

STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
MARCH 13, 2014

FILE NO: HRC-14-006

AGENDA ITEM: F-1

STAFF AUTHOR: Susan Dorr Pansky, Planning Manager

REQUEST: Approval of a request from Richard Wipfli (property owner: Elizabeth Jack) to replace an existing arched window on the west side of the house with a rectangular window and add three new windows to the rear of the house on the east side, on property zoned Single Family 6,000 (SF6), located at 510 West Robinson Street, APN 003-233-03.

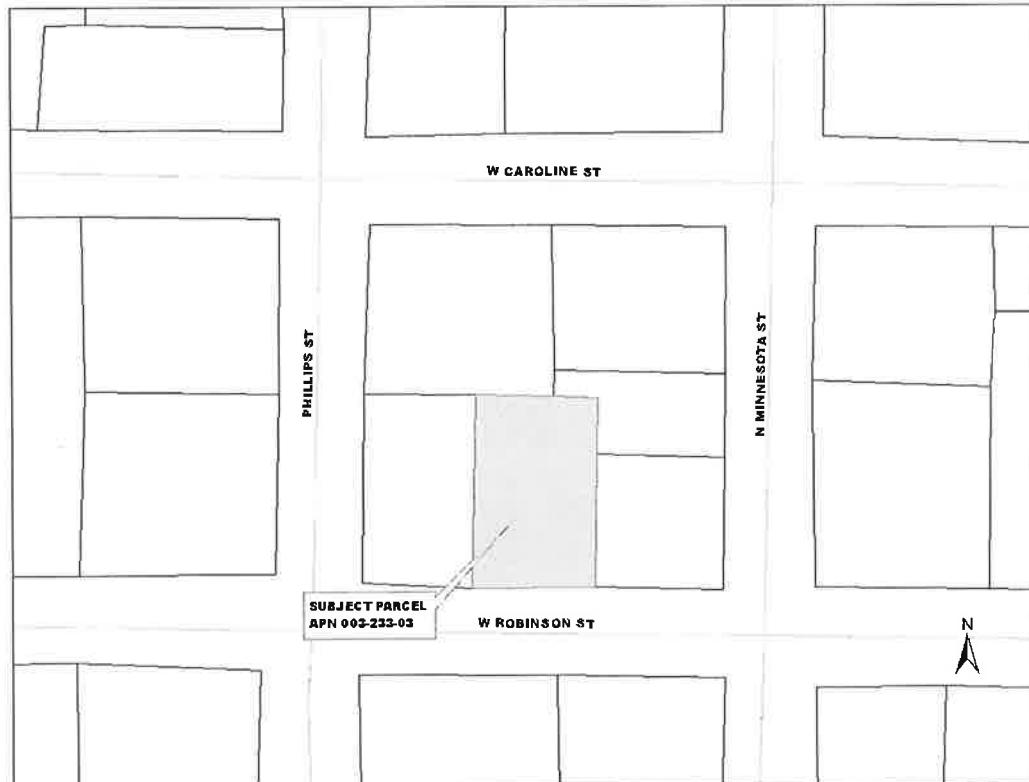
APPLICANT: Richard Wipfli

OWNER: Elizabeth Jack

LOCATION: 510 West Robinson Street

APN: 003-233-03

RECOMMENDED MOTION: I move to approve HRC-14-006, a request from Richard Wipfli (property owner: Elizabeth Jack) to replace an existing arched window on the west side of the house with a rectangular window and add three new windows to the rear of the house on the east side, on property zoned Single Family 6,000, located at 510 West Robinson Street, APN 003-233-03, 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 may 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. Plans and engineering calculations will be required.
6. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with the Building Permit application.
7. HRC approval is based upon the project complying with the 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 with the Secretary of the Interiors Standards.

LEGAL REQUIREMENTS: CCMC 18.06.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Medium Density Residential

ZONING: Single Family 6,000

PREVIOUS REVIEWS:

- H-93/94-1: The addition of two windows to the existing house was approved by the Historic Architectural Review Committee.

