

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
OCTOBER 9, 2014**

FILE NO: HRC-14-076

AGENDA ITEM: F-1

STAFF AUTHOR: Susan Dorr Pansky, Planning Manager

REQUEST: Approval of a request from property owner Peter Smith to replace 10 single pane windows with 10 double pane windows on property zoned Residential Office (RO), located at 511 W. 3rd Street, APN 003-126-01.

APPLICANT: Peter Smith

OWNER: Peter Smith

LOCATION: 511 W. 3rd Street

APN: 003-126-01

RECOMMENDED MOTION: I move to approve HRC-14-076, a request from property owner Peter Smith to replace 10 single pane windows with 10 double pane windows on property zoned Residential Office, located at 511 W. 3rd Street, APN 003-126-01, based on the findings and conditions of approval outlined in the staff report, the Standards and Guidelines for Rehabilitation, the Carson City Historic District Guidelines and consistent with Historic Resources Commission Policies.”



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the attached site development plans.
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. Obtain a Building Permit and applicable inspections for the window replacement.
6. The new windows in the bedrooms shall comply with emergency egress requirements (unless existing emergency egress exists and will remain). The sizes of the windows are not listed, but the photos make it appear that they are of adequate size to comply. The window supplier can provide verification prior to ordering.
7. The new windows shall comply with the International Energy Conservation Code – Max U value of 0.35.
7. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with the Building Permit application.
8. 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: Mixed Use Residential (MUR)

ZONING: Residential Office (RO)

PREVIOUS REVIEWS:

- HRC-14-062 – Historic Resources Commission administrative approval for replacement of one rear window.
- HRC-08-065 – Historic Resources Commission administrative approval for replacement of a wood back door.

DISCUSSION:

The subject property is a one story, 1,032 square foot residence that was built in 1934. It also has a detached garage on the property that was constructed in 1962. The applicant is proposing to replace 10 original, single-pane wood windows on the property with 10 new double-pane, sash wood windows clad with aluminum. The applicant states that the new windows are essentially replacing the existing windows with "in kind" windows as the materials are similar and the window light divides are like the originals. The windows frames will also be white like the originals. The applicant notes that he intends to remove the aluminum storm windows and frames with this project, as they will no longer be needed for insulation of the existing single pane windows.

Staff notes that the applicant was allowed to test this product through the administrative approval of one window that was replaced at the rear of the house. However, because nearly all of the remaining windows in the house are proposed to be replaced with this application, including windows visible from the street, the Chairman felt that this application was more appropriately heard by the entire Historic Resources Commission.

Staff finds that the applicant's proposal is consistent with Carson City Development Standards, Division 5 (Historic District) for the applicable sections outlined below:

5.16 Guidelines for Windows

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 1930's to 1960's 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)

Staff considers the proposed windows to be of nearly duplicate design and material as the original windows; therefore, finds this application to be in compliance with the Historic District design guidelines.

PUBLIC COMMENTS:

Public notices were mailed to 7 adjacent property owners to the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045 on September 30, 2014. As of the completion of this staff report, no comments have been received in response to the proposed improvements. 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:

1. Obtain permit and inspections for window replacement.
2. New windows in bedrooms shall comply with emergency egress requirements (unless existing emergency egress exists and will remain). The sizes of the windows are not listed, but the photos at least make it appear that they are of adequate size to comply. The window supplier can provide verification prior to ordering.
3. New windows shall comply with International Energy Conservation code – Max U value of 0.35.

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-14-076 subject to the recommended conditions of approval within this staff report.

Attachments:

HRC Application that received Administrative Approval (HRC-14-062)
Building Division Comments
Engineering Division Comments
2000 Historical Survey
Current Application (HRC-14-076)

Kathe Green

From: Susan Dorr Pansky
Sent: Wednesday, October 01, 2014 1:37 PM
To: Kathe Green
Subject: RE: 14-974 207 W Musser St, 14-1004 300 N Division St

Yes – thank you.

