

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
JANUARY 8, 2015**

FILE NO: HRC-14-167

AGENDA ITEM: F-1

STAFF AUTHOR: Susan Dorr Pansky, AICP
Planning Manager

REQUEST: To consider a request from property owners Harvey and Terri Edwards to approve a "dog house" dormer addition, partial exterior re-roof and the addition of two skylights on property zoned Single Family 6,000 (SF6) located at 604 W. Robinson Street, APN 003-275-03.

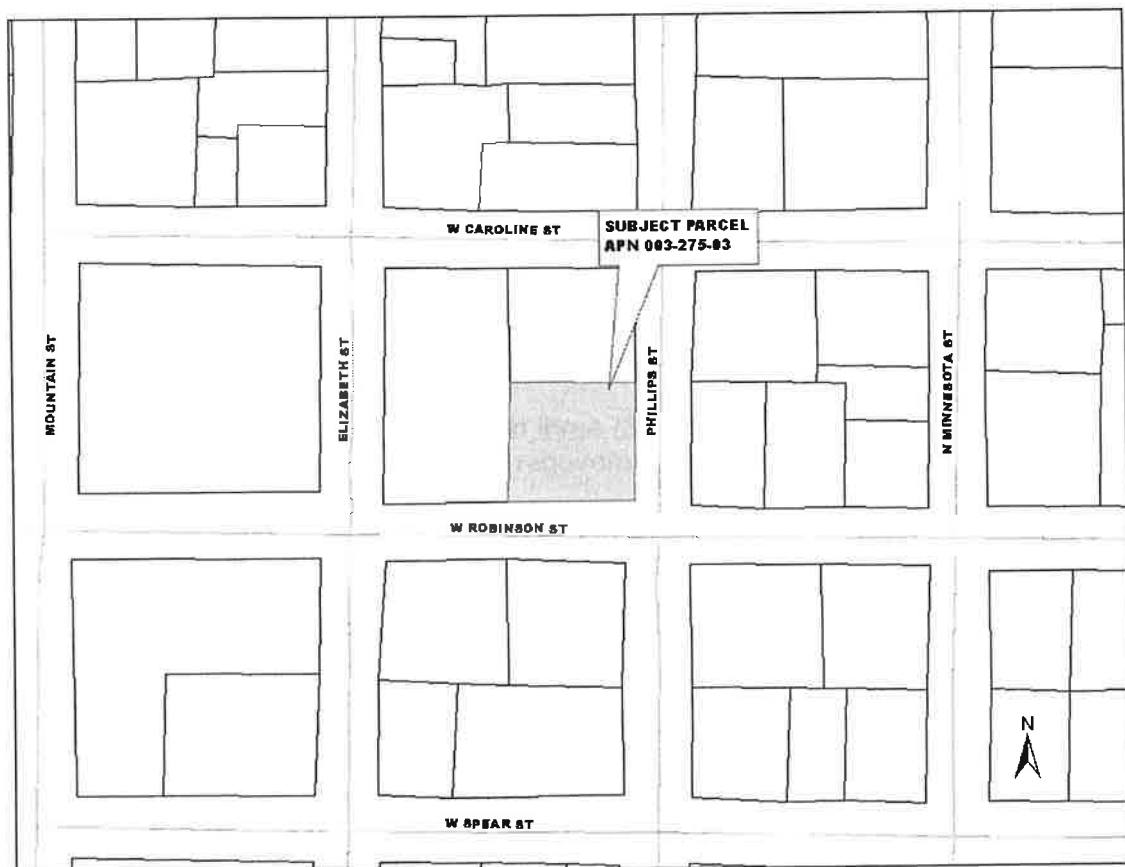
APPLICANT: Harvey and Terri Edwards

OWNER: Harvey and Terri Edwards

LOCATION: 604 W. Robinson Street

APN: 003-275-03

RECOMMENDED MOTION: "I move to approve HRC-14-167, a request from property owners Harvey and Terri Edwards to construct a "dog house" dormer addition, partial exterior re-roof and the addition of two skylights on property zoned Single Family 6,000, located at 604 W. Robinson Street, APN 003-275-03, 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."



MASTER PLAN DESIGNATION: Medium Density Residential (MDR)

ZONING: Single Family 6,000 (SF6)

PREVIOUS REVIEWS:

- HRC-11-143: Historic Resources Commission approval of new windows on the second and main level, replacement of three windows with French style doors; and addition of two wooden decks.
- HRC-04-040: Historic Resources Commission approval of Historic Tax Deferment status.
- H-95/96-21: Historic Architecture Review Commission approval of a trellis shade structure carport.
- V-95/96-4: Regional Planning Commission approval of a Variance for reduction of the rear yard setback to five feet and the street side yard setback to zero feet.

DISCUSSION:

The subject property is 8,154 square feet in size and includes a one-and-a-half story vernacular residence that is 2,857 square feet in size. According to the Assessor's database, the original structure was constructed in 1937. A single story addition was constructed on the western side of the house in 1974 and a second story addition was constructed in 1978.

The applicant is proposing a "dog house" dormer addition to the north side second story of the existing structure to accommodate an expanded staircase area. A dog house dormer is a dormer that is placed on a roof which resembles a dog house. While this is not an exact description of what is being proposed, due to the window placement it could be classified as such. The addition is proposed to be approximately 18 feet long by seven feet wide for a total of approximately 126 square feet, and will include two north-facing exterior windows and one east-facing exterior window on the second story, and one north facing exterior window on the first floor. These windows are proposed to be aluminum clad wood windows. The addition's exterior material is proposed to be lap siding to match the existing siding material on the house. The expanded staircase area will require the removal of an existing exterior chimney on the north side, as well as two windows on either side of the chimney.

The applicant is also proposing the addition of two skylights to the westernmost bedroom on the first floor. These skylights are proposed to be south-facing and would be visible from the Robinson Street side of the property. Finally, the applicant proposes to re-roof the structure at the family room, workshop and first floor westernmost bedroom with composite shingles that will match the remainder of the house.

The following Carson City Historic District Design Guidelines are applicable to the proposed project:

5.14.2 Guidelines for New Construction (Roofs)

Contemporary roofing materials are available in a wide variety of sizes, materials, colors and designs. The type of building: commercial, residential or accessory to residential is a major factor in determining the appropriate roofing material to use. Today's requirements for fire safety must not be overlooked. Fiberglass matt composition and fire retardant

treated sawn/milled wood shingles are the preferred materials for use within the district. Mechanical systems and other devices which are roof mounted are to be designed in such a way that they are not visible from the street and are harmoniously incorporated into the overall building design.

The proposed addition is new construction above a non-historic addition, therefore is more appropriately evaluated within the Guidelines for New Construction rather than the Guidelines for Historic Buildings. The applicant proposes to remove the existing chimney that is visibly attached to the exterior of the second story. However, because the entire second story is an addition constructed in 1978, staff does not believe the chimney that is proposed for removal would be considered historic. Staff finds the proposed removal of the chimney acceptable under these circumstances.

