

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
JULY 9, 2015**

FILE NO: HRC-15-057

AGENDA ITEM: F-2

STAFF AUTHOR: Susan Dorr Pansky, Planning Manager

REQUEST: Approval of a request from Jed Block (property owner: Spear and Phillips, LLC) to replace the existing porch foundation with red brick on property zoned Single Family 6,000 (SF6), located at 602 West Spear Street.

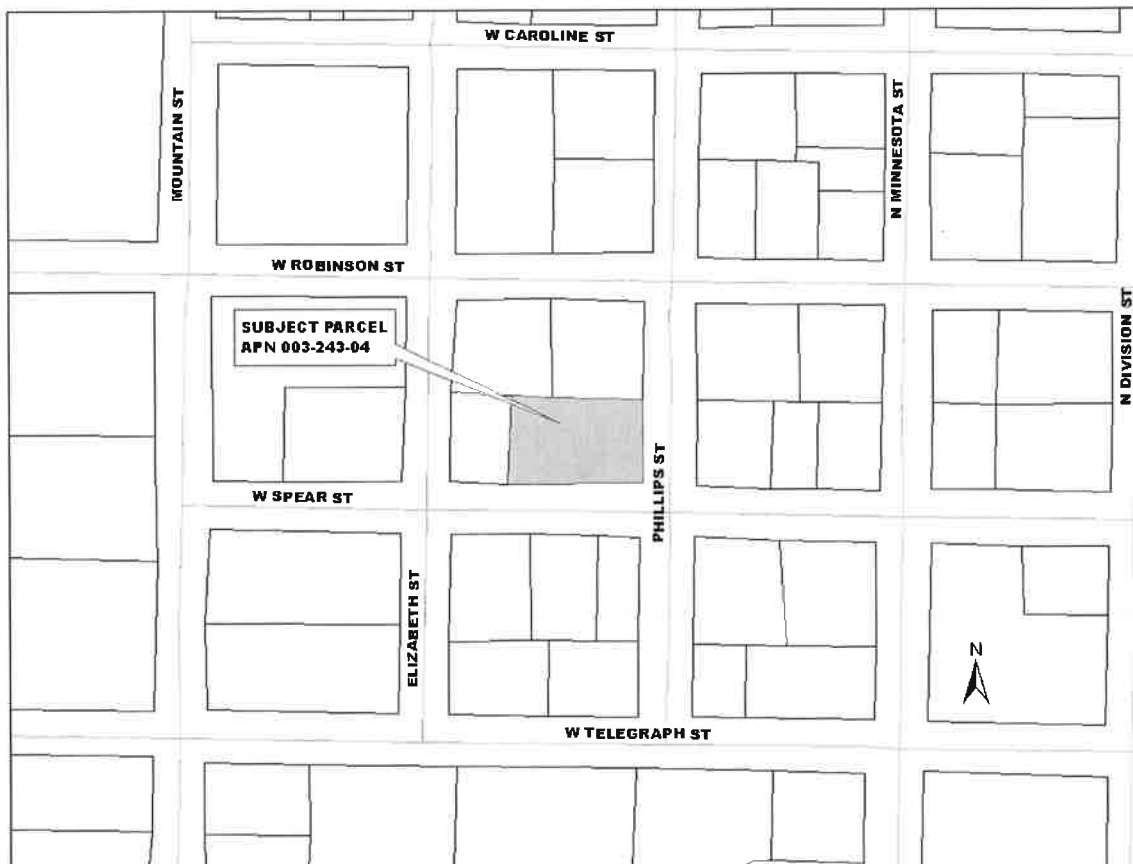
APPLICANT: Jed Block

OWNER: Spear and Phillips, LLC

LOCATION: 602 West Spear Street

APN: 003-243-04

RECOMMENDED MOTION: "I move to approve HRC-15-057, a request from Jed Block (property owner: Spear and Phillips, LLC), to replace the existing porch foundation with red brick on property zoned Single Family 6,000 (SF6), located at 602 West Spear Street 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 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. Any wood supports for the porch, with the exception of the supports that are continuations of the columns above the porch deck, shall be placed behind the brick face of the porch foundation.
6. A Building Permit is not required for this project as the porch is not higher than 30 inches above grade. However, if it is determined that a Building Permit is required, all repairs, replacement, and alterations must obtain proper Building Permits and comply with International Building Codes, Uniform Plumbing Code, Uniform Mechanical Code or International Mechanical Code, Fuel Gas Code, Electrical Code, Adopted International Energy Conservation Code, and Northern Nevada Amendments.
7. All contractors are required to carry state and local licenses.
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: Medium Density Residential (MDR)