Susan Dorr Pansky
Planning Manager
Phone 775.283.7076

From: Kathe Green
Sent: Wednesday, October 01, 2014 1:36 PM
To: Susan Dorr Pansky
Subject: 14-974 207 W Musser St, 14-1004 300 N Division St

Jed approved these re-roof applications. Would you like me sign them off in the system? If yes, I would also place a requirement for a final inspection on the permits. Kathe



Carson City Planning Division

108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180-Hearing Impaired: 711
www.carson.org
www.carson.org/planning

July 1, 2014

Mr. Peter Smith
1206 N. Nevada Street
Carson City, NV 89703

RE: HRC-14-062
Replacement of Single Pane Window with Double Pane Window – Rear of House
511 W. 3rd Street, APN 003-126-01

Dear Mr. Smith:

This letter is in response to your Historic Resources Commission (HRC) application, HRC-14-062, received in the Planning Division on July 1, 2014. The application submitted is a request for the replacement of one single pane window with a double pane window at the rear of the house located at 511 W. 3rd Street, APN 003-126-01.

The HRC Vice-Chairman, Rob Darney, administratively approved your request on July 7, 2014, to allow for the replacement of one single pane window with a double pane window at the rear of the house.

Thank you for your cooperation and willingness to work with City staff regarding this matter. If you have further questions or would like to arrange a meeting to discuss this further, please contact me at your earliest convenience at (775) 283-7076 or via email at spansky@carson.org.

Sincerely,
Community Development, Planning Division

A handwritten signature in black ink, appearing to read "Susan Dorr Pansky".

Susan Dorr Pansky, AICP
Planning Manager

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

FILE # HRC - 14 - 062

APPLICANT
MAILING
EMAIL AD



Mr. Peter J. Smith
1206 N Nevada St.
Carson City, NV 89703-3809

3829441

PHONE #

Peter J. Smith
ATT. Net

PROPERTY OWNER

Same

PHONE #

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

Same

APPLICANT AGENT/REPRESENTATIVE

PHONE #

MAILING ADDRESS, CITY, STATE ZIP

EMAIL ADDRESS

Project's Assessor Parcel Number(s):

003 126 01

Street Address

511 West 3rd St

ZIP Code

89103

Project's Master Plan Designation

Project's Current Zoning

R/O

Nearest Major Cross Street(s)

Thompson

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.

Replace single pane with double pane glass windows
Replacements will have divided lights very similar to the
existing windows.

Almost like kind replacements

We seek approval to replace
ONE window, this one
Other windows marked with
X's, to be replaced if this one
WORKS well.

We are replacing sashes, not
the frames.

We will remove existing aluminum
storm windows.

Photos to be submitted by email
Window specifications attached

FOR OFFICE USE ONLY:

HISTORIC RESOURCES COMMISSION RECEIVED

FEE: None

JUL 01 2014

SUBMITTAL PACKET

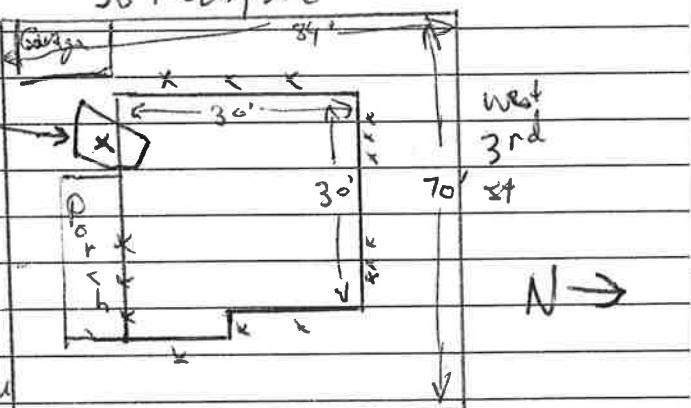
CARSON CITY
PLANNING DIVISION

Application Form with signatures
 Written Project Description
 16 Completed Application Packets-Application form, maps, supporting documentation (1 Original + 15 Copies)
 CD containing application data (pdf format)
 Documentation of Taxes Paid-to-Date

Application Reviewed and Received By:

Susan Thompson

Submittal Deadline: See attached HRC application submittal schedule.



