

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
AUGUST 13, 2015**

FILE NO: HRC-15-058

AGENDA ITEM: F-1

STAFF AUTHOR: Susan Dorr Pansky, Planning Manager

REQUEST: Approval of a request from Rob Darney (property owner: Casey Otto) to update and remodel three units of an existing four-plex on property zoned Residential Office (RO), located at 402 West William Street, APN 001-175-03.

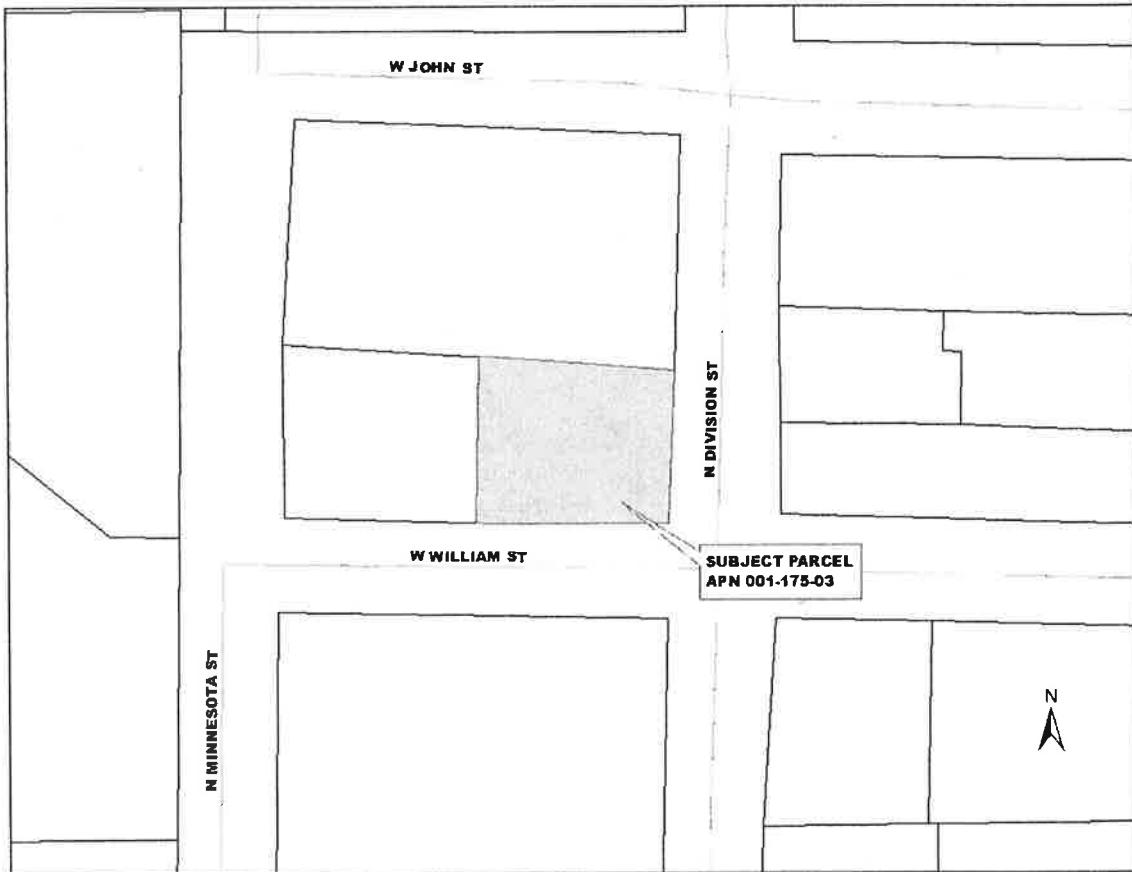
APPLICANT: Rob Darney

OWNER: Casey Otto

LOCATION: 402 West William Street

APN: 001-175-03

RECOMMENDED MOTION: I move to approve HRC-15-058, a request from Rob Darney (property owner: Casey Otto) to update and remodel three units of an existing four-plex on property zoned Residential Office, located at 402 West William Street, APN 001-175-03, 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.”



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. The window frames of all the new windows shall match the color of the frames of the existing windows on the main house.
6. All projects and improvements must be performed in accordance with Nevada State Revised Statutes (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
7. 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.
8. All license professionals are required to carry State and local license.
9. Lot drainage must be addressed when construction plans are submitted.
10. There is a possible fault zone on the site. This should be addressed as part of the methods of construction.
11. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with the Building Permit application.
12. 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-12-022 – Historic Resources Commission administrative approval to re-roof building, replace damaged trim, replace damaged siding and replace exterior doors

DISCUSSION:

The main structure of the subject property is a one and a half story vernacular building constructed sometime between 1876 and 1880 that reflects the Greek Revival style. It is an important representative of its style and type. This main building serves as two attached residential units. The other buildings that serve as additional residences making up the four-plex were built sometime in the 1950s.

The applicant is proposing to construct a two story addition onto Unit 1, add a laundry room to Unit 2 and convert an existing garage to provide additional living space for Unit 4 of the four-plex. In addition, the applicant proposes to construct a deck off of Unit 1 with "Trex" decking. The application states that all of the additions, with the exception of the Trex decking, will be constructed with wood frame, horizontal wood siding to match the original siding on the existing structures, aluminum-clad wood, double-hung, low-E windows and patio doors, and composite asphalt shingles to match the shingles on the existing structures.

This item was continued from the July 9, 2015 HRC meeting after concerns about the scale and massing of the two-story addition to Unit 1 were discussed. Members of the HRC felt that the two-story addition was very large and "dwarfed" the original historic structure. It was suggested that the applicant consider setting back the two-story addition, turning it so the elevation with the balcony and gable face the same side as the main structure, and adding a breezeway between the addition and the original house. The intent of these suggestions was to make the addition look like a separate structure, giving the appearance of row houses. The applicant has modified the addition by turning the gable and balcony elevation toward the street, but has not set back the addition, nor provided a breezeway. Staff had originally recommended approval of the addition in its previous form, therefore recommends approval of the modification proposed by the applicant. Staff recognizes, however, that the HRC may not agree with staff's recommendation because the applicant did not follow all of the recommendations of the HRC.

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

5.15 Guidelines for Exterior Siding Material

The applicant proposes to use horizontal wood siding for the additions to Units 1 and 2 and for the garage conversion. This material is consistent with the material that is used on the structures currently and meets the guidelines for exterior siding in the Historic District. This is a modification from the original application, which proposed stucco for the front face of the garage conversion. The applicant made this modification based on a recommended condition of approval from staff in the July 9, 2015 staff report. As a result, staff has deleted the condition from this staff report.

5.16 Guidelines for Windows

The proposed windows will be aluminum-clad wood, double hung, low-E windows which duplicate the style of the windows on the existing structures and are of material that meets the guidelines for windows in the Historic District. This type of window is very commonly used for new windows and window replacements in the Historic District. Staff notes that the frames of the original windows on the main house are painted to match the trim. For consistency, staff recommends that the window frames of the new windows also match those of the original.

5.17 Guidelines for Doors

The proposed glass patio doors on the second story of the Unit 1 addition are of similar style and design as the windows proposed for the Unit 1 addition. While this type of door was not typically used on historic buildings in their original construction, because the doors are on a new addition, they would be considered appropriate for the Historic District.

5.19 Guidelines for Porches

The proposed second story deck, while not specifically a porch, most appropriately falls under the guidelines of a porch. The deck is compatible with the architectural style and detailing of the new addition and the existing structures. The "Trex" material proposed is a synthetic decking material that requires little maintenance but looks like traditional plank decking. This material is also considered compatible for the Historic District.

5.20 Guidelines for Exterior Trim Details

The proposed trim and decorative corbels are similar to the trim and corbels that currently exist on the main house and are considered compatible with the existing structures and meet the exterior trim detail guidelines in the Historic District.

5.26 Guidelines for Additions to Historic Buildings

The applicant's proposal for the two-story addition to Unit 1 and the addition to Unit 2 will be compatible with the existing building in both materials and configuration, which meets the guidelines for additions in the Historic District.

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 July 31, 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 State Revised Statutes (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.

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:

1. Lot drainage must be addressed when construction plans are submitted.
2. There is a possible fault zone on the site. This should be addressed as part of the methods of construction.

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-15-058 subject to the recommended conditions of approval within this staff report.

Attachments:

- New Application (HRC-15-058)
- July 9, 2015 Case Record
- July 9, 2015 Staff Report including Original Application

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

FILE # HRC - 15 - 058

APPLICANT **PHONE #**
CASEY OTTO **775-291-4311**

MAILING ADDRESS, CITY, STATE, ZIP
402 W. WILLIAM ST. CARSON CITY, NV 89703

EMAIL ADDRESS
caseyotto1914@yahoo.com

PROPERTY OWNER **PHONE #**
CASEY OTTO

MAILING ADDRESS, CITY, STATE, ZIP
402 W. WILLIAM ST. CC, NV 89703

EMAIL ADDRESS
caseyotto1914@yahoo.com

APPLICANT AGENT/REPRESENTATIVE **PHONE #**
ROBERT DARNEY, ARCHITECT 775-721-7563

MAILING ADDRESS, CITY, STATE, ZIP
490 HOT SPRINGS RD. CARSON CITY, NV 89703

EMAIL ADDRESS
darneyarch@sbcglobal.net

Project's Assessor Parcel Number(s): 001-175-03	Street Address 402 W. WILLIAM ST. CARSON CITY, NV 89703	ZIP Code
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Project's Master Plan Designation	Project's Current Zoning RO	Nearest Major Cross Street(s) W. WILLIAM ST & N. DIVISION ST.
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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.