ZONING: Single Family 6,000 (SF6)

PREVIOUS REVIEWS:

- HRC-14-041 – Historic Resources Commission application for Historic Tax Deferral
- HRC-13-064 – Historic Resources Commission application to replace three windows and a front door
- HRC-06-043 – Historic Resources Commission application to construct a fence with two gates facing Phillips Street
- HRC-04-195 – Historic Resources Commission application to demolish a detached garage and dwelling unit damaged by fire and replace it with a detached garage only

- HRC-04-056 and HRC-04-121 – Historic Resources Commission applications for the demolition and replacement of a detached garage and dwelling unit damaged by fire
- MPR-04-055 – Major Project Review regarding the demolition and replacement of a detached garage and dwelling unit damaged by fire

DISCUSSION:

The subject property is a two-story frame house with a front gable roof and cornice returns constructed in the late 1800s. Its principal decorative feature is a one-story front porch with chamfered posts including molded caps and segmented arch spans between the posts. The front entry was shifted to open off the porch into an enclosed stair on the north side of the house, an addition that was made when the house was converted to apartments.

The applicant is requesting approval to remove the existing painted Masonite porch foundation on the east side porch and replace it with reclaimed 1908 red brick as part of an overall porch repair project. As shown in the photos provided with the application, the Masonite material has already been removed from the porch and the applicant has placed the proposed brick on the south side of the porch to depict what the porch foundation would look like upon completion.

Staff does not have records of the original porch foundation material but notes that it is unlikely that Masonite hardboard would have been original to the structure. It wasn't mass produced in the United States until the 1920s, which was several decades after the house was constructed.

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

5.18 Guidelines for Masonry Elements

Masonry elements found in the Historic District include brick or cut stone foundations, porches and/or basements, and entire stone or brick buildings. Some masonry retaining walls and/or fences are also found. Masonry as an architectural design element generally produces a powerful visual image and imparts a sense of permanence and strength. Careful consideration, therefore, needs to be given all designs which incorporate masonry elements.

5.18.1 Guidelines for Historic Buildings

The original masonry material shall be retained and repaired when at all possible. When replacement is necessary the new material shall match the original in size, design, composition and texture. Often repointing the original masonry elements is all that is necessary. When repointing, it is imperative to determine the composition of the original mortar. Repointing historic masonry with a contemporary mortar mix containing Portland cement can cause severe damage to the building. Repointing should be accomplished with a mortar that matches the original in color, composition and strength. (Standard Number: 6, 2)

As stated in the general guidelines above under Section 5.18 (Guidelines for Masonry Elements), brick or cut stone foundations are typical masonry elements found in the Historic District. Although the specific guidelines outlined under Section 5.18.1

(Guidelines for Historic Buildings) state that the original masonry material shall be retained and repaired or new material should match the original, staff has no information as to whether there was masonry under the east porch originally or not. Therefore, the addition of 1908 reclaimed brick can be considered compatible and keeping with the Historic District Guidelines because it the applicant is adding a masonry element that is consistent with historic masonry materials commonly found in the Historic District.

Based on the pictures provided by the applicant of what the brick is intended to look like under the porch, staff is unsure whether the applicant intends to remove the wood supports that are currently on the front face of the brick. If wood supports are necessary for the porch, staff recommends that they be placed behind the brick to ensure a solid, uninterrupted brick surface below the porch deck. This does not include the main supports that are continuations of the posts on the upper side of the porch.

