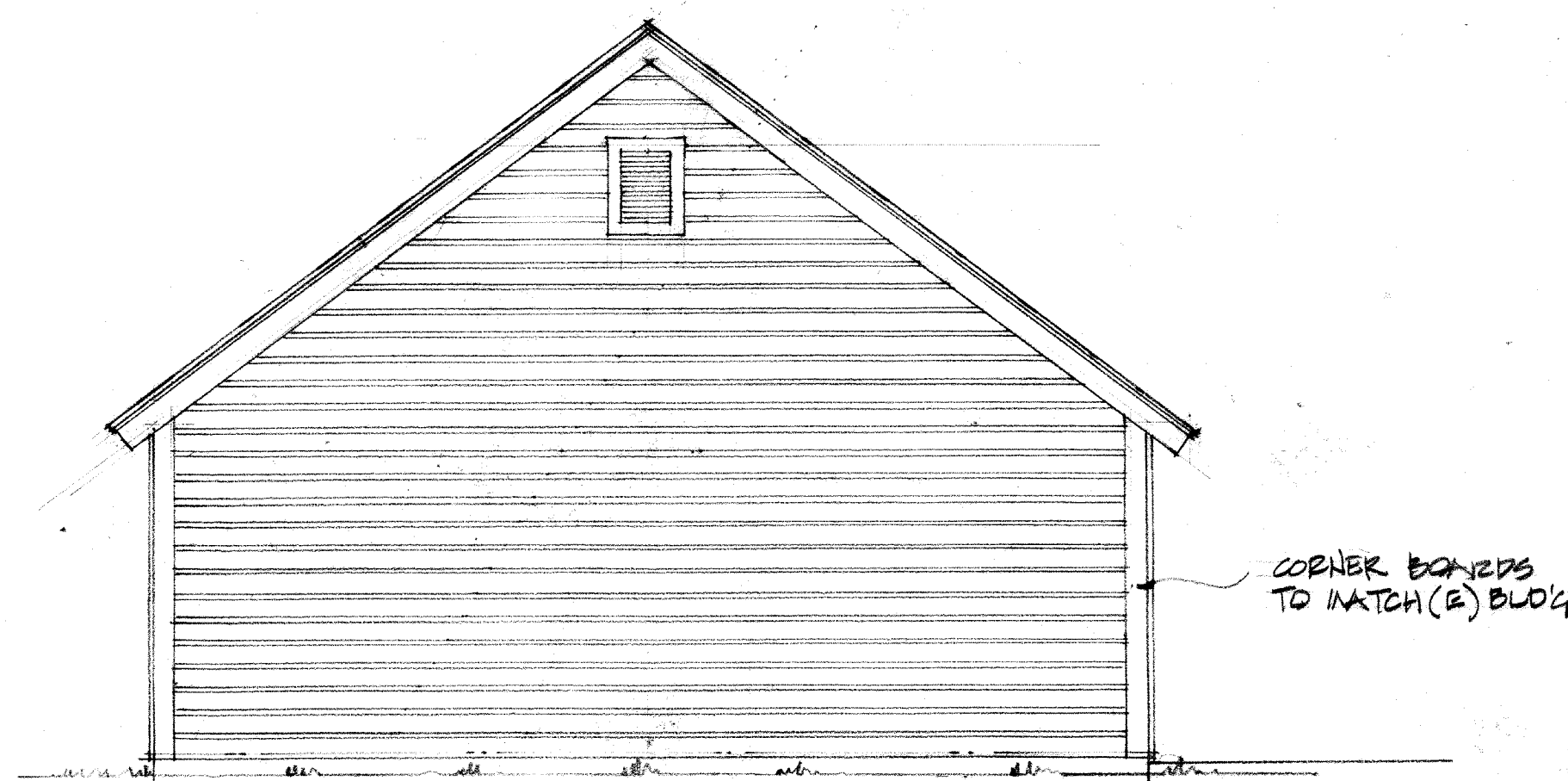
EXISTING APPROVED RESTORED BUILDING

NEW 2-CAR GARAGE

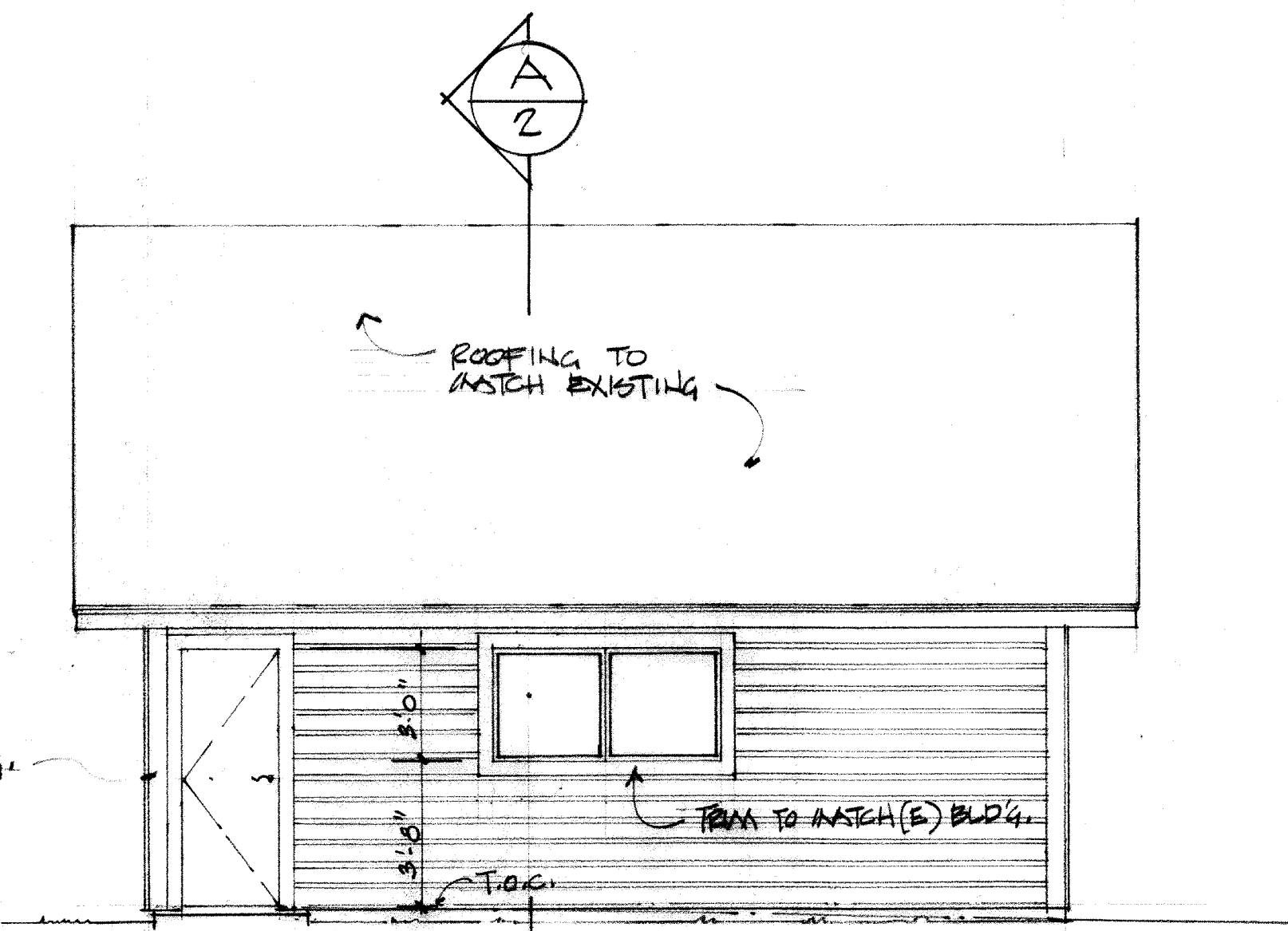
WEST - FRONT ELEVATION - NORTH NEVADA STREET  
SCALE 1/4" = 1'-0" TYPICAL



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

**JOHN R. LUNDY ARCHITECT**  
CALIFORNIA 1977 NCARB 1996 NEVADA 2001  
775 CALIFORNIA CROSSING, RENO, NEVADA 89519  
PH./Fax: 775-746-8214 E-Mail: lundyarchitect@sbglobal.net

Garage & Driveway for Restored Building for  
**JOANNE BALLARDINI @**  
913 North Nevada Street, Carson City, Nevada  
Ph. 775-882-4386 Fax. 775-882-0487 AP# 001-187-01

ELEVATIONS

130428 JLD

10 JUNE, 2013

SHEET

3

5 of 3 SHT'S

JLD CARSON GARAGE 5/22/13 3

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 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