The applicant also proposes to add two skylights to the south-facing roof of the western addition. These skylights would be visible from Robinson Street. While this addition is also not considered historic, the Design Guidelines for New Construction do recommend that mechanical systems and other devices which are roof mounted are to be designed in such a way that they are not visible from the street and are harmoniously incorporated into the overall building. The Guidelines for New Construction do not specifically call out skylights as a part of "other devices" on a roof, but the Guidelines for Historic Buildings do identify skylights in the same sentence as mechanical devices and other devices. Therefore, staff's interpretation is that skylights are included as a part of "other devices" in the Guidelines for New Construction and recommends that the skylights be placed on the north facing roof to shield them from view on the Robinson Street side.

Finally, the applicant proposes the roof material to be composite shingles, which is consistent with other areas of the roof on the existing structure. This is also consistent with several re-roof projects throughout the Historic District and is considered acceptable by staff.

5.12.5 Guidelines for New Construction (Exterior Siding Materials)

New construction within the district needs to be compatible with the historic styles present. The type of building, i.e. residential, outbuilding, or commercial, is a major factor in deciding on an appropriate siding material. Authentic materials such as wood shiplap or clapboard siding are strongly encouraged. Contemporary materials such as masonite or seamless steel are acceptable when sensitively utilized and properly designed and applied. The use of vinyl siding is highly discouraged. (Standard Number: 6)

The applicant proposes exterior siding on the addition consisting of lap siding. This siding is intended to match the existing lap siding on the house and will be compatible with the structure and the surrounding neighborhood.

5.16.2 Guidelines for New Construction (Windows)

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 or early 20th century designs should emulate one of the 19th 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 era (c. 1930-1960). The use of smoked, mirrored or tinted glass is not appropriate for use in the district.

The applicant proposes to use aluminum clad wood, double glazed windows with four panes for each of the four new windows proposed. This type and style of window is consistent with what has been previously approved in the Historic District and is considered compatible with the existing house and surrounding neighborhood.

5.26 Guidelines for Additions

The primary objective of the Carson City Historic Resources Commission (HRC) is to protect and maintain the integrity of the historic resources in the Historic District. However, the Commission is committed to provide for the development of these resources in such a manner that does not impair their utility. It is recognized that additions are often necessary for a historic building to become functional in a modern context. It is also recognized that additions must be designed to be compatible and not detract from the building, its immediate surrounding or the district as a whole.

5.26.1 Guidelines for Additions to Historic Buildings

Additions to historic buildings need to be compatible in their configuration, design, style, scale, materials and architectural details with the distinctive character defining elements of the building. Additions shall be done in such a manner that they do not destroy significant original historical or architectural material, and if removed in the future, will not impair the essential form and integrity of the building nor damage historic fabric. Additions which seek to create an earlier appearance shall not be approved. Additions which are obviously incongruous to the building, or buildings in the immediate vicinity, or the district shall not be approved. (*Standard Number: 9, 10*)

5.26.2 Guidelines for Additions to Non-Historic Buildings

Additions to non-historic buildings in the district will be treated in the same manner as additions to historic buildings, except that maintaining original building fabric will not be a consideration.

The proposed addition is compatible in configuration, design, style, scale, materials and architectural details with the distinctive character defining elements that have been set forth with both the original building and the two subsequent additions in the 1970s.

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 December 29, 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:

11. Show distance from area to be modified to the North property line. All work that is less than five (5) feet to the property line shall comply with fire-resistance rating as noted on Table R302.1(1) in the International Residential Code (IRC).
12. It appears that the wall of the area to be modified is greater than three (3) feet to the property line, but that must be verified by a survey to insure that openings (windows and/or doors) are allowed.
13. Once the project is approved through HRC, submit plans to the Building Division as required for residential alterations including engineering calculations and details, fire resistant details, energy requirements and other details and requirements as noted in the IRC.
14. If the area to be altered is less than three (3) feet to the property line, the project as proposed, will not comply with IRC requirements, and will need to be redesigned.

ENGINEERING DIVISION COMMENTS:

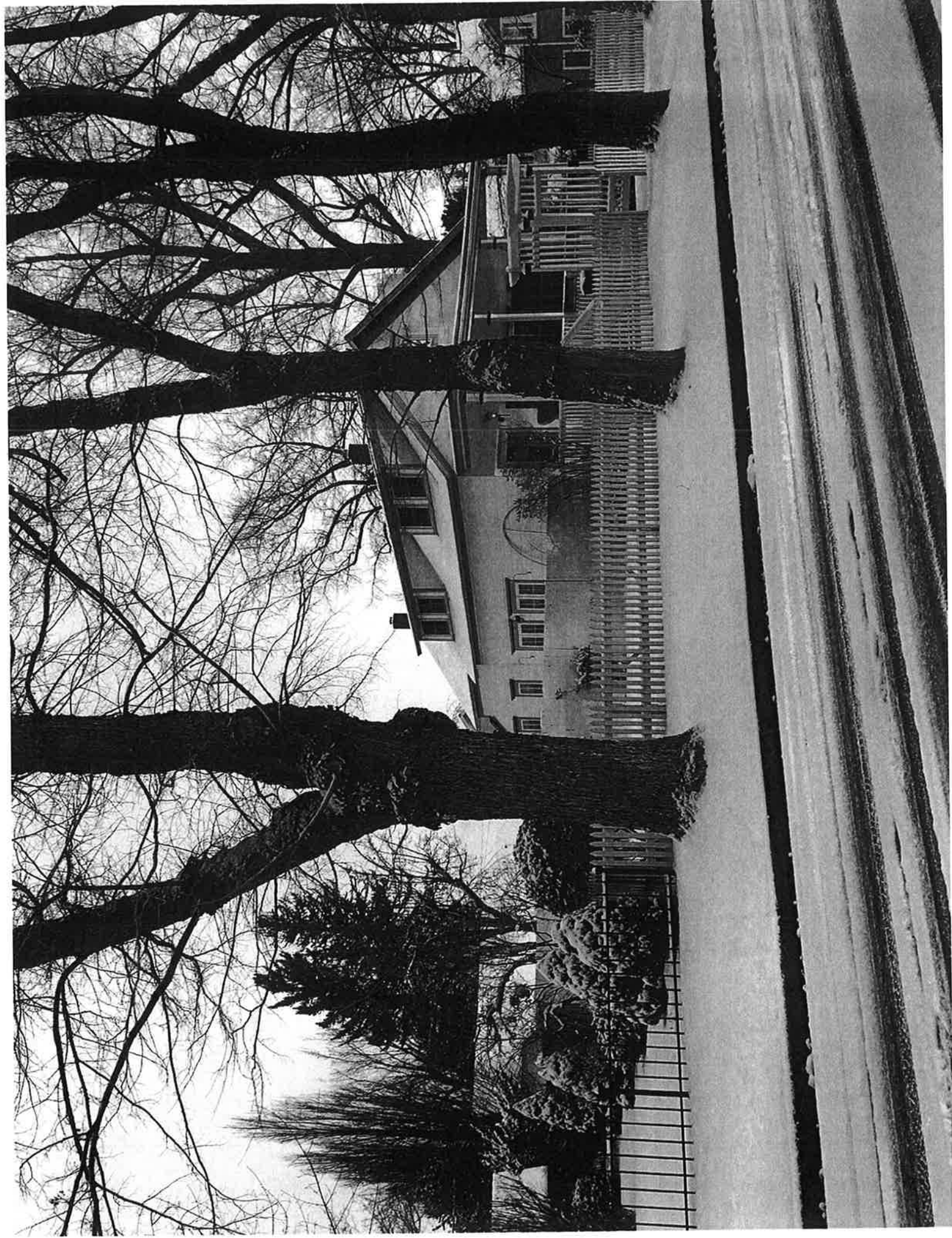
- Development Engineering has no preference or objection to the request.

