

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

FILE NO: HRC-15-157

AGENDA ITEM: F-1

STAFF AUTHOR: Susan Dorr Pansky, Planning Manager

REQUEST: Approval of a request from property owner Jim Warren to install front yard decorative fencing, beadboard paneling on the front porch ceiling and to place a stone carriage step on property zoned Single Family 6,000 (SF6).

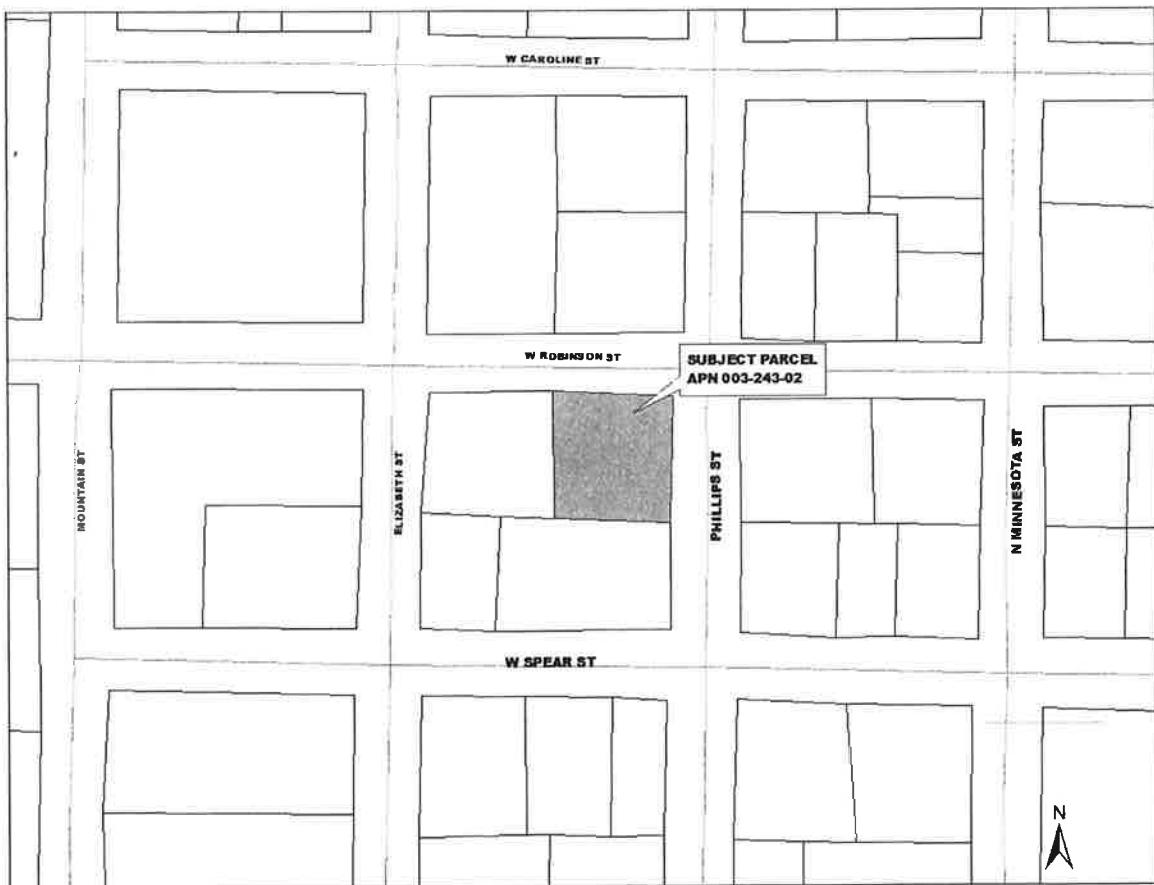
APPLICANT: Jim Warren

OWNER: Jim Warren

LOCATION: 603 West Robinson Street.

APN: 003-243-02

RECOMMENDED MOTION: "I move to approve HRC-15-157, a request from property owner Jim Warren to install front yard decorative fencing, beadboard paneling on the front porch ceiling and to place a stone carriage step on property zoned Single Family 6,000, located at 603 West Robinson Street, APN 003-243-02, based on the findings and conditions of approval outlined in the staff report, the Standards and Guidelines for Rehabilitation, 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 fence height shall not exceed four feet and shall meet all requirements of Carson City Development Standards, Section 1.13 – Fences, Walls and Hedges, where applicable.
6. 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-06-123 – Historic Resources Commission approval to add a porch
- SUP-06-084 – Planning Commission approval to construct an eight-foot fence
- HRC-06-035 – Historic Resources Commission approval to construct a playhouse

DISCUSSION:

This one and a half story structure was constructed in 1862 and is known for having been the home of Governor John E. Jones while he was in office from 1895 to 1896. The house originally faced North Phillips Street and had a simple form with Greek Revival influences. Over the years, several additions have been made to the house including extensive decorative ornamentation, making the structure much more elaborate than its original form. Prior to the applicant's purchase of the property in 2014, the house had fallen into significant disrepair and sat vacant for a time while the house went through foreclosure proceedings with the previous owners. The applicant is in the process of completing extensive renovations to the property including the entire interior, site landscaping and exterior structure improvements. Staff has been aware of all

improvements undertaken by the applicant up to this point and has not required Historic Resources Commission review as the improvements were deemed to be repair of existing exterior elements, rather than alteration.

The applicant is currently proposing to construct a four-foot high decorative fence around the front of his property on the east and north sides. The fencing material will consist of black powder-coated aluminum intended to simulate wrought iron decorative fencing as shown on the picture provided in the application. The applicant is also proposing to install beadboard paneling on the ceiling of the front porch to enclose the currently exposed rafters, and to install a stone carriage step at the front of the property that was originally used in the foundation at the Baltimore Shaft in American Flat in the early 1870s.

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

5.24 Guidelines for Fences

Fences serve a variety of purposes for a property owner. They can define property lines, provide security and protection from trespass, furnish safety for children and pets, provide visual screens for privacy and serve as protection from the elements. The design of a fence is a critical element in the overall visual quality of a property and how it relates to its neighbors. It can also be important from a public safety standpoint, particularly on corner lots. Typically front yards in the district were delineated by low profile, wood picket style fences. A few metal and/or masonry fences can be found as well.

A fence design needs to be considered in context. Scale, rhythm, material and style are the critical design elements of a fence. The fence design needs to be compatible to the building as well as to the surrounding property. A fence can provide a delicate design element which will greatly enhance a property.

5.24.1 Guidelines for Historic Fences

Original fences shall be retained and repaired when at all possible. When reconstruction must occur the original shall be matched in color, material, size, scale, texture and composition. New fences for historic houses should emulate historic styles and designs found in the district. (Standard Number: 2, 4, 5, 6)

5.24.2 Guidelines for New Fences

The appropriate design for a fence will be determined by its intended function and its location. No fence shall be constructed which adversely effects the primary view(s) of any building. A fence design should enhance the overall visual presentation of a building. A fence should also contribute to the character and defining features of any building in a positive manner. (Standard Number: 9)

Fencing in the Historic District may take several different forms depending upon the architecture of the structure that it surrounds. The Development Standards indicate that typical front yard fences are low profile, wood picket style fences but other fencing may be appropriate as well. There are several examples of iron ornamental fencing throughout the Historic District and this type of fencing was used historically as well. Staff finds the proposed fence to be appropriate for the subject property and compatible with the context of the Historic District.

