

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF  
April 14, 2016**

**FILE NO:** HRC-16-031

**AGENDA ITEM:** F-3

**STAFF AUTHOR:** Susan Pansky, AICP, Special Projects Planner

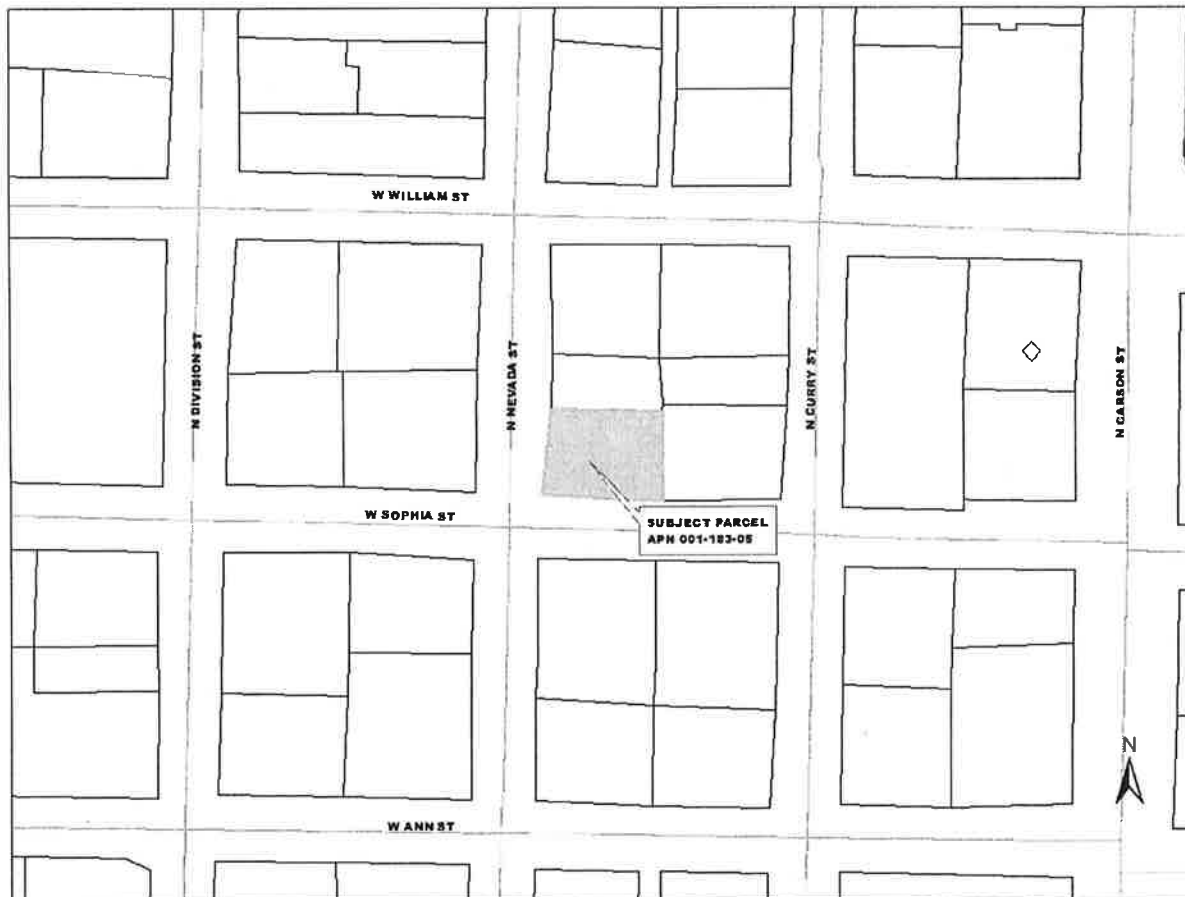
**REQUEST:** Approval of a request to remove a porch/stoop covering and to demolish a lean-to structure attached to the existing accessory structure, including associated improvements, on property zoned Residential Office (RO).

**APPLICANT/OWNER:** Jason Justice

**LOCATION:** 1001 N. Nevada Street

**APN:** 001-183-05

**RECOMMENDED MOTION:** "I move to approve HRC-16-031, a request from property owner Jason Justice to remove a porch/stoop covering and to demolish a lean-to structure attached to the existing accessory structure, including associated improvements, on property zoned Residential Office, located at 1001 N. Nevada Street, APN 001-183-05, based on the findings and subject to the 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. 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.
6. 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.
7. All Contractors are required to carry State and local license.
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:** Mixed-Use Residential (MUR)

**ZONING:** Residential Office (RO)

**PREVIOUS REVIEWS:**

- HRC-16-029 – Historic Resources Commission administrative approval to re-roof existing house and accessory structure

**DISCUSSION:**

The subject property is known as the Bradley House and according to the Assessor's records, was constructed in 1930. However, the 1875 Bird's Eye View Map of Carson City shows a structure where the current house is located, indicating that the Bradley

House was likely constructed sometime prior to 1875.

