

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING
OF SEPTEMBER 12, 2013**

FILE NO: HRC-13-064

AGENDA ITEM: F-2

STAFF AUTHOR: Susan Dorr Pansky, Planning Manager

REQUEST: Approval to replace three windows and one front porch door on property zoned Single Family 6000 (SF6), located at 602 West Spear Street.

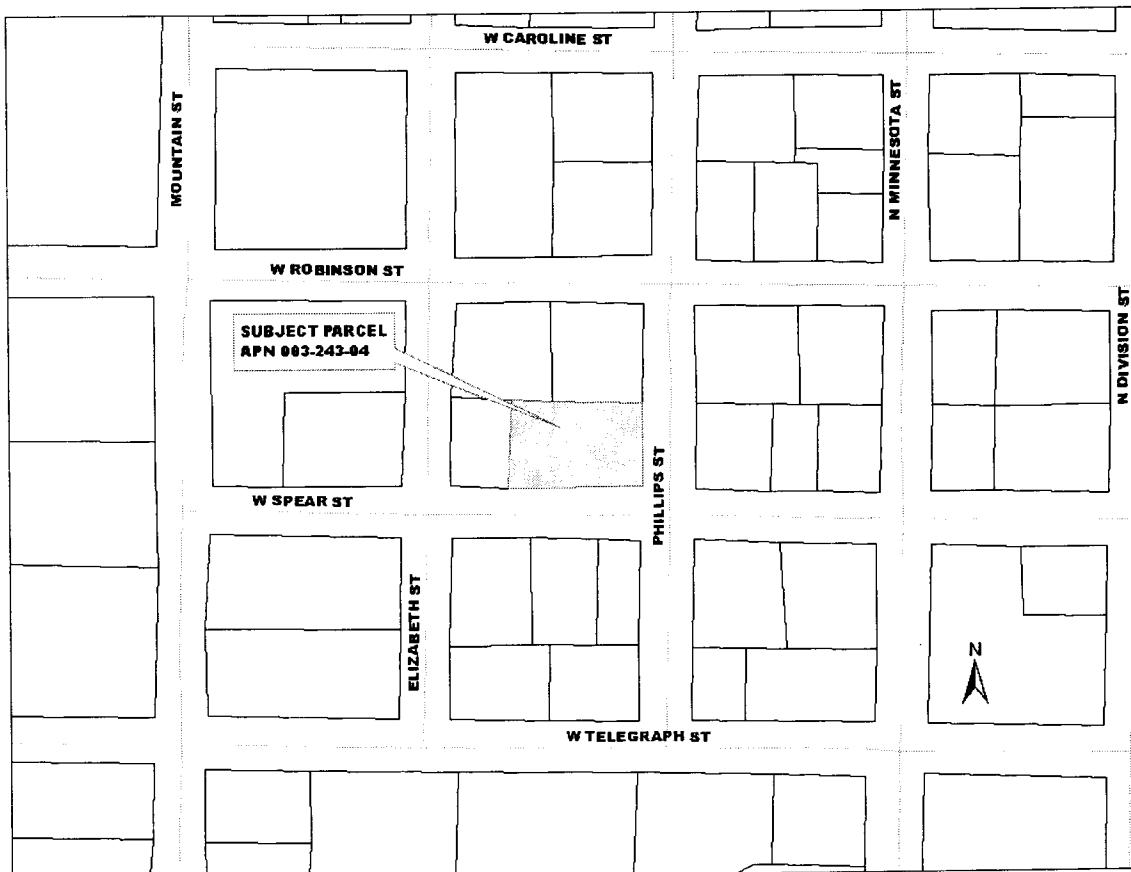
APPLICANT: John E. Block

OWNER: Spear and Phillips, LLC

LOCATION: 602 West Spear Street

APN: 003-243-04

RECOMMENDED MOTION: "I move to approve HRC-13-064, a request from John E. Block (property owner Spear and Phillips, LLC), to allow replacement of three windows and one front porch door on property zoned Single Family 6000, located at 602 West Spear Street, APN 003-243-04, 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: Medium Density Residential