Staff has recommended a condition of approval to ensure compliance with fencing requirements pursuant Carson City Development Standards, Section 1.13 – Fences, Wall and Hedges, which includes a maximum height of four feet for front yard and street side yard fencing.

5.15 Guidelines for Exterior Siding Materials

The exterior siding materials found in the district include the full range of materials used in the 19th to mid 20th centuries. The most typical is a horizontal wood siding. Generally a horizontal “drop” (shiplap) or clapboard was used. It was not uncommon for milled shingles to be utilized to accent gable ends or other similar portions of a structure. Often these shingles were decorative in nature having sculptured ends so that a variety of textural effects could be achieved. The entire structure was never covered with shingles. Mid-century houses used wide shakes and asbestos shingles. A few residences utilized brick, stone, concrete block or stucco. Other exterior sidings include vertical board and batten and corrugated sheet or standing seam metal. These were typically used on outbuildings. Brick, cut stone and rubble stone masonry and/or combinations were used primarily on commercial buildings. Historically, buildings in the district were painted, often in several colors - they were not stained or left “natural”. The colors varied and often several colors were used on the same building to highlight the architectural design. Currently, there are paints as well as opaque stains available for exterior finishes. The HRC can provide assistance to owners wishing more information regarding paint and/or stain colors.

5.15.1 Guidelines for Historic Buildings

The original exterior siding 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. The use of steel, aluminum and vinyl siding materials is not appropriate for historic buildings. (Standard Number: 6,2)

When contemplating work on the exterior of a historic building, cleaning the existing material should be the first step to determine its condition and a course of action. Cleaning shall be by the gentlest means possible. Sandblasting and other cleaning methods which cause damage to original historic materials shall not be undertaken. (Standard Number: 7)

While beadboard is not a typical exterior building material in the Historic District, staff finds the applicant's proposed beadboard for the ceiling of the existing front porch acceptable because the porch cover is not original to the house, the ceiling of the front porch is not typically visible from the street and enclosing the porch ceiling will help to protect the rafters from deterioration.

5.25 Guidelines for Landscape Elements

The Carson City Historic District is characterized by a typical rectangular grid street system without alleys. The streets vary in width, but all are characterized by “L” shaped concrete curbs and gutters, a sidewalk and planting strip between the street and sidewalk. Generally this planting strip contains a row of deciduous trees and lawn. Individual lots are usually rectangular in shape with the main building centered on the

parcel and a front setback which allows for a modestly sized front yard. Front yards are typically delineated by a low profile fence, with a gate and walkway leading to the front entry. Accessory buildings are often found in rear yards. These basic elements create a strong visual quality to the district which is consistent and should be encouraged. Two unique landscape elements in the district are hitching posts (generally of cast iron) and carriage steps (generally of cut stone). These are most likely to be found in the planting strip between the street and the sidewalk. These should be retained.

5.25.1 Guidelines for Historic Properties

Historic landscape features should be retained when at all possible. Fences, trees, hitching posts, carriage steps, sidewalks and walkways provide a visual consistency and harmony of setting to the district. (Standards Number: 2, 3, 4, 5, 9)

As discussed above, carriage steps of cut stone are a unique landscape element in the Historic District and should be retained. Staff does not have information on whether or not a carriage step of any kind existed on the subject property, but there is no indication that one exists today. The applicant proposes to install a carriage step in the landscape median similar to those that would have been found in the Historic District originally. According to the applicant, this stone was used in the foundation at the Baltimore Shaft in American Flat in the 1870s. Staff finds the proposal to place this carriage step acceptable as it is not attached to the building and will not impact its historic character.

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 October 29, 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 on this application meet the criteria of "Work Exempt from Building Permits" from Carson City Municipal Code (CCMC) Title 15.05.020, Section 105.2.
2. Any repairs, replacements and alterations must comply with 2012 International Residential, Building and Existing Building Codes, 2012 Uniform 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 local license.

Engineering Division Comments:

1. The fence must be no more than four feet high. Construction must meet all requirements of the State of Nevada and Carson City.

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-15-157 subject to the recommended conditions of approval within this staff report.

Attachments:

Site Photos
Building Division Comments
Engineering Division Comments
2011 Historical Survey
2000 Historical Survey
Kit Carson Trail Inventory
1980 Historical Survey
Application (HRC-15-157)









RECEIVED

OCT 27 2015

CARSON CITY
PLANNING DIVISION

October 27, 2015

HRC-15-157:

1. All projects and improvements on application meet the criteria of "Work Exempt from Building Permits" from Carson City Municipal Code (CCMC) Title 15.05.020 Section 105.2.
2. Any Repairs, Replacement, and Alterations must comply with 2012 International Residential, Building and Existing Building Codes, 2012 Uniform 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.

Shawn Keating CBO

Building Official

Carson City Community Development Department

Web page <http://www.carson.org/index.aspx?page=172>

skeating@carson.org

Office 775-887-2310 X 7052

Fax 775-887-2202

Cell 775-230-6623

RECEIVED

NOV 01 2015

CARSON CITY
PLANNING DIVISION

Carson City Engineering Division
Historic Resources Commission Report

603 W Robinson St

File Number HRC 15-157

To: Historic Resources Commission

From: Rory Hogen, E.I.

Date: November 2, 2015

Subject Title:

Review of a Historic Resources Commission application for a new fence behind the offset sidewalk at 603 W Robinson St, apn 03-243-02.

Recommendation:

Development Engineering has no preference or objection to the request. This fence must be no more than 4 feet high.

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.

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCES INVENTORY FORM

Rev. 3/00

1. PROPERTY NAME

1A. Historic Name

For Office Use Only

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

Governor John E. Jones House

1B. Current/Common Name

603 W. Robinson St.

2. PROPERTY ADDRESS

Street Address	603 W. Robinson St.
City, Zip Code	Carson City, NV 89703
County	Carson City

3. PROPERTY OWNERSHIP

3A. Original Owner

Name	unknown
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3B. Current Owner

Name	Spears, Margaret
Mailing Address	603 W. Robinson St., Carson City, NV 89703
Assessor's Parcel Number (APN)	003-243-02

4. CURRENT PROPERTY STATUS

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

5. PROPERTY USE

5A. Current Use

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

5B. Historic Use

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

6. CURRENT ACCESS

Permitted-local public resource	<input checked="" type="checkbox"/>	By owner permission only
Permitted-state public resource		Restricted
Permitted-federal public resource		Other (specify)

7. ACREAGE

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

Zone 11 260670E 4338760N

8B. Township/Range/Section/Map

T15N, R20E, Sec 18, Mt. Diablo Base Meridian, Carson City, NV USGS quad map (1994)
--

9. RESOURCE DESCRIPTION**9A. Resource Type**

<input checked="" type="checkbox"/>	Building		Structure		District		Object		Site
	Other (specify)								
	Contributing element to a historic district (specify district name)								

9B. Exterior Resource Features

<input checked="" type="checkbox"/>	Basement	<input checked="" type="checkbox"/>	Number of stories
<input checked="" type="checkbox"/>	Porch	<input checked="" type="checkbox"/>	Balcony
<input checked="" type="checkbox"/>	Dormer(s)	<input checked="" type="checkbox"/>	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-24 Weatherboard
9E. Building Structural System	9F. Foundation Structural System
SS-8 Wood - Balloon	F-1 Brick

