

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

FILE NO: HRC-14-145

AGENDA ITEM: F-1

STAFF AUTHOR: Susan Dorr Pansky, Planning Manager

REQUEST: Approval of a request from Richard Wipfli (property owner: Marilyn Harper, Trustee for Pruett Family Trust) to replace nine single pane windows with nine new double pane windows on property zoned Residential Office (RO), located at 403 N. Nevada Street, APN 003-225-04.

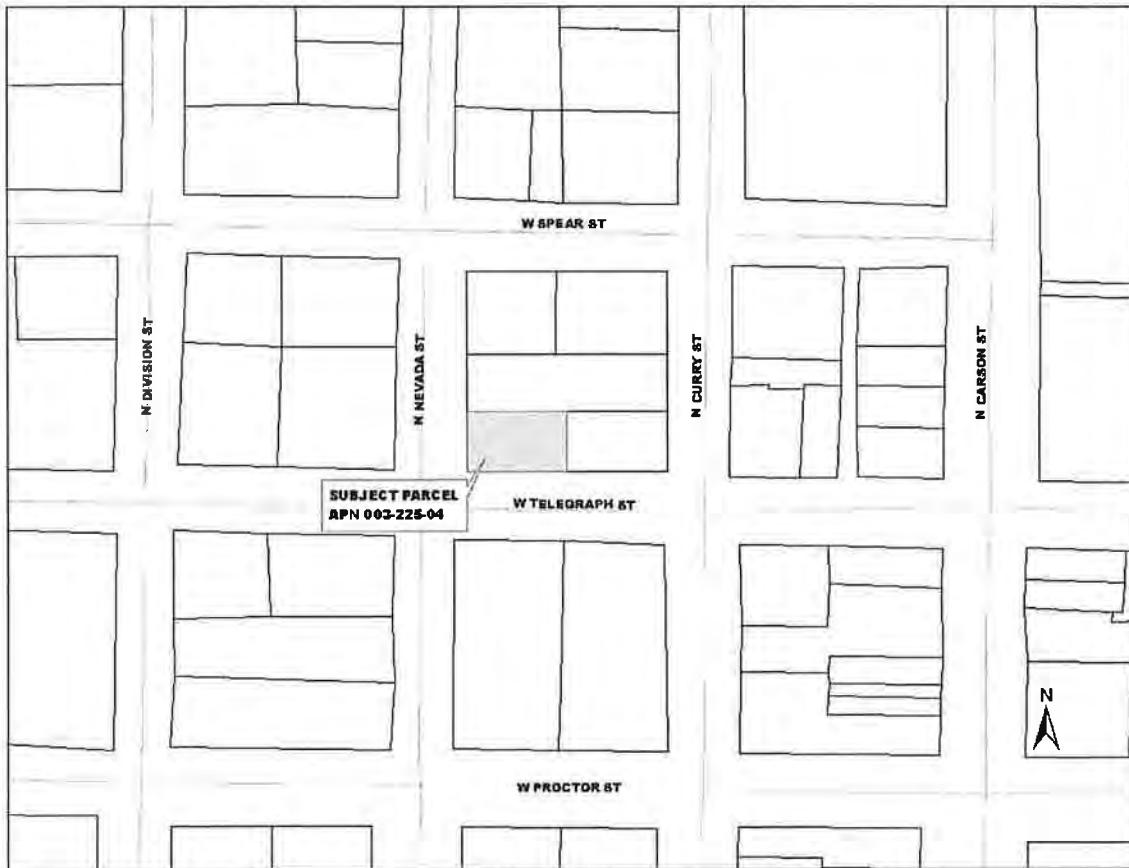
APPLICANT: Richard Wipfli

OWNER: Pruett Family Trust, Marilyn Harper

LOCATION: 403 N. Nevada Street

APN: 003-225-04

RECOMMENDED MOTION: "I move to approve HRC-14-145, a request from Richard Wipfli (property owner: Marilyn Harper, Trustee for Pruett Family Trust) to replace nine single pane windows with nine double pane windows on property zoned Residential Office, located at 403 N. Nevada Street, APN 003-225-04, 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. No Building Permits or inspections are required for this project provided that structural elements are not altered or replaced.
6. Care should be exercised to ensure that at least one window in each bedroom meets the size required for emergency egress.
7. Any windows placed in areas that require impact protection per the International Building code should be tempered glazing.
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:

