

**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.

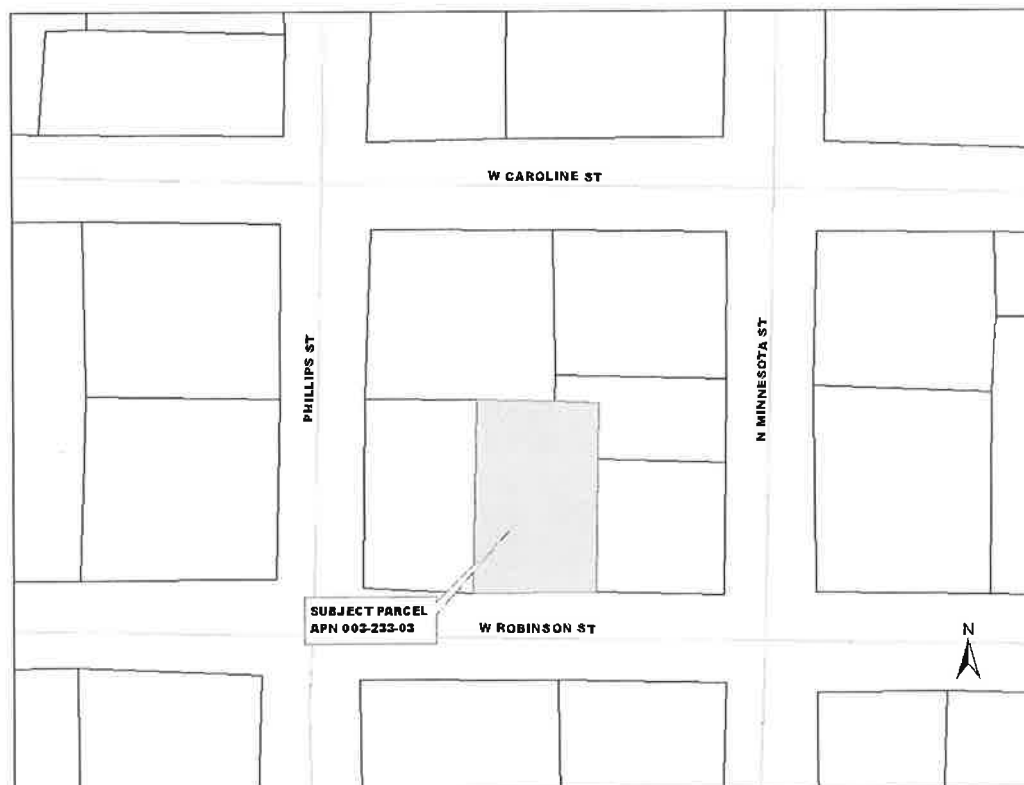
**APPLICANT:** Richard Wipfli

**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 19<sup>th</sup> 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 19<sup>th</sup> century or early 20<sup>th</sup> century designs should emulate one of the 19<sup>th</sup> century or early 20<sup>th</sup> 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-20<sup>th</sup> 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)



<b>File # (Ex: MPR #07-111)</b>	<i>HRC-14-006</i>
<b>Brief Description</b>	<i>Exterior remodel/ adding windows</i>
<b>Project Address or APN</b>	<i>APN #003-233-03</i>
<b>Bldg Div Plans Examiner</b>	<i>Kevin Gattis</i>
<b>Review Date</b>	
<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. 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

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

1. Address: 510 and 514 West Robinson APN 3-233-01
2. Common Name: \_\_\_\_\_
3. Historic Name: Caroline McNeeley 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

## 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:

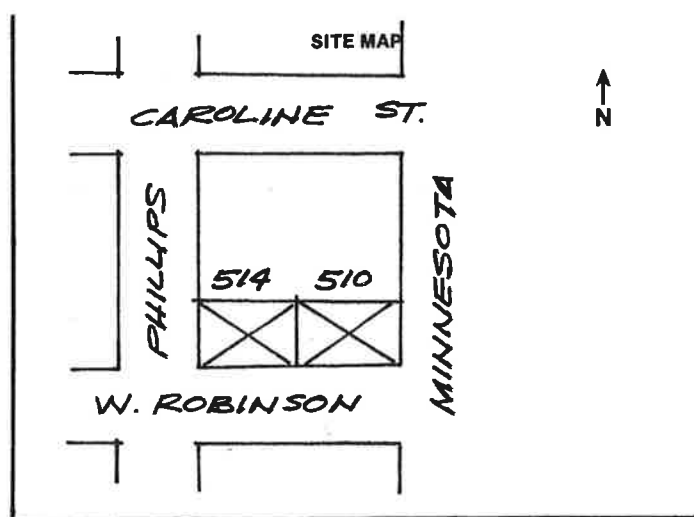
Don Ford; Sanborn Maps

## SUGGESTED LAND USE AND FACADE 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](mailto:planning@carson.org)

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HISTORIC RES  
COMMISSION

RECEIVED

FEB 24 2014

CARSON CITY  
PLANNING DIVISION

FILE # HRC - 13-14-006

PROPERTY OWNER

ELIZABETH JACK NV 89703.

MAILING ADDRESS, CITY, STATE, ZIP

510 W ROBINSON ST CARSON CITY

PHONE #

775 883-4476.