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 June 26, 2015. No comments have been received in favor or opposed to the proposed project. 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. This project does NOT require a Building Permit as it falls under CCMC 15.05.020 section 105.2 item 6 (Work Exempt from Permits). Decks less than 30" above grade do not require building permits.
2. All Repairs, Replacement, and Alterations must have proper building permits and comply with International Building Codes, Uniform Plumbing Code, Uniform Mechanical Code or International Mechanical Code, Fuel Gas Code, Electrical Code, Adopted International Energy Conservation Code, and Northern Nevada Amendments.
3. All license professionals are required to carry State and local license.

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-15-057 subject to the recommended conditions of approval within this staff report.

Attachments:

- Site Photos
- Building Comments
- Engineering Comments
- 3 Historical Surveys and Inventories
- Application (HRC-15-057)



June 26, 2015

RE: HRC-15-057

1. This project does NOT require a Building Permit as it falls under CCMC 15.05.020 section 105.2 item 6 (Work Exempt from Permits). Decks less than 30" above grade do not require building permits.
2. All Repairs, Replacement, and Alterations must have proper building permits and comply with International Building Codes, Uniform Plumbing Code, Uniform Mechanical Code or International Mechanical code, Fuel Gas Code, Electrical Code, Adopted International Energy Conservation Code, and Northern Nevada Amendments.
3. All license professionals are required to carry State and local license.

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

Carson City Engineering Division
Historic Resources Commission Report

602 W Spear St

File Number HRC 15-057

To: Historic Resources Commission

From: Rory Hogen, E.I.

Date: June 25, 2015

Subject Title:

Review of a Historic Resources Commission application for repair of structure at 602 W Spear St, apn 03-243-04.

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.

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

1. Address: 504 North Phillips (also includes 602 and 604 West Spear) APN 3-243-4
2. Common Name: _____
3. Historic Name: _____
4. Present Owner: Clifford and Myrtle Derosier
5. Address (if not occupant): _____
6. Present Use: multi-family compound Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The structure is a vernacular version of the Greek Revival style with some Eastlake decorative influences. The two and a half story wood frame structure has a stone foundation and is surfaced with aluminum siding. The building's original rectangular form has been somewhat modified by later additions to the sides and rear. The roof is gabled with eave returns and the windows are double hung single pane over single pane, or metal casement. The porch is the structure's ornamented feature with its pierced balustrade, shallow arched bays, and capiteled post supports, and portions of it may be later than the original structure.

The structure has been resurfaced and received additions to the north and rear (west) elevations. The windows have been altered. The structure, once a single family residence, now appears to include five units.

A free standing garage surfaced in metal siding stands at the rear.

RELATIONSHIP TO SURROUNDINGS:

The height of the structure, somewhat taller than nearby buildings, is emphasized by its corner location. It is unusual for the area in detailing but not in building type.



Street Furniture: short masonry wall at the north

Landscaping: mature trees, shrubs

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

52

THREATS TO SITE:

None Known ☒ Private Development _____Zoning SF6000 Public Works Project _____

Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent _____ Good ☒ Fair _____ Deteriorated _____APPROXIMATE SETBACK: 25 to 30 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

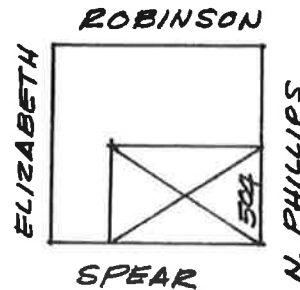
Date of Construction 1875 Estimated ☒ Factual _____ Source: _____Is Structure on Original Site? _____ Moved? _____ Unknown ☒

SIGNIFICANCE:

Although the basic type and form of the building is prevalent within the city, the decorative detailing of the porch is both unusual in design and highly ornamented. Its use in combination with such Greek Revival elements as the gable eave returns is also unusual.

The structure's alterations do not obscure its original image and it remains a strong contributor to the image of the area, and a finely decorated representative of its era. Its corner siting emphasizes its scale and design qualities.

