

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
MARCH 12, 2015**

FILE NO: HRC-15-015

AGENDA ITEM: F-1

STAFF AUTHOR: Susan Dorr Pansky, Planning Manager

REQUEST: To consider a request from Mark Kaiser (property owners: Jim and Mary Keirnan) to install a nine foot by 14 foot patio enclosure on property zoned Single Family 6,000 (SF6), located at 601 West Spear Street, APN 003-245-07.

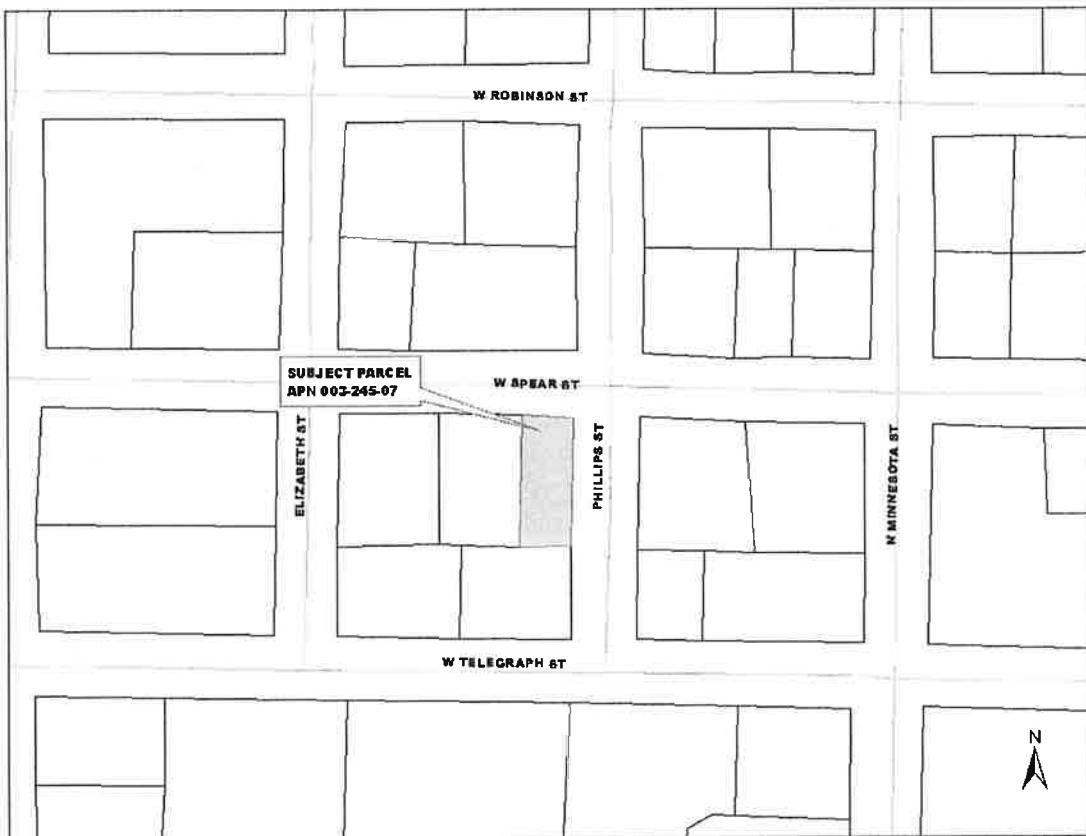
APPLICANT: Mark Kaiser, Reno Sunrooms

OWNER: Jim and Mary Keirnan

LOCATION: 601 West Spear Street

APN: 003-245-07

RECOMMENDED MOTION: "I move to approve HRC-15-015, a request from Mark Kaiser (property owners: Jim and Mary Keirnan) to install a nine foot by 14 foot patio enclosure on property zoned Single Family 6,000, located at 601 West Spear Street, APN 003-245-07 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. The property owner shall maintain a six foot site obscuring fence around the rear of the property at all times to ensure that the patio enclosure remains obscured from the adjacent right-of-way.
6. The asphalt roof shingles for the patio enclosure shall match the existing roof on the main structure.
7. The patio enclosure shall be white as indicated by the applicant or shall be the same color as the main structure.
8. 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.
9. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with the Building Permit application.
10. All projects and improvements must be performed in accordance with Nevada Revised Statutes (NRS) 624 and Carson City Municipal Code (CCMC) 15.05.020.
11. Repairs, replacements and alterations must comply with 2012 International Building Codes, 2012 Uniform Plumbing Code or 2012 International Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical Code, 2012 Fuel Gas Code, 2011 Electrical Code, Adopted International Energy Conservation Code and 2012 Northern Nevada Amendments.
12. All contractors are required to carry State and local licenses.
13. 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 (MDR)