The applicant is proposing the following improvements to his property as indicated on his Historic Resources Commission (HRC) application:

1. Remove the porch/stoop covering above the door facing Sophia Street. According to the applicant, this covering is constructed of plywood, corrugated plaster and scaffolding poles. It is rotten and directing water into the fabric of the house. The existing roof already overhangs the windows and door. This removal necessitates the replacement of rotten eaves fascia across the entire extension above the door and on either side of where the covering is currently located. The applicant has provided a mocked up photo of what the house would look like without the porch/stoop covering as a part of his application.
2. Demolish a lean-to structure that has been added to the northeast corner of the existing accessory structure (detached garage) located at the northeast corner of the property. According to the applicant, this structure is constructed of modern materials, is in poor condition and appears to be in violation of setback requirements. The removal of this lean-to structure will re-expose the north and east sides of the detached garage, which consist of corrugated metal (north side), wood siding and a six-pane window (east side).

Staff notes that review of the historic applications for this property indicates no variances have been approved related to setbacks. The required setbacks for the detached garage are 10 feet on the side and 20 feet on the rear. The accessory structure itself does not meet these requirements, but was constructed before the current regulations were in place, making it a legal non-conforming structure. It is unknown when the lean-to structure was constructed, but as it is not captured in the Assessor's records, there is a good possibility this lean-to structure was constructed without a building permit.

In conjunction with the proposed removal of the lean-to structure, the applicant proposes to replace the east side siding (facing Sophia Street) around the garage door on an in-kind basis. The applicant also proposes to replace the existing trim around the garage door with four-inch wide flat boards. The applicant states that the four-inch wide boards match the existing detached garage trim in other locations.

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 Materials**

*The exterior siding materials found in the district include the full range of materials used in the 19<sup>th</sup> to mid 20<sup>th</sup> 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)*

The applicant is proposing to replace the siding on the detached garage with the same type of siding that currently exists and is consistent with the guidelines for siding as outlined above. Staff has no objection to this request.

#### **5.19 Guidelines for Porches**

*Porches constitute a significant architectural feature of any building; they are a character defining design feature. The placement, style, scale, massing and trim detail of porches in Carson City reflect a wide range of architectural styles. Because of their architectural impact porches are of particular concern in the Historic District. A porch of inappropriate scale, placement and/or design, added to a historic building which did not have a porch originally, can be particularly detrimental to the historic integrity of the building and the character of the district as a whole. Conversely porches can be effectively utilized as a building feature in new construction to create a contemporary architectural design compatible with the Historic District's character.*

#### **5.19.1 Guidelines for Historic Buildings**

*A porch that is part of the original design of a historic building shall be maintained in its original configuration, design, style and detailing if at all possible. If suitable documentary evidence can be presented which demonstrates the original existence of a porch which no longer exists, the porch may be reconstructed to match the original as best as possible. If a porch cannot be demonstrated to have originally existed on the building, a porch may be added with the condition that the configuration, design, style and detailing are suitable and compatible with the architectural style of the building and does not adversely impact the historic integrity of the building. Any new additions to the building shall be performed in such a manner that if removed in the future the original building will not be adversely affected. (Standard Number: 2, 3, 4, 5, 6, 9, 10)*

Based on the description provided by the applicant, as well as staff's visual assessment of the porch/stoop cover, staff agrees with the applicant that it was not a part of the original design of the historic house. Because it was not original and is in poor condition, staff has no objection to its removal.

## **5.20 Guidelines for Exterior Trim Details**

*Although often perceived to be insignificant or frivolous, trim details play a very important part of defining a building's character. Designs for new buildings as well as additions and/or alterations to historic buildings should incorporate the appropriate trim details. The detailing can act to harmonize a building with its neighbor or tie a new addition to the original.*

### **5.20.1 Guidelines for Historic Buildings**

*Original trim elements should be retained and repaired when at all possible. Trim that is inconsistent with the original building style and design shall not be added. (Standard Number: 2, 3, 5, 6)*

As indicated in Section 5.20.1 above, original trim elements should be retained and repaired when possible. The applicant states that the current eaves fascia on this side of the house is flat board and is not consistent with the rest of the house. He states that he intends to replace it with trim that matches. The flat board would be considered trim that is inconsistent with the original building style and design as outlined above, and its removal and replacement with trim that matches the rest of the house is appropriate and in keeping with the design standards for the Historic District.