- None

DISCUSSION:

The subject property, also known as the Daniel Kitzmeyer House, is a 1,251 square foot residence that was built in 1874, although the Assessor's Office states that the house was built in 1942. It is currently being used as an office. The applicant is proposing to replace nine original, single-pane wood windows on the property with nine new double-pane wood windows clad with metal on the exterior. The applicant states that the owner of the property would like to replace the windows with new, operable windows that have better energy efficiency. The windows that are proposed will be white Pella Pro-Line double hung windows that will have grids on the outside of the window to match the

original windows. Photos of the types of windows that will be used have been provided as a part of this staff report, but the applicant notes that the samples do not reflect what the actual grids on the new windows will look like. As previously stated, the windows grids will match what was present on the original windows. Replacement is proposed to be in a manner that will not remove existing trim on the inside or outside, with only minor wood repair.

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 5 adjacent property owners to the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045 on October 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. No permits or inspections are required for this project, as long as structural elements are not altered or replaced.
2. Care should be exercised to insure that at least one window in each bedroom meets the size required for emergency access.
3. Any windows placed in areas that require impact protection per the International Building Code should be tempered glazing.

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-14-145 subject to the recommended conditions of approval within this staff report.

Attachments:

- Site Photos
- Building Division Comments
- Engineering Division Comments
- 1998 Occupational and Residential Survey
- Sample Window Photos
- Application (HRC-14-145)









November 3, 2014

HRC-14-145

1. No permits or inspections are required for this project, as long as structural elements are not altered or replaced.
2. Care should be exercised to insure that at least one window in each bedroom meets the size required for emergency egress.
3. Any windows placed in areas that require impact protection per the International Building code, should be tempered glazing.

Ray Proffitt, CBO
Chief Building Official
Building Division
Carson City, NV
775-887-2310 – Main
775-283-7502 - Direct

Carson City Engineering Division
Historic Resources Commission Report

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OCT 29 2014

CARSON CITY
PLANNING DIVISION

403 N Nevada St

File Number HRC 14-145

To: Historic Resources Commission

From: Rory Hogen, E.I.

Date: October 29, 2014

Subject Title:

Review of a Historic Resources Commission application to replace windows at 403 N Nevada St, apn 03-225-04.

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.

SEPTEMBER 1998

Historic Survey 1860-1948
Occupational & Residential

**HISTORICAL SURVEY
CARSON CITY HISTORICAL DISTRICT
CARSON CITY COMMUNITY DEVELOPMENT**



NAME: Daniel Kitzmeyer House

ADDRESS: 403 N. Nevada

LOCATION: Southeast corner N. Nevada and W. Telegraph

CONSTRUCTION DATE: 1942 (assessor); 1874 (Ford)

HISTORICAL BACKGROUND

The heirs of William Ormsby were some of the first owners of this property which was part of a larger parcel that they inherited in 1867. By 1873 Daniel Kitzmeyer owned the portion located at 403 N. Nevada. Daniel was one of several members of the Kitzmeyer family, emigrants from Wurtemberg, who were living in Carson City. Daniel, at age thirty, was the middle brother in Kitzmeyer Brothers harness and saddlery. He remained in the business until the 1920s.

Harry Kitzmeyer also lived in the house. He was an engineer for the V & T. Railroad. Mrs. Emma Kitzmeyer lived in the house from 1883 until 1923.

William T. Holcomb, a testing engineer for the State Highway

Department lived in the house from 1923 until 1925. The house was then sold and **Dr. Herbert E. Burnett**, a dentist owned the property from 1925 until 1937. He lived there with his wife **Frances Burnett**. Until 1930 **Grace E. Burnett**, who was a stenographer, shared the home. Burnett's office was at 402 N. Carson Street.

In 1937 **Ernest Pohl** and his wife **Frances Pohl** purchased the property. Pohl was an auditor for the State Highway Department. The house was transferred to Frances Pohl in 1949, and she owned the property until 1960.