A TWO STORY ADDITION TO UNIT 1, A LAUNDRY ROOM ADD'N TO UNIT 2. CONVERSION OF EXISTING GARAGE TO LIVING SPACE FOR UNIT 4. ALL WORK IS TO BE WOOD FRAME, HORSE WOOD LAP SIDING TO MATCH ORIGINAL, WOOD CLAD WINDOWS, DBL. GLAZED, LOW-E GLASS & PATIO DOORS. ROOF IS TO BE MATCHING COMP. SHINGLES. AN EXTERIOR WOOD #TREX' DECKING WILL BE ADDED TO THE SOUTH SIDE OF UNIT 1. ALL STRUCTURES WILL BE PAINTED TO MATCH ORIGINAL HOUSE.

FOR OFFICE USE ONLY:

for continuation from 7/9/15

HISTORIC RESOURCES COMMISSION

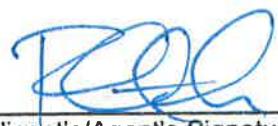
FEE: None

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

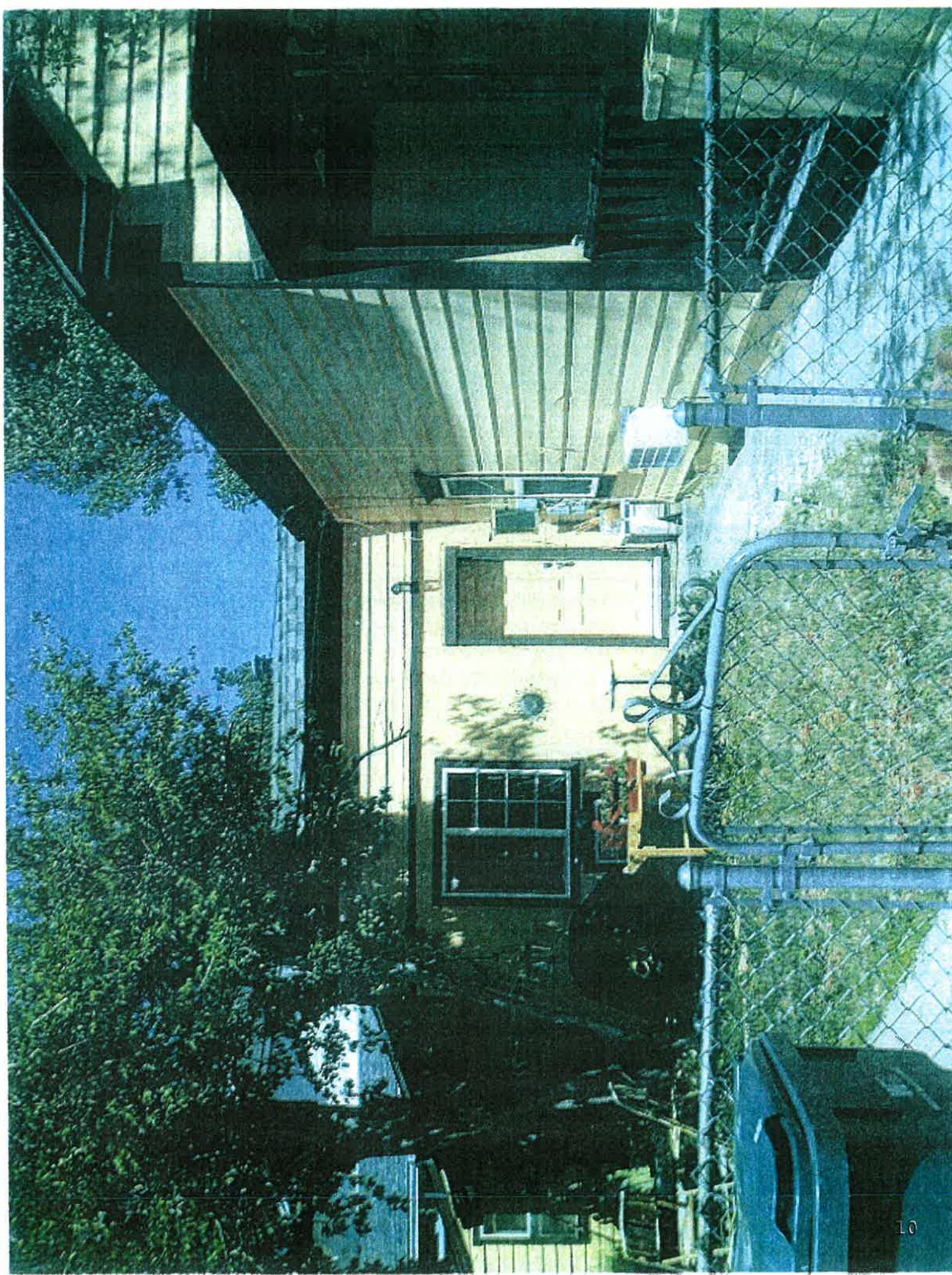
Application Reviewed and Received By:

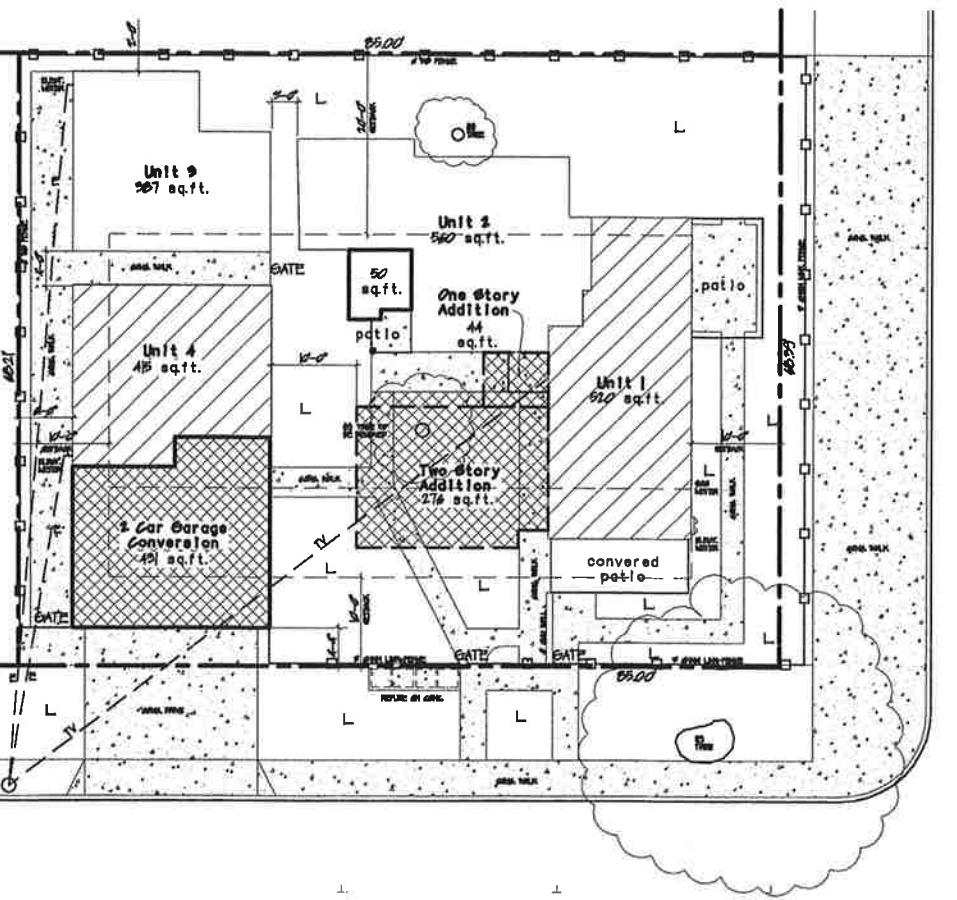
Submittal Deadline: See attached HRC application submittal schedule.