Window specifications attached
APPROVED

CARSON CITY HISTORIC
RESOURCES COMMISSION

By: *[Signature]*

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:

Better insulation

Please NOTE The same kind of replacement windows were approved and installed in our residence at 1266 No Nevada St

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

Peter Smith

Owner's Printed Name

Applicant's/Agent's Signature

Applicant's/Agent's Printed Name

Hull's Norcal
3140 Thorntree Dr.
Chico, CA 95973
Phone: (530) 345-5266



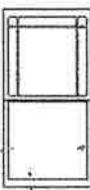
QUOTE BY: Charlie
SOLD TO: Peter J Smith
Phone: 775-882-9441

QUOTE #: JHUC00250
SHIP TO:

PROJECT NAME: Peter J Smith

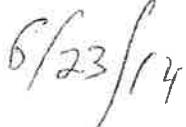
REFERENCE: Test Unit

PO#: CO 0381 Smith
Ship Via: Ground/Next Truck

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
Line-1	Back Sash Opening: 30 1/16 X 61 1/4  Viewed from Exterior. Scale: 1/4" = 1'	Sash Opening : 30 1/16 X 61 1/4 Siteline Clad DH Sash Replacement Kit (BRILLIANT-WHITE) Natural-Interior Preserve Film, Trad'l. Bead INT BAR, W/Light-Bronze-Shadow Bar) / Brilliant-White- SDL) TOP SASH: Low-E 7/8-Bead-SDL Prairie (6-Rect-Lites) BTM SASH: Low-E One-Lite (Prairie 3 inch daylight corners) White Cam-Lock White-Jambliner *CUSTOM WID: 4" *CUSTOM HEIGHT* PEV 2014.1.0.879/PDV 5.886 (01/03/14) NW	\$536.72	1	\$536.72

Total: \$536.72
Carson(7.1%) \$38.11
NET TOTAL: \$574.83
Total Units: 1

Delivered to _____?
1206 NorCal Dr. #2 89703
5th west 3rd A
or



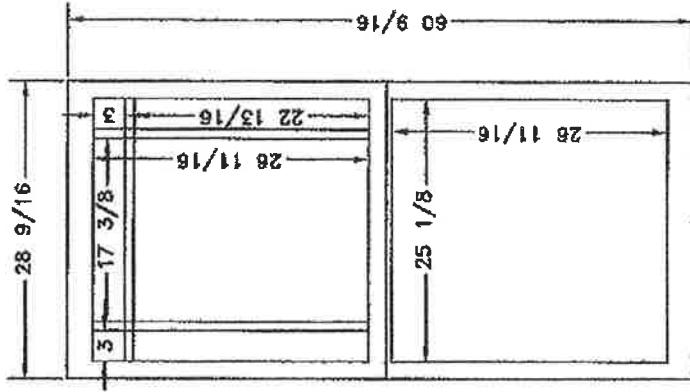
AMERICAN BUILDING SUPPLY
FILE NUMBER= 5284

SIGN OFF REQUIRED

X

[Signature]

6/24/14



SPECS: SITLINE EX CLAD SASH REPLACEMENT KIT
7/8 SDL

TOP SASH - 28 9/16 x 30 13/16
BOTTOM SASH - 28 9/16 x 30 5/8
SASH OPENING - 30 1/16 x 61 1/4

JELD-WEN, Windows & doors	DATE:	REVISION:	BY:
PREMIUM CATALOG-HAWKINS	—	—	—
DOOR TYPE:	—	—	—
ABS	—	—	—
DRAWING NO.:	6/24/14	DRAWN BY:	TOM LEE
MJF00410	6/24/14	SCALE:	3/4" = 1"

DRAWINGS AND ILLUSTRATIONS ARE PROVIDED FOR REFERENCE ONLY.
PRODUCTS SHOWN ARE PROVIDED BY THE MANUFACTURER FOR REFERENCE ONLY.
NOTIFICATIONS OF UNLAWFUL ACTS, WHETHER OR NOT THEY ARE BASED ON THE INFORMATION PROVIDED IN THE DRAWINGS, ARE THE
PROVIDER'S RESPONSIBILITY TO NOTIFY THE MANUFACTURER OF THE UNLAWFUL ACT.