## **5.26 Guidelines for Additions to Historic Buildings**

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

### **5.26.1 Guidelines for Additions to Historic Buildings**

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

Based on the applicant's description of the "lean-to" structure as well as from the pictures provided, staff believes that the addition of this structure is obviously incongruous to the existing historic detached garage structure. Its removal to expose the original building is

appropriate, as is the applicant's intent to replace the three and a half inch trim on the detached garage with four-inch trim consistent with the rest of the building.

**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 April 1, 2016. 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 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 Contractors are required to carry State and local license.

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-16-031 subject to the recommended conditions of approval within this staff report.

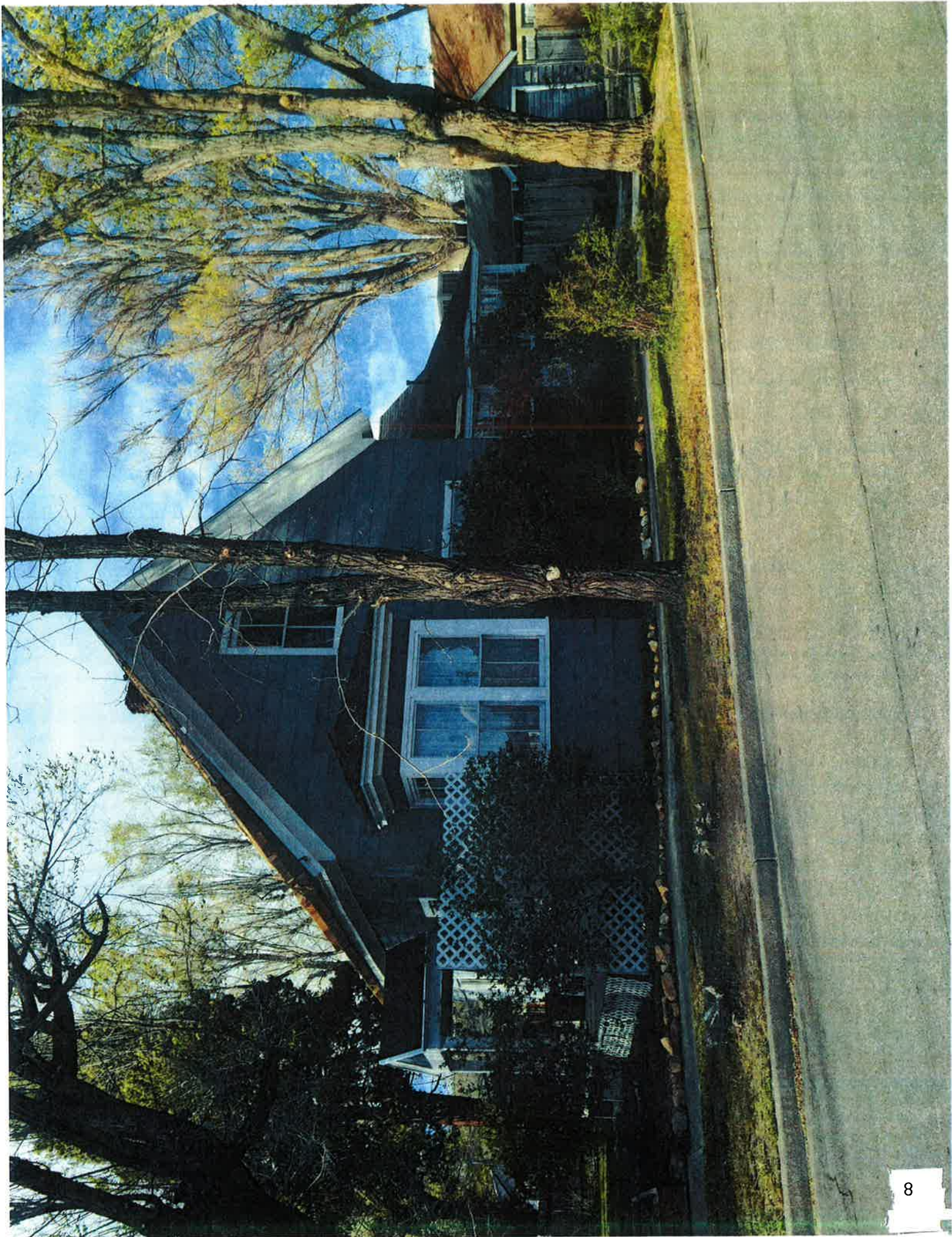
**Attachments:**

Site Photos  
Historic Survey 1860 – 1948, Occupational and Residential  
Application (HRC-16-031)