DISCUSSION:

The subject property is a two-story residence that was constructed in 1987 by extensively remodeling and combining two existing cottages. The applicant is proposing to replace an existing arched window with a rectangular window on the west side of the house as well as add three windows on the east side of the house at the rear of the building. Neither of these window modifications are proposed to be constructed on any historic portion of the building. The rectangular replacement window is proposed to be of the same window material as the existing arched window shown in the photos provided by the applicant. The new windows are proposed to be wood awning windows with white

metal clad material.

Pursuant to Carson City Development Standards, Division 5 – Historic Districts, the following sections apply to the proposed windows:

5.16 Guidelines for Windows (Overview)

The majority of buildings in the Historic District are characterized by 19th century styles of architecture. A basic design characteristic of these styles are symmetrically placed, vertically proportioned windows. Houses built in the 1930s to 1960s 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)

5.16.2 Guidelines for New Construction

The overall style of the new building will determine the appropriate design characteristics of the windows to be used. Windows for new buildings emulating 19th century or early 20th century designs should emulate one of the 19th century or early 20th century window styles and shall be vertically proportioned with a minimum ratio of 2 horizontal to 3 vertical and shall be single or double hung. Windows for new buildings emulating mid-20th century designs should use windows found in designs of those eras (c 1930-1960). The use of smoked, mirrored or tinted glass is not appropriate for use in the district.

The proposed replacement and additional windows are not on the historic portions of the building, therefore, the new construction guidelines would apply. The new and replacement windows are in keeping with the design characteristics and overall style of the 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 February 28, 2014. As of the completion of this staff report, no comments had been received. 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. Plans and engineering calculations will be required.

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-14-006 subject to the recommended conditions of approval within this staff report.

Attachments:

- Site Photo
- Building Division Comments
- Engineering Division Comments
- Application (HRC-14-006)



File # (Ex: MPR #07-111)	HRC-14-006
Brief Description	Exterior remodel/ adding windows
Project Address or APN	APN #003-233-03
Bldg Div Plans Examiner	Kevin Gattis
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. Plans and engineering calculations will be required.





Carson City Engineering Division

Historic Resources Commission Report

510 W Robinson St.

File Number HRC 14-006

To: Historic Resources Commission

From: Rory Hogen, E.I.

Date: February 28, 2014

Subject Title:

Review of a Historic Resources Commission application for a minor remodel to 510 W Robinson St., apn 03-233-03 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.

HISTORICAL SURVEY
CARSON CITY HISTORICAL DISTRICT
CARSON CITY COMMUNITY DEVELOPMENT



NAME:

McNeeley Homes

ADDRESS:

510 & 514 W. Robinson

LOCATION:

Northeast corner W. Robinson and Phillips

CONSTRUCTION DATE: 1875

HISTORICAL BACKGROUND

These homes have interesting histories in that both homes, and the entire block, have generally been owned as a single unit. Additionally, a number of people, the well known and the obscure have lived at these addresses. **Caroline McNeeley**, who was married to **T. F. Lamoreaux**, purchased the block in 1865 and built the homes about ten years later. In 1882 **Trenmore Coffin** purchased the entire block, and lived in the house at 514.

Trenmore Coffin moved to Nevada in 1871, and worked as a teacher and an attorney in Carson City. He was active in politics, and held a number of local, state and federal offices, elected and appointed. Coffin married **Marie Benoit Coffin** in 1885, and had a son, Trenmore Jr., and a daughter Emily. The

property passed to Mrs. Coffin in 1897 when Coffin died. She married another well known Nevada attorney, Sardis Summerfield, in 1910 and retained ownership of the properties until 1933. **Emily Coffin** graduated from Stanford University, and, in 1913, married **Silas Ross**, a mortician and funeral director. The Rosses purchased the homes in 1933, although they made their home in Reno, where Silas Ross was active in Republican politics, a member of the Reno City Council, and a regent for the University of Nevada.

A number of individuals rented the houses over the years. **Joe Kelly**, a grocer, lived at 510 with his wife in 1907. **E. D. Kelly**, a surveyor general, and probably a relative of Joe Kelly lived with his wife and daughter down a block at 604 W. Robinson. **George Brodigan**, Secretary of State for Nevada, also rented. **Charles Austin**, a cashier at the Capitol City Bank, resided at 510 in 1927, and **William Cassinella**, the manager of First national Bank lived there in the 1940s.