September 30, 2014

RE: HRC-14-076 (Smith Windows)

1. Obtain permit and inspections for window replacement.
2. New windows in bedrooms shall comply with emergency egress requirements (unless existing emergency egress exists and will remain). The sizes of the windows are not listed, but the photos at least make it appear that they are of adequate size to comply. The window supplier can provide verification prior to ordering.
3. New windows shall comply with International Energy Conservation code – Max U value of 0.35.

Let me know if you have questions.

Thanks,

Ray Proffitt
Chief Building Official



RECEIVED

SEP 30 2014

CARSON CITY
PLANNING DIVISION

Carson City Engineering Division

Historic Resources Commission Report

511 W Third St.

File Number HRC 14-076

To: Historic Resources Commission

From: Rory Hogen, E.I.

Date: September 30, 2014

Subject Title:

Review of a Historic Resources Commission application to replace windows at 511 W Third St., apn 03-126-01.

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 2000
Carson City Historic District
Carson City Community Development**



Address: 511 W. Third

Location: Southeast corner W. Third and Thompson

Construction Date: 1934 (assessor)

Historical Background

About half of this block changed hands several times in the 1860s, beginning with a sale by James Thompson to Sam Doak in 1862. Lytle Moyer purchased the property in 1931. Moyer was a building contractor, and in 1935 the Moyers were living on E. Spear Street. By 1937, however, Hazel Moyer was living at this property.

The following year, in 1938, Harry Wilson had a telephone with this address listed. In 1948 Adelaide Allred, a bookkeeper for the Nevada Industrial Commission, was living in the house with Anita Rubianes, who worked as a bookkeeper for the Employment Security Department.

Sources: Stewart Title Posting Books; Carson City Directories; Carson City Telephone Directories

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

FILE # HRC - 14 - 074

APPLICANT Peter J. Smith **PHONE #** 882 9441
MAILING ADDRESS, CITY, STATE, ZIP
1206 No. Nevada St. CC NV 89703
EMAIL ADDRESS Peterjsmith@att.net
PROPERTY OWNER self **PHONE #**
MAILING ADDRESS, CITY, STATE, ZIP
EMAIL ADDRESS
APPLICANT AGENT/REPRESENTATIVE **PHONE #**
MAILING ADDRESS, CITY, STATE ZIP
EMAIL ADDRESS

Project's Assessor Parcel Number(s): 003 126 01	Street Address 511 West 3rd St.	ZIP Code 89703
Project's Master Plan Designation	Project's Current Zoning r/o	Nearest Major Cross Street(s) Thompson

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.

Replace 10 single pane with double pane sash windows. Replacements will have divided lights like the originals.

Please refer to the prior application submitted July 1st for the replacement of one window on the south side. That has been done.

Attached drawing shows the 10 windows to be replaced. On the north side there are 4 windows, one on each side of

2 center fixed windows which are not being replaced. Almost all 10 windows now have aluminum storms and frames which will be removed. Please refer to photos submitted herewith. Please note basement fixed windows which are not being replaced.

The windows will be covered by screens with the smallest possible white frames. You may be able to see the screen on the photo of the new installed window.

"Like kind replacement", just double paned and less drafty.

Getting rid of unattractive aluminum storms and frames.

Wood windows
exterior clad w/ aluminum

Old windows were ~~exterior~~ all wood and
1935 originals.

FOR OFFICE USE ONLY:

**HISTORIC RESOURCES
COMMISSION**

FEE: None

SEP 08 2014

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)
 LCD containing application data (pdf format)
 Documentation of Taxes Paid-to-Date - *Need to print*

Application Reviewed and Received By:

Mark Hanley

Submittal Deadline: See attached HRC application submittal schedule.