SEPTEMBER 1998

Historic Survey 1860-1948  
Occupational & Residential

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



**NAME:** Bradley House  
**ADDRESS:** 1001 N. Nevada  
**LOCATION:** Northeast corner N. Nevada and W. Sophia  
**CONSTRUCTION DATE:** 1930 (assessor); pre-1875 (Bird's Eye)

**HISTORICAL BACKGROUND**

James Fife purchased this property in 1865. By 1875 G. N. Bradley, a carpenter for the V & T Railroad, owned the parcel and was living in the house that year. Mrs. Jeanette (Janette) Bradley was still living there in 1883. Thomas Ward, a stone mason who was living on King Street near Division, had owned the lot next to Bradley's since 1863, and Mary Ward sold the property to Mrs. Jeanette Bradley in 1887.

In 1891 Jeanette Bradley sold the parcel to Edward Cutts, who lived there until 1904. That year the property was sold to members of the Foley family. Hattie Foley Hill transferred the property to Honora Foley in 1906.



Honora (Nora) Foley's ownership was relatively short. She died the following year. Fifty-two years old in 1907, Mrs. Foley and her husband Richard F. Foley were visiting two daughters in Lovelock. Richard Foley was a yardmaster of the Sierra Pacific Railroad at Truckee, and the couple had four daughters and one son. Honora Foley was suddenly ill, and died in her husband's arms. The newspaper expressed sympathy for the grieving family. The writer, however, was philosophical about the loss, observing, "as the Good Book says: 'As a thief in the night,' the Angel of death cometh to take those we hold most dear."

The Foley family transferred the property to **Isabel Foley** within days of Mrs. Foley's death, and it appears that the house was rented. **J. C. Templeton**, who was a principal in the public schools lived there with his wife in 1907.

**Edward O. Patterson**, who was employed as a clerk, lived there in 1917. By 1920 Patterson was a deputy clerk for the U. S. District Court, and still living at 1001 N. Nevada. **Leona Patterson**, a clerk for C. M. Smoot was also residing in the house. Three years later the directory indicates that **Edward O. Patterson, Jr.**, who was a student was living at home, as well as **Martha Patterson**, a teacher at the Grammar School. By 1927 the Pattersons had moved up the street to 1206 N. Nevada Street. **Edward Junior** had married, to **Eloise Patterson**, was living on Curry Street, and working at the Highway Department as an apprentice computer.

The Dickerson family lived at 1001 N. Nevada in 1927. **Harvey Dickerson** was a stakeman for the Highway department. **Norine Dickerson** was working as a stenographer for the Nevada Industrial Commission. **June Dickerson** was a student.

The elder **June Dickerson**, the widow of **Denver S. Dickerson**, was also living in the home. **Denver S. Dickerson** was a native of California and a veteran of the Spanish American War who had located in White Pine County, center of a copper boom early in the twentieth century, when he came to Nevada. He was a miner and owner of the *White Pine News*, as well as county clerk and county recorder. Dickerson took his politics statewide when he was elected Lieutenant Governor in 1907. When Governor **John Sparks** died in office in 1908, Dickerson became acting governor serving until the end of Spark's term in 1911. During his tenure the governor's mansion was constructed, and his daughter June was born in the mansion.

Dickerson supported Progressive reforms when he was governor, calling for reform of the prison and mental health system, stronger divorce laws, direct election of senators, and changes in various regulatory laws and agencies. He ran for governor in 1910, but was defeated by **Tasker Oddie**.

In 1925 **Denver Dickerson** was superintendent of the State Police and warden of the State Prison. The family was living near the prison on Prison Road.

The Dickersons had moved from the house at 1001 N. Nevada by 1929. Harvey Dickerson was back in Carson City, however, by 1935. He was Chief Deputy U. S. Marshall, and living with his wife Jennie Dickerson on W. King Street. Dickerson was Attorney General for Nevada from 1955 to 1959 and again from 1963 to 1971.

The Brooks family were living in the house in 1930. John W. Brooks was a deputy at the Secretary of State. His wife was Julia G. Brooks; John G. Brooks and Helen B. Brooks, both students, were also living in the house. The Brooks had moved by 1933.

The house sold in 1934 to Bertram R. and Barbara Russell. Russell was an agent for Sierra Pacific Power Company. Vivian Russell was living in the house in 1935. The Russells still owned the property and lived in the house in 1948.

