

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

AGENDA ITEM: F-1

FILE NO: HRC-16-057

STAFF AUTHOR: Hope Sullivan, Planning Manager

REQUEST: Approval of a request from property owner Robyn Laguzza to replace all of the windows on property zoned Residential Office (RO), located at 314 West Robinson Street, APN 003-286-06.

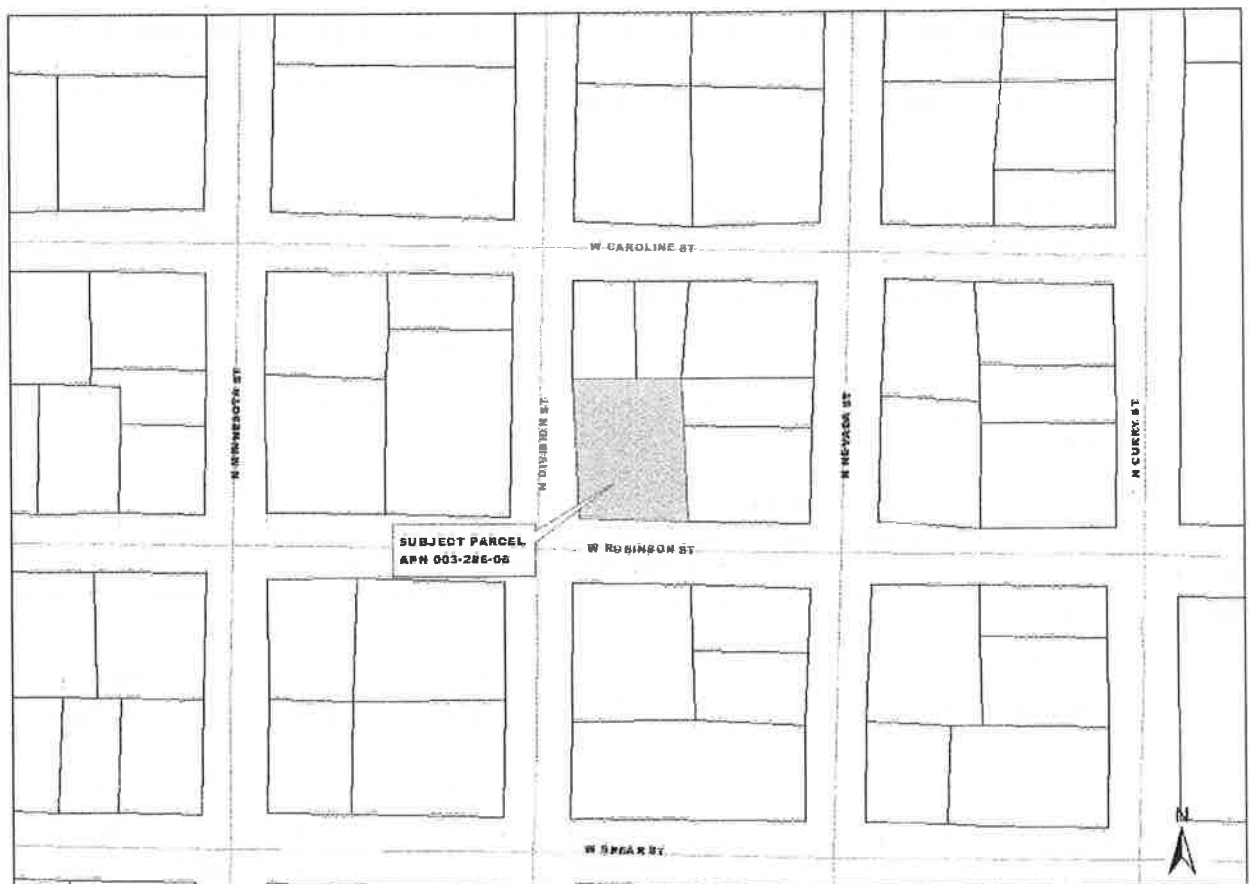
APPLICANT: Robyn Laguzza

OWNER: Robyn Laguzza

LOCATION: 314 West Robinson Street

APN: 003-286-06

RECOMMENDED MOTION: "I move to approve HRC-16-057, a request from property owner Robyn Laguzza to replace all of the windows property zoned Residential Office, located at 314 West Robinson Street, APN 003-286-06, based on the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines and with Historic Resources Commission Policies."