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
<hr/>			
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:
<hr/>			
Reason for project:			
<p>THIS IS AN OLDER 4-PLEX, MOST ALL RESIDENCE UNITS ARE IN NEED OF SERIOUS UPGRADES & REPAIRS. UNITS 1 & 4 ARE SMALL & NEARLY UNLIVABLE. THESE WILL BE EXPANDED, UNIT 2 NEEDS IT'S OWN WASHER/DRYER. THE HISTORIC ORIGINAL HOUSE STRUCTURE WILL BE MAINTAINED.</p> <hr/>			
SUPPORTING DOCUMENTATION			
<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>			
			
Owner's Signature		Applicant's/Agent's Signature	
			
Owner's Printed Name		Applicant's/Agent's Printed Name	





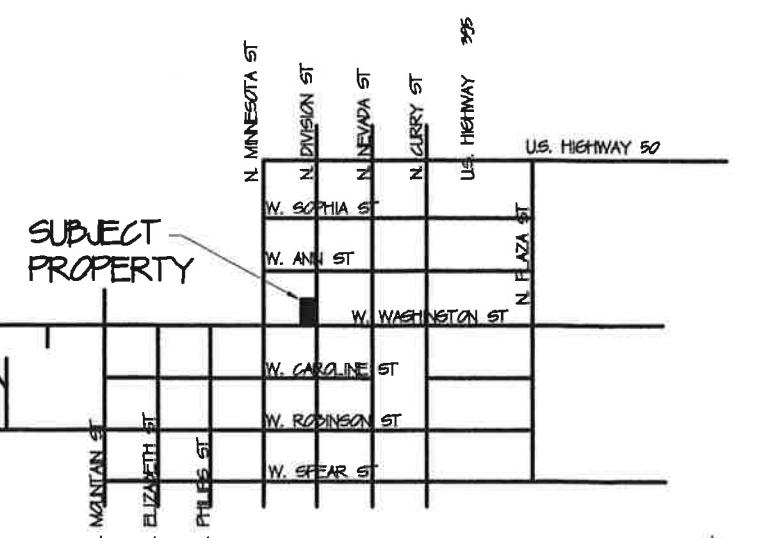




EXISTING SITE PLAN

SCALE: 1" = 10'-0"

0 5 10 20 30 40 50
PLAN SCALE



VICINITY MAP

NO SCALE

FOR CONSIDERATION OF APPROVAL
TO:
HISTORIC RESOURCES COMMISSION
CARSON CITY COMMUNITY DEVELOPMENT
A TWO STORY ADDITION & RENOVATIONS
TO EXISTING RESIDENTIAL STRUCTURES

Otto Residence

OWNER: Gaeey Otto
402 W. William St.
Carson City, NV 89703

ARCHITECT: Robert M. Darney, Architect
490 Hot Springs Rd.
Carson City, NV 89706 NV Lic # 3044

PROJECT ADDRESS: 402 W. William Street,
Carson City, Nevada

00-178-03

ZONE D, COMMUNITY # 82000, PARCEL # 00000,
MAP DATE 3/16/03

RD

5.661 SQ. FT. OR .116 ACRES

4

1 UNITS W/ (0)

BEDROOMS EA.

= 1 Bedrooms

2 UNITS STUDIO

= 2 Bedrooms

SPACES PER UNIT REQ'D:

15

UNITS:

4

REQUIRED PARKING:

6

PARKING PROVIDED:

5 ON STREET

2 DRIVEWAY

7 TOTAL

R-5

VP

UNLIMITED

3 STOREYS

EXISTING

BUILDING AREAS:

380 SQ. FT.

560

387

48

Total Livable Area =

1,002 SQ. FT.

Garage =

191

Laundry =

50

Total Building Area =

2,380 SQ. FT.

On Site Paved Area
(patios, walks and drives = 104 SQ. FT.

Landscape Area = 2,081 SQ. FT.

On Site Paved Area
(patios, walks and drives = 260 SQ. FT.

Landscape Area = 191 SQ. FT.

PROPOSED BUILDING AREAS:

Unit 1 = Add 528 sq ft. 118 SQ. FT.

Unit 2 = Add 44 sq ft. 624

Unit 3 = Add 387 sq ft. 387

Unit 4 = Add 48 sq ft. 246

Total Livable Area = 2,988 SQ. FT.

Laundry = 50

Total Building Area = 3,038 SQ. FT.

DRAWING INDEX:

A1 - TITLE SHEET/ SITE PLAN

A2 - FLOOR PLANS

A3 - ELEVATIONS

AN ADDITION & RENOVATIONS TO THE
OTTO RESIDENCE
402 W. WILLIAM ST.