ZONING: Single Family 6,000 (SF6)

PREVIOUS REVIEWS:

None

DISCUSSION:

The subject property is a 968 square foot one-story residence with a 210 square foot detached garage estimated to have been constructed in 1921 according to the Carson City Assessor's office. A historical survey completed in 2000 indicates that the property was active as a residence as early as 1883, but it is unknown whether it was in the current structure or a structure built on the property previously.

The applicant is proposing to construct a nine foot by 14 foot patio enclosure on the rear of the current residence, in place of the current porch stoop with associated roof cover and lattice. The patio enclosure is approximately 126 square feet in size, eight feet high where it will meet the existing roof and seven feet eight inches high at the southernmost edge of the proposed structure.

The patio enclosure is proposed to be constructed of aluminum walls and glass windows with aluminum frames. The color of the structure including window frames is proposed to be white. The main house and accessory structures are painted in shades of taupe and gray, with white trim accents. The patio enclosure is not proposed to exactly match the house, but to blend with the existing trim. The roof will consist of a brown solid composite asphalt shingle material, which will match the existing roof on the house.

As mentioned previously, the patio enclosure is intended to replace a covered porch stoop that includes a solid roof and lattice siding. It is unknown whether or not this portion of the structure is original to the house, but staff believes it is likely not a part of the original construction.

The Historic District Design Guidelines do not specifically address the type of patio enclosure structure that is being proposed. Therefore, staff will evaluate the proposed structure as it relates to applicable Secretary of the Interior Standards for Rehabilitation, as well as the Design Guidelines section on new additions to historic structures.

Applicable Secretary of Interior Standards for Rehabilitation

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The historic character of the subject property is most distinct at the front and the east side of the main structure that is visible from both Spear and Phillips Streets. The addition of the proposed patio enclosure to the rear of the main house and behind a six-foot site-obscuring fence will not negatively impact the historic character of the property. Because of the rear location of the enclosure behind the fence, very little of it will be seen from the adjacent right-of-way. In addition, staff

does not believe that the proposed removal of the porch stoop roof and associated lattice constitutes the removal of distinctive materials and will not significantly alter the features of the house. Staff does not believe this rear porch roof and lattice was a part of the original construction, nor has it become historic in its own right as an addition.

5. *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The distinctive materials, features, finishes and construction techniques of the property will remain preserved with the addition of the proposed patio enclosure, as the most distinctive features are on the front of the house and at the roof gables.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion and massing to protect the integrity of the property and its environment.*

The new exterior patio enclosure is not anticipated to destroy historic materials, features or spatial relationships that characterize the property since it will be placed in the backyard of the subject property. The new work performed for the patio enclosure is differentiated from the old through its metal material and more modern design, but can be considered compatible as metal material is used in the Historic District for both attached and detached accessory structures, some of which are considered historic themselves. The features, size, scale and proportion of the patio enclosure, which is predominantly windows, can also be considered compatible with existing residence without impacting the historic features that characterize the property. There are examples in the Historic District of patio enclosures or sunrooms that have been added to the original structure and consist of mostly windows. Staff is not aware of any that are specifically metal in their entirety, but an inspection of the Historic District has revealed similar structures are present.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Staff believes that the addition of the proposed patio enclosure and its location on the structure lends itself to easy removal in the future. The patio enclosure will essentially be added directly to the back of the existing residence without significant incorporation into the structure itself. If future removal were desired, the integrity of the historic property would be unimpaired.

Section 5.26 Guidelines for Additions to Historic Buildings

The primary objective of the Carson City 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, 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.