ZONING: Single Family 6000 (SF6)

PREVIOUS REVIEWS:

- MPR-04-055 – Major Project Review regarding the demolition and replacement of a detached garage and dwelling unit damaged by fire.
- HRC-04-056 and HRC-04-121 – Historic Resources Commission applications for the demolition and replacement of a detached garage and dwelling unit damaged by fire.
- HRC-04-195 – Historic Resources Commission application to demolish a detached garage and dwelling unit damaged by fire and replace it with a detached garage only.
- HRC-06-043 – Historic Resources Commission application to construct a fence with two gates facing Phillips Street

DISCUSSION:

The subject property is a two-story frame house with a front gable roof and cornice returns constructed in the late 1800s. Its principal decorative feature is a one-story front porch with chamfered posts including molded caps and segmented arch spans between the posts. The front entry was shifted to open off the porch into an enclosed stair on the north side of the house, an addition that was made when the house was converted to apartments.

According to the applicant, the subject property was constructed in 1876 by Walter D. Tobey. Mr. Tobey was the brother of Mrs. Elizabeth Bliss, wife of Duane Leroy Bliss, Sr., one of the founders the Carson and Tahoe Lumber and Fluming Company. Staff's records don't indicate that the home was owned or built by Mr. Tobey and instead identifies the property as having been owned by Rebecca Gregg from 1870 to 1884, but notes that it is unclear whether Ms. Gregg was the original owner. The family of Governor John E. Jones owned the property from 1889 to 1924. The current owner of the property is Spear and Phillips, LLC, an entity created by the applicant in 2004 and which acquired the property in 2005.

The applicant is requesting approval to replace three aluminum casement windows with original era double hung windows in their original locations. The three locations as indicated on the attached photos are at the south and east sides of the building. The applicant also proposes to place an original era panel and glass pane door in what is believed to be the original door location on the east side front porch. A door opening does not currently exist on the front porch in this location.

Staff does not have records of the original window or door locations, but notes that the proposed orientation of the replacement window on the south side is consistent with other windows on that side of the building; and the proposed symmetrically-placed windows and door on the front porch are consistent with the basic design of that time period. Additionally, staff does not have records of the original types of the aforementioned windows or door for the subject property, but notes that their design conforms to the era in which the property was built, and constructed with materials typical of the era in which the house was built.

Pursuant to Carson City Development Standards, Division 5 – Historic Districts, the following sections apply to the proposed window replacements and door placement:

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 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 do not historically have stained glass is discouraged. (Standard Numbers: 2, 6)

5.17.1 Guidelines for Historic Doors. Original doors shall be retained, repaired and replaced in their original locations when at all possible. When replacement is necessary the original shall be matched in color, size, material, design, ornamentation and configuration. The original trim and surround molding should be retained intact and/or duplicated when a door is replaced. (Standard Number: 2, 3, 5, 6)

While the proposed windows and door are not original to the subject property, they are original to the general era of the building's construction in design, size and materials. The applicant intends to place the windows and door in their original locations in an effort to restore the building to a more authentic historical condition.

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 August 30, 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.

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-13-064 subject to the recommended conditions of approval within this staff report.

Attachments:

Site Photos
Building Comments
Engineering Comments
2000 and 2011 Historic Resources Inventories – 602 W. Spear
Application (HRC-13-064)



602 W. Spear - South Side



602 W. Spear - East Side

File # (Ex: MPR #07-111)	HRC-13-064
Brief Description	<i>Door and window replacement</i>
Project Address or APN	APN #003-243-04
Bldg Div Plans Examiner	<i>Kevin Gattis</i>
Review Date	
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.

RECEIVED

AUG 28 2013

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PLANNING DIVISION

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AUG 30 2013

CARSON CITY
PLANNING DIVISION

**Carson City Engineering Division
Historic Resources Commission Report**
602 W Spear St.
File Number HRC 13-064

TO: Historic Resources Commission

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

DATE: August 30, 2013

SUBJECT TITLE:

Review of a Historic Resources Commission application for a minor remodel to 602 W Spear St., apn 03-243-04 to replace some windows.