SITE MAP



SOURCES:

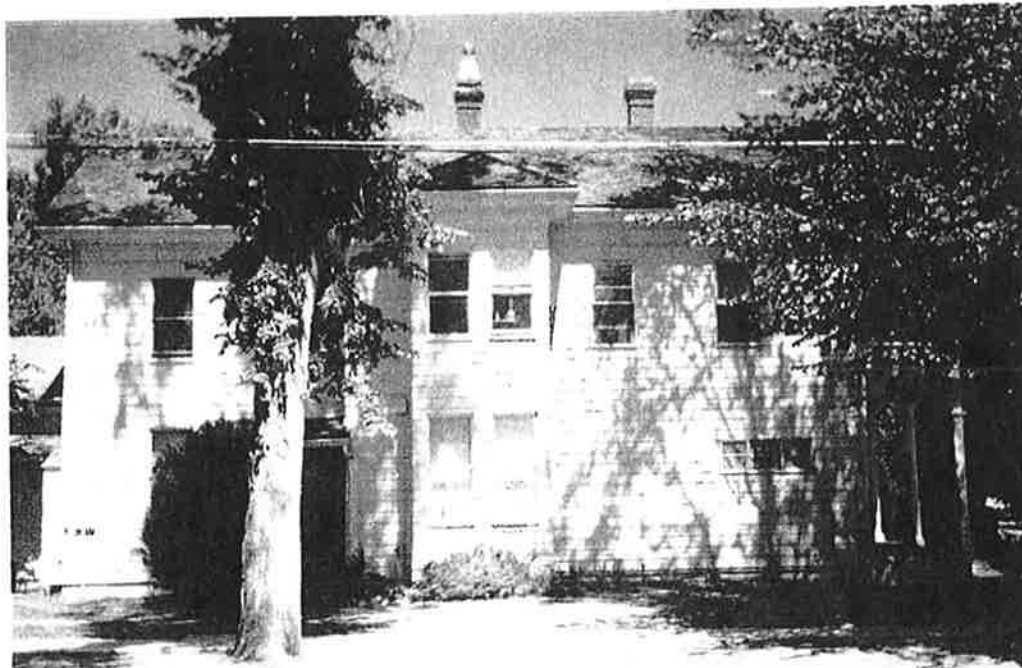
SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

**Historical Survey 2000
Carson City Historic District
Carson City Community Development**



Address: 602 W. Spear

Location: Northwest corner W. Spear and Phillips

Construction Date: 1925 (assessor)

Historical Background

Charles Flandran first sold this parcel to John Carmack in 1865. Rebecca Gregg had purchased the lots by 1870 and retained ownership for 14 years. According to the 1880 census, Gregg was a widow, age 52, with a son David, who was 13. She listed her occupation as "keeping house."

The property was owned by members of the Jones family, John, Elizabeth and Parvin, between 1889 and 1924. Parvin Jones was a guard at the prison. He later worked as a clerk for the State Engineer.

By 1948 Clarence Belli was living in the house with Josephine Belli. Clarence was employed as a carpenter and Josephine worked as a stenographer.

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

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCES INVENTORY FORM

Rev. 3/00

For Office Use Only

1. PROPERTY NAME

1A. Historic Name

Jones House

YR Built _____
NR Eligible? Y / N
District? Y / N

1B. Current/Common Name

602 W. Spear St.

2. PROPERTY ADDRESS

Street Address	602 W. Spear St.
City, Zip Code	Carson City, NV 89703
County	Carson City

3. PROPERTY OWNERSHIP

3A. Original Owner

Name	uncertain
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3B. Current Owner

Name	Spears & Phillips
Mailing Address	112 N. Curry St., Carson City, NV 89703
Assessor's Parcel Number (APN)	003-243-04

4. CURRENT PROPERTY STATUS

<input checked="" type="checkbox"/>	Occupied	<input type="checkbox"/>	Vacant
<input type="checkbox"/>	Other (please specify)		

5. PROPERTY USE

5A. Current Use

<input checked="" type="checkbox"/>	Residential	<input type="checkbox"/>	Commercial	<input type="checkbox"/>	Religious
<input type="checkbox"/>	Educational	<input type="checkbox"/>	Governmental	<input type="checkbox"/>	Industrial
<input type="checkbox"/>	Other (please specify)				

5B. Historic Use

X	Residential		Commercial		Religious
	Educational		Governmental		Industrial
	Other (please specify)				