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-14-167 subject to the recommended conditions of approval within this staff report.

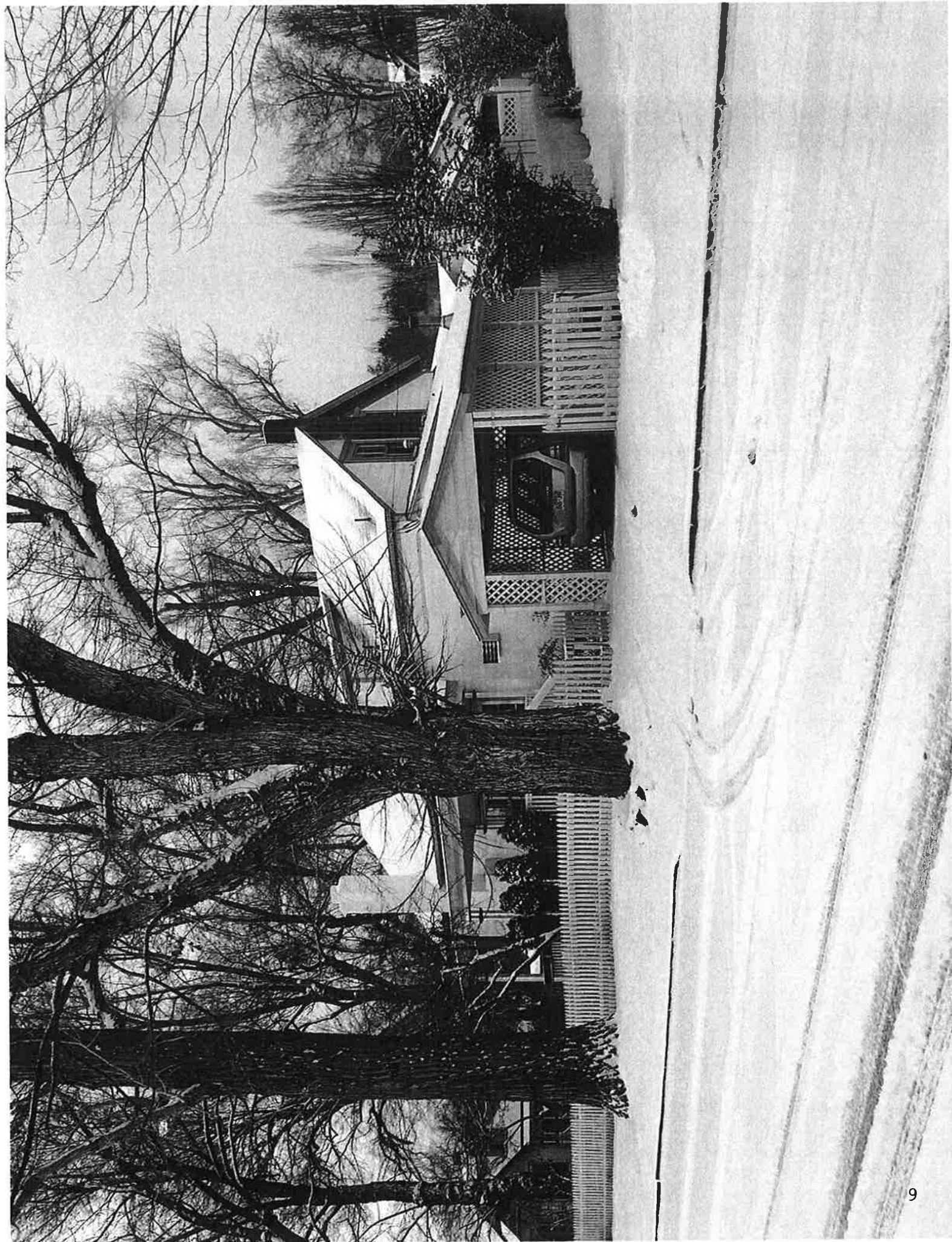
Attachments:

Site Photos
Building Division Comments
Engineering Division Comments
Historical Survey 2000 – Carson City Historic District
Application (HRC-14-167)









December 30, 2014

Good morning Susan,

Comments for HRC 14-167 are as follows:

1. Show distance from area to be modified to the North property line. All work that is less than five (5) feet to the property line shall comply with fire-resistance rating as noted on Table R302.1(1) in the International Residential Code (IRC).
2. It appears that the wall of the area to be modified is greater than three (3) feet to the property line, but that must be verified by a survey to insure that openings (windows and/or doors) are allowed.
3. Once the project is approved through HRC, submit plans to the Building Division as required for residential alterations including engineering calculations and details, fire resistant details, energy requirements and other details and requirements as noted in the IRC.
4. If the area to be altered is less than three (3) feet to the property line, the project as proposed, will not comply with IRC requirements, and will need to be redesigned.

Please let me know if you have any questions.

Ray Proffitt, CBO
Chief Building Official
Building Division
Carson City, NV
775-887-2310 – Main
775-283-7052 - Direct

Carson City Engineering Division
Historic Resources Commission Report

604 W Robinson St

File Number HRC 14-167

To: Historic Resources Commission

From: Rory Hogen, E.I.

Date: December 23, 2014

Subject Title:

Review of a Historic Resources Commission application for a minor remodel to 604 W Robinson St for changes in kitchen, bathroom and laundry room, apn 03-275-03.

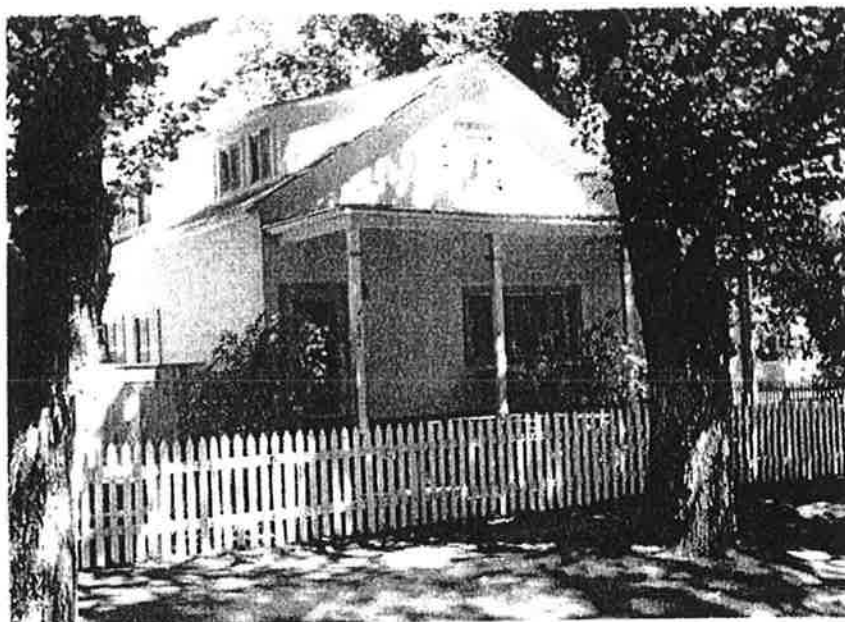
Recommendation:

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: 604 W. Robinson

Location: Northwest corner W. Robinson and Phillips

Construction Date: 1937 (assessor)

Historical Background

In 1864 H.S. Phillips purchased this parcel, and the property changed hands many times after that. By 1895 an S. Summerfield was living at this address. In 1910 Mr. And Mrs. E.D. Kelly were living in the house with Rebecca Kelly. Edward Kelly was Surveyor General from 1899 until his death in 1908.