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

FILE # HRC - 13 - HRC - 13 - 064

Spear and Phillips, LLC

PROPERTY OWNER

112 North Curry Street, Carson City NV 89703

MAILING ADDRESS, CITY, STATE, ZIP

775-720-7313

PHONE # FAX #

jed@stateagent.com

E-MAIL ADDRESS

Name of Person to Whom All Correspondence Should Be Sent

John E. Block

APPLICANT/AGENT PHONE #

same as above

MAILING ADDRESS, CITY, STATE ZIP

same as above

PHONE # FAX #

same as above

E-MAIL ADDRESS

Project's Assessor Parcel Number(s):

003-243-04

Street Address

ZIP Code

602 West Spear Street

Project's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)

multi-residential

Phillips

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.

This house was originally built by Walter D. Tobey in 1876. In 1954 some of the double hung windows were replaced with

Aluminium Casement windows. In this project some of the Casement windows will be replaced by original era double hung windows in their original locations. There will be three window replacements and one door onto the front porch.

FOR OFFICE USE ONLY:

**HISTORIC RESOURCES
COMMISSION**

FEE: None

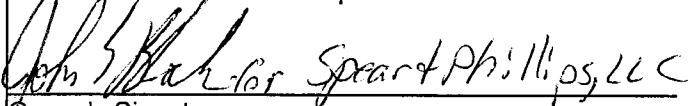
SUBMITTAL PACKET

- 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

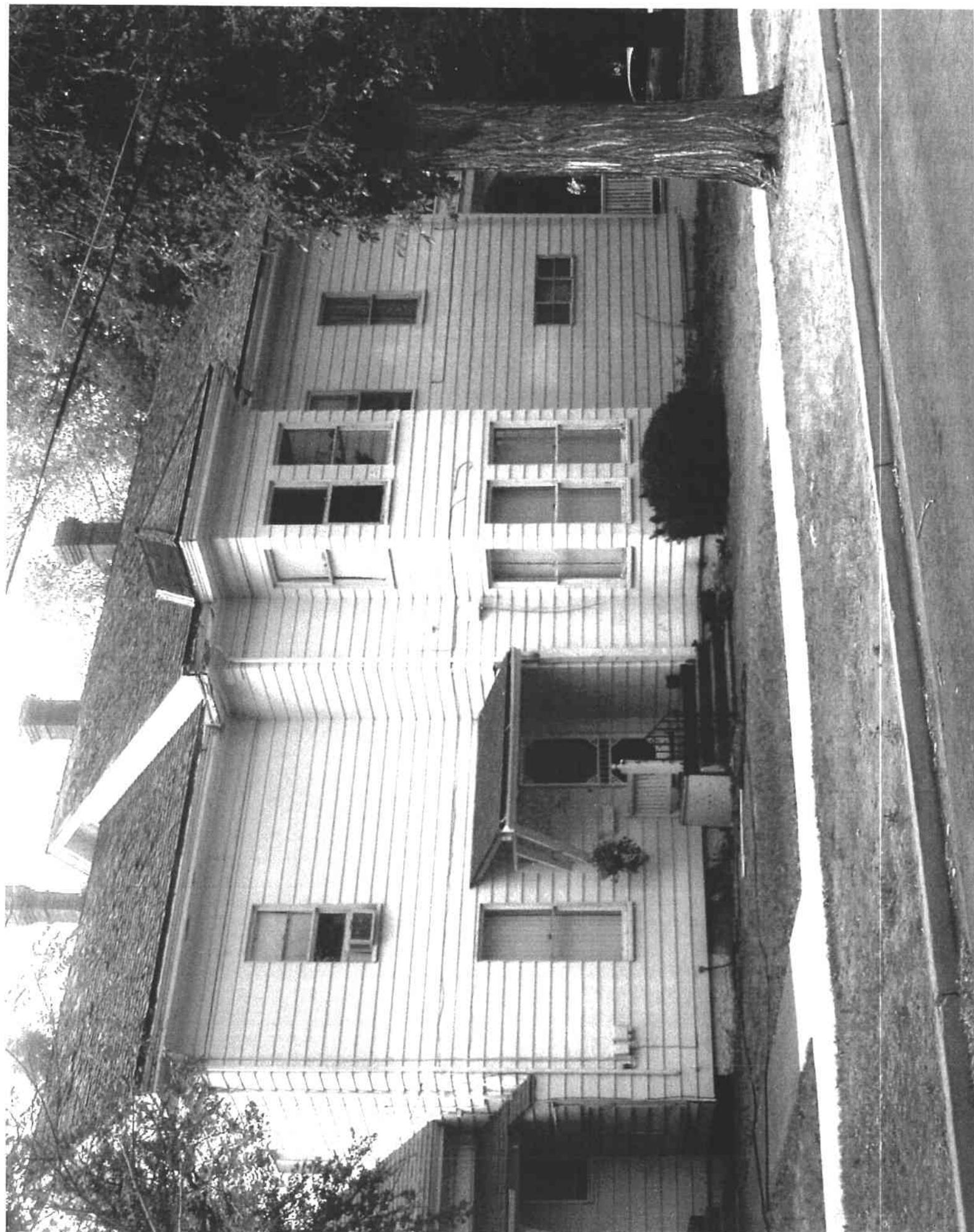
Application Reviewed and Received By:

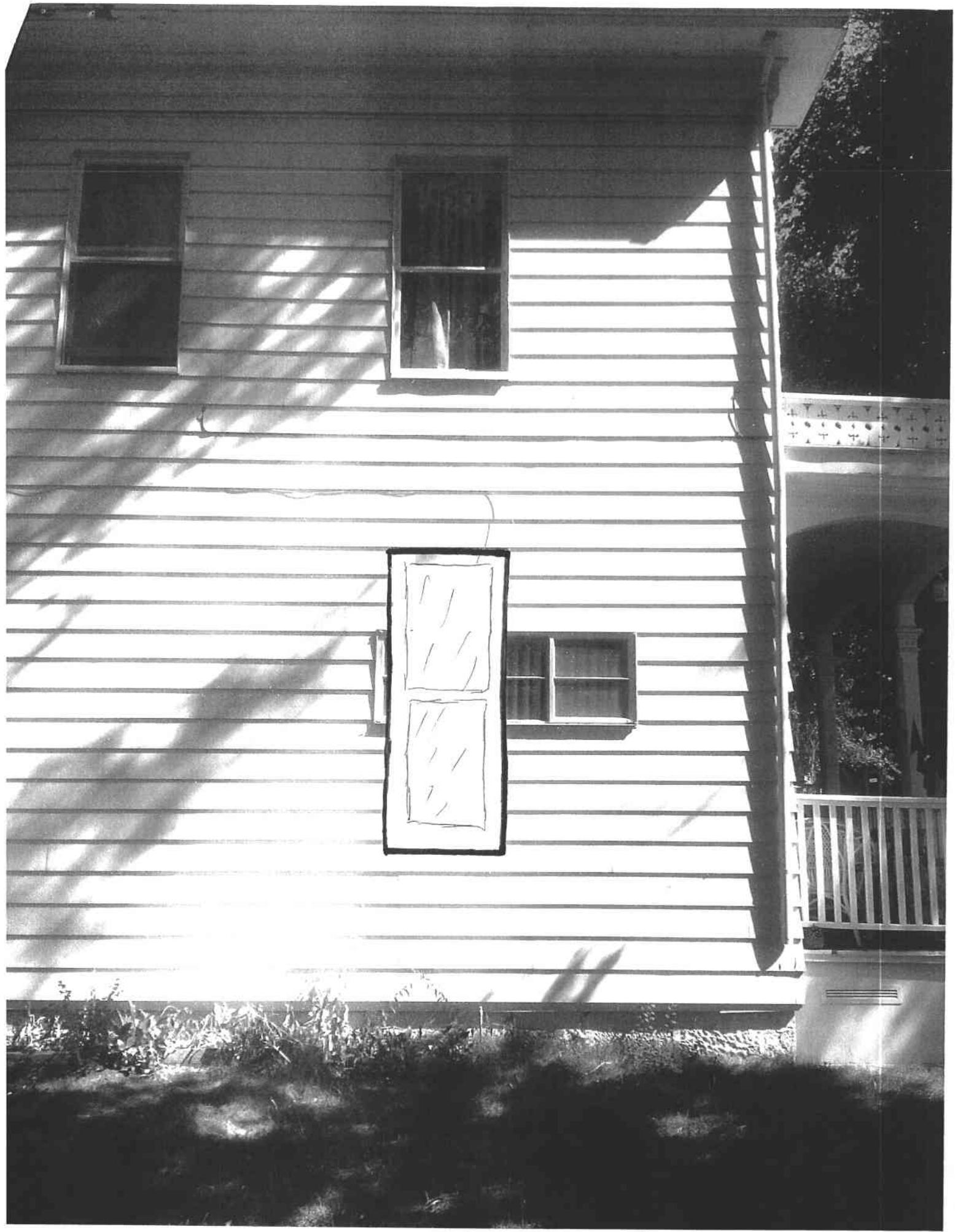
Submittal Deadline: See attached HRC application submittal schedule.