VICINITY MAP HRC-16-057

RECOMMENDED CONDITIONS OF APPROVAL:

1. The proposed project may not result in a change in fenestration; existing fenestration will be retained.
2. Replacement windows shall utilize the same window pane pattern as the original windows.
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 project may require application for a Building Permit, issued through the Carson City Building Division. This may necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project. Plans and engineering calculations may be required.
6. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with the Building Permit application.
7. 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.
8. 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.
9. Any Repairs, Replacement, and Alterations must comply with International Residential Codes and Northern Nevada Amendments.
10. Any modification to window sizes requires a Carson City Building permit.
11. Window glazing in Carson City is U.35.
12. All Contractors are required to carry state and local license.

LEGAL REQUIREMENTS: CCMC 18.06.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Mixed Use Residential (MUR)

ZONING: Residential Office (RO)

PREVIOUS REVIEWS:

- HRC-09-04: Historic Resources Commission approval of the installation of a gable roof on an existing building addition.
- HRC-15-159: Historic Resources Commission administrative approval of the installation of a garage door on an existing metal shed.

DISCUSSION:

The subject property is a story and a half frame house that was constructed in 1870 on the subject property. The 1998 Historic Survey update describes the home as:

"The story and a half frame house has a gable-front form with small gabled wings to the rear on the east and west sides. The east gable has fishscale wood shingle sheathing. A gabled entry porch on square columns extends on the front, flanked by picture windows with 1/1 side sashes. Other features include 1/1 windows, aluminum awnings on the west side, and evidence of roof alterations to the rear."

The applicant is seeking to replace all of the windows in the home with the Milgard Ultra Series windows. Per the marketing materials associated with Milgard Ultra Series windows, "Ultra combines the benefits of fiberglass with the style of traditional wood windows. When you first look at a Milgard ultra Series window, you might think that it's painted wood." These are the same windows the applicant installed in her historic Spear Street home a year ago.

The applicant has advised that the existing windows are non-functional. The windows stick, are leaky, and some are "impossible to secure because of how warped they have become over time."

Pursuant to Carson City Development Standards, Division 5 – Historic Districts, the following sections apply to the proposed windows:

5.16 Guidelines for Windows (Overview)

The majority of buildings in the Historic District are characterized by 19th century styles of architecture. A basic design characteristic of these styles is symmetrically placed, vertically proportioned windows. Houses built in the 1930s to 1960s used, in addition to the above, metal framed windows such as casements and picture windows.

5.16.1.1 Guidelines for Historic Buildings

Original windows shall be retained and repaired when at all possible. When replacement is necessary, a window of duplicated design shall be used. The size, pane configuration, design and trim shall replicate that of the original. Original trim and surrounds are to be retained when windows are replaced. Bronzed aluminum framed windows are not appropriate for use in a historic building. Stained glass windows were not commonly used in the buildings of the district. Original stained glass windows are very valuable and should be retained. The addition of stained glass windows into openings which did not historically have stained glass is discouraged. (Standard Number 2, 6)

5.16.2 Guidelines for New Construction

The overall style of the new building will determine the appropriate design characteristics of the windows to be used. Windows for new buildings emulating 19th century or early 20th century designs should emulate one of the 19th century or early 20th century window styles and shall be vertically proportioned with a minimum ratio of 2 horizontal to 3 vertical and shall be single or double hung. Windows for new buildings emulating mid-20th century designs should use windows found in designs of those eras (c 1930-1960). The use of smoked, mirrored or tinted glass is not appropriate for use in the district.

The applicant proposes to retain the existing trim. To ensure consistency with the Guidelines, staff has recommended a condition that all existing fenestration be retained and not modified, and that the replacement windows utilize the same window pane pattern as the existing windows.

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 July 1, 2016. As of the completion of this staff report, no comments had been received. 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. Any Repairs, Replacement, and Alterations must comply with International Residential Codes and Northern Nevada Amendments.
3. Any modification to window sizes requires a Carson City Building permit.
4. Window glazing in Carson City is U.35.
5. All Contractors are required to carry state and local license.