#### **OTHER NAMES ASSOCIATED WITH PROPERTY:**

1863, Alvah Mitchell; 1865, Henry Smith, James Fife; 1904, Daniel Cutts

#### **SOURCES:**

Stewart Title; Lovelock Tribune, February 1, 1907; Political History (106-107, 111); Elliott (248-249); Scrugham (437); Carson City Directories



<b>Carson City Planning Division</b> 108 E. Proctor Street • Carson City NV 89701 Phone: (775) 887-2180 • E-mail: <a href="mailto:planning@carson.org">planning@carson.org</a>		<b>FOR OFFICE USE ONLY:</b>  <div style="text-align: center; font-weight: bold; font-size: 1.2em;">HISTORIC RESOURCES COMMISSION</div>	
<b>FILE # HRC – 16 - 031</b>		<b>FEE: None</b>	
<b>APPLICANT</b> Jason Justice		<b>PHONE #</b> 775-297-3943	
<b>MAILING ADDRESS, CITY, STATE, ZIP</b> 1110 Thompson St., Carson City NV 89703			
<b>EMAIL ADDRESS</b> <a href="mailto:jrjustice@gmail.com">jrjustice@gmail.com</a>			
<b>PROPERTY OWNER</b> Jason Justice and Veronica Carrillo		<b>PHONE #</b>	
<b>MAILING ADDRESS, CITY, STATE, ZIP</b> 1110 Thompson St., Carson City NV 89703			
<b>EMAIL ADDRESS</b> <a href="mailto:jrjustice@gmail.com">jrjustice@gmail.com</a>			
<b>APPLICANT AGENT/REPRESENTATIVE</b> N/A		<b>PHONE #</b>	
<b>MAILING ADDRESS, CITY, STATE, ZIP</b>			
<b>EMAIL ADDRESS</b>			

<b>Project's Assessor Parcel Number(s):</b> 001-183-05	<b>Street Address</b> 1001 N. Nevada St.	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>RECEIVED</b>           MAR 28 2016           CARSON CITY          PLANNING DIVISION       </div>	<b>ZIP Code</b> 89703
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<b>Project's Master Plan Designation</b> Mixed-Use Residential (MUR)	<b>Project's Current Zoning</b> Residential Office (RO)	<b>Nearest Major Cross Street(s)</b> Nevada/Sophia
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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.

1. Removal of derelict "porch/stoop" covering above door facing Sophia Street. Please see the included "stoop" before vs. "no stoop" after, which is a mocked up photo. The covering is constructed of plywood, corrugated plaster, and scaffolding poles. It is rotten and directing water into the fabric of the house. The existing roof already overhangs the windows and door.
2. Replacement of rotten eaves fascia on a like for like basis across the entire extension above the door and either side. This is currently flat board, which does not match the eaves fascia on the majority of the house. If possible, I will work to find a closely matching pattern.
3. Outbuilding that is east of house:
  - a. Demolish lean-to structure that has been added to the northeast corner. This is constructed of modern materials, is partially derelict, and appears to violate setback requirements. This will re-expose the north exposure, which is corrugated metal, and the east exposure, which consists of wood siding matching the rest of the structure, and a 6-pane window that matches two on the west side. Continued on following page...

b. Replace the east side siding (facing Sophia Street) around the garage door on a like for like basis. This is 8-inch wide siding, approximately  $\frac{3}{4}$  includes reducing to  $\frac{1}{4}$  inch where it overlaps. I will router 8" x  $\frac{3}{4}$ " softwood boards to match if I cannot readily obtain this siding.

c. Replace the existing trim around the garage door (3  $\frac{1}{2}$ " wide + metal corner) with 4" wide flat boards in the same style. 4" matched the existing outbuilding corner trim. 3  $\frac{1}{2}$ " width is not generally found elsewhere on the outbuilding or house.



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:

Demolition of stoop and stoop cover, removal of lean-to structure.

Reason for project:

Outbuilding: Rotten, broken siding with holes allowing ingress of water. Upgrading appearance of property.

Stoop: Structure is rotten and an eyesore, and seems to be out of character with the rest of the property.

Longer term, I would like to remove the asbestos siding, and at the time I may propose an alternative structure, but at this time, the existing structure is server to damage the house and door at that area.

#### 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



Jason Justice

Applicant's/Agent's Signature

Owner's Printed Name

Applicant's/Agent's Printed Name

CROSS HATCH SECTION REPRESENTS STRUCTURE TO BE REMOVED  
(PARTIALLY ROOFED, BUT NOT INTEGRATED TO OUTBUILDING)