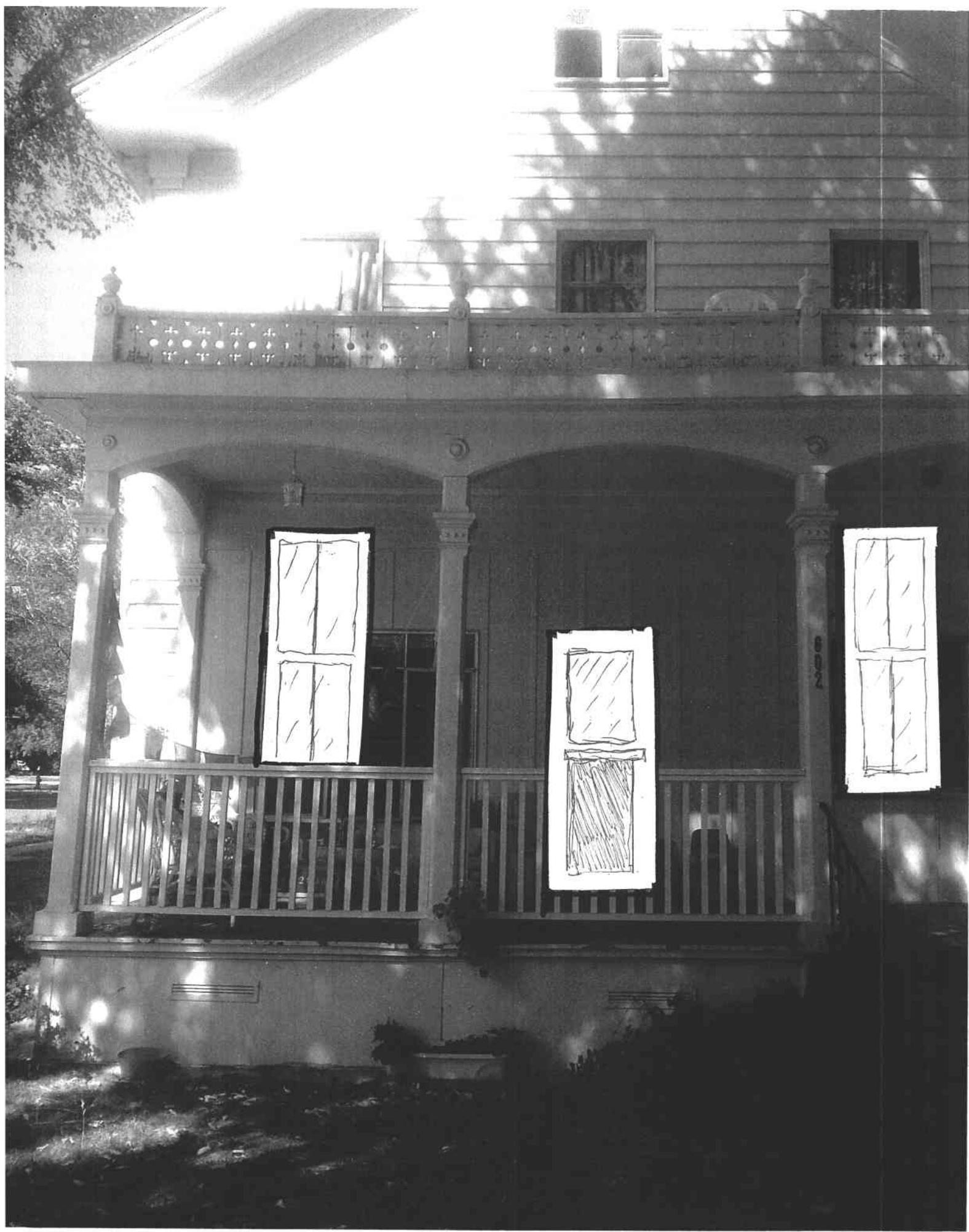
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AUG 26 2013
CARSON CITY
PLANNING DIVISION