In 1910, Floyd Curry, a plaster manufacturer, lived in the house with his wife Verra and four year old daughter Katherine. By 1915 Geo Brodigan, Nevada's Secretary of State, made his home here. He was followed in 1917 by Carleon Stevens, a clerk at the Nevada Industrial Commission. Frank Pyne, the State Librarian, lived here in 1921, then, from 1923 to 1925, Harold F. Holley an engineer for the State Highway Department.

R.B. Jeppson and Elsie Jeppson lived in the house from 1927 until 1930. Robert Jeppson was supervisor of the State Vocational Education Department. Between 1932 and 1937 the Examiner of Inheritance, John H. Anderson, lived in the home. By 1948 a number of individuals were calling this house home. Mrs. Flora Crosset was living there, as well as John A McCarthy, the superintendent of the State Printing Office. Rita Miller the Deputy State Treasurer lived in the house that year. John and Florence Sanford also listed 604 W. Robinson as their address.

Sources: Stewart Title Posting Books; Carson City Directories; Carson City Telephone Directories; United States 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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FILE # HRC - 14 HRC . 14 - 167

HISTORIC RESOURCES
COMMISSION

RECEIVED

DEC 22 2014

CARSON CITY
PLANNING DIVISION

Harvey and Terri Edwards 775-246-4769
APPLICANT PHONE #

FEE: None

22 Hilltop Drive, Mound House, NV 89706

MAILING ADDRESS, CITY, STATE, ZIP

DiveEcho@ix.netcom.com

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

EMAIL ADDRESS

Same

PROPERTY OWNER

PHONE #

SAME

MAILING ADDRESS, CITY, STATE, ZIP

Application Reviewed and Received By:

EMAIL ADDRESS

ROBERT M. DARNEY, ARCHITECT

APPLICANT AGENT/REPRESENTATIVE

PHONE #

490 HOT SPRINGS RD. 775-883-3444

Submittal Deadline: See attached HRC application submittal schedule.

MAILING ADDRESS, CITY, STATE ZIP

CARSON CITY, NV 89706

EMAIL ADDRESS

Project's Assessor Parcel Number(s):

Street Address

ZIP Code

003-275-03

604 W Robinson, Carson City, NV

89703

Project's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)

R-3

Robinson and Philips

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.

RELOCATION OF EXISTING INTERIOR STAIR, NEW LOCATION
REQUIRES A 'DOG HOUSE' DORMER ADDITION TO THE EXISTING
NORTH ROOF. THE SINGLE LEVEL PORTION OF ROOF AT THE
SHOP, FAMILY ROOM AND BEDROOM #2 WILL BE RE-ROOFED
WITH MATCHING COMPOSITE SHINGLES. (2) 2X4 SKYLIGHTS
WILL BE ADDED TO THE SOUTH SLOPE OVER BEDROOM 2.

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:

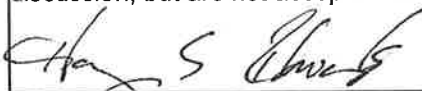
Reason for project:


Current stairs are steep and narrow. The project is to relocate the staircase and bring them up to code.

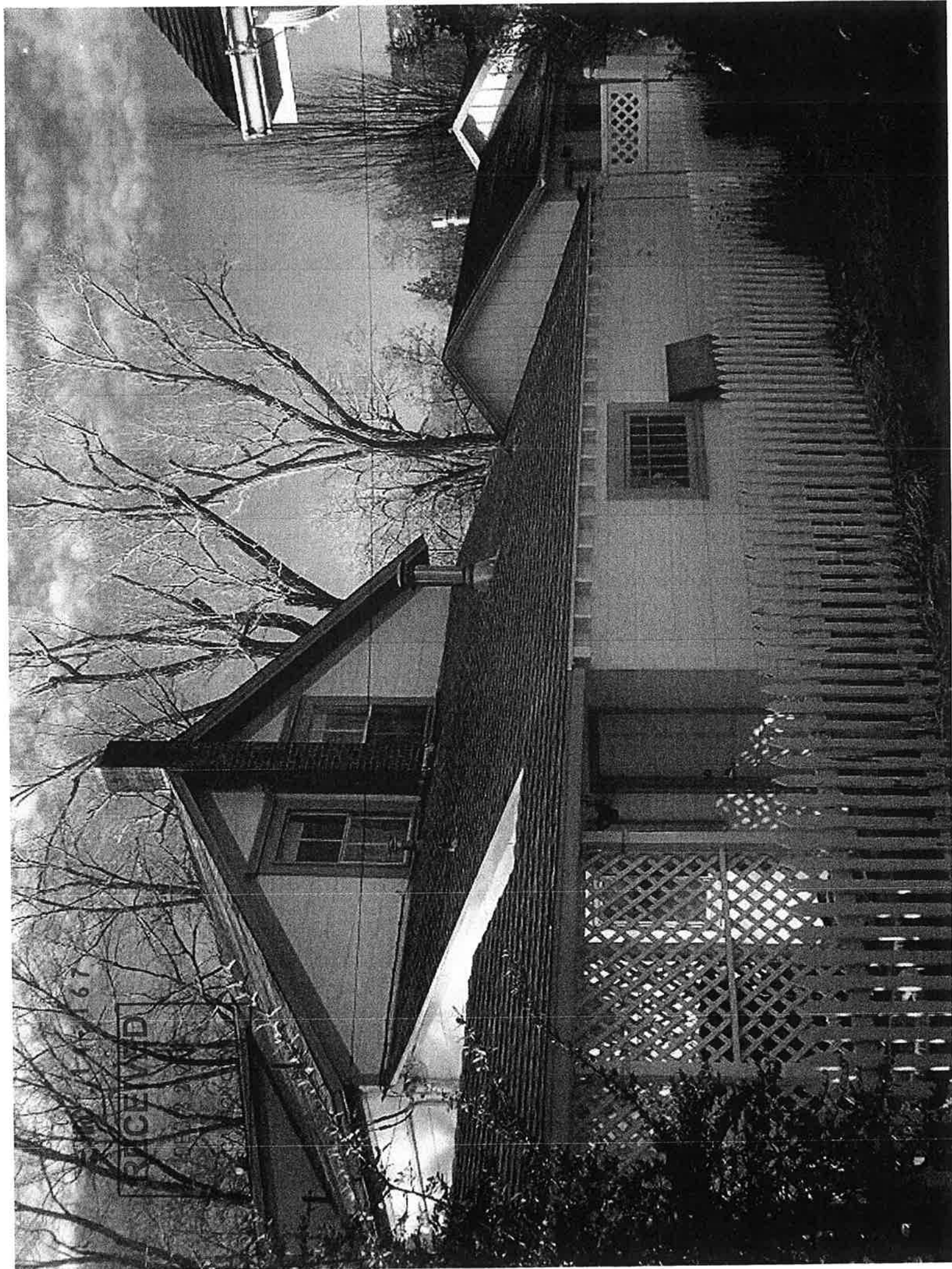
SUPPORTING DOCUMENTATION

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.