9G. Written Description

See continuation sheet

9H. Associated Structures/Features

Associated structures/features (submit <i>Associated Structures Summary</i>)	<input checked="" type="checkbox"/>	Yes		No
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9I. Integrity

<input checked="" type="checkbox"/>	Original site		
	Altered (describe on continuation sheet)	Date altered	
	Moved	Date moved	
Moved from			

9J. Condition

<input checked="" type="checkbox"/>	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)

1891

Circa

10E. Date(s) of Significance

Ca. 1891, 1895-96

10F. Historic Resource Theme (See Appendix C)**Government and Politics: State and Local Government****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: Governor John E. Jones House
Section No. 9G, 11 **Page No. 5**

City, County: Carson City

The story-and-a-half frame house is Victorian in style and has a hip roof with gable extensions. Some decorative elements appear to be original such as chamfered and molded window surrounds with turned blocks at the middle of their jambs. The variegated wood shingle sheathing in house, porch, and dormer gables, with alternating bands of fishscale and sawtooth shingles, is less certainly original. So too is the elaborate sawn and turned detail in the gables and on the sides of the front entry porch, which has spindle screens with lancet-arch openings between the turned posts and flat pilasters. The recessed front entry with one-pane transom and paneled embrasure appears original. Other features include 2/2, 4/1 and 6/1 windows (the latter two sash arrangements Craftsman in style) and one-story rear wings.

Governor John Edwards Jones lived in this house during his term as governor from 1895 to April 1896 (he died in office). The Carson City assessor database dates the house to 1891; considering the fact it does not appear on the 1890 Sanborn map (another house occupied the lot) but is documented as Jones's residence during his term, 1891 seems plausible. In the early 1890s the Welsh-born Jones served as Nevada's Surveyor General. He was elected as the state's first Silver Party governor in 1894. Living with him at 603 W. Robinson were his wife, Elizabeth, his son Paryn, and his daughter Edith. Edith Jones worked as the State Library Clerk during the late 1890s. She died young in 1900 and the flag on the Capitol was flown at half mast, "the first time in the history of the State that this respect has been accorded a woman," according to official documents. Mining engineer William E. Carson lived here in 1907 with his wife, Clara, and their daughter Mary. Clara Carson purchased the house in 1910 and sold it in 1942. The Carson's either rented out rooms in the house or used the house as a rental property.

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.

Sanborn maps.

Appendix to Journals of Senate and Assembly . . . State of Nevada. Carson City: State Printing Office, 1901.



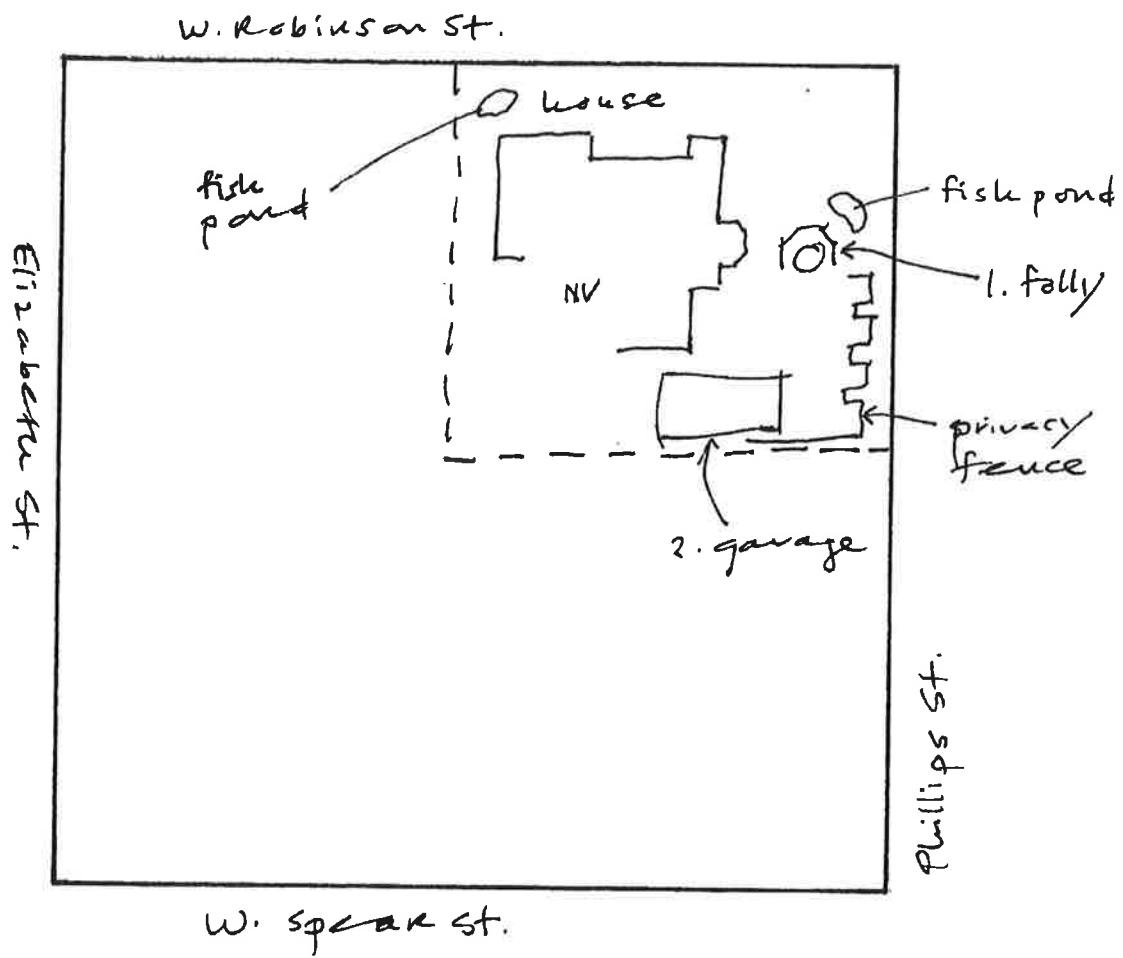
NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: Governor John E. 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: 603 W. Robinson St. City, County: Carson City