Does the project require action by the Planning Commission or the Board of Supervisors?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If Yes, please explain
Will the project involve demolition or relocation of any structure within or into the Historic District?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If Yes, please describe:
<p>Reason for project:</p> <p>To make the property more fitting in the district, restoring it back to original</p>				
<h4>SUPPORTING DOCUMENTATION</h4> <p>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.</p> <p>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 <u>all</u> 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.</p>				
 <p>Owner's Signature</p> <p>John E. Block for Spear and Phillips, LLC</p>				
 <p>Applicant's/Agent's Signature</p> <p>John E. Block</p>				
<p>Owner's Printed Name</p> <p>Applicant's/Agent's Printed Name</p>				







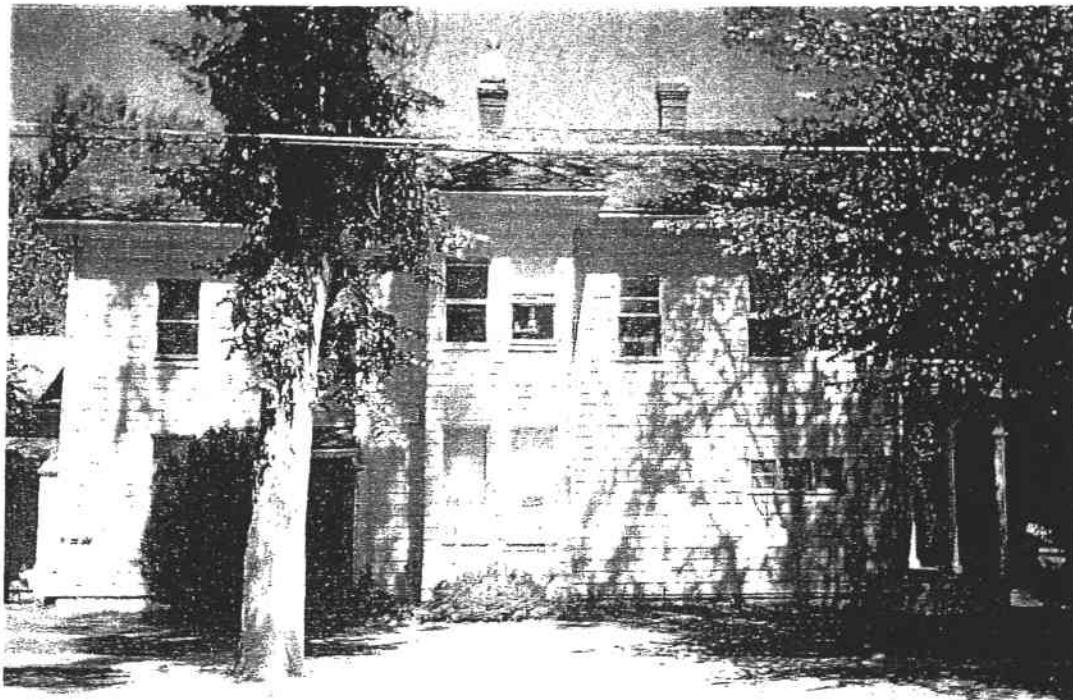








**Historical Survey 2000
Carson City Historic District
Carson City Community Development**



Address: 602 W. Spear

Location: Northwest corner W. Spear and Phillips

Construction Date: 1925 (assessor)

Historical Background

Charles Flandran first sold this parcel to John Carmack in 1865. Rebecca Gregg had purchased the lots by 1870 and retained ownership for 14 years. According to the 1880 census, Gregg was a widow, age 52, with a son David, who was 13. She listed her occupation as "keeping house."

The property was owned by members of the Jones family, John, Elizabeth and Parvin, between 1889 and 1924. Parvin Jones was a guard at the prison. He later worked as a clerk for the State Engineer.

By 1948 Clarence Belli was living in the house with Josephine Belli. Clarence was employed as a carpenter and Josephine worked as a stenographer.

NEVADA STATE HISTORIC PRESERVATION OFFICE HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: Jones House City, County: Carson City
Section No. 9G, 11 Page No. 5

The two-story frame house has a front-gable roof with cornice and frieze returns. Its principal decorative feature is a one-story front porch with chamfered posts with molded caps and segmental-arch spans between the posts with turned bosses attached above the posts. The square balusters are replacements but a low roof balustrade with sawn and pierced balustrade panels and chamfered