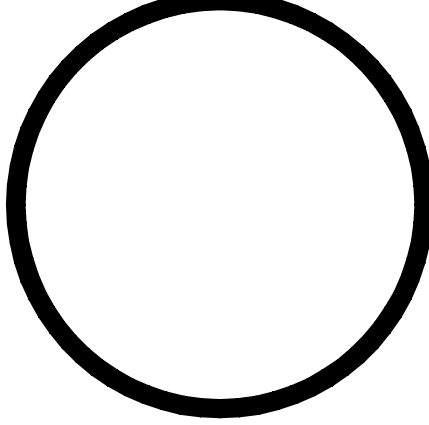
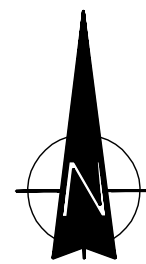

 Owner's Signature
 Harvey Edwards
 Terri Edwards
 Owner's Printed Name


 Applicant's/Agent's Signature
 ROBERT M. DARNEY, ARCHITECT
 Applicant's/Agent's Printed Name





EXISTING MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



ROBERT M. DARNEY
ARCHITECT
Design
Development
Planning
490 Hot Springs Road, Carson City, NV 89706
PHONE: (775)889-3444 FAX: 882-4016
E-MAIL: darneyarch@sbcglobal.net

REMARKS	BY

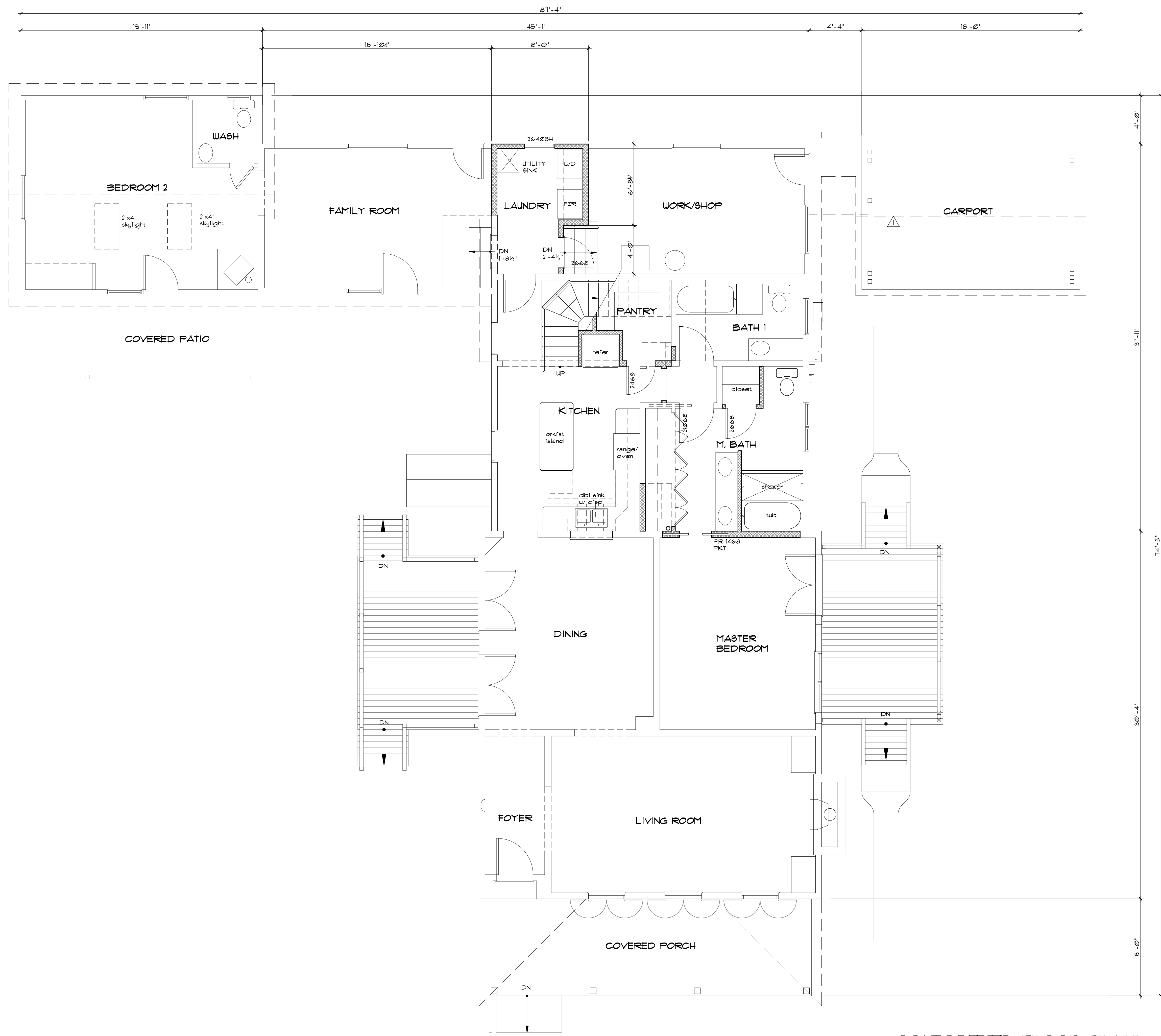
PROJECT
INTERIOR STAIR & ROOF MODIFICATIONS

EDWARDS RESIDENCE
604 W. ROBINSON ST.

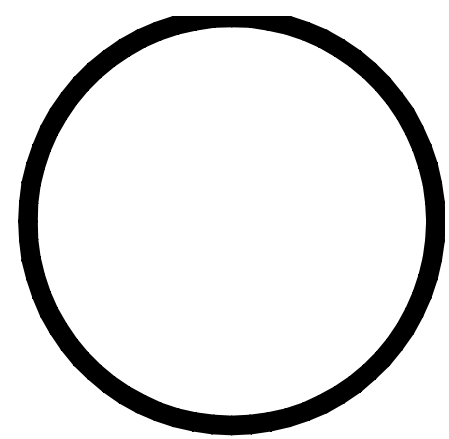
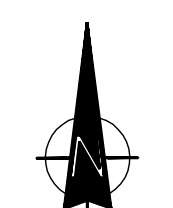
SHEET TITLE
EXISTING MAIN LEVEL FLOOR PLAN

APN: 003-215-03

DATE:	12-16-2014
DESIGN BY:	RMD
DRAWN BY:	RMD
SCALE:	AS SHOWN
SHEET No.	A1



MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



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E-MAIL: darneyarch@sbcglobal.net