6. CURRENT ACCESS

	Permitted-local public resource	X	By owner permission only
	Permitted-state public resource		Restricted
	Permitted-federal public resource		Other (specify)

7. ACREAGE

0.26		Estimated
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8. PROPERTY LOCATION**8A. UTM Location/Reference(s)**

Zone 11 260670E 4338740N

8B. Township/Range/Section/Map

T15N, R20E, Sec 18, Mt. Diablo Base Meridian, Carson City, NV USGS quad map (1994)
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9. RESOURCE DESCRIPTION**9A. Resource Type**

X	Building		Structure		District		Object		Site
	Other (specify)								
	Contributing element to a historic district (specify district name)								

9B. Exterior Resource Features

	Basement	2.5	Number of stories
X	Porch	X	Balcony
	Dormer(s)	X	Chimney
	Other (please specify)		

9C-F. Materials and Systems (See instructions and enter codes from HRIF Codes page)

9C. Roofing Material(s)	9D. Exterior Surface Material(s)
R-17 Wood Shingle	ES-7 Aluminum
9E. Building Structural System	9F. Foundation Structural System
SS-8 Wood - Balloon	F-5 Stone

9G. Written Description

See continuation sheet

9H. Associated Structures/Features

Associated structures/features (submit <i>Associated Structures Summary</i>)	X	Yes		No
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9I. Integrity

X	Original site		
	Altered (describe on continuation sheet)	Date altered	
	Moved	Date moved	
Moved from			

9J. Condition

X	Good		Fair
	Poor		Ruins

9K. Threats

None known

10. RESOURCE DATE AND SIGNIFICANCE**10A. Architect/Engineer/Designer**

unknown

10B. Builder/Contractor

unknown

10C. Architectural Style/Period (See Appendix B)

Late Victorian

10D. Construction Date(s)

1880	X	Circa
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10E. Date(s) of Significance

Ca. 1880

10F. Historic Resource Theme (See Appendix C)**Land Usage: Townsite Development and City Planning****10G. National Register Eligibility (See Appendix D)**

	Listed	Date Listed	
X	Eligible under:		
X	Criterion A	Criterion B	X Criterion C Criterion D
	Other (specify)		
	Not Eligible		
	Unevaluated		

10H. Justification

See continuation sheet

11. BIBLIOGRAPHY

See continuation sheet

12. FORM INFORMATION

Report Number/Name	2011 Carson City Survey
Date Surveyed	April 2011
Surveyor Name	J. Daniel Pezzoni
Company	Landmark Preservation Associates
Address	6 Houston Street, Lexington, VA 24450
Telephone Number	(540) 464-5315

13. ATTACHED DOCUMENTATION

X	Continuation sheets
X	Photographs
X	Location maps
X	Plans (site)
	Other (please specify)
X	Associated Structures Summary Form
X	Historic District Addendum (if applicable)

**NEVADA STATE HISTORIC PRESERVATION OFFICE HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET**

Property Name: Jones House **City, County:** Carson City
Section No. 9G, 11 **Page No.** 5

The two-story frame house has a front-gable roof with cornice and frieze returns. Its principal decorative feature is a one-story front porch with chamfered posts with molded caps and segmental-arch spans between the posts with turned bosses attached above the posts. The square balusters are replacements but a low roof balustrade with sawn and pierced balustrade panels and chamfered posts with turned bosses and urn finials dates to the original construction of the porch around the 1890s. The front entry has been shifted so that it opens off the porch into an enclosed stair on the north side of the house, an addition made when the house was converted to apartments in the twentieth century. The entry has an unusual molded surround. On the south side of the house is a two-story rectangular bay window added between 1890 and 1907. To the rear are telescoping one- and two-story rear wings. The two-story wing and middle one-story wing may be original to ca. 1880 whereas the one-story wing at the end is probably a mid-twentieth-century addition, as suggested by its exposed rafters. Other features include replacement 1/1 and metal-framed multi-pane windows, corbelled brick flue caps, and a pent roof supported by struts across the south side of the middle one-story rear wing.