EXTERIOR ELEVATIONS

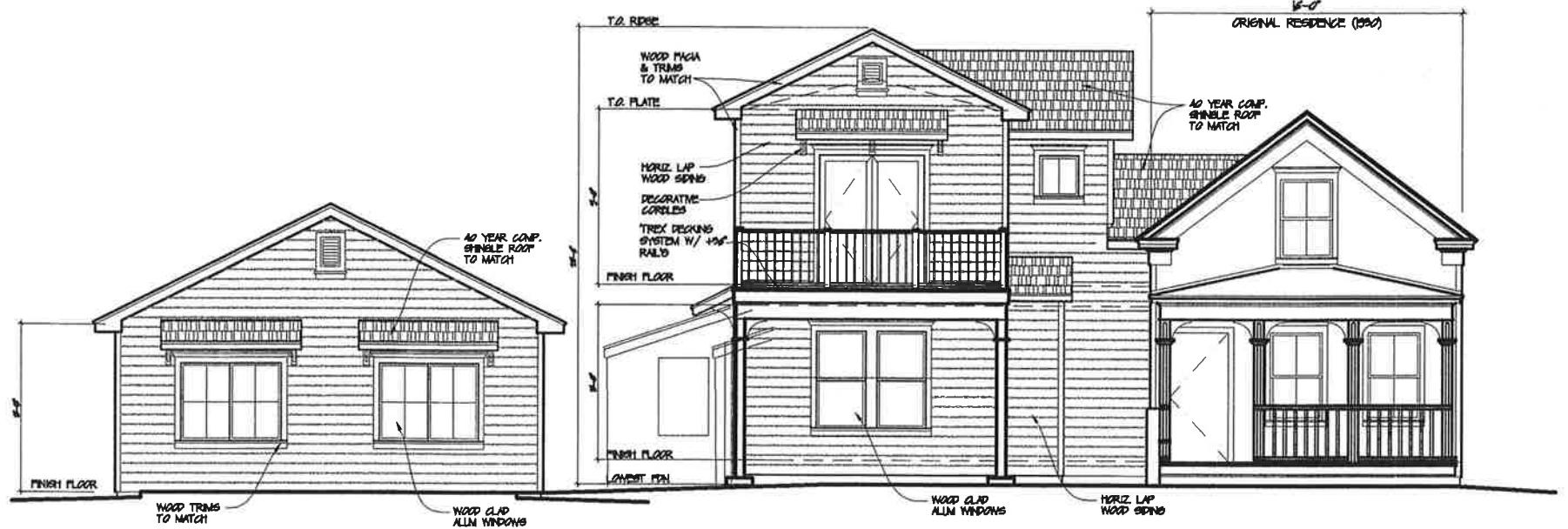
PROJECT

SHEET TITLE

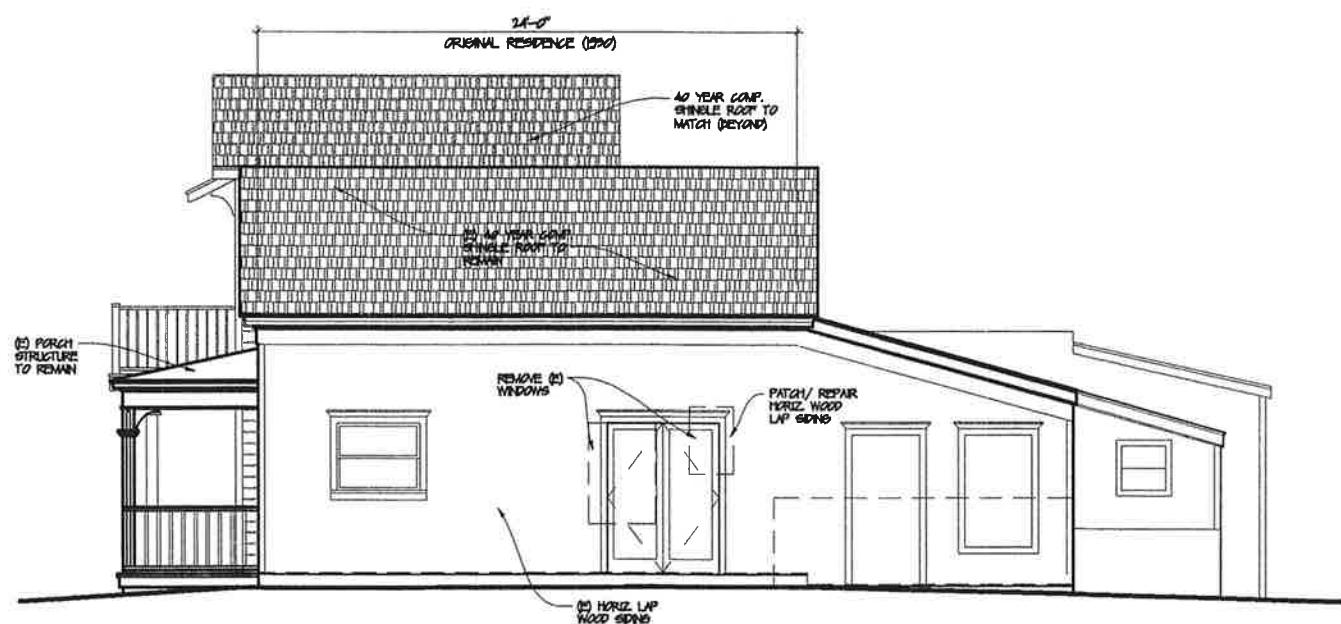
APN: 001-175-03

DATE: 7-27-2015
DESIGN BY: RMD
DRAWN BY: RMD
SCALE: AS SHOWN
SHEET No. 1

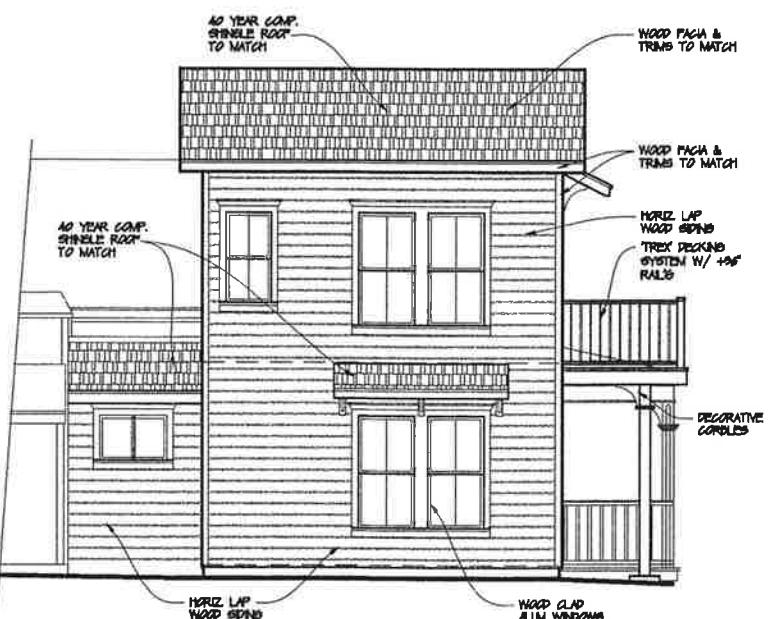
A3



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



**CARSON CITY HISTORIC RESOURCES COMMISSION
CASE RECORD**

MEETING DATE: JULY 9, 2015

AGENDA ITEM NO.: F-3

APPLICANT(s) NAME: Rob Darney
PROPERTY OWNER(s): Casey Otto

FILE NO. HRC-15-058

ASSESSOR PARCEL NO(s): 001-175-03
ADDRESS: 402 West William Street

APPLICANT'S REQUEST: To approve a request to update and remodel three units of an existing fourplex on property zoned Residential Office (RO)

COMMISSIONERS PRESENT: SMIT SPEULDA-DREWS DREWS
 HAYES DICKEY BLOCK DARNEY

STAFF REPORT PRESENTED BY: Susan Dorr Pansky REPORT ATTACHED
STAFF RECOMMENDATION: CONDITIONAL APPROVAL DENIAL

APPLICANT REPRESENTED BY: Rob Darney and Casey Otto

APPLICANT/AGENT PRESENT APPLICANT/AGENT SPOKE APPLICANT/AGENT NOT PRESENT APPLICANT/AGENT DID NOT SPEAK

APPLICANT/AGENT INDICATED THAT HE/SHE HAS READ THE STAFF REPORT, AGREES AND UNDERSTANDS THE FINDINGS, RECOMMENDATIONS, AND CONDITIONS, AND AGREES TO CONFORM TO THE REQUIREMENTS THEREOF.

PERSONS SPOKE IN FAVOR OF THE PROPOSAL PERSONS SPOKE IN OPPOSITION OF THE PROPOSAL

DISCUSSION, NOTES, COMMENTS FOR THE RECORD:

Hayes – would like to encourage that the existing chain link fence be removed.
Drews – the unit 1 addition is very dwarfing to the existing house. Can it be turned and set back with a breezeway instead?

MOTION WAS MADE TO RECOMMEND CONTINUANCE TO: August 13, 2015

WITH THE FINDINGS AND CONDITIONS AS ENUMERATED ON THE STAFF REPORT
 WITH THE FINDINGS AND CONDITIONS OF THE STAFF REPORT AS MODIFIED
 WITH THE FINDINGS AND CONDITIONS OF THE COMMISSION ENUMERATED ON THIS CASE RECORD

MOVED: Smit SECOND: Hayes PASSED: _6_/AYE _0_/NO _1_/ABSTAIN(Darney)

SCHEDULED FOR THE BOARD OF SUPERVISORS **N/A** **DATE:**

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

FILE NO: HRC-15-058

AGENDA ITEM: F-3

STAFF AUTHOR: Susan Dorr Pansky, Planning Manager

REQUEST: Approval of a request from Rob Darney (property owner: Casey Otto) to update and remodel three units of an existing four-plex on property zoned Residential Office (RO), located at 402 West William Street, APN 001-175-03.

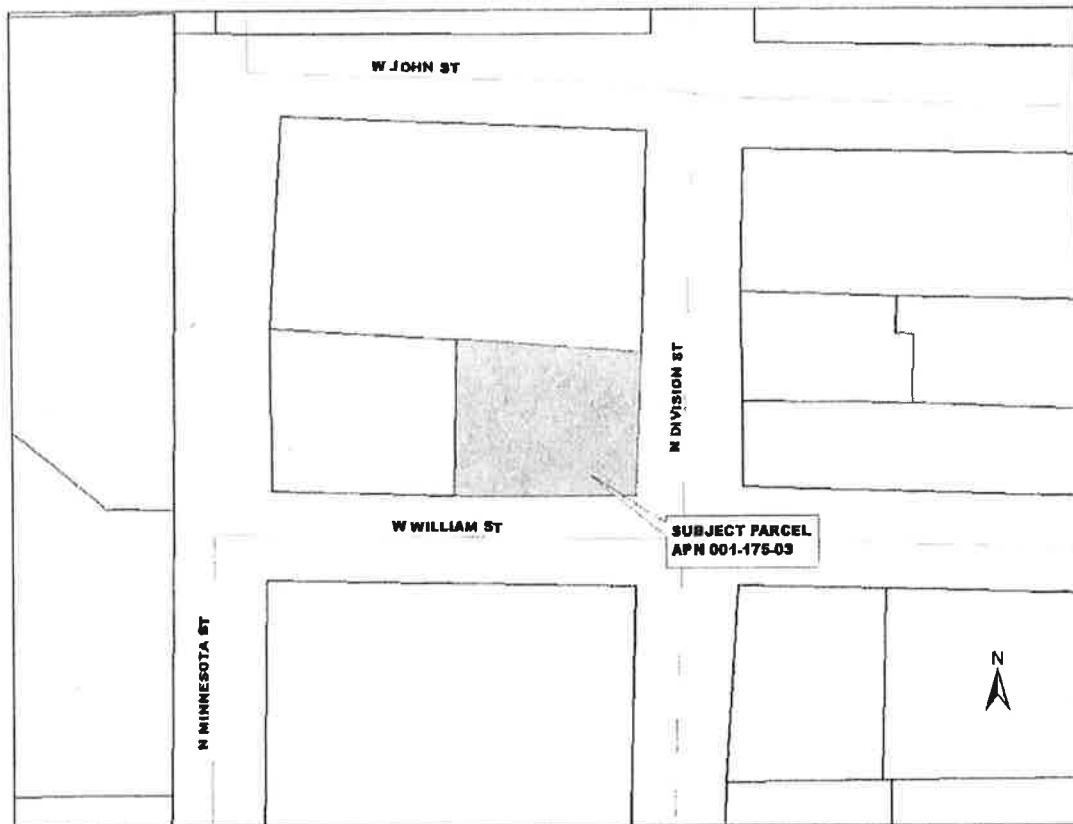
APPLICANT: Rob Darney

OWNER: Casey Otto

LOCATION: 402 West William Street

APN: 001-175-03

RECOMMENDED MOTION: "I move to approve HRC-15-058, a request from Rob Darney (property owner: Casey Otto) to update and remodel three units of an existing four-plex on property zoned Residential Office, located at 402 West William Street, APN 001-175-03, 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."



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. The siding material for the garage conversion shall be horizontal wood siding rather than stucco.
6. The window frames of all the new windows shall match the color of the frames of the existing windows on the main house.
7. All projects and improvements must be performed in accordance with Nevada State Revised Statutes (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
8. 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.
9. All license professionals are required to carry State and local license.
10. Lot drainage must be addressed when construction plans are submitted.
11. There is a possible fault zone on the site. This should be addressed as part of the methods of construction.
12. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with the Building Permit application.
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: Mixed-Use Residential (MUR)

ZONING: Residential Office (RO)

PREVIOUS REVIEWS:

- HRC-12-022 – Historic Resources Commission administrative approval to re-roof building, replace damaged trim, replace damaged siding and replace exterior doors

DISCUSSION:

The main structure of the subject property is a one and a half story vernacular building constructed sometime between 1876 and 1880 that reflects the Greek Revival style. It is an important representative of its style and type. This main building serves as two attached residential units. The other buildings that serve as additional residences making up the four-plex were built sometime in the 1950s.

The applicant is proposing to construct a two story addition onto Unit 1, add a laundry room to Unit 2 and convert an existing garage to provide additional living space for Unit 4 of the four-plex. In addition, the applicant proposes to construct a deck off of Unit 1 with "Trex" decking. The application states that all of the additions, with the exception of the Trex decking, will be constructed with wood frame, horizontal wood siding to match the original siding on the existing structures, aluminum-clad wood, double-hung, low-E windows and patio doors, and composite asphalt shingles to match the shingles on the existing structures.