REMARKS	BY

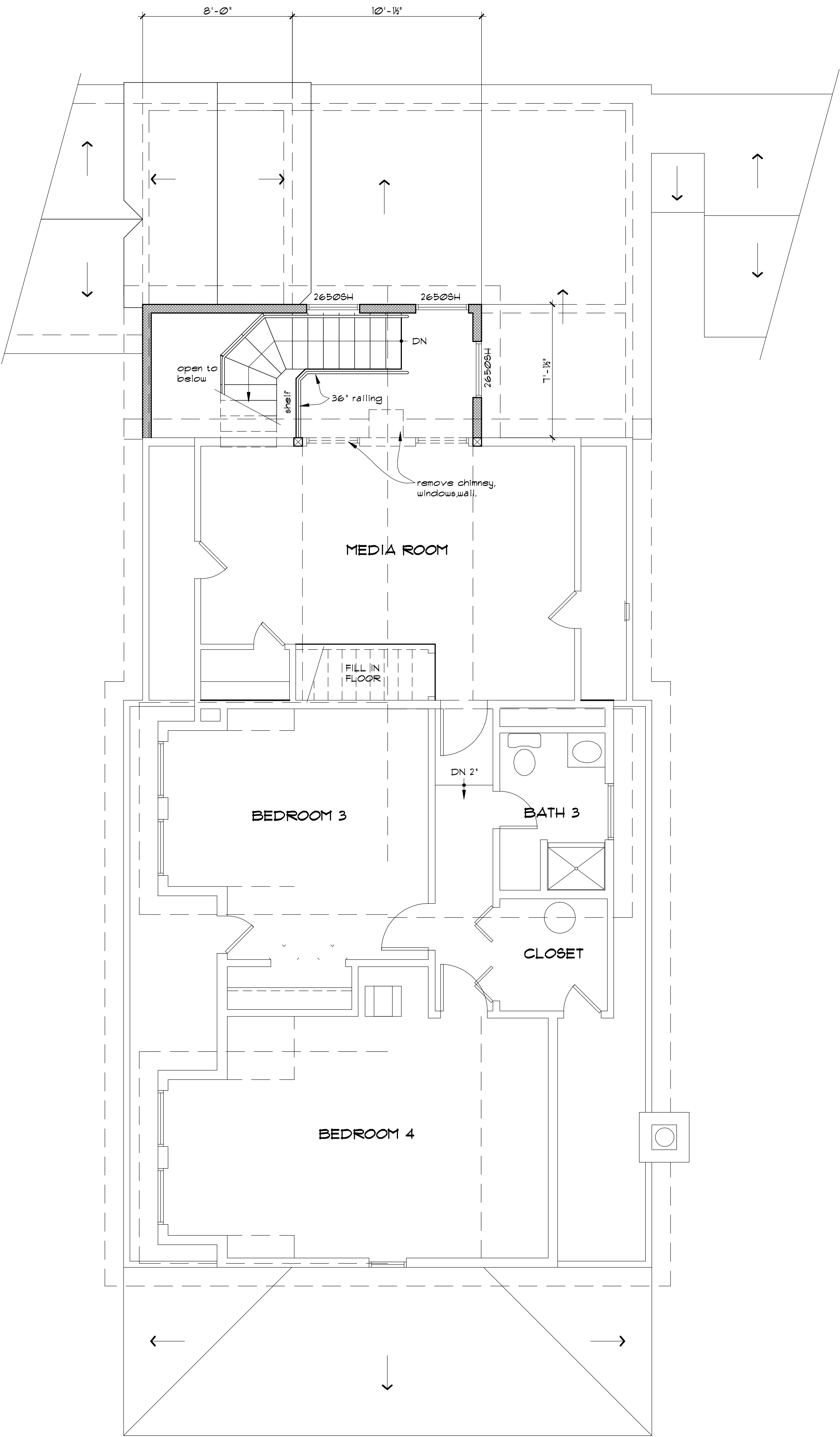
PROJECT INTERIOR STAIR & ROOF MODIFICATIONS