As discussed with the Secretary of the Interior's Standard Number 9 above, the new exterior patio enclosure can be considered relatively compatible with the configuration, design, style, materials and architectural details of the existing residence. The architecture of the patio enclosure is simple with materials such as aluminum metal, glass windows and asphalt composite roofing. The addition, because it is located on the rear of the house behind a site obscuring fence, will not detract from the historic nature of the original building, as it will not be visible beyond the two feet below the roofline of the proposed patio enclosure. The patio enclosure will be attached to the existing building without destroying any of the historical integrity of the building or materials, and can be removed easily in the future without impairing the form and integrity of the residence. Finally, the patio enclosure is clearly a modern addition as demonstrated by its architecture and materials, and does not seek to create a historic appearance.

After reviewing the proposed patio enclosure with the design standards outlined in the Secretary of the Interior Standards for Rehabilitation and the Historic District Design Guidelines outlined above, staff finds that the project is consistent with the applicable sections and appropriate for the Historic District in its proposed form and location on the property.

PUBLIC COMMENTS:

Public notices were mailed to seven adjacent property owners to the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045 on February 27, 2015. 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. All projects and improvements must be performed in accordance with Nevada Revised Statutes (NRS) 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. Repairs, replacement and alterations must comply with 2012 International Building Codes, 2012 Uniform Plumbing Code or 2012 International Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical Code, 2012 Fuel Gas Code, 2011 Electrical Code, Adopted International Energy Conservation Code and 2012 Northern Nevada Amendments.
3. All contractors are required to carry State and local licenses.

Engineering Division Comments:

Development Engineering has no preference or objection to the request.

Based upon the project complying with the Carson City Historic District Guidelines, the Historic Resources Commission Policies, the Standards and Guidelines for Rehabilitation, and that the plans as submitted are in general conformance with the Secretary of the Interior's Standards, it is recommended that the Historic Resources Commission approve the application submitted for HRC-15-015 subject to the recommended conditions of approval within this staff report.

Attachments:

- Site Photos
- Building Division Comments
- Engineering Division Comments
- Carson City Historical Survey 2000
- Application (HRC-15-015)











Susan Dorr Pansky

From: Shawn Keating
Sent: Thursday, February 26, 2015 3:28 PM
To: Susan Dorr Pansky
Subject: HRC-15-015 601 West Spears St

Susan, see below for comments on #HRC-15-015: APN 003-245-07

1. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. Repairs, Replacement, and Alterations must comply with 2012 International Building Codes, 2012 Uniform Plumbing Code or 2012 International Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical code, 2012 Fuel Gas Code, 2011 Electrical Code, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
3. All Contractors are required to carry State and local license.

Thanks.

Shawn Keating
Chief Building Official
Carson City Community Development
108 E. Proctor Street
Carson City, NV 89701

Main 775-887-2310
FAX 775-887-2202

Shawn Keating CBO
Building Official
Carson City Community Development Department
Office 775-887-2310
Fax 775-887-2202
Cell 775-230-6623
skeating@carson.org

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Carson City Engineering Division
Historic Resources Commission Report
601 W Spear St
File Number HRC 15-015

To: Historic Resources Commission
From: Rory Hogen, E.I.
Date: February 25, 2015

Subject Title:

Review of a Historic Resources Commission application for a patio cover addition at 601 W Spear St, apn 03-245-07.

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: 601 W. Spear

Location: Southeast corner W. Spear and Phillips

Construction Date: 1921 (assessor)

Historical Background

Transactions for this property began in 1863 when W. McCroskey purchased three lots from Isaac Haven. In 1883, J. W. Clive was residing at this address, and by 1895 Eva Leonard had moved in. Residents in the early 20th century included Mr. And Mrs. H. P. Brown. Mr. Brown was employed as a clerk in 1907. Two years later, in 1909, Percy S. Gardner was living here with his wife Gertrude. The family included two sons, Percy, Jr. and Herbert. Gardner was a merchant.

John F. Shaughnessy, chairman of the Public Service Commission, owned the property between 1919 and 1935. In 1920 Chester C. Taylor, a draftsman for the Surveyor General, was living in the house. Ernest and Frances Pohl were the next occupants. In 1923 Pohl was a bookkeeper for the State Highway Department.

By 1925 he had been promoted to auditor. Between the years 1927 and 1932 when they lived on Spear Street, Ernest Pohl was the chief auditor for the State Highway Department.