J. F. Shaughnessy, who was a conductor for the V & T Railroad lived at 514 in 1915, and **William McKnight**, Deputy State Controller, lived there two years later. In the 1920s, **Harry Grier**, a receiver for the United States Land Office, was a resident.

In the 1960s the houses were purchased by **Gus and Katherine Bundy**. Gus Bundy was a well known Nevada artist, and the Bundy's lived in 514 and rented 510. In 1987 both homes were extensively remodeled, and large additions were added to the existing structure. Two other homes, built in styles similar to the original homes were erected on the block.

SOURCES:

Stewart Title; Ford: Wren (429); Scrugham (I 409); Davis (1132); Carson City Directories; Carson City Telephone Directories

85

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

1. Address: 510 and 514 West Robinson APN 3-233-01
2. Common Name: _____
3. Historic Name: Caroline McFeeley House
4. Present Owner: Gus and Jeanne Bundy
5. Address (if not occupant): _____
6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

These two vernacular structures with Greek Revival influenced proportions and detailing were originally identical and are still very similar despite additions and alterations. One story wood frame buildings with stone foundations, their rectangular gabled roofs delineate the original forms of the structures. Now surfaced in composition siding the structures contain predominantly two light over two windows with some six light over six windows at the rear. Double paired columns support the porch canopies.

Both structures have been resurfaced and have rear additions. 510 West Robinson has additions to the east with a false parapet wall to hide the shed-type roof. 514 West Robinson has both rear and east additions with hipped roofs.

514 West Robinson has a board and batten shed roofed outbuilding, a dressed stone building with shake roof, and a detached garage on its property.

RELATIONSHIP TO SURROUNDINGS:

Although resurfaced, these two structures are compatible in scale, height, and design to nearby residential structures.



Street Furniture: chain link fences

Landscaping: mature street trees, bushes, lawn

Architectural Evaluation: PS X NR _____

District Designation: PD 2 NR _____

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date March 1980

510 West Robinson

DT

THREATS TO SITE:

None Known Private Development

Zoning ~~SE6000~~ Public Works Project

Vandalism Neglect Other

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent Good Fair Deteriorated

APPROXIMATE SETBACK: 12-15 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1875 Estimated Factual Source: Ford; Sanborns

Is Structure on Original Site? Moved? Unknown

SIGNIFICANCE:

Still remarkably similar even with alterations, these two buildings were probably constructed by the same builder. As the only occupants of this West Robinson block which is surrounded by Lombardy Poplars, the structures convey the mood and character of 19th century Carson City.

514 West Robinson



SOURCES:

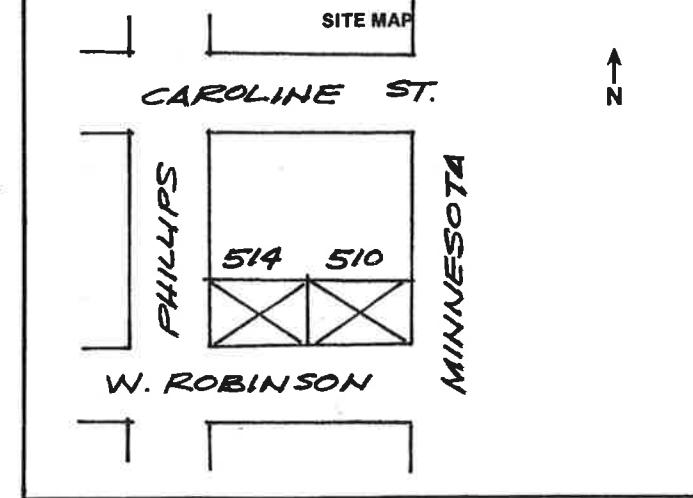
Don Ford; Sanborn Maps

SUGGESTED LAND USE AND FAÇADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:



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

FILE # HRC - 13-14-006

Elizabeth Jack
PROPERTY OWNER NV 89703.
510 W Robinson St Carson City
MAILING ADDRESS, CITY, STATE, ZIP
775 883-4476 ·
PHONE # FAX #

E-MAIL ADDRESS
Name of Person to Whom All Correspondence Should Be Sent

Richard Wipfli 775-771-2074
APPLICANT/AGENT PHONE #
3480 G5 Richards Blvd. cc nv 89703
MAILING ADDRESS, CITY, STATE ZIP
775-771-2074
PHONE # FAX #

Richard Wipfli @ aol.com ·
E-MAIL ADDRESS

Project's Assessor Parcel Number(s): APN 3-233-03	Street Address 510 W Robinson St cc nv	ZIP Code 89703
Project's Master Plan Designation	Project's Current Zoning	Nearest Major Cross Street(s) Washington Mountain 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.