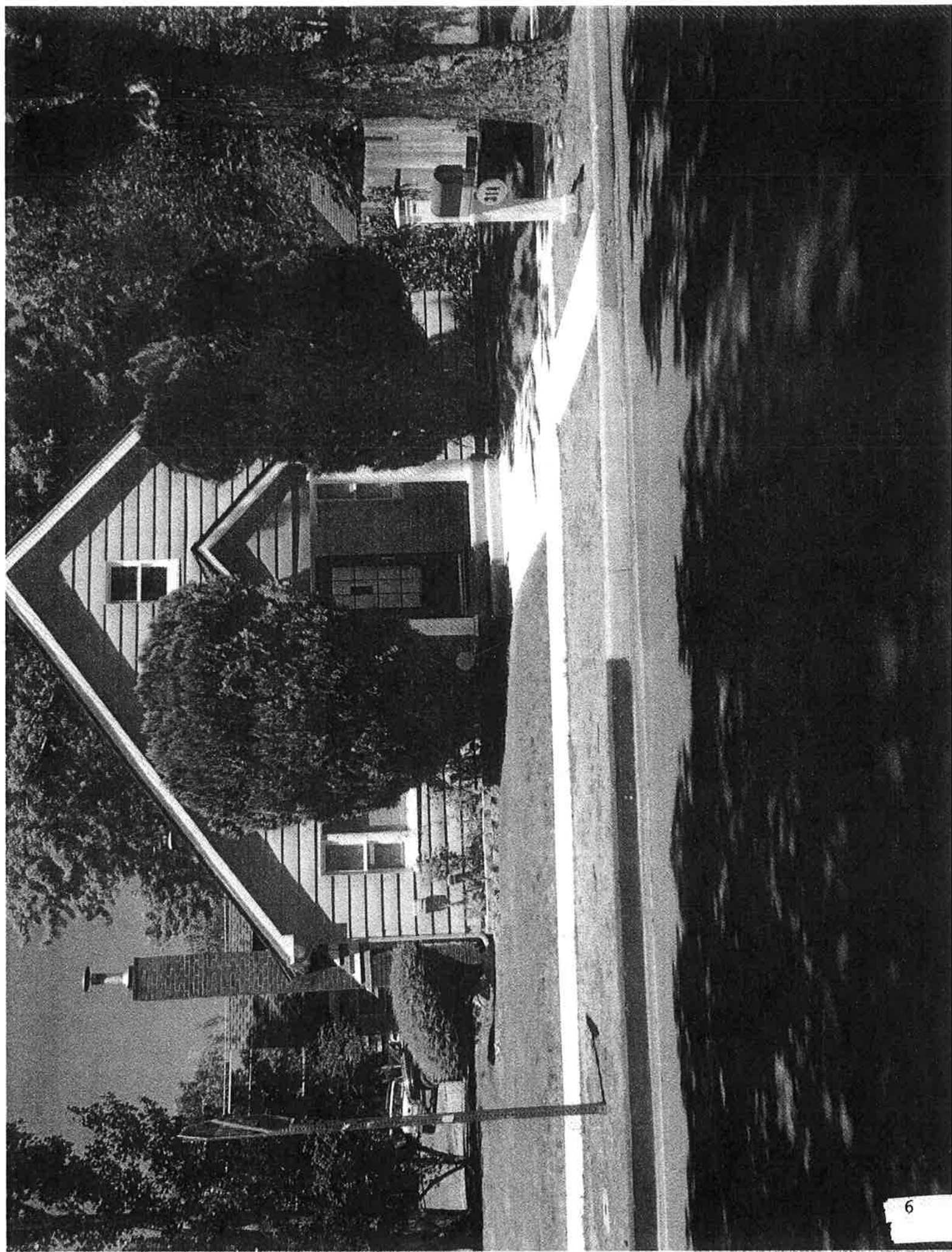
Engineering Division comments:

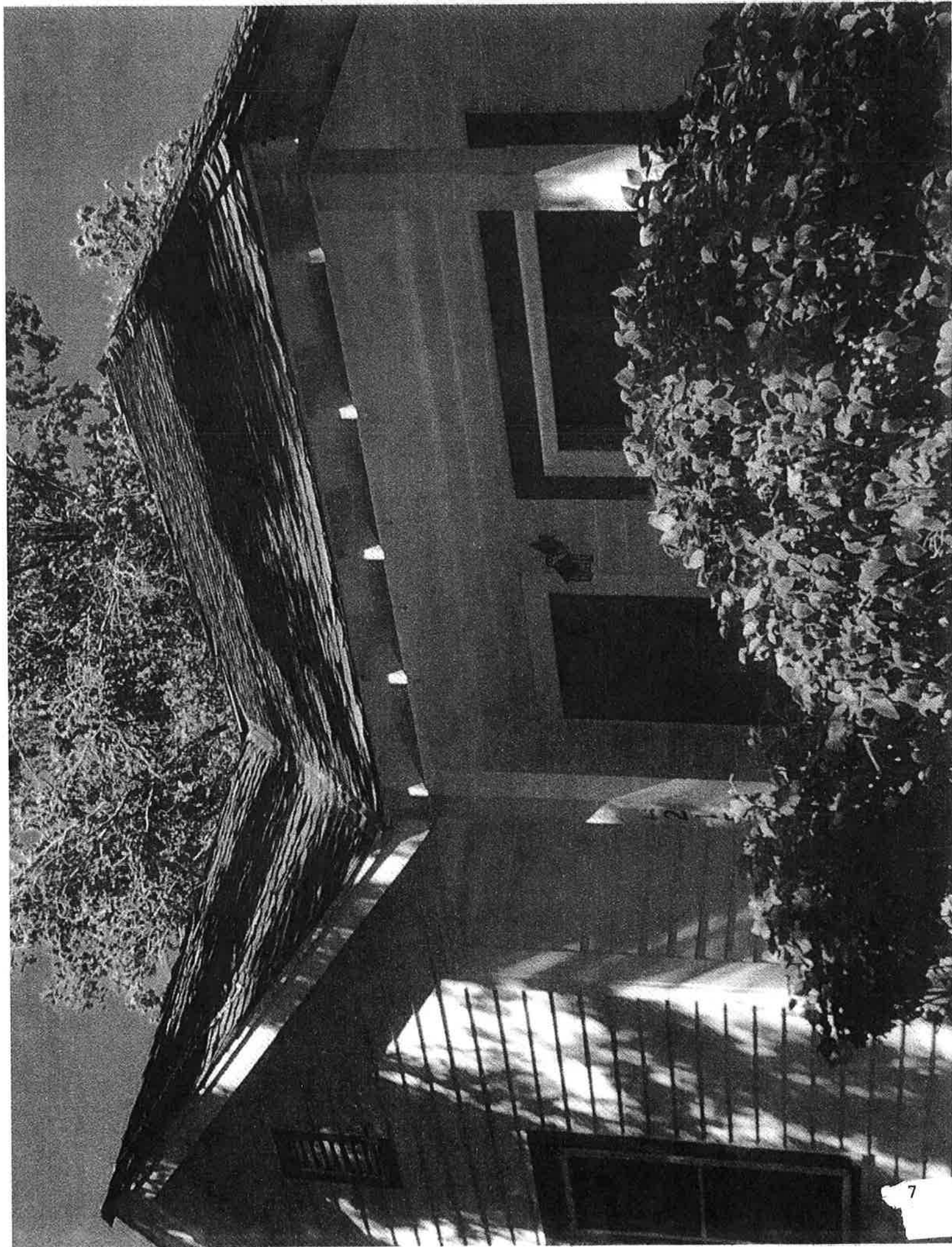
1. Development Engineering has no preference or objection to the request.

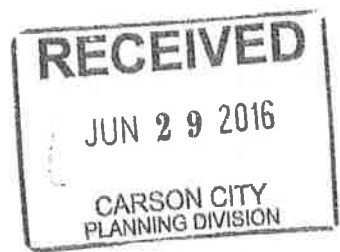
With the recommended conditions of approval and based upon the project complying with the Carson City Historic District Guidelines, the Historic Resources Commission Policies, and that the request as submitted is in general conformance, it is recommended that the Historic Resources Commission approve the application submitted for HRC-16-057 subject to the recommended conditions of approval within this staff report.

Attachments:

- Site Photos
- Building Division Comments
- Engineering Division Comments
- Carson City Resources Inventory pages
- Application (HRC-16-057)







June 29, 2016

HRC-16-057:

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. Any Repairs, Replacement, and Alterations must comply with International Residential Codes and Northern Nevada Amendments.
3. Any modification to window sizes requires a Carson City Building permit.
4. Window glazing in Carson City is U.35.
5. All Contractors are required to carry state and local license.

Shawn Keating CBO

"There's no use talking about the problem unless you talk about the solution"

Building Official

Carson City Community Development Department

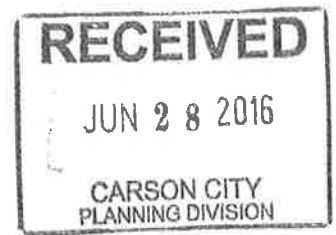
Web page <http://www.carson.org/index.aspx?page=172>

skeating@carson.org

Office 775-887-2310 X 7052

Fax 775-887-2202

Cell 775-230-6623



Carson City Engineering Division
Historic Resources Commission Report
314 W Robinson St
File Number HRC 16-057

To: Historic Resources Commission

From: Rory Hogen, E.I.

Date: June 28, 2016

Subject Title:

Review of a Historic Resources Commission application for window replacement at 314 W Robinson St, apn 03-286-06.

Recommendation:

Development Engineering has no preference or objection to the request.

Discussion:

The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices. Construction must meet all requirements of the State of Nevada and Carson City.