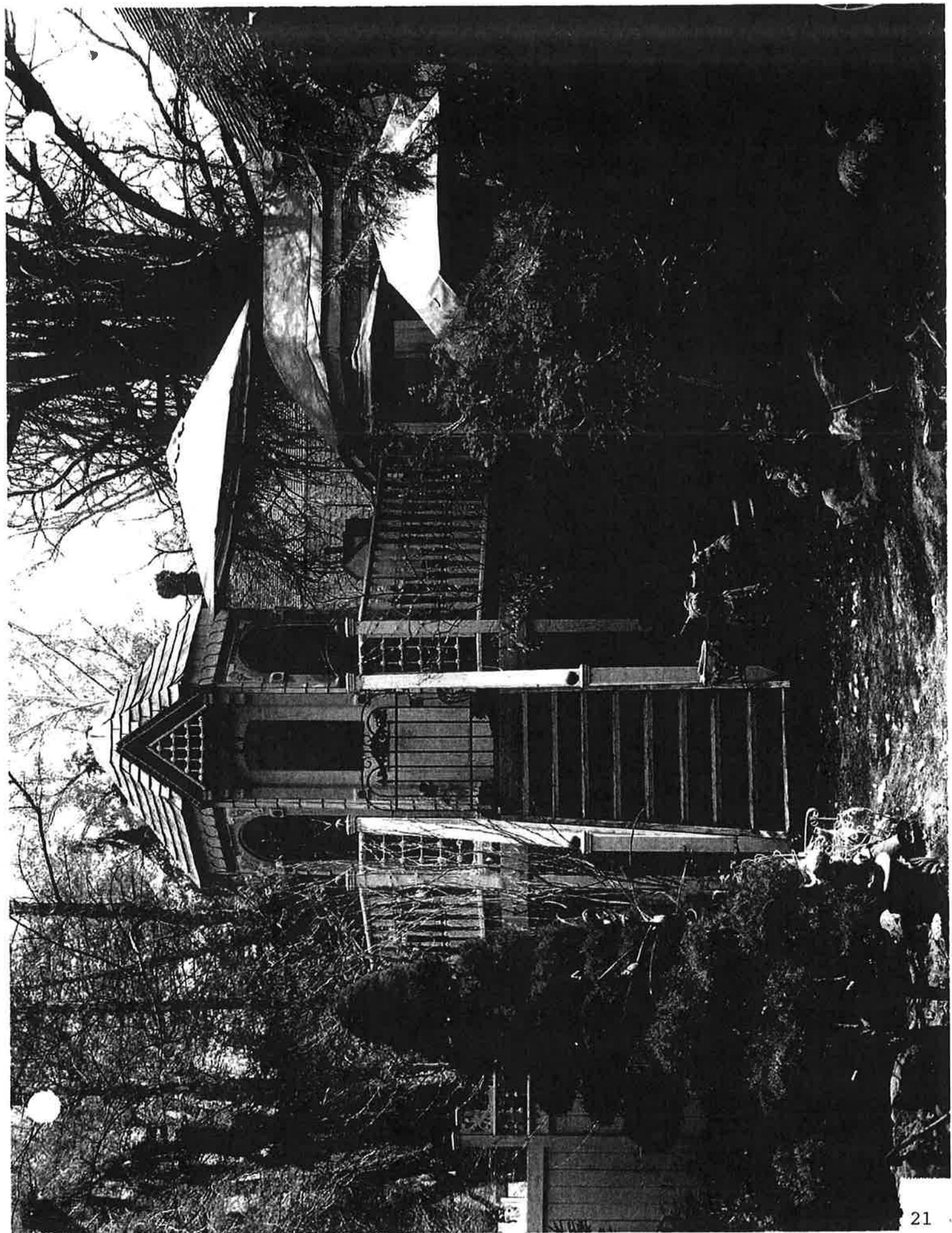
Section No. 13

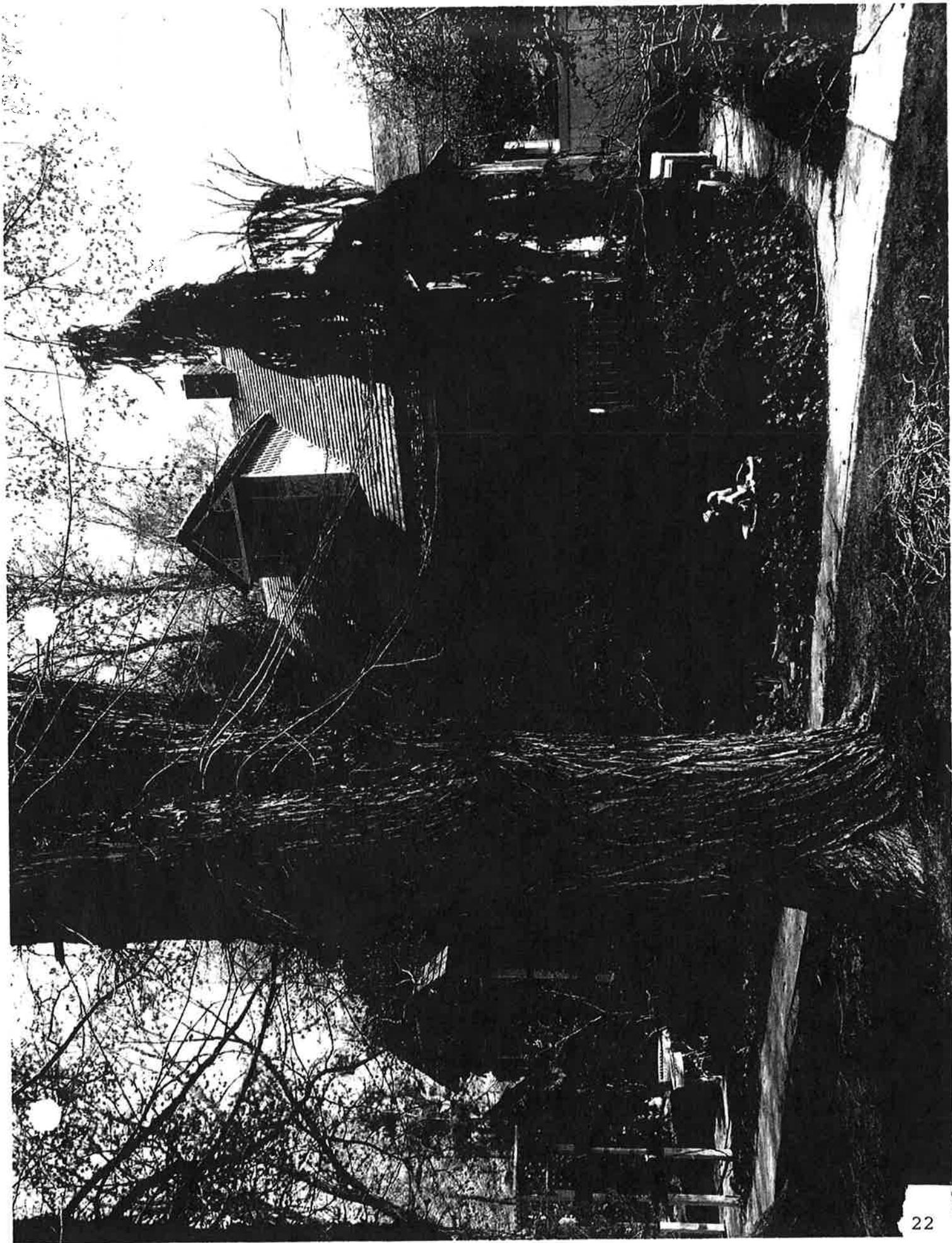
If this inventory involves associated structures or features, please include this form with the SHPO submission. Include continuation sheet, if necessary.