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
n/a		
<p>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> <p><i>N/A</i></p>		
<p>Reason for project:</p> <p>insullation, getting rid of the storm windows</p>		
<p>SUPPORTING DOCUMENTATION</p> <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><i>[Signature]</i></p>		
<p>Owner's Signature Peter J. Smith</p> <p><i>[Signature]</i></p> <p>Owner's Printed Name</p>		<p>Applicant's/Agent's Signature</p> <p><i>[Signature]</i></p> <p>Applicant's/Agent's Printed Name</p>

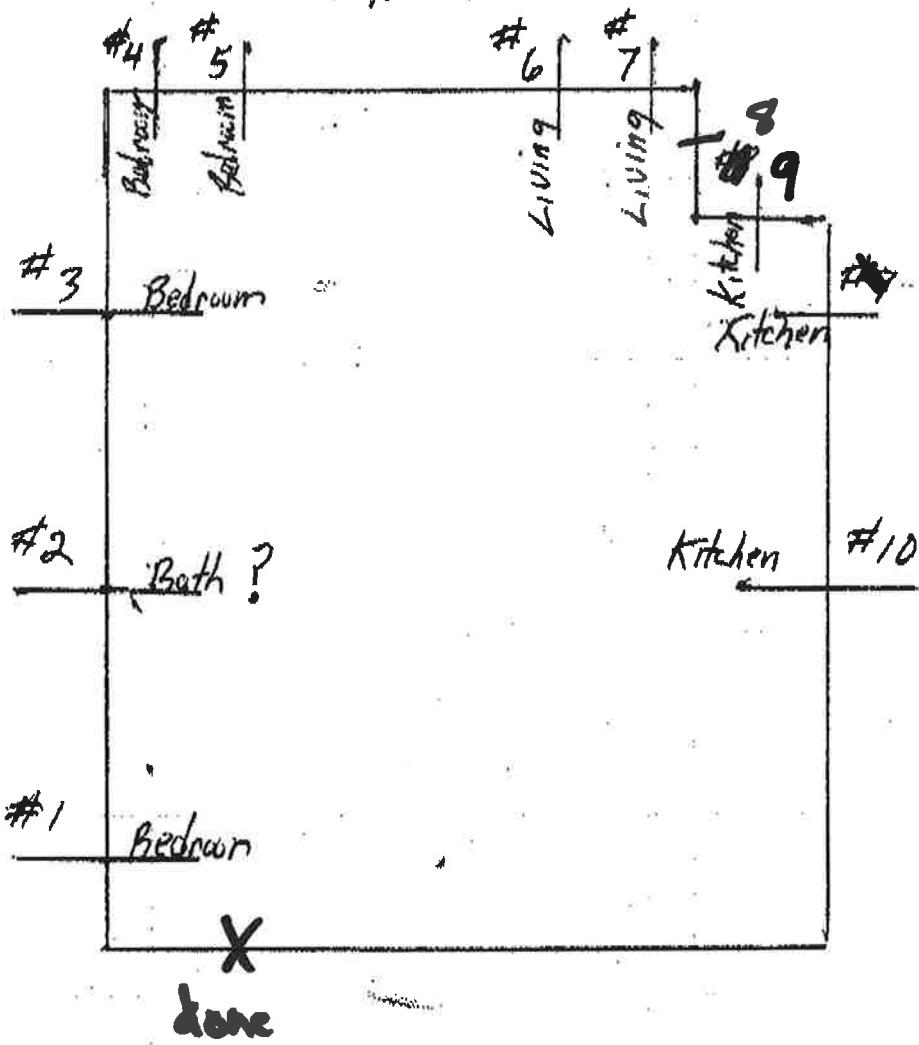
PIONEER GLASS PLUS



**1308 Stonewall Street
Carson City, NV 89701
Cell: (775) 720-2373
Fax: (775) 882-1127**

Job: Peter Smith

North



✓ Land 3rd stomach, p2