Staff notes that, per Carson City Municipal Code, Section 18.04.030(2)(b), a non-conforming building may be extended or expanded to the extent that any additions meet current code requirements and that such additions do not increase the parking requirement unless all required parking for the entire building can be provided. As a result, the proposed expansion of these non-conforming buildings does not require a Special Use Permit.

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

5.15 Guidelines for Exterior Siding Material

The applicant proposes to use horizontal wood siding for the additions to Units 1 and 2. This material is consistent with the material that is use on the structures currently and meets the guidelines for exterior siding in the Historic District.

The applicant proposes to use stucco for the front face of the garage conversion project. While it appears from photos taken by staff that the material used on the side of the garage could be stucco, the front face of the garage is currently horizontal siding consistent with the main structure on the property. Staff believes that the horizontal siding should be maintained and recommends that horizontal siding be used for the garage conversion rather than stucco.

5.16 Guidelines for Windows

The proposed windows will be aluminum-clad wood, double hung, low-E windows which duplicate the style of the windows on the existing structures and are of material that

meets the guidelines for windows in the Historic District. This type of window is very commonly used for new windows and window replacements in the Historic District. Staff notes that the frames of the original windows on the main house are painted to match the trim. For consistency, staff recommends that the window frames of the new windows also match those of the original.

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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 June 25, 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:

14. All projects and improvements must be performed in accordance with Nevada State Revised Statutes (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
15. 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.

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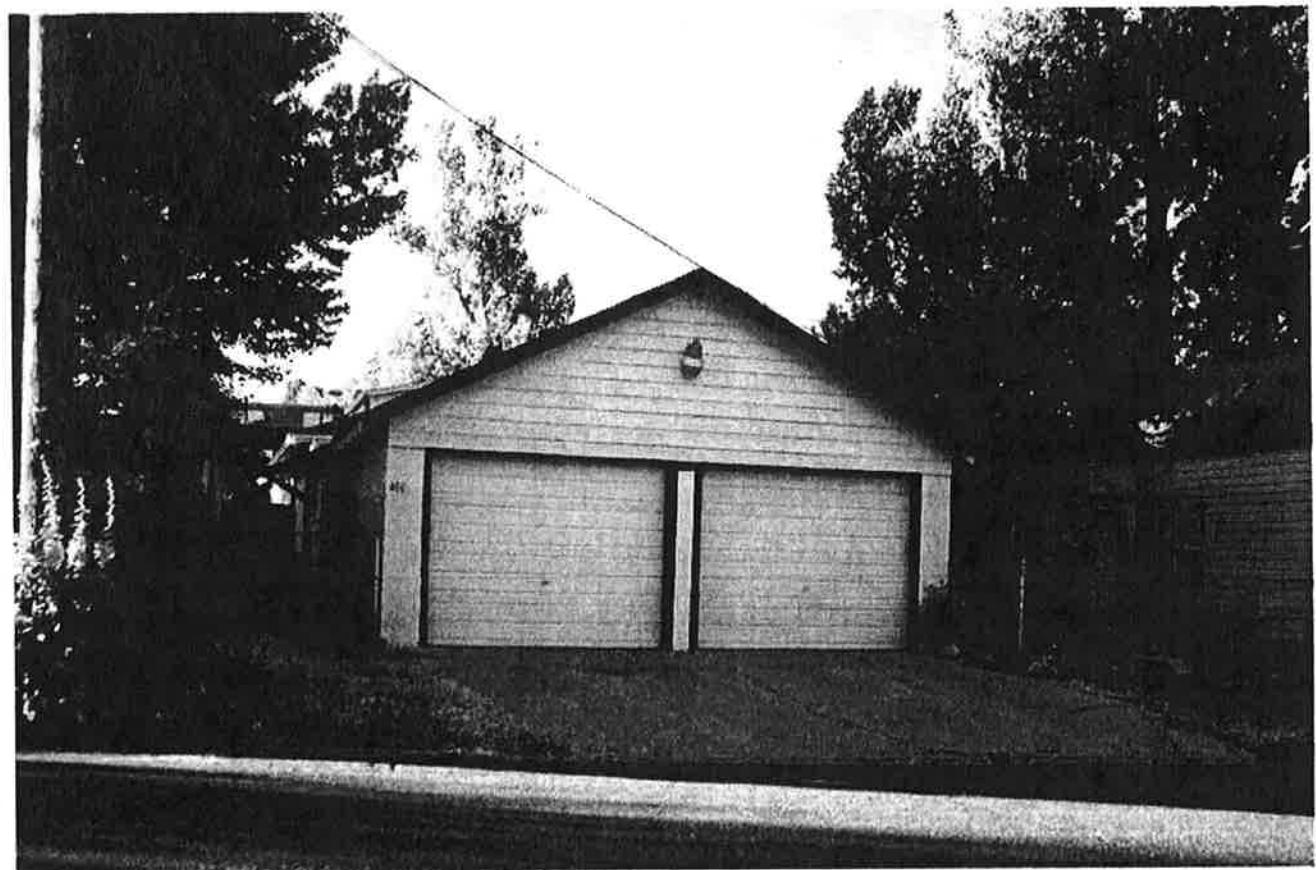
Engineering Division Comments:

1. Lot drainage must be addressed when construction plans are submitted.
2. There is a possible fault zone on the site. This should be addressed as part of the methods of construction.

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-15-058 subject to the recommended conditions of approval within this staff report.

Attachments:

- Site Photos
- Building Division Comments
- Engineering Division Comments
- Historic Inventories
- Application (HRC-15-058)







Carson City Engineering Division

Historic Resources Commission Report

402 W William St

File Number HRC 15-058

To: Historic Resources Commission

From: Rory Hogen, E.I.

Date: June 25, 2015

Subject Title:

Review of a Historic Resources Commission application for additions and construction of various structures at 402 W William St, apn 01-175-03.

Recommendation:

Development Engineering has no preference or objection to the request. Lot drainage must be addressed when construction plans are submitted.

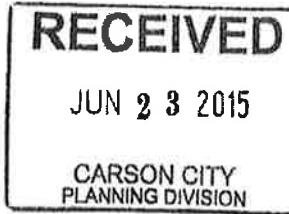
There is a possible fault zone on site. This should be addressed as part of the methods of construction.

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.

June 23, 2015

HRC-15-058:



1. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
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
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skeating@carson.org

SEPTEMBER 1998

Historic Survey 1860-1948
Occupational & Residential

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



NAME: Authers House

ADDRESS: 402 W. William

LOCATION: Northwest corner W. William and N. Division

CONSTRUCTION DATE: ca. 1876-80 (resources inventory)

HISTORICAL BACKGROUND

This home was constructed in the late 1870s. It is one and a half stories, with wood frame construction; a small vernacular house reflecting a Greek Revival style. One story additions were made to the rear and side of the home in later years.

The property was purchased in 1867 by Simon Ashim, who was in the clothing business on the west side of Carson Street, opposite Plaza. By 1871 the lot was owned by James Authers, a native of England who had come to Nevada in 1860. Authers listed his occupation as farming. Authers sold the property to Anna Fulstone in 1886, and the property passed through the hands of a number of individuals. E. B. Rail, who owned a hardware store on the west side of Carson Street between Fourth and Fifth Streets,

owned the house for about two years.

In 1894 Emma Lindsay purchased the house. Emma died in 1901, but family members continued to live in the home. In 1907 members of the Lindsay family who were living in the house represent a variety of occupations. A. C. Lindsay was a boilermaker, Burd Lindsay was a clerk, and Will Lindsay was a baker. Miss Margaret Lindsay did not have an occupation listed. The Lindsays sold the property in 1910 but remained in Carson City. In 1917 Burd had given up clerking to become a carpenter, but Will was still a baker, a partner in the Carson Bakery at 314 N. Carson Street.

Maggie Dickson purchased the home in 1910. Maggie Dickson died in 1914 and the home was sold to Ruth Kelly. The house wasn't sold again until 1930 when George Metsker purchased the property. Metsker sold it in 1934 to Luize Pacheco, and ownership passed on several months later to John Pacheco. John Pacheco had operated a barber shop at 308 S. Carson Street in 1917, but in 1937 he listed a laundry business at that address in the telephone directory. John transferred the property to Grace Pacheco in 1943.

OTHER NAMES ASSOCIATED WITH PROPERTY:

1871, Samuel Abrahams; 1891, Nellie Duffy

SOURCES:

Stewart Title; Carson City Directories; Thompson & West (673); Carson City Cemetery Records; Carson City Telephone Directory

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

1. Address: 402 West William APN 1-175-3

2. Common Name: _____

3. Historic Name: _____

4. Present Owner: Henry Reath, et al (Margie Douglas, Tenant)

5. Address (if not occupant): _____

6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The small, one and a half story, vernacular building reflects Greek Revival stylistic derivations in its form and detailing. The wood frame building is surfaced in shiplap. A porch with hipped roof extends across the width of the facade gable. Ornamentation includes the eave returns of the gable, and the capitaled double columns of the porch that support exceptionally fine decorative brackets. Windows are double hung with two lights above two and simple framing with shallow projecting cornices.

One story additions have been made to the side and rear of the building. The iron balustrade is an addition.

Related features include a gable roofed double garage and shed.

RELATIONSHIP TO SURROUNDINGS:

This residence relates visually to 314 West William across the street and the property with its landscape plantings relates well to the area.