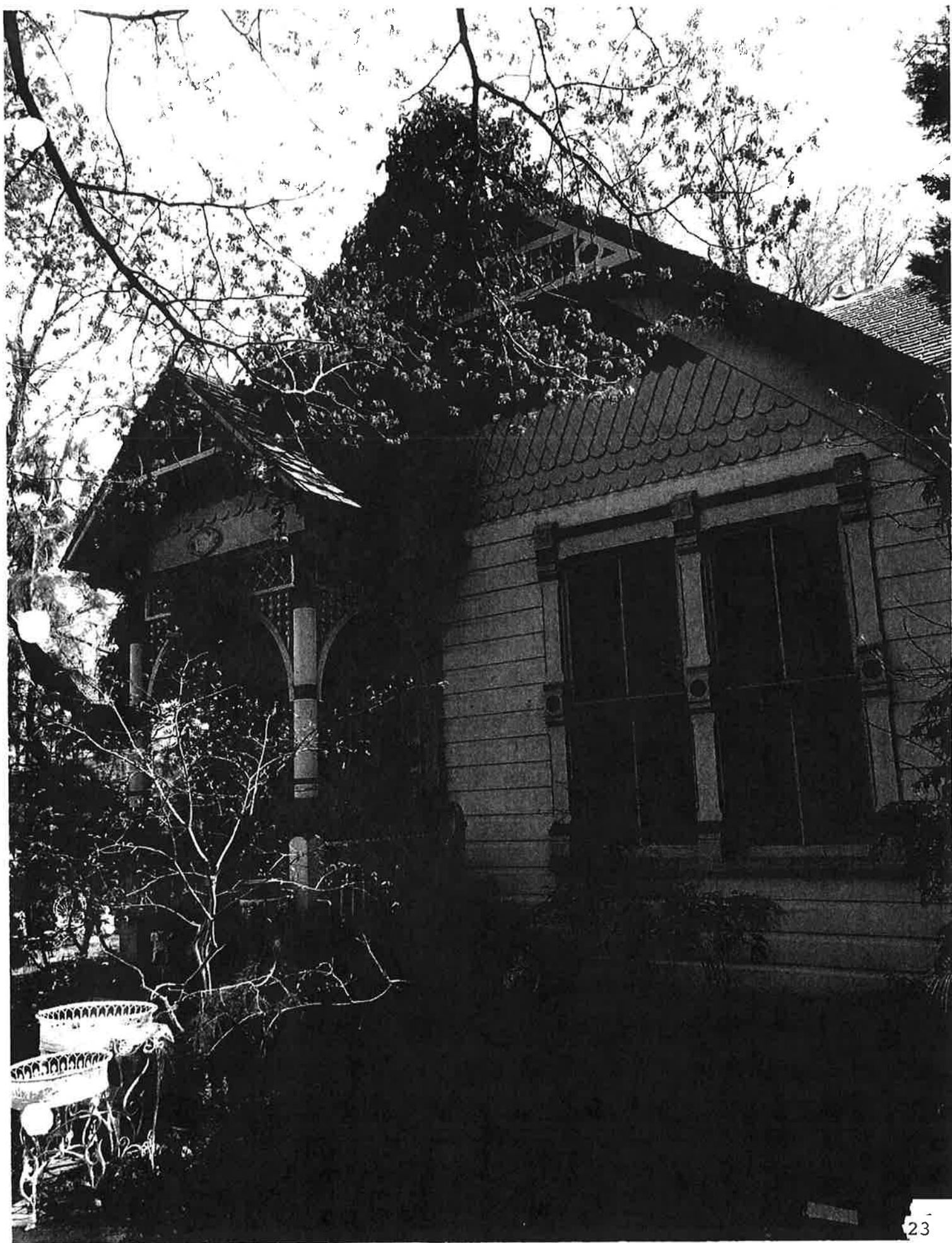
ASSOCIATED STRUCTURES/FEATURES SUMMARY				
Number of associated structures: 2	1	Contributing	1	Noncontributing
Number of associated features:		Contributing		Noncontributing

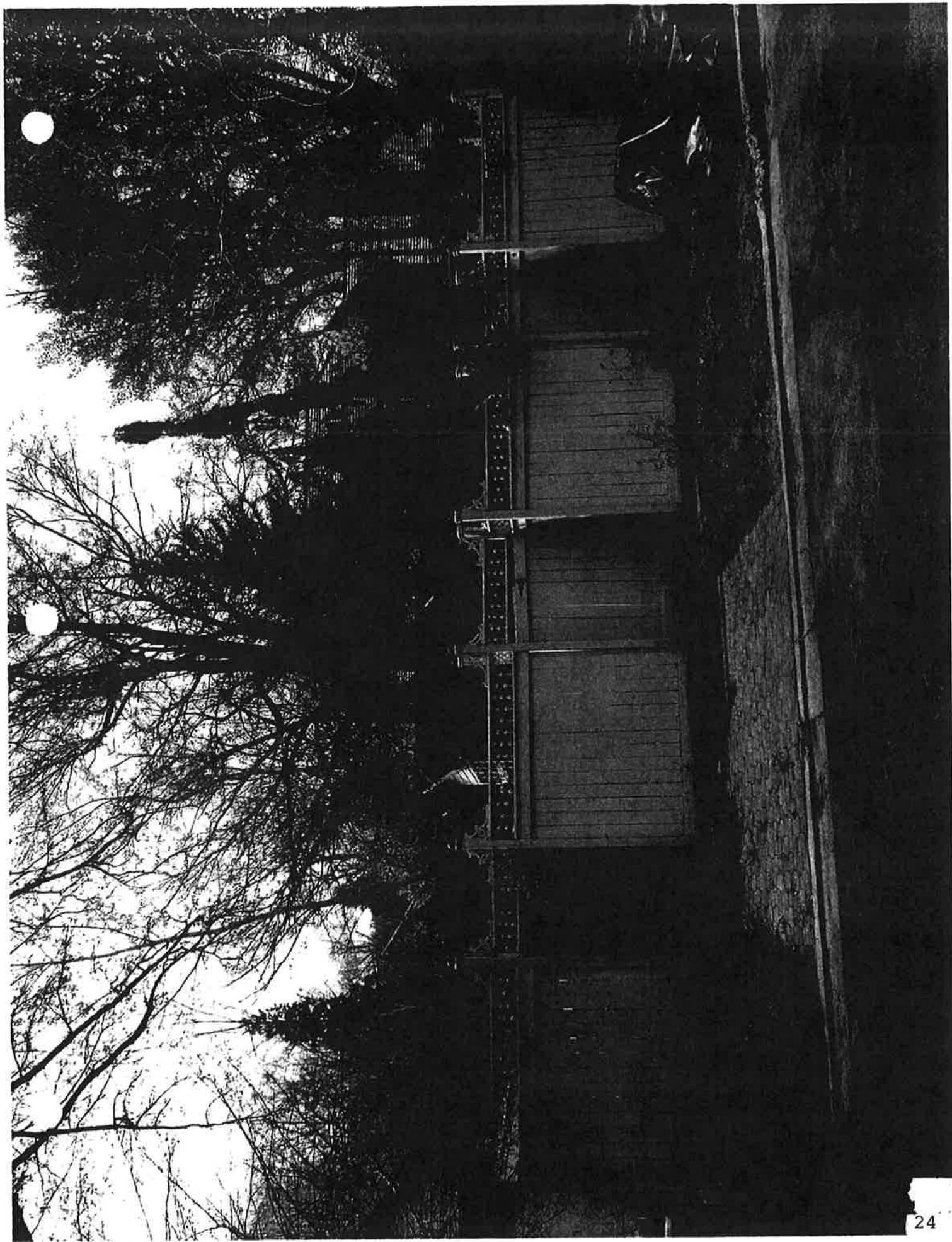
Structure/Feature #1		Structure/Feature #2	
Historic Name		Historic Name	
Property Type	Building	Property Type	Building
Historic Use	Folly	Historic Use	Garage
Current Use	Folly	Current Use	Garage
Style (if applicable)	Neo-Victorian	Style (if applicable)	No style
Materials	Stone, wood	Materials	Wood
Construction date	Mid- or late 20 th c.	Construction date	Ca. 1930
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	