EDWARDS RESIDENCE

604 W. ROBINSON ST.

SHEET TITLE FLOOR PLANS

DATE:	12-16-2014
DESIGN BY:	RMD
DRAWN BY:	RMD
SCALE:	AS SHOWN
SHEET No.	A2.1



UPPER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

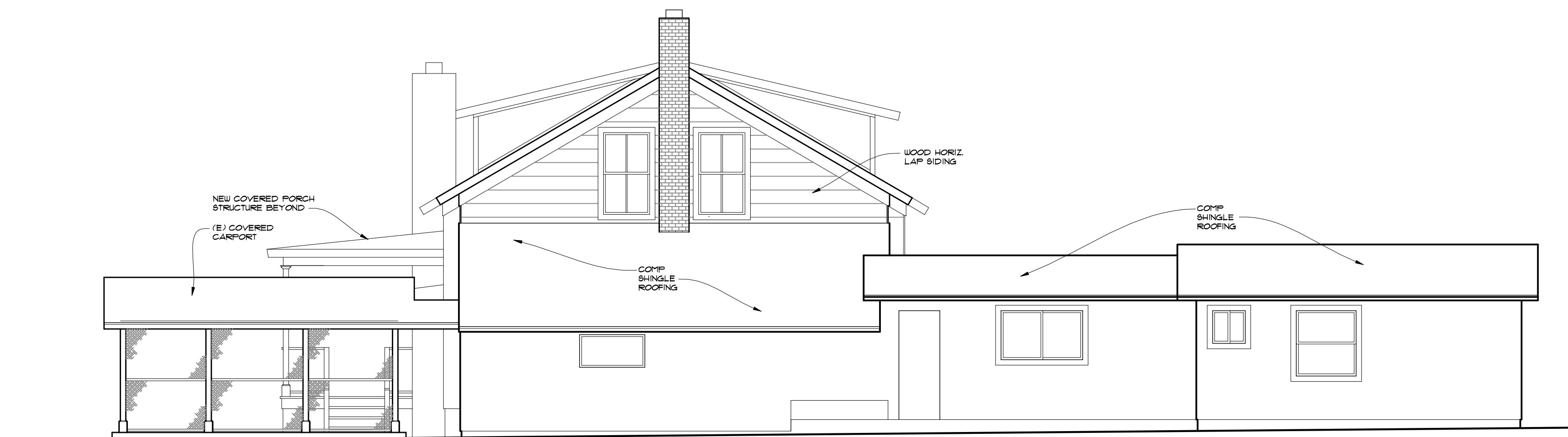


PROJECT INTERIOR STAIR & ROOF MODIFICATIONS
EDWARDS RESIDENCE
604 W. ROBINSON ST.
SHEET TITLE UPPER LEVEL FLOOR PLAN

DATE: 12-16-2014
DESIGN BY: RMD
DRAWN BY: RMD
SCALE: AS SHOWN
SHEET No. A2.2

REMARKS	BY

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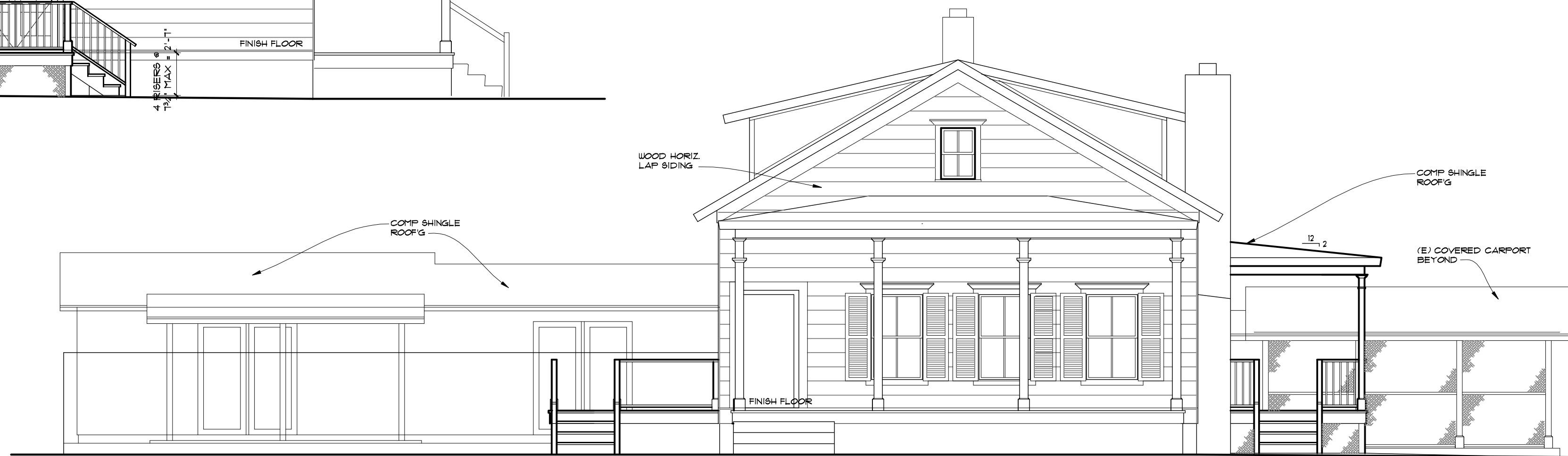
NORTH ELEVATION (E)

SCALE: 3/16" = 1'-0"



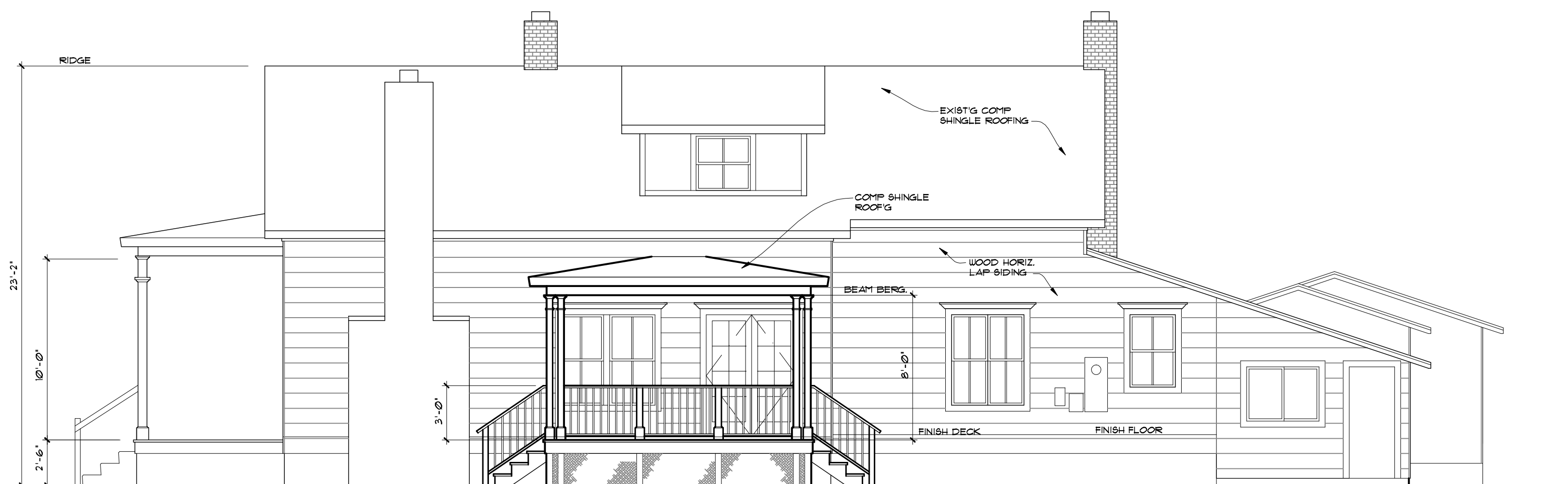
WEST ELEVATION (E)

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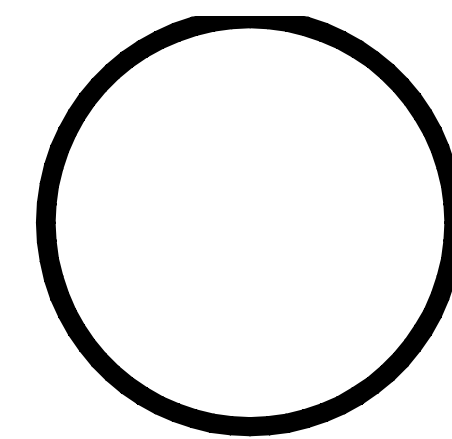
SOUTH ELEVATION (E)

SCALE: 3/16" = 1'-0"



EAST ELEVATION (E)

SCALE: 3/16" = 1'-0"



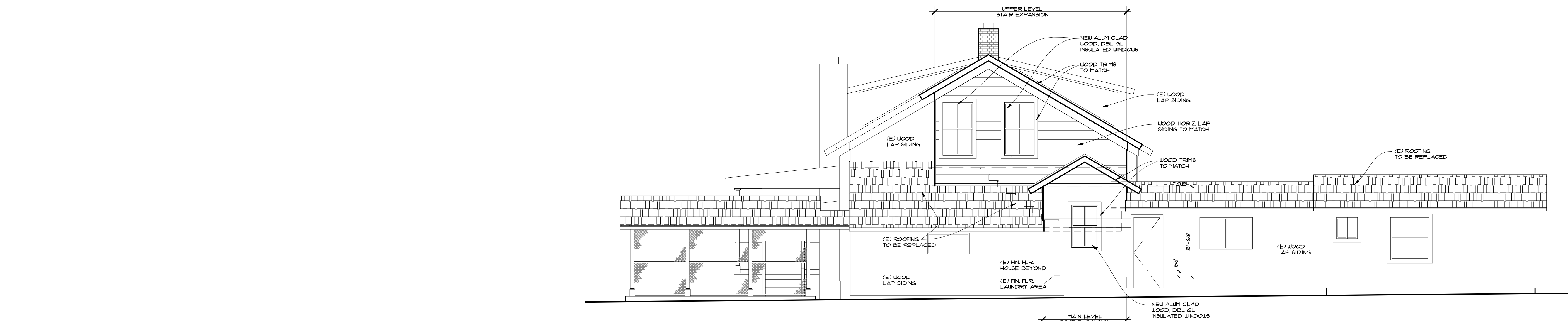
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REMARKS	BY

PROJECT INTERIOR STAIR & ROOF MODIFICATIONS
EDWARDS RESIDENCE
 604 W. ROBINSON ST.
SHEET TITLE EXISTING EXTERIOR ELEVATIONS