Street Furniture: inappropriate chain link fence

Landscaping: large mature trees, deciduous and evergreen shrubs

Architectural Evaluation: PS X NR _____

District Designation: PD 1 NR _____

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date March 1980

THREATS TO SITE:

None Known Private Development _____Zoning Public Works Project _____

Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent _____ Good Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 15 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1876-80 Estimated Factual _____ Source: _____Is Structure on Original Site? _____ Moved? _____ Unknown

SIGNIFICANCE:

The structure is an important representative of its style and type. The facade ornamentation is exceptional in quality and the street facades are particularly fine. Though additions and an inappropriate balustrade are later modifications, the facade images are essentially intact and relate visually to the other buildings of this Preservation District and the similarly scaled structure across the street at 314 West William.

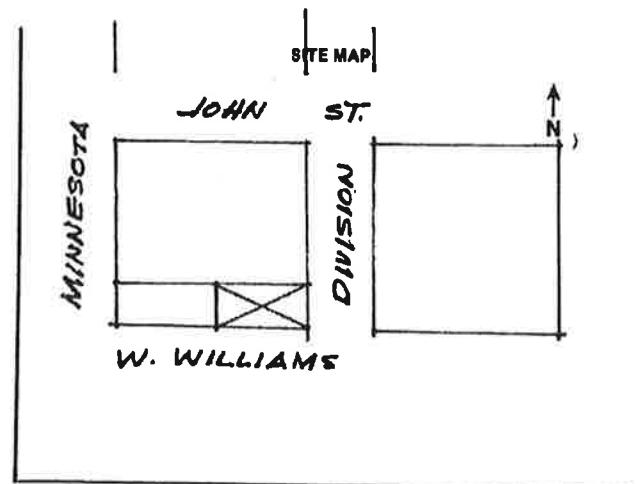
SOURCES:

SUGGESTED LAND USE AND FAÇADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Façade Changes:

Zoning:



CARSON CITY RESOURCES INVENTORY1988 CC Resources Inventory N-6th
(1980 updated)

129

IDENTIFICATION:

1. Address: 402 West William 08 1-175-03
2. Common Name: FENTON, MARGE & DOUGLAS
1009 N DIVISION ST
3. Historic Name: CARSON CITY NV 89703
4. Present Owner: Henry Reath, et al
5. Address (if not occupant):
6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The small, one and a half story, vernacular building reflects Greek Revival stylistic derivations in its form and detailing. The wood frame building is surfaced in shiplap. A porch with hipped roof extends across the width of the facade gable. Ornamentation includes the eave returns of the gable, and the capitaled double columns of the porch that support exceptionally fine decorative brackets. Windows are double hung with two lights above two and simple framing with shallow projecting cornices.

One story additions have been made to the side and rear of the building. The iron balustrade is an addition.

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RELATIONSHIP TO SURROUNDINGS:

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Street Furniture: inappropriate chain link fence

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Architectural Evaluation: PS X NR

District Designation: PD 1 NR

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date March 1980

THREATS TO SITE:

None Known Private Development _____Zoning RC Public Works Project _____

Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent _____ Good Fair _____ Deteriorated _____APPROXIMATE SETBACK: 15 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1876-80 Estimated Factual _____ Source: _____Is Structure on Original Site? _____ Moved? _____ Unknown

SIGNIFICANCE:

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SOURCES:

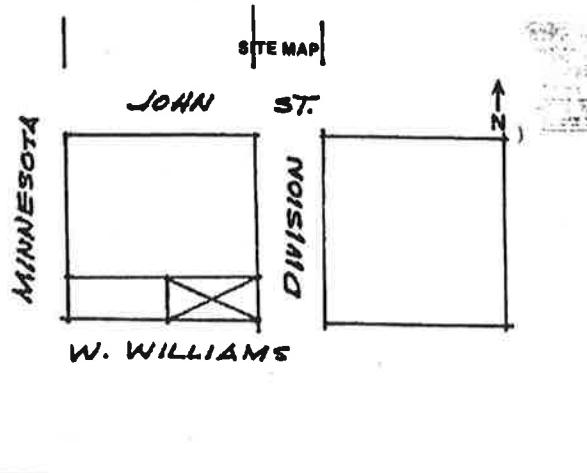
SUGGESTED LAND USE AND FAÇADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

1988 Update by: Ana Koval
Rainshadow Associates
P.O. Box 352
Carson City, NV 89702
(702) 849-1438

Facade Changes:

Zoning:



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 - 058

APPLICANT CASEY OTTO	PHONE # 775-291-4311
MAILING ADDRESS, CITY, STATE, ZIP 402 W WILLIAM ST. CARSON CITY, NV 89703	
EMAIL ADDRESS casey.otto.1414@yahoo.com	
PROPERTY OWNER CASEY OTTO	PHONE #
MAILING ADDRESS, CITY, STATE, ZIP 402 W. WILLIAM ST.	
EMAIL ADDRESS casey.otto.1414@yahoo.com	
APPLICANT AGENT/REPRESENTATIVE ROBERT DARNEY, ARCHITECT	PHONE # 775-721-7563
MAILING ADDRESS, CITY, STATE, ZIP 490 HOT SPRINGS RD. CC, NV 89706	
EMAIL ADDRESS darneyarch@sbglobal.net	

FOR OFFICE USE ONLY:

HISTORIC RESOURCES COMMISSION

RECEIVED

JUN 22 2015

CARSON CITY
PLANNING DIVISION

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): 001-175-03	Street Address 402 W. WILLIAM ST. CARSON CITY, NV 89703	ZIP Code
Project's Master Plan Designation	Project's Current Zoning R0	Nearest Major Cross Street(s) W. WILLIAM ST N. DIVISION ST

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.

A TWO STORY ADDITION TO UNIT 1, A LAUNDRY ROOM ADDITION TO UNIT 2, CONVERSION OF EXISTING GARAGE TO LIVING SPACE FOR UNIT 4. ALL WORK IS TO BE WOOD FRAME, WOOD SIDING, SIDING TO MATCH ORIGINAL, WOOD CLAD ALUM. DBL GLAZED, LOW-E WINDOWS & PATIO DOORS, COMP SHINGLE ROOFING TO MATCH. AN EXTERIOR WOOD w/ 4X6' DECKING WILL BE ADDED TO WEST SIDE OF UNIT 1. ALL STRUCTURES WILL BE PAINTED.

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:

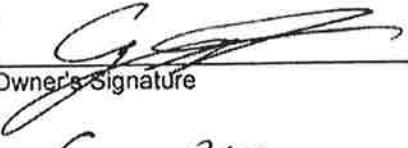
Reason for project:

THIS IS AN OLDER 4-PLEX, MOST ALL RESIDENTIAL UNITS ARE IN NEED OF SERIOUS UPDATES & REPAIR. UNITS 1 & 4 ARE SMALL & NEARLY UNLIVABLE. THESE WILL BE EXPANDED. UNIT 2 NEEDS IT'S OWN WASH/DRYER. THE HISTORIC ORIGINAL HOUSE STRUCTURE WILL BE MAINTAINED.

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.

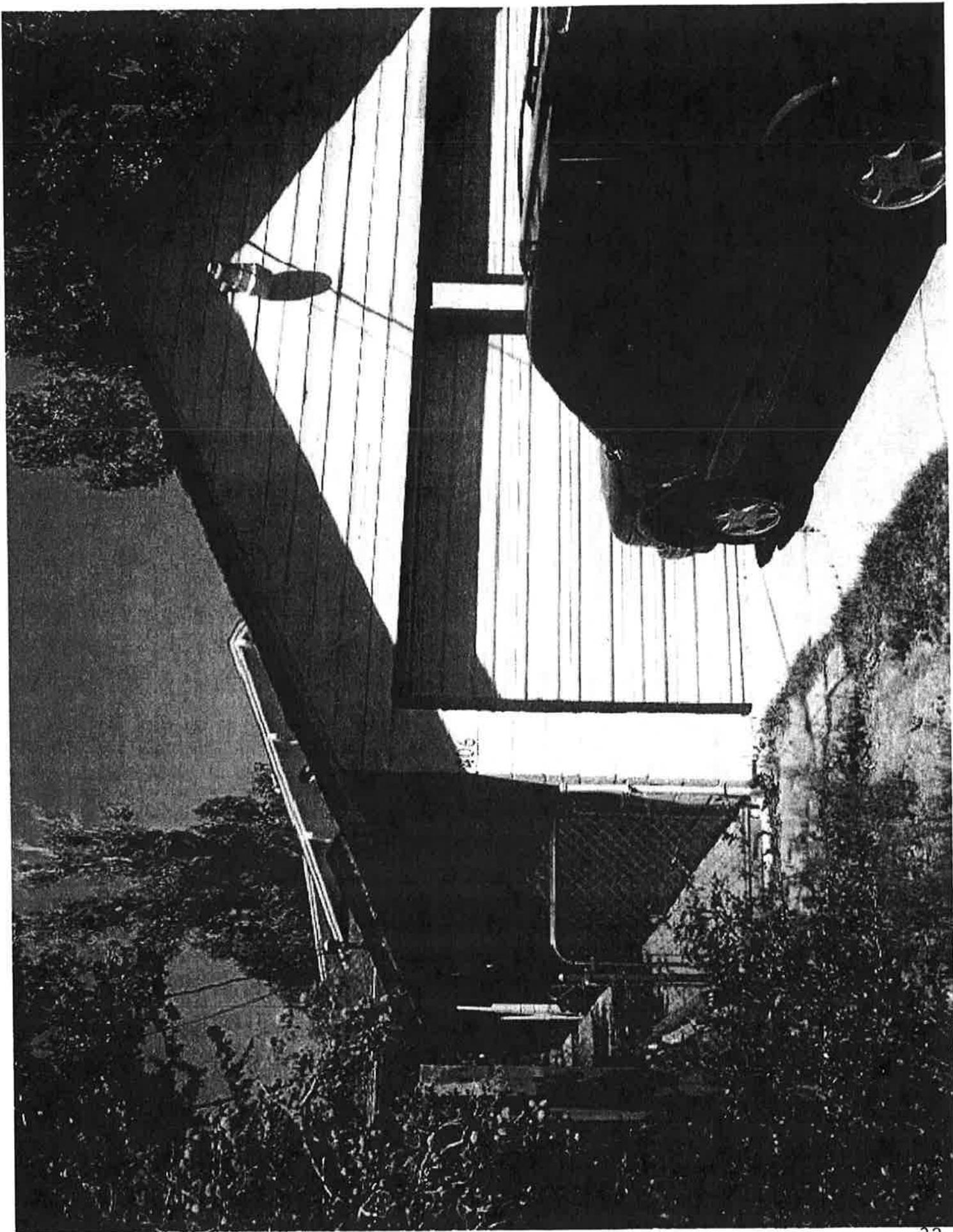
Attached is a Plan Checklist to aid preparation of plans and architectural drawings. It is understood that all checklist items will not be included in all projects. The list is intended to give the applicant an idea of the breadth of review by the Commission on those items which are included in the subject project. Photographs can be used for illustration and discussion, but are not acceptable as substitutes.