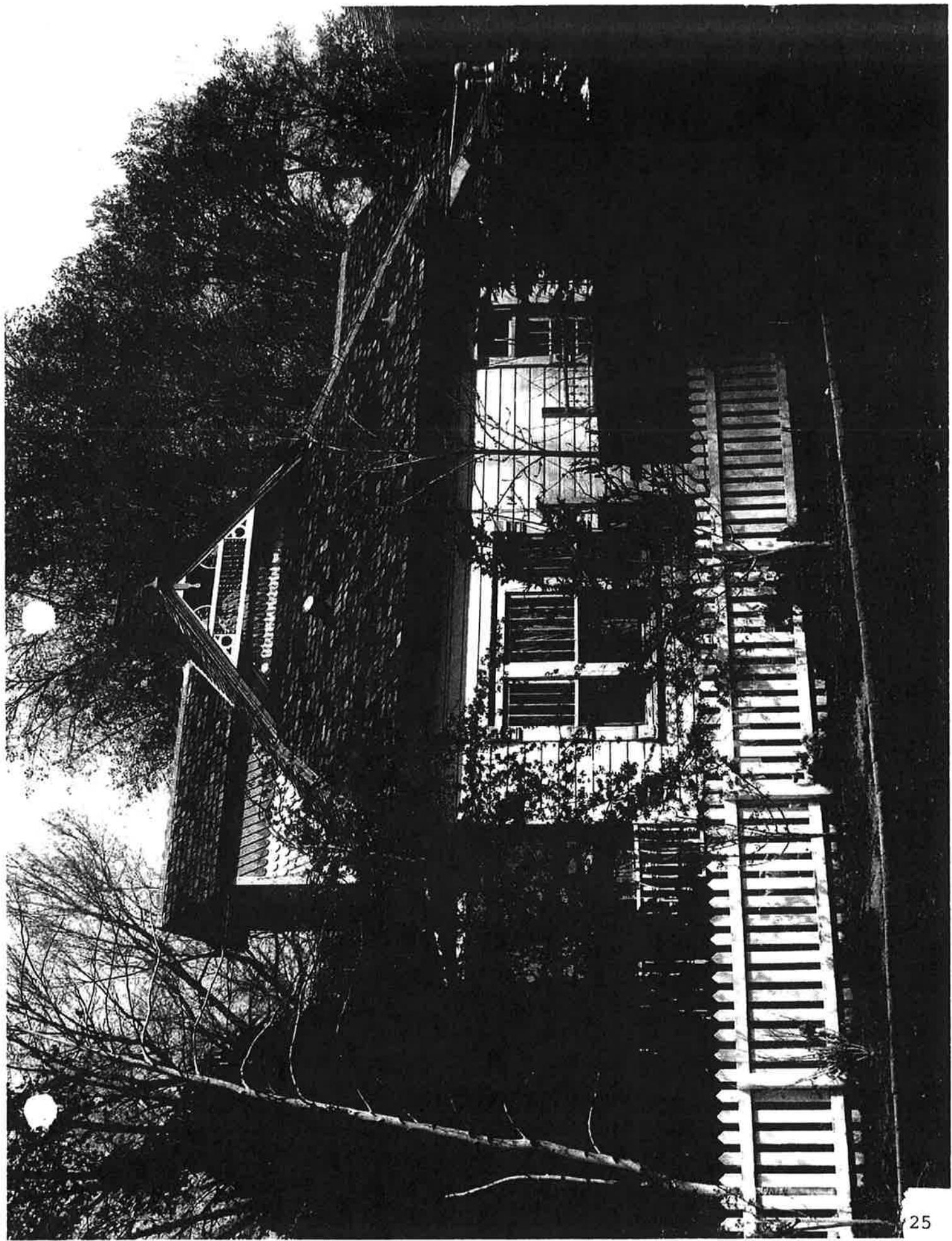












**Historical Survey 2000
Carson City Historic District
Carson City Community Development**



Address: 603 W. Robinson, Governor Jones House

Location: Southwest corner W. Robinson and Phillips

Construction Date: 1891 (assessor); 1877 (SHPO)

Historical Background

This is known as the Governor Jones House. In 1895 John E. Jones, governor of Nevada in 1895 and 1896 lived there. The Governor's Mansion was not built until 1909. Jones was a native of Wales, and had immigrated to Iowa with his family in 1856. Jones worked for the Union Pacific Railroad and made his way west with the railroad. He lived in Eureka and worked in mining and agriculture. He was Surveyor-General of Nevada, then elected governor. He had a short tenure as governor, and died in office in April 1896.

In 1907 Wm E. Casson, a mining engineer, was living in the house with his wife Clara, and daughter Mary. Clara Casson bought the property in 1910, and sold it in 1942.

A number of individuals, however, lived in the house. Parvin Jones and wife Grace listed this address for the 1910 census. At that time Jones was a guard at the prison. He later worked as a clerk for the State Engineer. Lance Deady had a telephone at this address in 1925.

August Berning Jr. also lived in the home, with his wife Bernice. Berning was a draftsman for the State Highway Department and lived in the house between 1927 and 1933. Dan and Jessie Franks lived in the home in 1937. Franks was State Treasurer between 1935 and 1963. In 1948 Odvin and Mary Reiten listed this house as their place of residence.

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

KIT CARSON TRAIL INVENTORY

NAME: GOVERNOR JOHN E. JONES HOUSE.

ADDRESS: 600 WEST ROBINSON.

LOCATION:

CONSTRUCTION DATE: ca. 1877.

ARCHITECT: NONE KNOWN

BUILDER: NONE KNOWN .

HISTORICAL INFORMATION, INCLUDING HISTORICAL EVENTS & PERSONS CONNECTED WITH THE STRUCTURE.

The Governor John E. Jones family is prominently associated with this home. The family purchased it in 1888. John E. Jones was the first govenor of Nevada to have a university education. He was born in Montgomeryshire, Wales on December 5, 1840. In 1865 his family came to the United States and settled in Iowa. He worked for the Union Pacific railroad before coming to Nevada in 1869, and settled in Eureka where he worked in mining and agriculture. In 1883, he was appointed U.S. deputy collector of internal revenue, and in 1886 was elected surveyor general on the Republican ticket. He was reelected to the office again in 1890. In 1894, Jones ran for governor of Nevada on the Silver Party ticket. Jones received the highest vote count of the other three candidates. During his first term, the governor was taken ill and on April 10th, 1896, he died in a San Francisco hospital. The body lay in state in the Capitol. The services were participated in by all churches of Carson. The funeral procession was two miles long.

On November 25, 1880, John E. Jones married Elizabeth Weyburn of Eureka, Nevada. They had two children: Edith and Parvin. When her husband died in 1896, she was appointed Assistant Librarian at the Nevada State Library. Mrs. Jones remained in the home until she remarried; her second husband was W.H. Stifford. Parvin Jones purchased the house in 1910 and lived there into the 1930s.