Hugh and Geraldine Lamb occupied the home in between 1933 and 1934. he was the assistant right-of-way engineer for the State Highway Department. By 1935 Walter and Ethel Witte had moved into the house. Witte listed his occupation as miner. Forrest Bell lived here in 1937. And by 1938 the Reverend William R. Troutner lived in the house with his wife Amanda.

Sources: Stewart Title Posting Books; Carson City Directories; Carson City Telephone Directories; United States Census

RECEIVED

FEB 24 2015

CARSON CITY
PLANNING DIVISION

FOR OFFICE USE ONLY:

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) **EMAIL**
 Documentation of Taxes Paid-to-Date

Application Reviewed and Received By:

Submittal Deadline: See attached HRC application submittal schedule.

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

FILE # HRC - 15 - **HRC - 15 - 015**

APPLICANT

Mark Kaiser

PHONE

745-8311

MAILING ADDRESS, CITY, STATE, ZIP

1325 Airmothe Way #308 Reno NV 89502

EMAIL ADDRESS

MARKKRUSGA@YAHOO.COM

PROPERTY OWNER

Jim + Mary Keirnan 781-279

PHONE

MAILING ADDRESS, CITY, STATE, ZIP

601 West Spear St. Carson City NV 89703

EMAIL ADDRESS

MIMMCW@aol.com

APPLICANT AGENT/REPRESENTATIVE

PHONE

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

Project's Assessor Parcel Number(s):

003-245-07

Street Address

601 WEST SPEAR STREET Carson City NV 89703

ZIP Code

Project's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)

Phillips

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.

- 1) INSTALL 9x14 (126') Patio Enclosure - 4 - SEASONS
- 2) 12" x 24" CONCRETE FOOTING w/ #4 REBAR 6" ABOVE grade
- 3) COLOR = WHITE TO MATCH (E) RESIDENTIAL
- 4) COMPOSITION ROOF BROWN TO MATCH
- 5) REMOVE (E) 5'x3' TRELLIS
- 6) PROPOSED TO BE USED FOR RECREATIONAL SPACE
- 7) WHITE ALUMINUM WALLS w/ SLIDING WINDOWS

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		
<p><i>REAR SETBACK w/ proposed 9x14 = (39')</i></p>		
<p>Will the project involve demolition or relocation of any structure within or into the Historic District?</p> <p><i>YES - (E) 5x3' TRELLIS @ REAR DOOR - SEE PICTURE</i></p>		
<p>Reason for project:</p> <p><i>RECREATIONAL SPACE</i></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>* Mary Kiernan</i> Owner's Signature</p>		
<p><i>Mark Vause</i> Applicant's/Agent's Signature</p>		
<p><i>* Mary Kiernan</i> Owner's Printed Name</p>		
<p><i>MARK KAISER</i> Applicant's/Agent's Printed Name</p>		





601 West Street
Elmira, NY 14920-3
Crossed City, NY 14920-3

REVISION	DESCRIPTION
REV/DATE	REMARKS



SUNROOMS

1325 AUTOMOTIVE WAY
SUITE 308
RENO, NEVADA 89501
PHONE: 775-323-5131
FAX: 775-825-1362
NY, I/C: 100-042200

PAPERBACKS

BY DRAWN
INITIAL DRAWING DATE

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- 10 -

3. SPEAR St

A hand-drawn site plan for a residential property. The property is bounded by a 102' frontage on the left and a 20' depth on the right. The main residence is a 20' x 40' rectangular building with an entrance (E) on the left side. To the right of the residence is a 5' wide walkway leading to a 102' x 5' garage. The garage has a 13' x 24' extension on the right side, which is labeled "43' Deep 2' Set". The property is oriented with "North" at the top. A yellow arrow points from the garage area towards the right edge of the drawing.