APN: 003-275-03

DATE:	12-16-2014
DESIGN BY:	RMD
DRAWN BY:	RMD
SCALE:	AS SHOWN
SHEET No.	A3



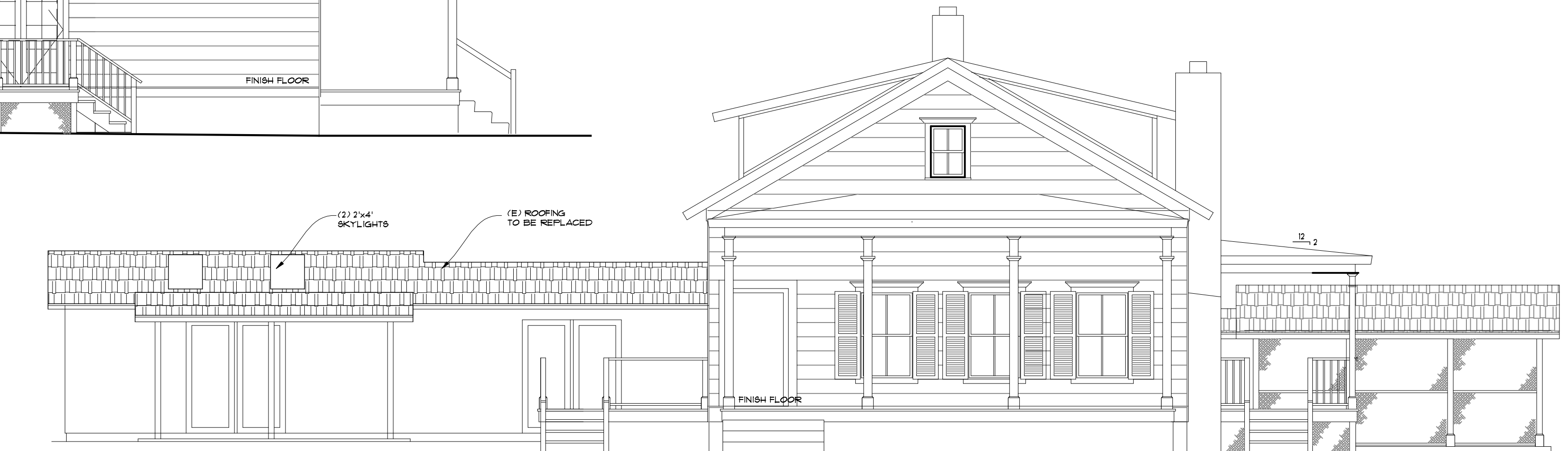
NORTH ELEVATION

SCALE: 3/16" = 1'-0"



WEST ELEVATION

SCALE: 3/16" = 1'-0"



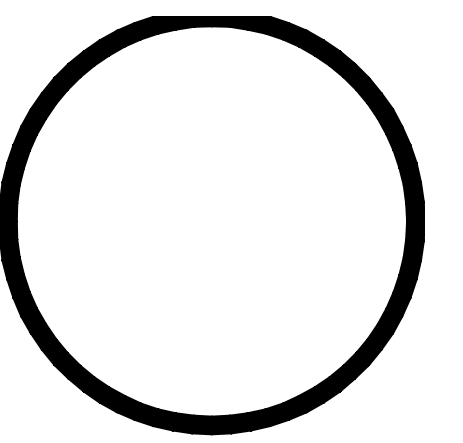
SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION

SCALE: 3/16" = 1'-0"



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REMARKS	BY

PROJECT INTERIOR STAIR & ROOF MODIFICATIONS
EDWARDS RESIDENCE
604 W. ROBINSON ST.
SHEET TITLE EXTERIOR ELEVATIONS

DATE: 12-16-2014
DESIGN BY: RMD
DRAWN BY: RMD
SCALE: AS SHOWN
SHEET No.

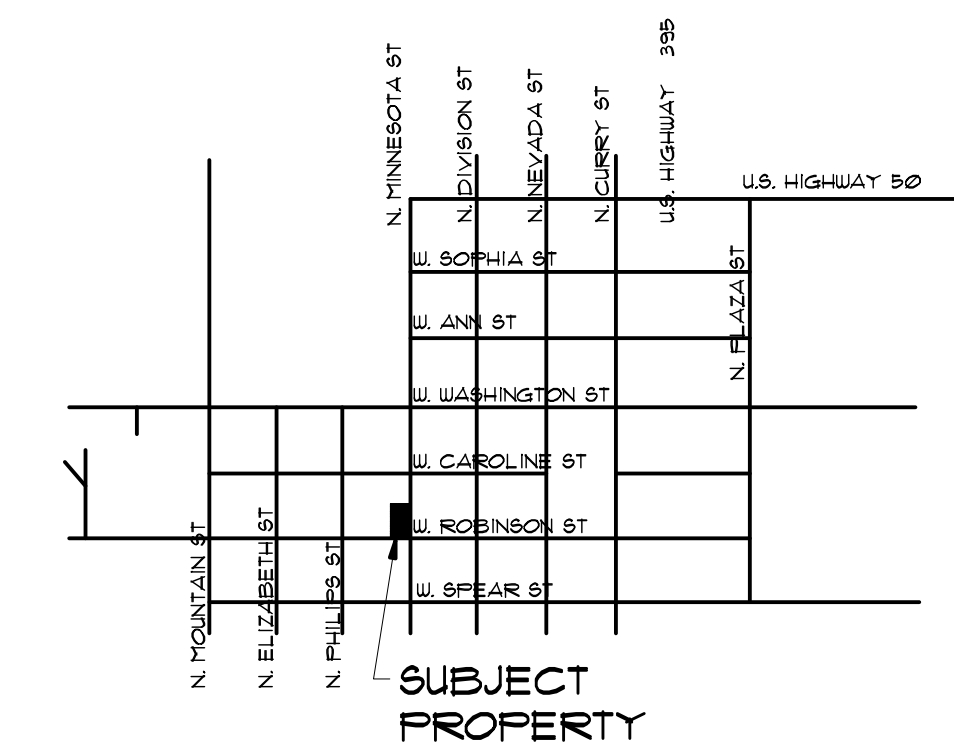
A4

A INTERIOR STAIR & ROOF MODIFICATIONS

TO AN EXISTING SINGLE FAMILY HOME

DRAWING INDEX:

TS	-	TITLE SHEET/ SITE PLAN
A1	-	EXISTING MAIN LEVEL FLOOR PLAN
A2.1	-	IMPROVEMENT MAIN LEVEL FLOOR PLAN
A2.1	-	IMPROVEMENT UPPER LEVEL FLOOR PLAN
A3	-	EXISTING EXTERIOR ELEVATIONS
A4	-	IMPROVEMENT EXTERIOR ELEVATIONS



REMARKS	BY

PROJECT

INTERIOR STAIR REMODEL, ROOF MODIFICATIONS

EDWARDS RESIDENCE

604 W. ROBINSON ST.

SHEET TITLE

SITE PLAN/TITLE SHEET

DATE:	12-16-2014
DESIGN BY:	RMD
DRAWN BY:	RMD
SCALE:	AS SHOWN
SHEET No.	TS