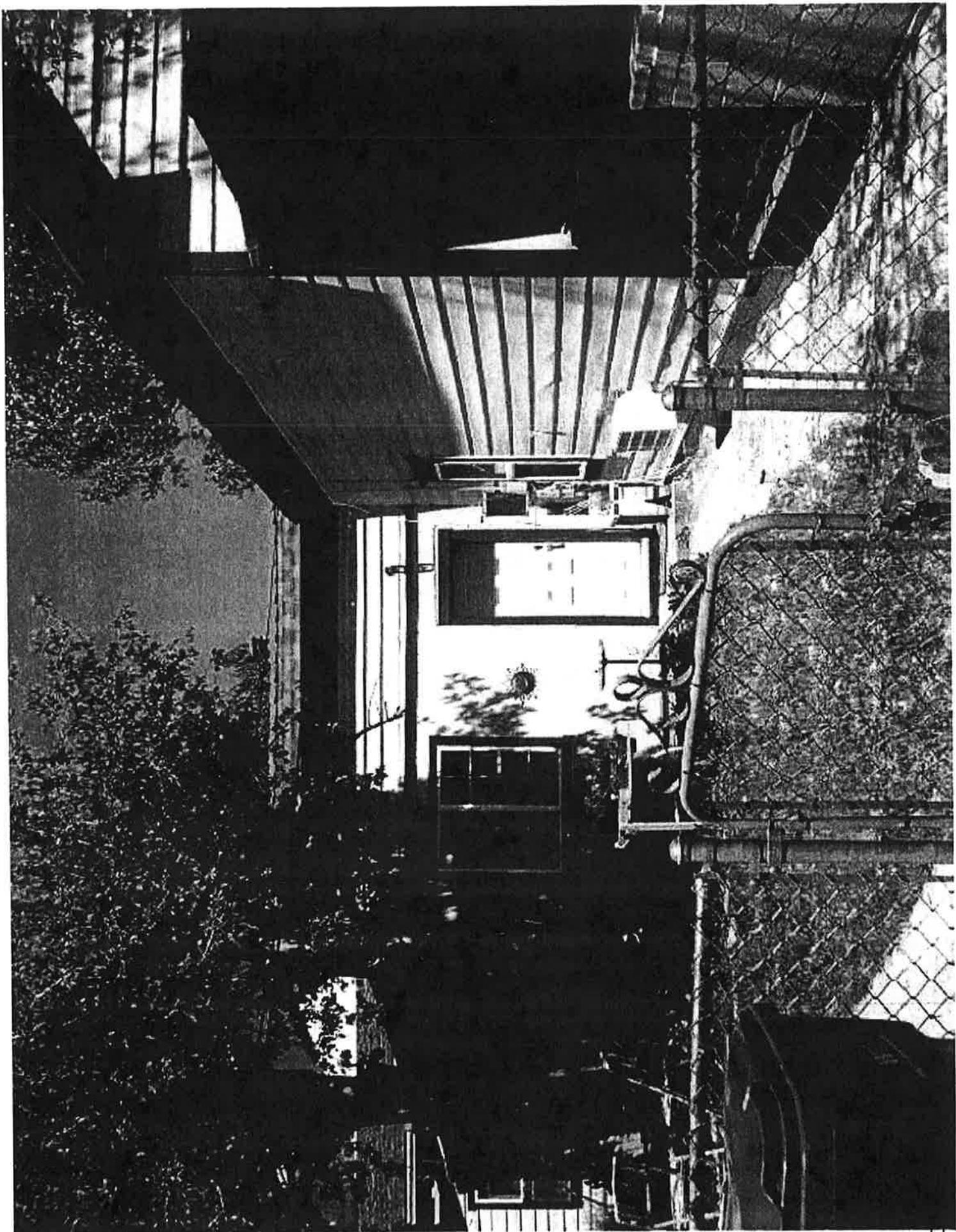

Owner's Signature

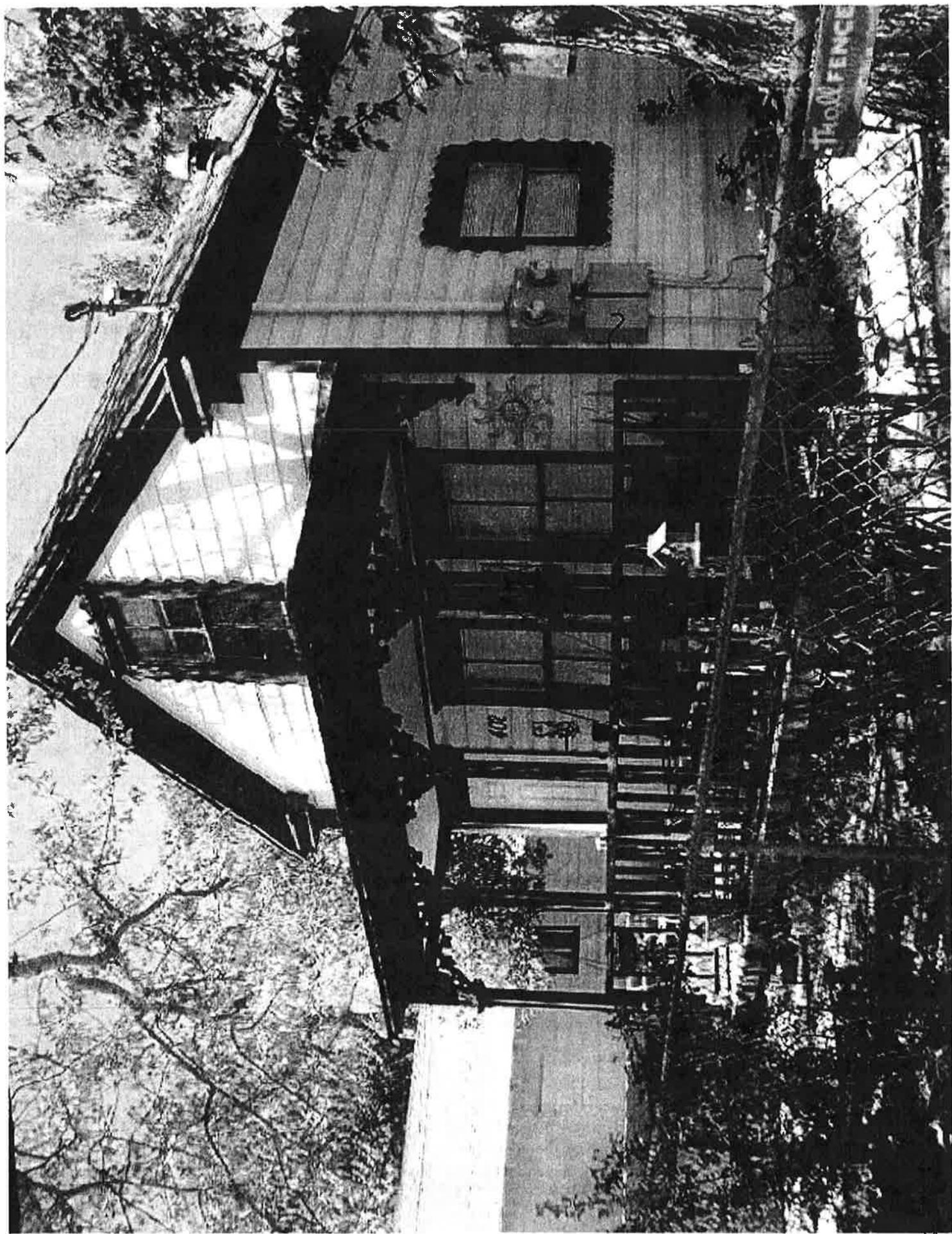

Owner's Printed Name


Applicant's/Agent's Signature


ROBERT DARNEY
Applicant's/Agent's Printed Name









ROBERT M. DARNEY
ARCHITECT
AN ADDITION & RENOVATIONS TO THE



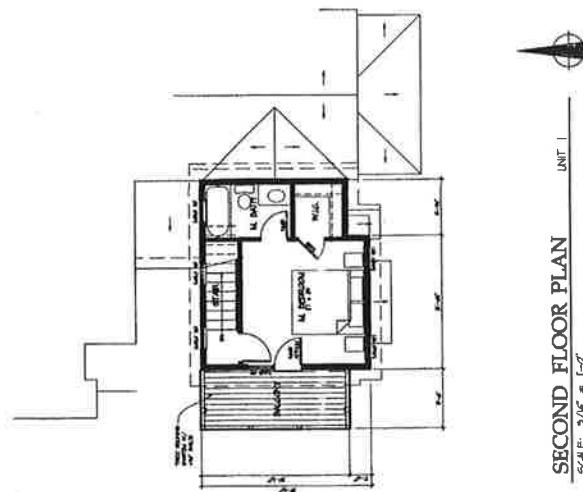
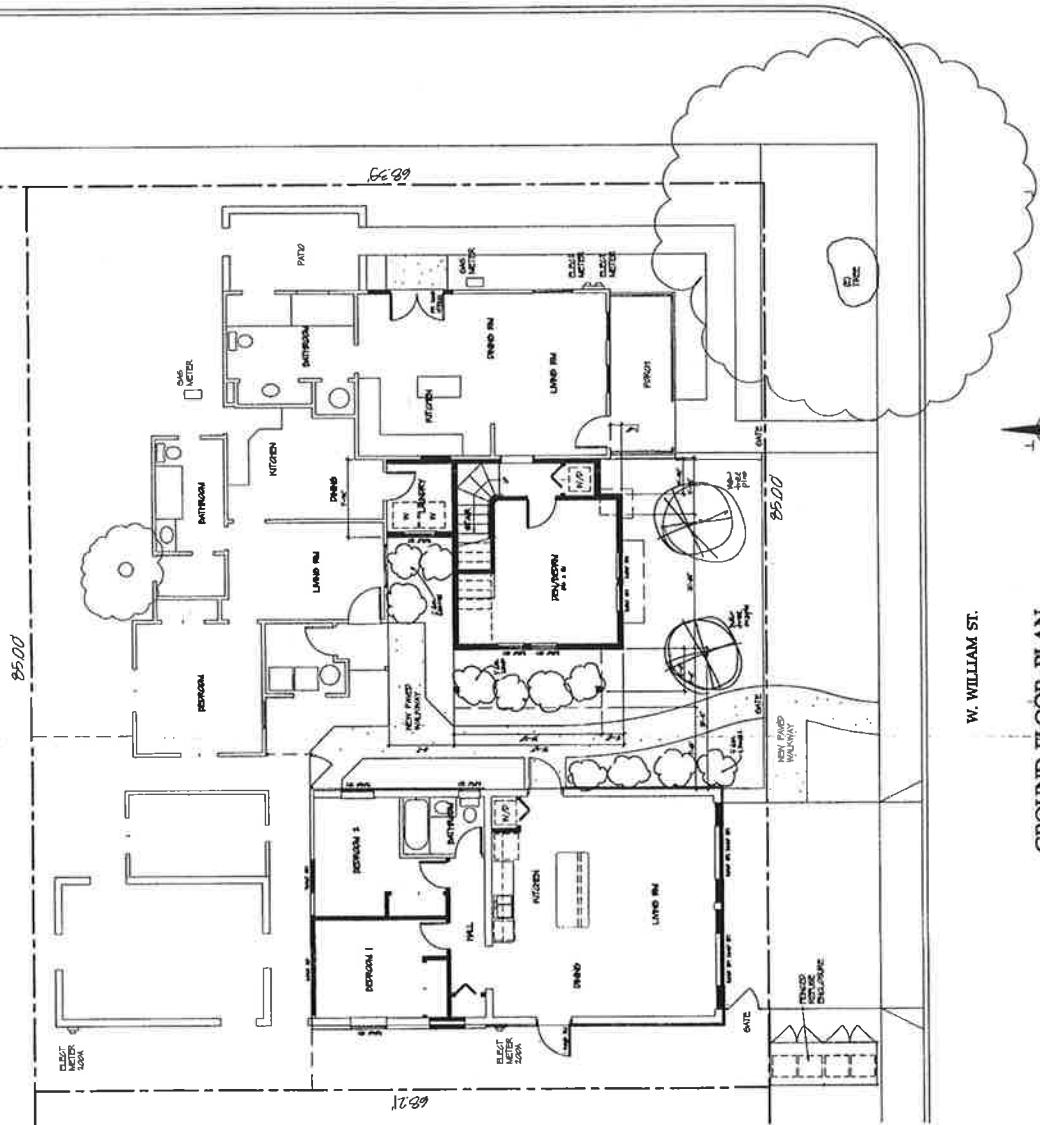
OTTO RESIDENCE
402 W. WILLIAM ST.
AN ADDITION & RENOVATIONS TO THE

FLOOR PLANS

PROJECT: 00175-C
DATE: 4-22-2015
DRAWN BY: BMD
SHEET NO.: 2
SCALE: AS SHOWN
SHEET NO.: 2



N. DIVISION ST.