Apn # 003-245-07



Proposed Rhto Enclosure
Lmt + Mtr K-1224A
60' Wds. Spec 5'
Carson City NV 89703

REVISION	REV. DATE	DESCRIPTION
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RENO SUNROOMS
1225 AUTOMOTIVE WAY
SUITE 300
RENO, NEVADA 89501
PHONE: 775-322-6731
FAX: 775-322-5322
NV. LIC. #0040398
CLASS "B"
Explanatory Date 09/30/2014
Contractor: _____

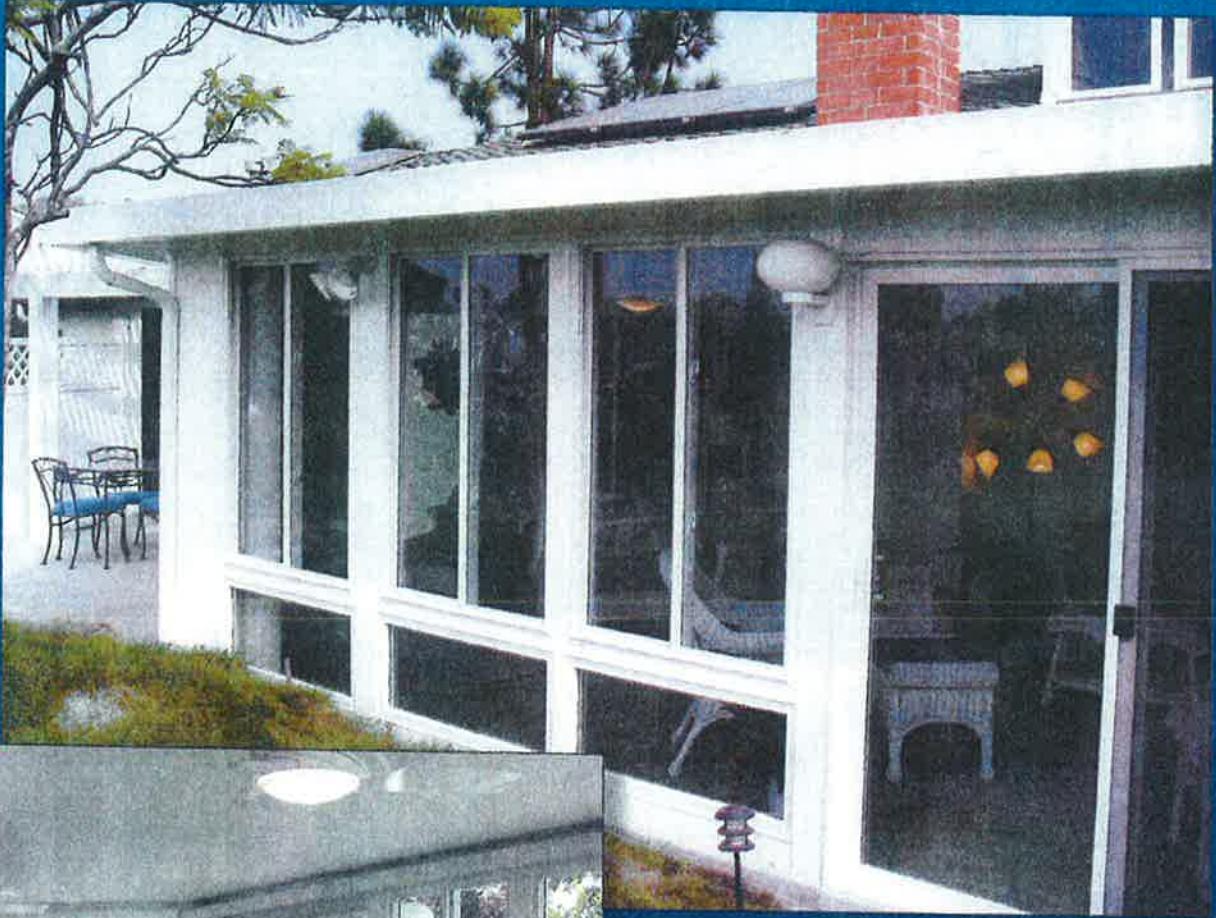
FILE TITLE	FLOOR PLAN	OWNER	
DAVAUGHN	DAVAUGHN	DAVAUGHN	
INITIAL DRAWINGS DATE	09/17/2014	SHED #	A1
DRAWN BY	TT	CHECKED BY	MK
REVIEWED BY		SCALE	48" x 48"



Note: White Aluminum vinyl
Foundation 6" above grade.
(4) 4050 Sliding alum. windows
(1) 12'-0" Bi-fold alum. door
3" Alum. Roof w/ Composition
shingles to match



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Nevada Contractors License # 10-318



Mark Kaiser
(Project Manager)

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