posts with turned bosses and urn finials dates to the original construction of the porch around the 1890s. The front entry has been shifted so that it opens off the porch into an enclosed stair on the north side of the house, an addition made when the house was converted to apartments in the twentieth century. The entry has an unusual molded surround. On the south side of the house is a two-story rectangular bay window added between 1890 and 1907. To the rear are telescoping one- and two-story rear wings. The two-story wing and middle one-story wing may be original to ca. 1880 whereas the one-story wing at the end is probably a mid-twentieth-century addition, as suggested by its exposed rafters. Other features include replacement 1/1 and metal-framed multi-pane windows, corbelled brick flue caps, and a pent roof supported by struts across the south side of the middle one-story rear wing.

The northwest corner of Spear and Phillips is shown as undeveloped on the 1875 bird's-eye perspective. A two-story house with the same basic form as the present dwelling appears on the 1885 and 1890 Sanborn maps. The house achieved its present form, with a front porch and side bay window, by 1907, as shown on the Sanborn map of that year. The style of the porch suggests it may have been added shortly after 1890. According to Anita Watson, Rebecca Gregg owned the house site from 1870 to 1884. Although it is possible she had the present house built between 1875 and 1874, the fact that she did not build on it between 1870 and 1875 and the fact that she was listed as a widow with a young son in 1880 makes it unclear whether she was the house's original owner. The family of Governor John E. Jones owned the property from 1889 to 1924. Jones built the house at the adjacent address of 603 W. Robinson in the 1890s, probably 1891, as his principal address. Whether he and his family lived in the pre-existing house at 602 W. Spear is unknown. Carpenter Clarence Belli lived at this address in 1948 with his wife, Josephine, who was a stenographer.

The property is classified as a contributing resource in the West Side Historic District.

Sources

Watson, Anita Ernst. "Historical Survey 2000 Carson City Historic District." Report, 2000.

Koch, Augustus. "Birds Eye View of Carson City, Ormsby County, Nevada, 1875." Map, 1875. Reprint 1972.

Sanborn maps.