FAX #

E-MAIL ADDRESS

Name of Person to Whom All Correspondence Should Be Sent

APPLICANT/AGENT

Richard Wipfli 775 771-2074

PHONE #

MAILING ADDRESS, CITY, STATE ZIP

3480 GS Richards Blvd CC NV 89703

PHONE #

775-771-2074

FAX #

E-MAIL ADDRESS

Richard.Wipfli@aol.com.

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:

*[Signature]*

Submission Deadline: See attached HRC application submittal schedule.

Project's Assessor Parcel Number(s):

APN 3-233-03

Street Address

510 W ROBINSON ST CC NV 89703

ZIP Code

Project's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)

Washing 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 windows in the district. (Palla 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 4'4" x 4'4" Rich Top 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. Any painting of siding though minor will be consistent with existing the x 8 top siding and trim.

This project was an infill using 2 existing cottages that were extensively re done the portion with replacement windows is of the newer portion.

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 of Product upgrade

#### 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.

Owner's Signature

Owner's Printed Name

Applicant's/Agent's Signature

Applicant's/Agent's Printed Name

Location: Delivery

Jamb Depth:

020

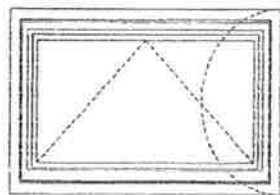
3

3

Architect, Awning Right, 29 X 17, White, 3-11/16"

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

I: 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, In View

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

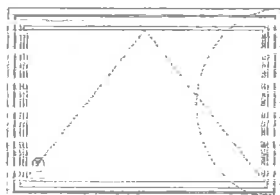
1

1

Designer, Awning Right, 47 X 29, White, 3-11/16"

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

I: 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

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

Hardware Options: None, White

Screen: Full Screen, White, In View

Post Accessories: Decorative Panel, Clean Line

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.

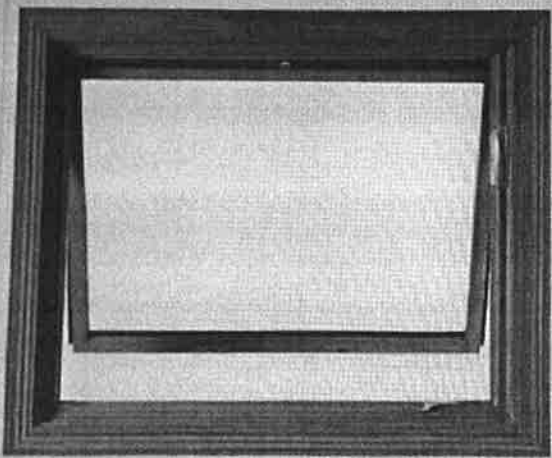
Destination: Carson City, NV 89101, Destination Zip: 89101, Destination: Carson City, NV 89101, Destination: Carson City, NV 89101

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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 NEW 3 windows.  
30" x 18"

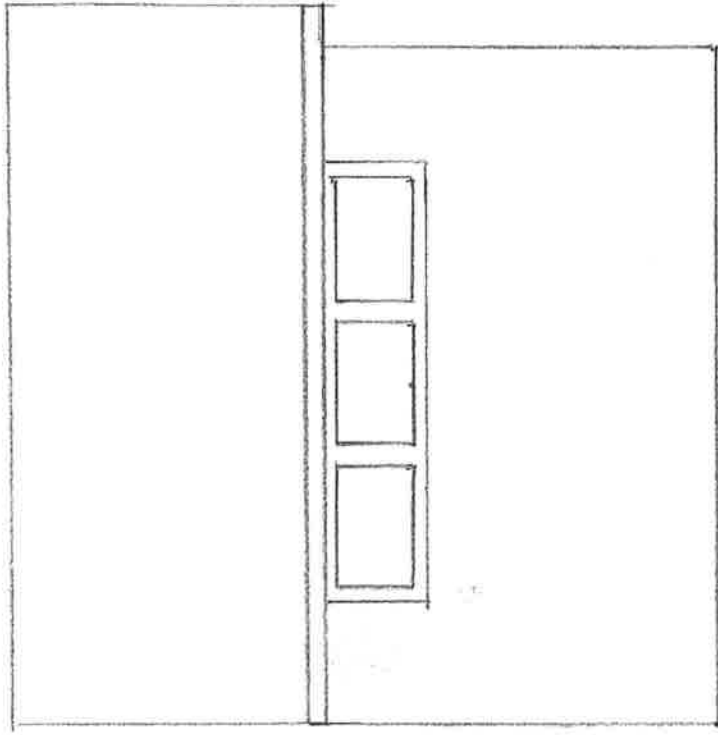
Sent from my iPad





1/4" = 1' scale  
510 W Robinson

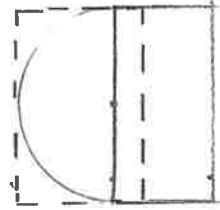
Windows Pella Proline  
White with no Grids.  
Awning Typ.



East Elevation

BO. RM #1

Trim and Siding  
to match Existing.  
7/16 x 8 Lap / w 1 1/4" Trim



Existing Solid Line.

Replacement Dotted Line

West Elevation  
BATH #1