Add 3 windows to rear of house.
Each 30" x 18" windows are consistent with existing
and windows in the district. (Pella wood awning
with white metal clad.) Purpose is to add light
and view to the rear yard, windows will be
5' 6" off floor so privacy is not an issue.

in addition we propose to replace a 40" x
window on the west side of the house, that
is older and poor function. This will be replaced
with an rectangle. 48" x 30" None of the work
is visible from the street. new siding of
siding though newer will be consistent with existing
7/8 lap siding and trim.

This project was to infill using 2 existing cottages.
that were extensively redone. The portion with replacement
windows is of the newer portion.

FOR OFFICE USE ONLY:

HISTORIC RESOURCE
COMMISSION

RECEIVED

FEB 24 2014

CARSON CITY
PLANNING DIVISION

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:

Richard Wipfli

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:

View or Product upgrade

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

Elizabeth Jack
Owner's Printed Name


Applicant's/Agent's Signature

Richard W. Jack
Applicant's/Agent's Printed Name

Location:Delivery

Jamb Depth:

020

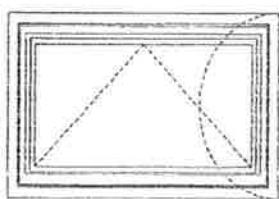
3

3

Architect, Awning Right, 29 X 17, White, 3-1/16"

Location:Living Room

Jamb Depth: 3-11/16"



Qty = 3, Description = Jamb Extension: 7-3/16", Standard 4-sided Jamb Extension, Loose, Supplied by Branch, None

1: Non-Standard Size Right Awning

Frame Size: 29 X 17

Architect Series

General Information: Not Specified, Standard, Clad, Pine

Exterior Color / Finish: Standard EnduraClad, White

Interior Color / Finish: Unfinished Interior

Glass: Insulated Low E Advanced High Altitude

Hardware Options: Standard Roto Operator, None, White

Screen: Full Screen, White, InView

Grille: None,

Wrapping Information: Foldout Pins, Factory Applied, 7-3/16" Standard 4-sided Jamb Extension, Loose, Supplied by Branch, Perimeter Length = 92", Glazing Pressure = 205.

035

1

Designer, Awning Right, 47 X 29, White, 3-1/16"

Location:Bathroom

Jamb Depth: 3-11/16"



Qty = 1, Description = Jamb Extension: 7-3/16". Standard 4-sided Jamb Extension, Loose, Supplied by Branch, None

1: 4729 Right Awning

Frame Size: 47 X 29

Designer Series

General Information: Not Specified, Standard, Clad

Exterior Color / Finish: Standard EnduraClad, White

Interior Color / Finish: Unfinished Interior

Glass: Insulated Tempered Low E Advanced High Altitude

Glazing Panel: Clear, Tempered, Standard per design (3mm)

Hardware Options: None, White

Screen: Full Screen, White, InView

High Accessibility: Operating Panel: InSwing

Grille: None,

Wrapping Information: Foldout Pins, Factory Applied, 7-3/16" Standard 4-sided Jamb Extension, Loose, Supplied by Branch, Perimeter Length = 92", Glazing Pressure = 205.

036

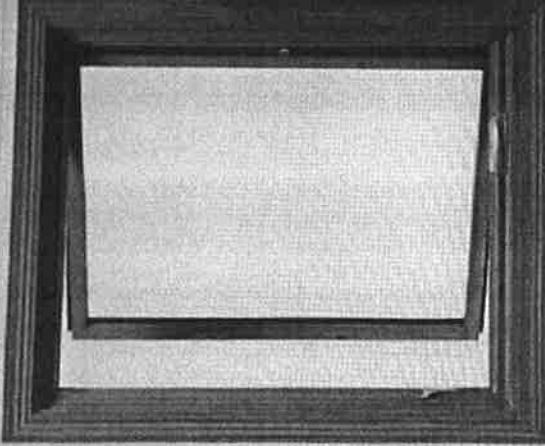
Jamb Depth:

146989/03 • Destination Zip 89703 (Carson City)

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Please hover over the large image above for more details.