SOURCES OF INFORMATION:

Myrtle Tate Myles, Nevada's Governors: From Territorial Days To The Present.

History of the Nevada State Capitol and Governor's Mansion.

Ormsby County Tax Rolls: 1887, 1888, 1890, 1895, 1896.

ILLUSTRATIONS - GOVERNOR JOHN E. JONES HOUSE



Looking S.E.

1993.



Looking S.W.

14.2

1993.

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

1. Address: 603 West Robinson APN 3-243-02

2. Common Name: _____

3. Historic Name: Governor John Jones House

4. Present Owner: Donald and Virginia Ford (Margaret Dyer)

5. Address (if not occupant): _____

6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

One and a half stories in height, this wood frame structure is a vernacular design reflecting varied stylistic origins. Its simple original form derives from the Greek Revival design. Later additions and ornamentation reflect Stick/Eastlake design. The rectangular building with brick foundation is surfaced with shiplap on its West Robinson facade and with clapboard on the rear and North Phillips elevations. The roof combines intersecting gabled and hipped portions. Decorative wood work on window and door trim is the structure's primary ornamentation. A plain board frieze encircles the structure at the eaves. The recessed entry is sheltered by a gabled entrance canopy supported by turned columns.

The house originally faced North Phillips. The existing porch is not original. The original porch was flat roofed with turned double columns and ornamented elements appear to have been added between 1885-90. Both sets of entrance stairs are newer as is the narrow landing on Robinson Street. Additions, both early and more recent, appear at the rear.

A small clapboard garage faces North Phillips.

RELATIONSHIP TO SURROUNDINGS:

Compatible to its residential neighbors, the structure is an important contributor to the streetscape.



Street Furniture:----

Landscaping: large corner lot, trees, lawn

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

THREATS TO SITE:

None Known Private Development _____Zoning ~~SE6000~~ Public Works Project _____

Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent _____ Good Fair _____ Deteriorated _____APPROXIMATE SETBACK: 15 feet from Robinson
25 feet from Phillips

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1862 Estimated _____ Factual Source: Don FordIs Structure on Original Site? _____ Moved? _____ Unknown structure originally faced
SIGNIFICANCE: North Phillips

The significance of the structure derives both from its historical associations and its architectural values. Former Nevada State Governor John E. Jones, who built the first portion of this structure in 1862, lived here while he was governor in 1895-96.

Rather modestly sized and scaled, the structure is a good representative of its type and era. The building reflects the prevalent Carson City practice of adding-onto or combining building portions to serve a current need. The structure is an attractive composition and its particular decoration of Stick/Eastlake vintage is not a common Carson City feature. Its varied roof forms and its variety of detail and color provide visual interest. In its use of colors other than black and white, the structure reflects the use of polychrome architectural color schemes of the era.

SOURCES:

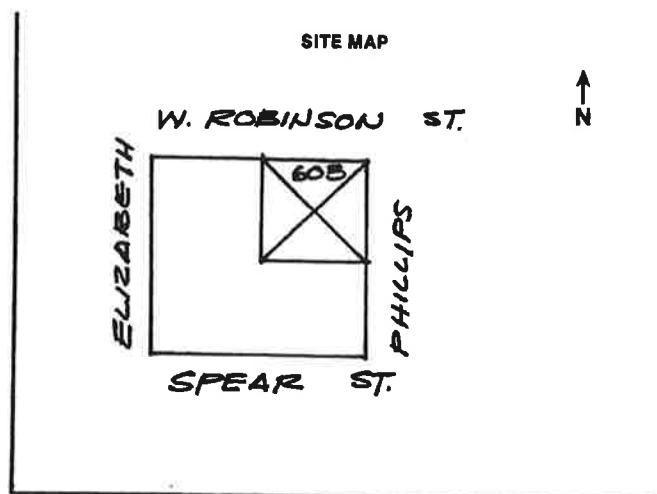
Don Ford

SUGGESTED LAND USE AND/FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:



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

FOR OFFICE USE ONLY:

FILE # HRC - 15 - 157

HISTORIC RESOURCES COMMISSION

APPLICANT

JIM WARREN

PHONE #

8479342

MAILING ADDRESS, CITY, STATE, ZIP

PO Box 905 VIRGINIA CITY NV 89440

EMAIL ADDRESS

PROPERTY OWNER

PHONE #

SAME

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

NONE

APPLICANT AGENT/REPRESENTATIVE

PHONE #

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

Project's Assessor Parcel Number(s):

003-243-02

Street Address

603 W. ROBINSON

ZIP Code

Project's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)

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.

INSTALL BLACK ALUMINUM FENCE ON
LOTS BORDER, AS PER DRAWING AND
SPECS, ENCLOSED.

PLACE STONE CARRIAGE STEP AT STREET
AS SHOWN IN DRAWING. STONE WAS CUT
AND USED IN FOUNDATION AT THE BALTIMORE
SHAFT IN AMERICAN SHAFT IN THE
EARLY 1870'S.

BOX IN EXPOSED RAFTERS ON PORCH CEILING
WITH BEADBOARD PANELING TO DUPLICATE
MANY PORCHES BUILT IN THE 1800'S.

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.

RECEIVED

OCT 19 2015

CARSON CITY
PLANNING DIVISION

ZIP Code

Does the project require action by the Planning Commission or the Board of Supervisors? Yes No If Yes, please explain

NO

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:

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.