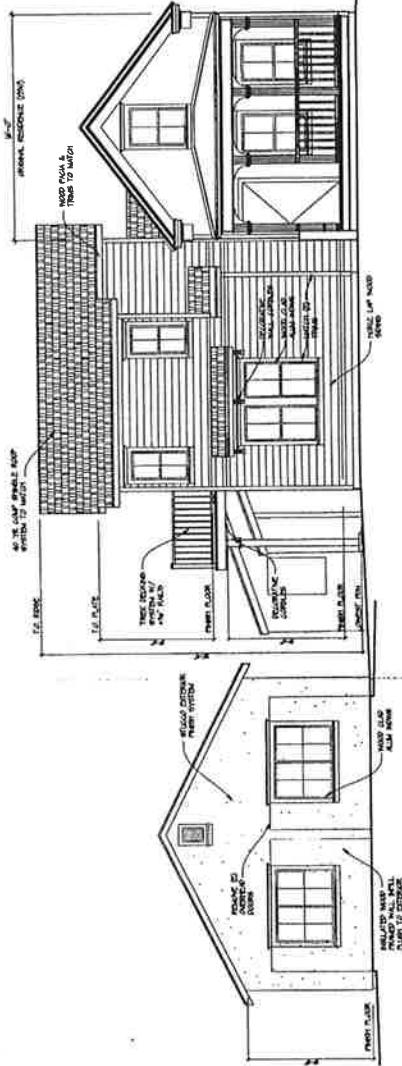


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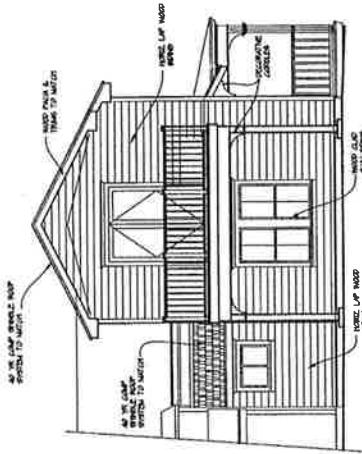
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61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100

AN ADDITION & RENOVATIONS TO THE
OTTO RESIDENCE
402 W. WILLIAM ST.
EXTERIOR ELEVATIONS
SCHILLER TILES

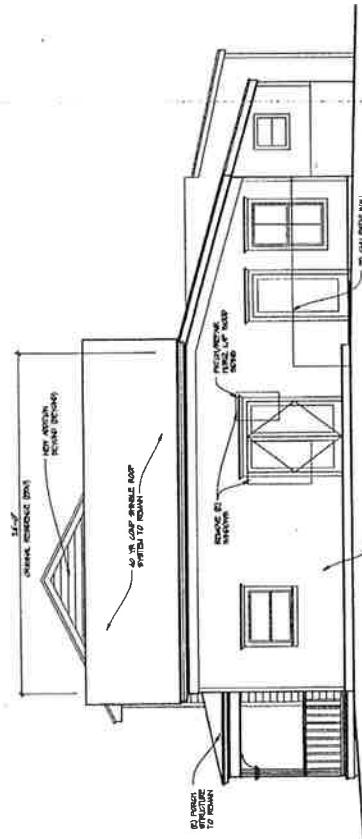
APN: 004-175-07	DATE: 6-22-2015
SEARCHED	INDEXED
SERIALIZED	FILED
SCALE AS SHOWN	
SEARCHED %	



SOUTH ELEVATION SCALE: $1/4" = 1'-0"$



WEST ELEVATION



EAST ELEVATION
SCALE: $1/4" = 1'-0"$