From: Wipfli Richard richardwipfli@aol.com
Subject: No Subject
Date: February 20, 2014 at 10:44 AM
To: Wipfli Brenda brendawipfli@aol.com



East side
location - of Neal 3 windows
30" x 18"

Sent from my iPad

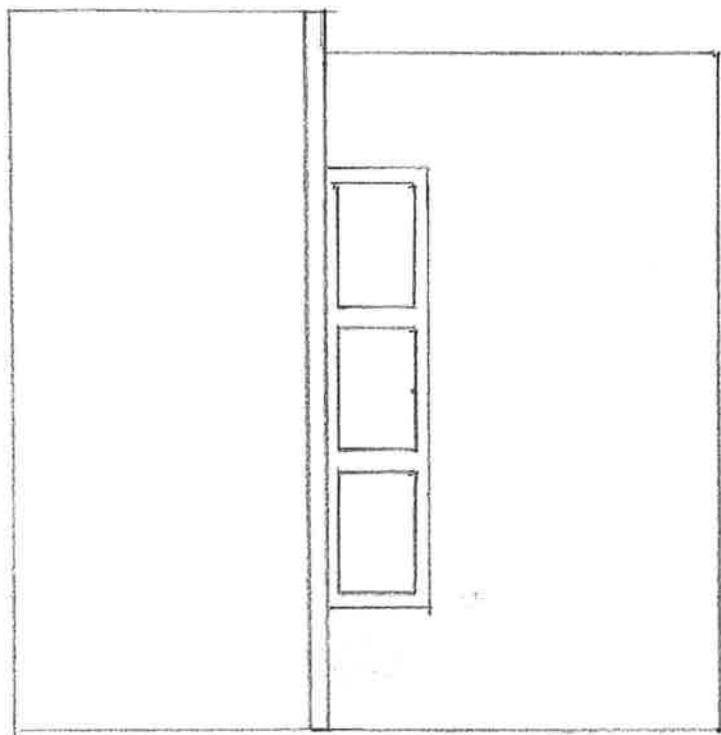




$1/4"$ = 1' scale.

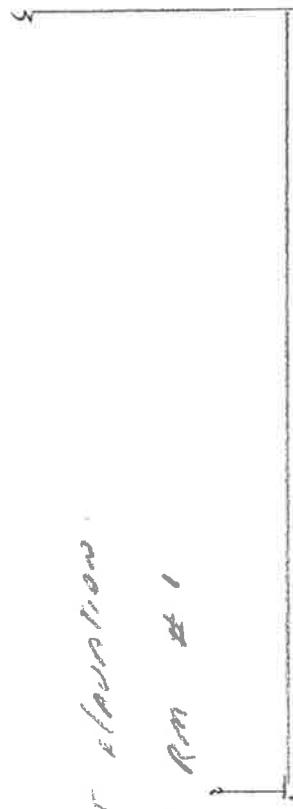
510 w Robinson

Windows & Sills Ro line
white with no grids.
Awning. Typ.

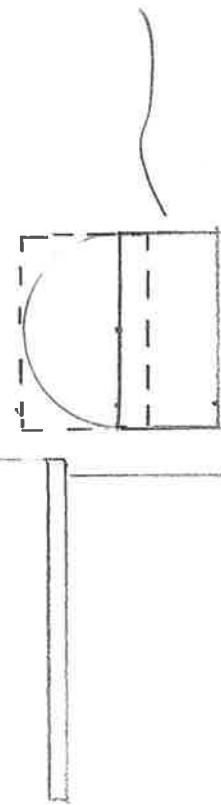


Front elevation.

BD. RM # 1



Trim and siding
To match existing.
 $7/8$ x 8 esp / w 1/2" trim



Existing solid line.

Re placement dotted line

west elevation
both # 1