OTHER NAMES ASSOCIATED WITH PROPERTY:

1870, W. G Wayman & wife

SOURCES:

Stewart Title; Ford; Carson City Directories; 1870 Ormsby County Census



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

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OCT 24 2014
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PLANNING DIVISION

FILE # HRC - 14 - HRC - 14 - 145

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.

APPLICANT Marilyn Harper PHONE # 408.371.3960
MAILING ADDRESS, CITY, STATE, ZIP 5 San Jose
68 Grand Hollow Dr. Suite 99128
EMAIL ADDRESS

PROPERTY OWNER Marilyn PHONE #
MAILING ADDRESS, CITY, STATE, ZIP 5 San Jose
68 Grand Hollow Dr. Suite 99128
EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE Richard W. Perl PHONE # 775.774.2034
MAILING ADDRESS, CITY, STATE ZIP 5117 301
3480 65 Grand Blvd. NV 89703
EMAIL ADDRESS RichardWPerl@Hotmail.com

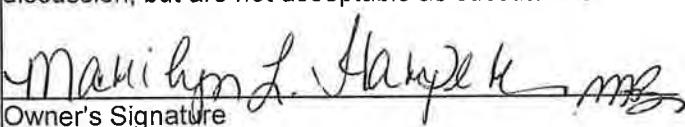
Project's Assessor Parcel Number(s): <u>003-225-04</u>	Street Address <u>403 W. Nevada St</u>	ZIP Code <u>89703</u>
Project's Master Plan Designation	Project's Current Zoning <u>RO</u>	Nearest Major Cross Street(s) <u>Telegraph St</u>

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 existing windows (9) Double hung
with Pella Pro line with Double Hung.
with grids to match existing.

Replacement is a must to not remove
exist trim inside and out, hopefully with
only minor wood repair.

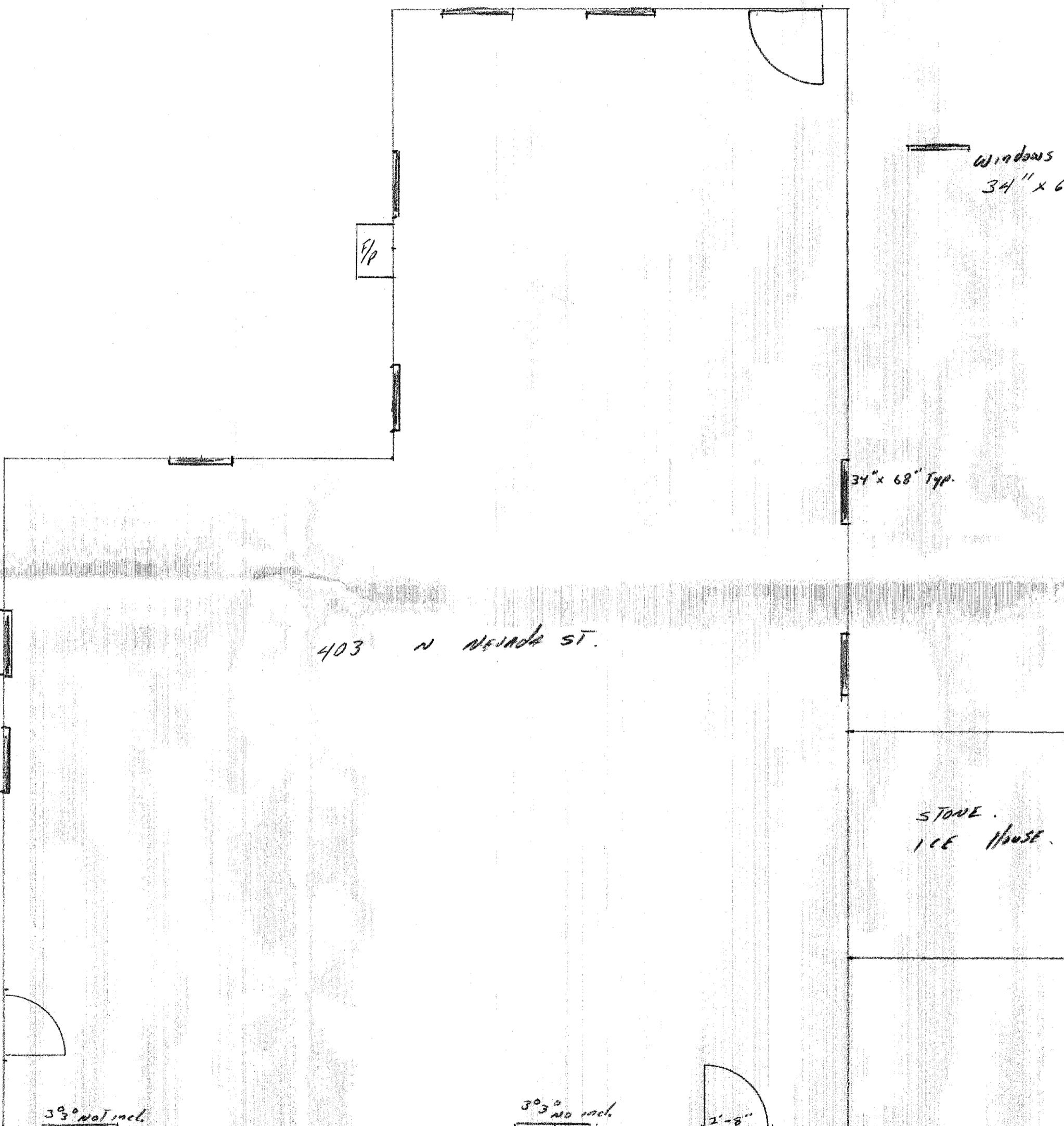
Pella windows is wood with vinyl clad on
exterior color white to match exist steas. windows
will be low E with light tint.