The northwest corner of Spear and Phillips is shown as undeveloped on the 1875 bird's-eye perspective. A two-story house with the same basic form as the present dwelling appears on the 1885 and 1890 Sanborn maps. The house achieved its present form, with a front porch and side bay window, by 1907, as shown on the Sanborn map of that year. The style of the porch suggests it may have been added shortly after 1890. According to Anita Watson, Rebecca Gregg owned the house site from 1870 to 1884. Although it is possible she had the present house built between 1875 and 1874, the fact that she did not build on it between 1870 and 1875 and the fact that she was listed as a widow with a young son in 1880 makes it unclear whether she was the house's original owner. The family of Governor John E. Jones owned the property from 1889 to 1924. Jones built the house at the adjacent address of 603 W. Robinson in the 1890s, probably 1891, as his principal address. Whether he and his family lived in the pre-existing house at 602 W. Spear is unknown. Carpenter Clarence Belli lived at this address in 1948 with his wife, Josephine, who was a stenographer.

The property is classified as a contributing resource in the West Side Historic District.

Sources

Watson, Anita Ernst. "Historical Survey 2000 Carson City Historic District." Report, 2000.

Koch, Augustus. "Birds Eye View of Carson City, Ormsby County, Nevada, 1875." Map, 1875. Reprint 1972.

Sanborn maps.



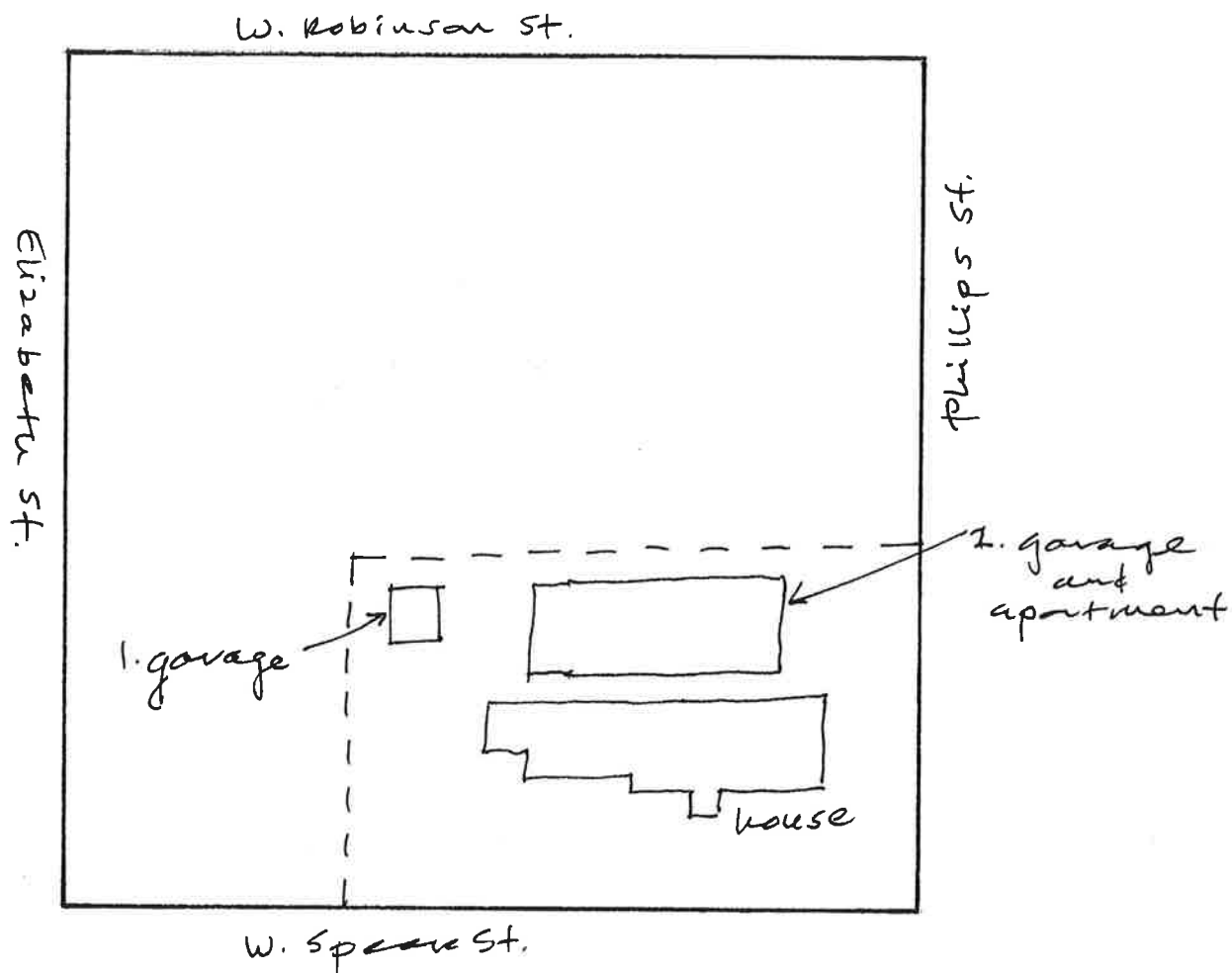
NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: Jones House