JIM WARREN

Owner's Signature

SUE

Applicant's/Agent's Signature

JIM WARREN

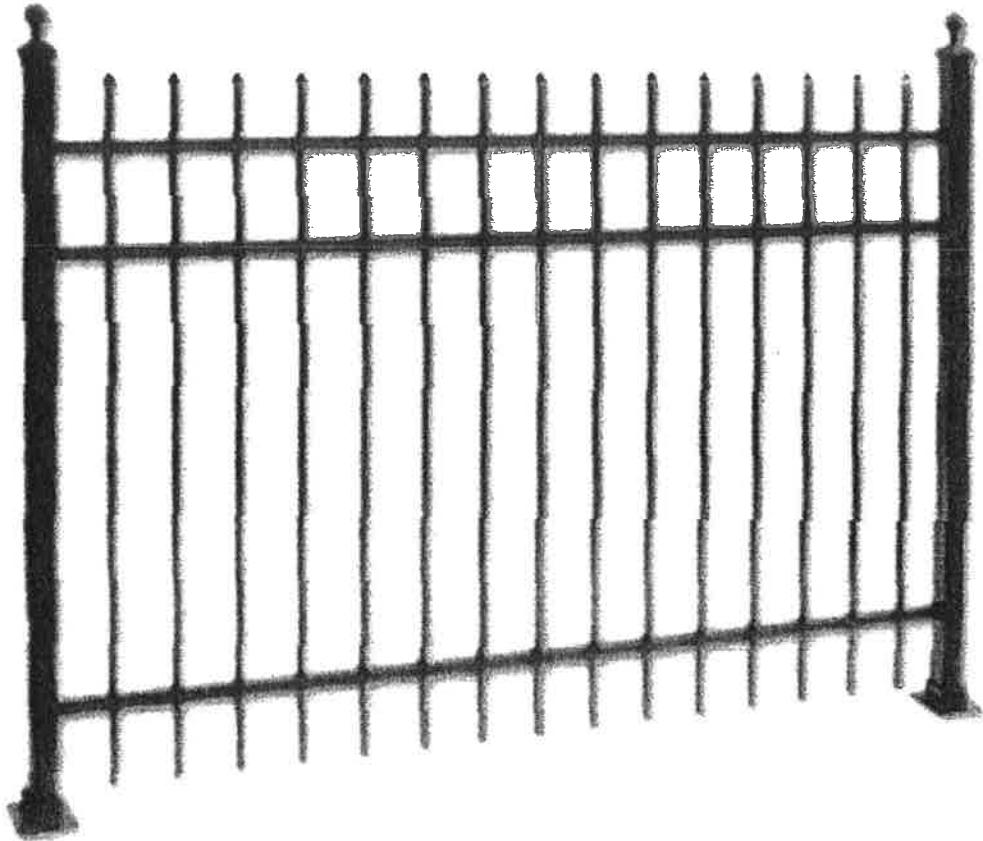
Owner's Printed Name

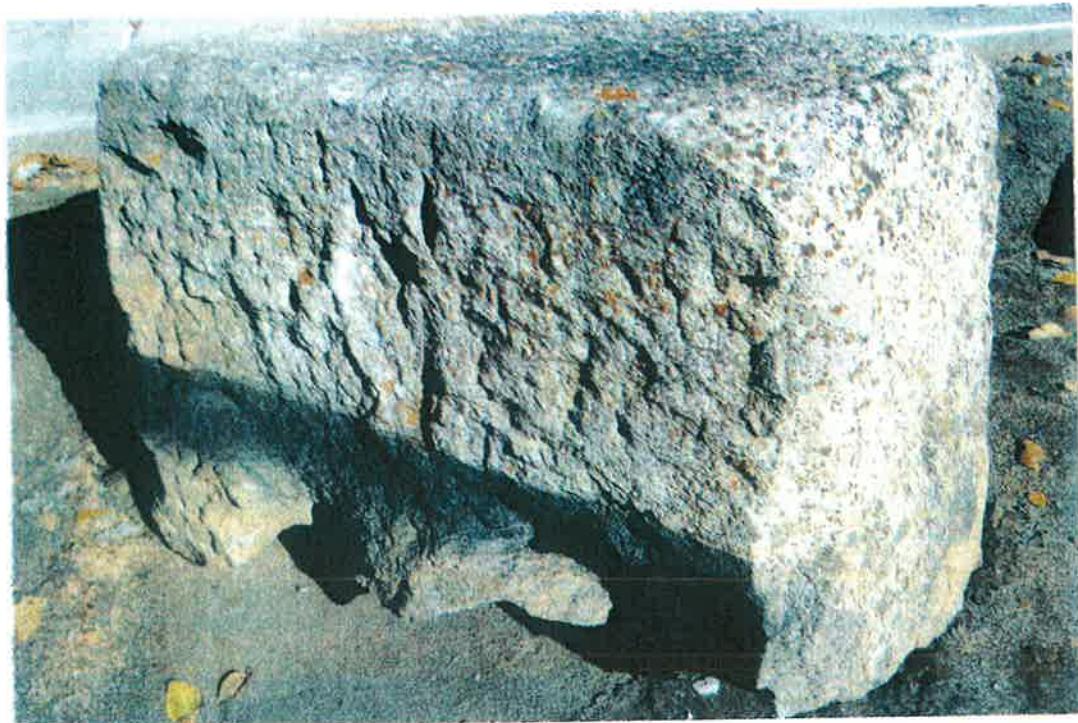
SUE

Applicant's/Agent's Printed Name

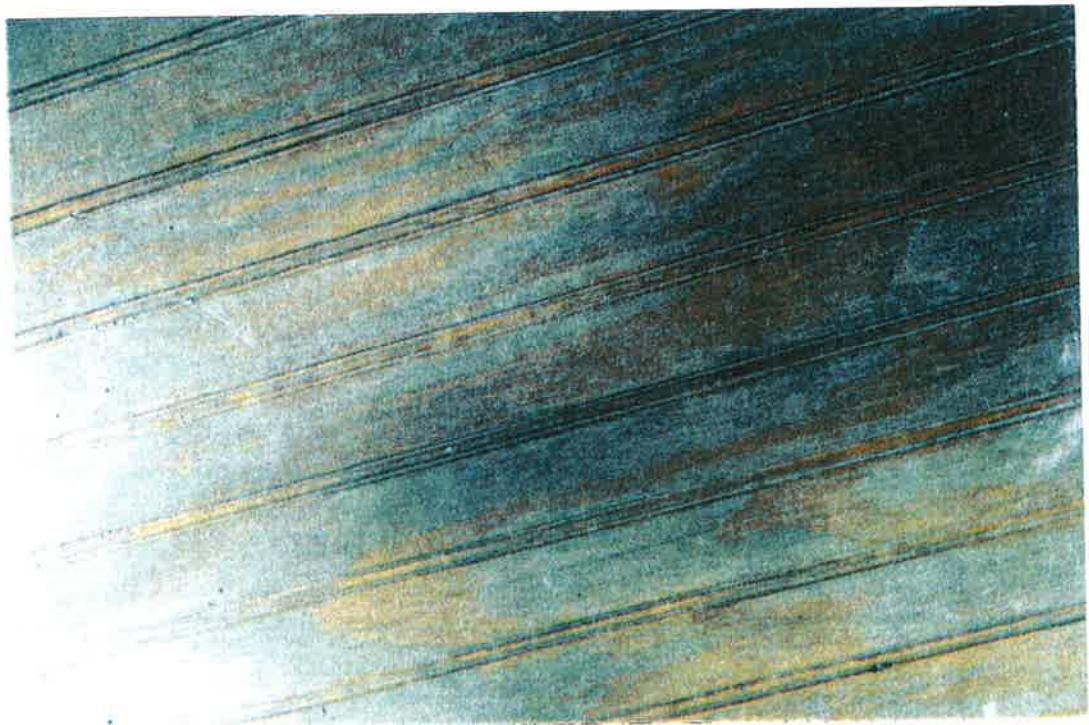
Specifications:

- Rails: 1"x.055" thick
- Pickets: 5/8"sq x .050" thick
- Line/End/Corner Posts: 2"sq x .060" thick
- Gate Posts: 2"sq x .125" thick
- Picket Spacing: 3 13/16"
- Post Spacing: 72 1/2" on center
- Height: 48"
- Black Polyester Powder Coating
- Rust resistant black head screws
- All sections are pre-assembled
- Standard packaging is 8 per box
- Fence components are punched and fabricated before coating





stone carriage step - 13.5" above ground -
see black paint mark



Beadboard paneling for porch ceiling

PROPERTY LINE 95' 0"

DRAWING NOT TO SCALE

EXISTING FENCE

PREPARED AND DRAWN
BY TIM WARREN

90' 0"

603 W. ROBINSON
PORCH

50' 0"

PROPOSED FENCE



PROPOSED LOCATION
OF CARRIAGE STEP 2' 0"

SIDEWALK
PLANTING STRIP

ROBINSON STREET

15 SEP 1771