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>owner want to Replace with new spacious and more energy efficient</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 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.</p>				
				
Owner's Signature		Applicant's/Agent's Signature		
				
Owner's Printed Name		Applicant's/Agent's Printed Name		

NEVADA ST

TELEGRAPH
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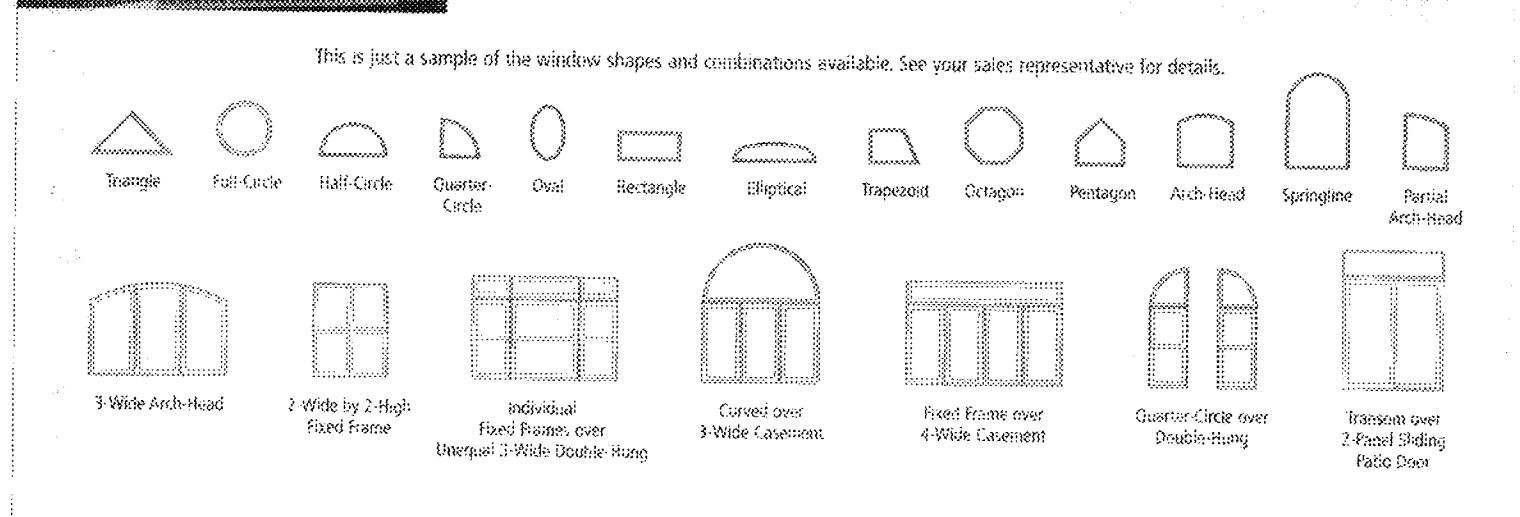
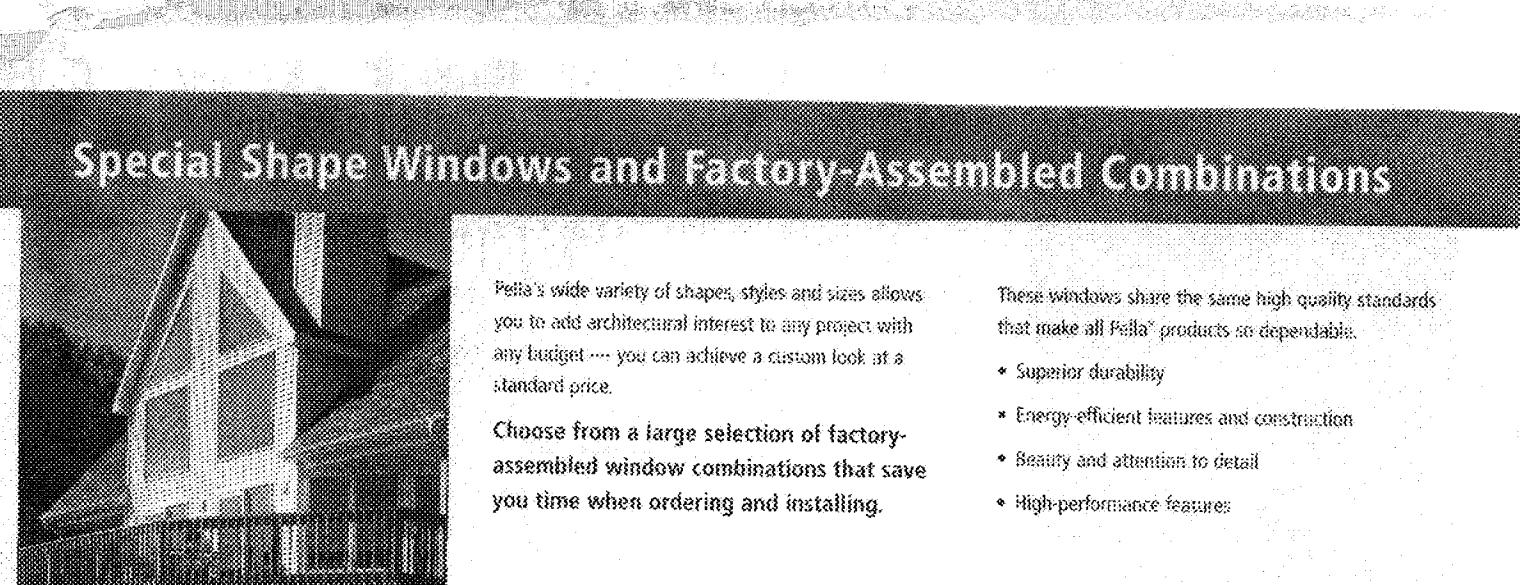
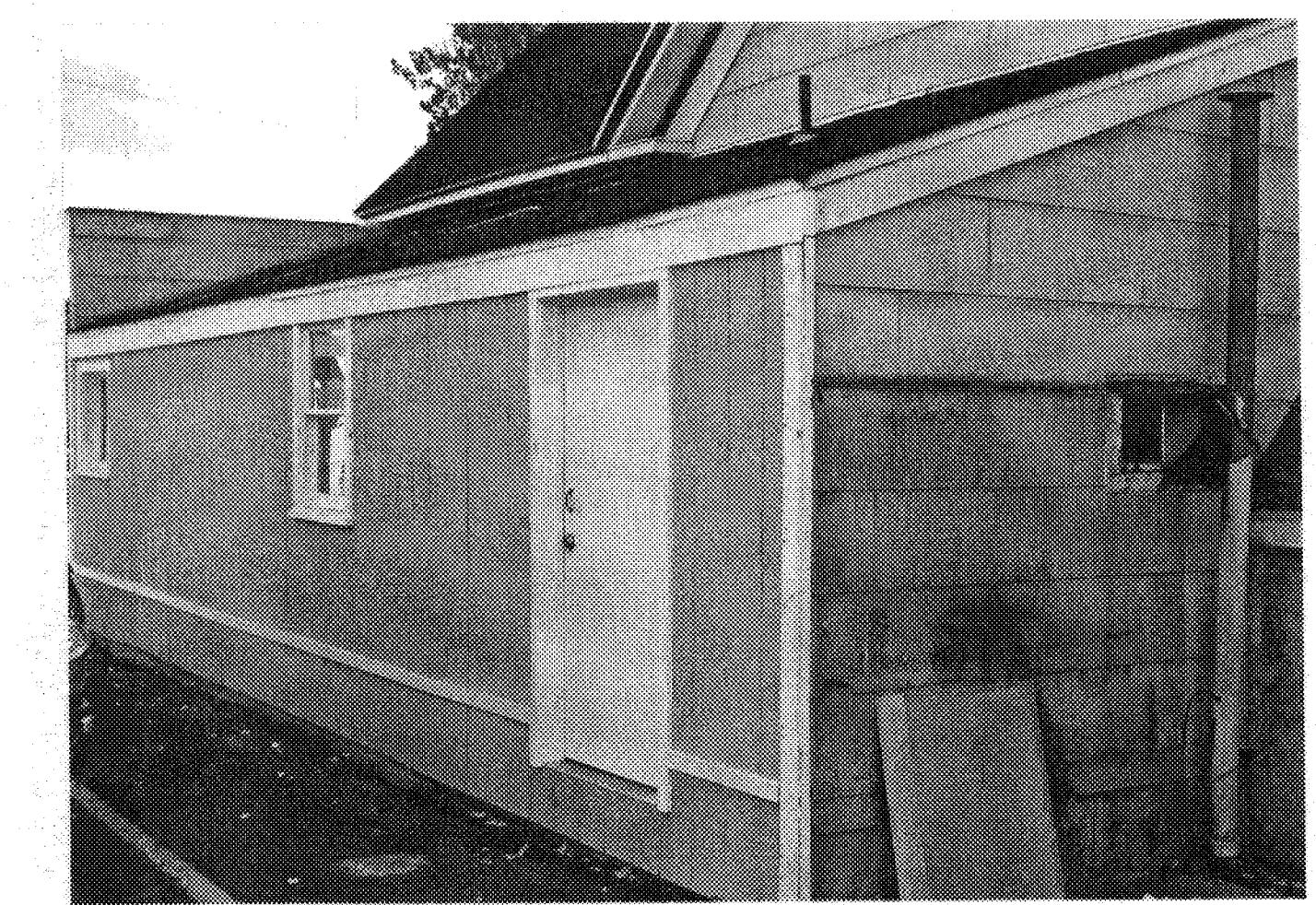
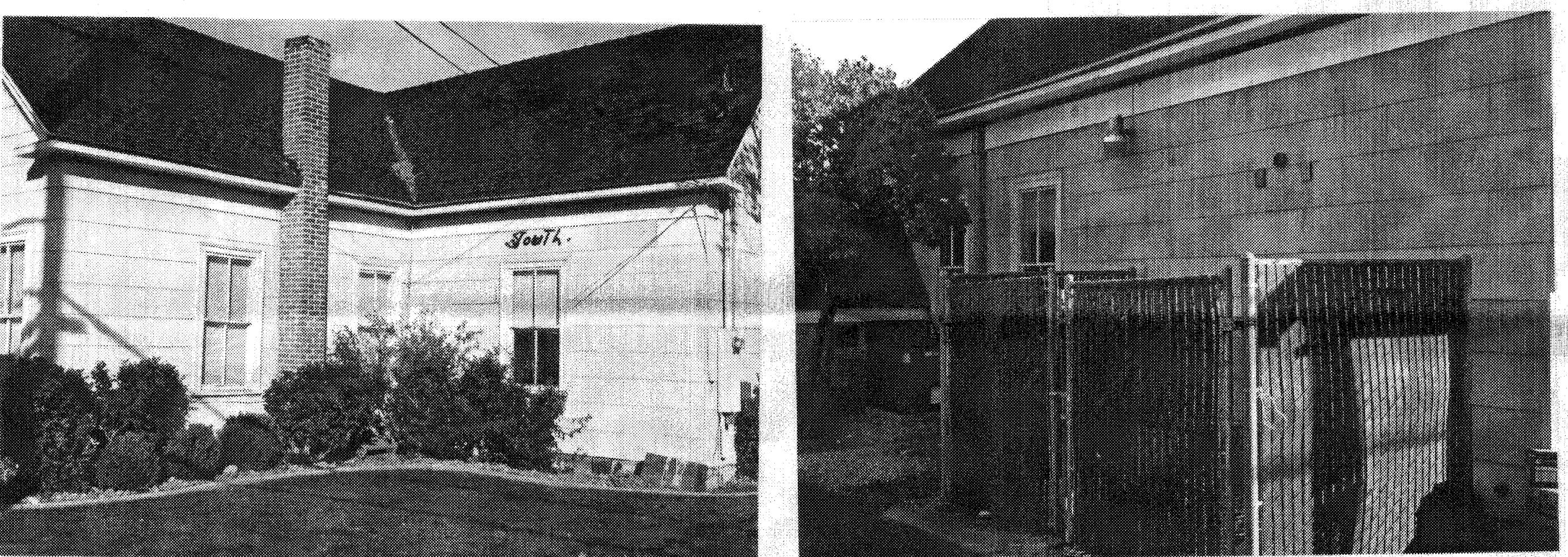
403 N NEVADA ST.