City, County: Carson City

Section No. 13: Site Plan

Page No. 6



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**NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
ASSOCIATED STRUCTURES/FEATURES SUMMARY FORM**

Property Name: 602 W. Spear St. **City, County:** Carson City

Section No. 13

If this inventory involves associated structures or features, please include this form with the SHPO submission.
Include continuation sheet, if necessary.

ASSOCIATED STRUCTURES/FEATURES SUMMARY				
Number of associated structures: 2	1	Contributing	1	Noncontributing
Number of associated features:		Contributing		Noncontributing

Structure/Feature #1		Structure/Feature #2	
Historic Name		Historic Name	
Property Type	Building	Property Type	Building
Historic Use	Garage	Historic Use	
Current Use	Garage	Current Use	Garage and apartment
Style (if applicable)	No style	Style (if applicable)	No style
Materials	Wood	Materials	Wood
Construction date	Ca. 1920	Construction date	Ca. 2000
Integrity	Good	Integrity	Good
Map Reference Code		Map Reference Code	
Structure/Feature #3		Structure/Feature #4	
Historic Name		Historic Name	
Property Type		Property Type	
Historic Use		Historic Use	
Current Use		Current Use	
Style (if applicable)		Style (if applicable)	
Materials		Materials	
Construction date		Construction date	
Integrity		Integrity	
Map Reference Code		Map Reference Code	







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 - 057**

APPLICANT PHONE #
Jed Block 720-7313

MAILING ADDRESS, CITY, STATE, ZIP
112 North Curry St. CC NV 89703

EMAIL ADDRESS
jed@stateagent.com

PROPERTY OWNER PHONE #
Spear and Phillips, LLC 720-7313

MAILING ADDRESS, CITY, STATE, ZIP
112 North Curry St. CC NV 89703

EMAIL ADDRESS
jed@stateagent.com

APPLICANT AGENT/REPRESENTATIVE PHONE #
Jed Block 720-7313

MAILING ADDRESS, CITY, STATE, ZIP
112 North Curry St. CC NV 89703

EMAIL ADDRESS
jed@stateagent.com

FOR OFFICE USE ONLY:

HISTORIC RESOURCES COMMISSION

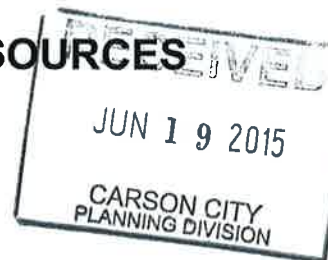
FEE: None

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)
- ☐ Documentation of Taxes Paid-to-Date

Application Reviewed and Received By:

Submittal Deadline: See attached HRC application submittal schedule.



Project's Assessor Parcel Number(s):

003-243-04

Street Address

602 West Spear Street, CC, NV

ZIP Code

89703

Project's Master Plan Designation

Project's Current Zoning

SF6

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.

Repaired 1884 East side porch, want to change the lower portion below deck with 1908 used red bricks removing the painted Masonite material.

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:
Rebuild of Porch

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

John E. Block
Owner's Printed Name


Applicant's/Agent's Signature

John E. Block
Applicant's/Agent's Printed Name