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OCT 24 2014
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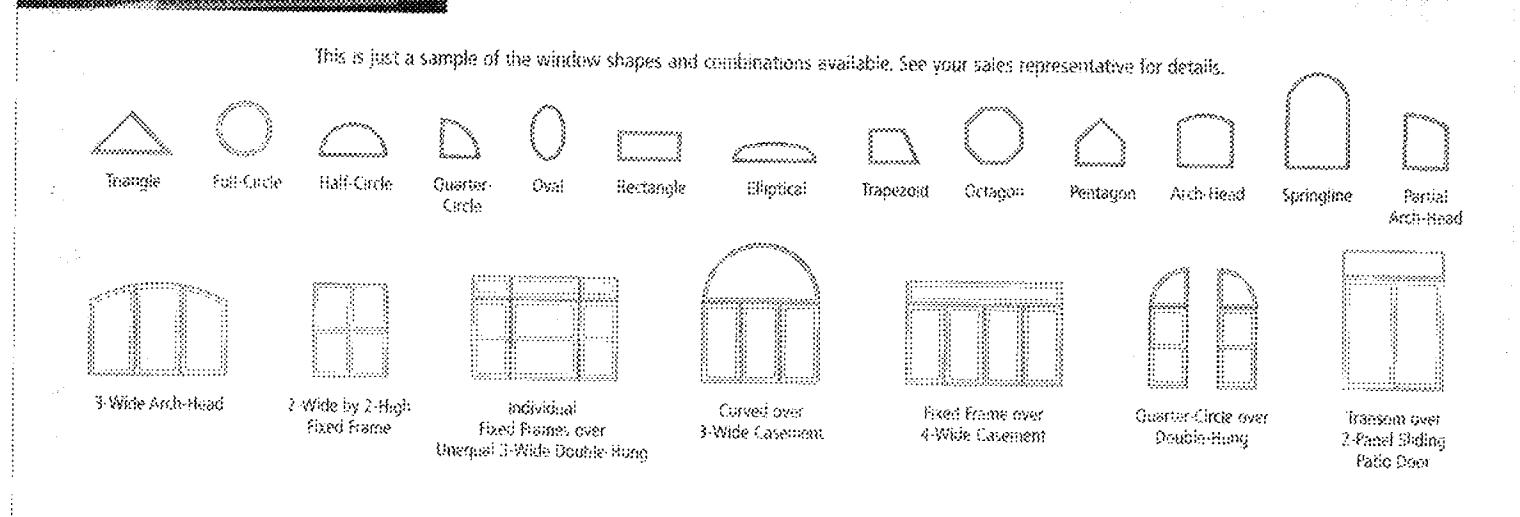
HRC 14-145

Marilyn Hayes	
403 N. Nevada St. - NW	
SCALE: 1" = 1'	APPROVED BY:
DATE: 10/24/14	DRAWN BY Wright REVISED
DRAWING NUMBER 1071	



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