Historic Survey 1860-1948

Occupational & Residential

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



NAME: Crabb House
ADDRESS: 314 W. Robinson
LOCATION: Northeast corner W. Robinson and N. Division
CONSTRUCTION DATE: 1941 (assessor); 1870 (Ford)

HISTORICAL BACKGROUND

Robert Crabb purchased this house in 1869 (per Ford). Crabb was a mason and plasterer from England. His wife Sarah kept house and they had two children in school, Isabella, age fifteen and Robert, age ten. The children were both born in England.

In 1874 William H. Patterson purchased the house. A native of Indiana, Patterson was an attorney, and district attorney from 1870 until 1876. Patterson sold the house in 1875, to Harris Read who owned the property for five years.

In 1880 George Lyon bought the house. Lyon listed his occupation as private secretary, and kept the house until 1887. It was sold then to Lizzie Kinhead. Lizzie Fall Kinhead was the

wife of **John Henry Kinhead**, who was a member of the constitutional convention, Territorial Treasurer under Governor Nye, and governor from 1879 to 1883. The Kinheads moved to Carson City in 1860 from Marysville, California. Kinhead, Harrington & Co. was a general merchandize store on the northeast corner of Musser and Nevada.

Ida Clarke purchased the house in 1908. Her husband **Robert Clarke** was an attorney and had been Attorney General from 1867 to 1871. The Clarkes were both from Ohio. Ida lived there with her son William.

In 1918 the house sold to another Nevada political figure. **Maurice Sullivan** was Lieutenant Governor for three consecutive terms, from 1915 until 1927. He was elected to that office again in 1939 and served for another four years.

Mrs. Minnie R. Steinbach, a clerk for the United States Land Office, lived in the house in 1927. In 1928 the house sold to **Homer Mooney** who had been secretary to Governor Emmet Boyle. Mooney was living there in the 1930s, and kept the house until 1949.

OTHER NAMES ASSOCIATED WITH PROPERTY:

1862, W. S. Phillips, R. D. Harkness; 1863, Ezra Smith; 1908, Sarah Rodgers

SOURCES:

Stewart Title; Ford; Thompson & West (25, 529); Carson City Directories; 1870 Ormsby County Census; Political History (107); Carson City Telephone Directories

Rev. 3/00

**NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCES INVENTORY FORM**

For Office Use Only

1. PROPERTY NAME

1A. Historic Name

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

Homer Mooney House

1B. Current/Common Name

314 W. Robinson St.

2. PROPERTY ADDRESS

Street Address	314 W. Robinson St.
City, Zip Code	Carson City, NV 89703
County	Carson City

3. PROPERTY OWNERSHIP

3A. Original Owner

Name	Homer Mooney
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3B. Current Owner

Name	Garret, Kurt K. & Nutt, Sarah
Mailing Address	314 W. Robinson St., Carson City, NV 89703
Assessor's Parcel Number (APN)	003-286-06

4. CURRENT PROPERTY STATUS

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

5. PROPERTY USE

5A. Current Use

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

5B. Historic Use

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

6. CURRENT ACCESS

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

7. ACREAGE

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

Zone 11 260860E 4338800N

8B. Township/Range/Section/Map

T15N, R20E, Sec 17, Mt. Diablo Base Meridian, Carson City, NV USGS quad map (1994)
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9. RESOURCE DESCRIPTION**9A. Resource Type**

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

9B. Exterior Resource Features

	Basement	1.5	Number of stories
X	Porch		Balcony
	Dormer(s)	X	Chimney
	Other (please specify)		

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

9C. Roofing Material(s)	9D. Exterior Surface Material(s)
R-3 Composition Shingle	ES-7 Aluminum
9E. Building Structural System	9F. Foundation Structural System
SS-9 Wood - Platform	F-9 Unknown

9G. Written Description

See continuation sheet

9H. Associated Structures/Features

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

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

9J. Condition

X	Good		Fair
	Poor		Ruins

9K. Threats

None known

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

unknown

10B. Builder/Contractor

unknown

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

No style

10D. Construction Date(s)

1940	X	Circa
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10E. Date(s) of Significance

Ca. 1940

10F. Historic Resource Theme (See Appendix C)

Land Usage: Townsite Development and City Planning

10G. National Register Eligibility (See Appendix D)

	Listed	Date Listed	
X	Eligible under:		
X	Criterion A	Criterion B	X Criterion C
	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: Homer Mooney House City, County: Carson City

Section No. 9G, 11

Page No. 5

The story-and-a-half frame house has a gable-front form with small gabled wings to the rear on the east and west sides. The east gable has fishscale wood shingle sheathing. A gabled entry porch on square columns extends on the front, flanked by picture windows with 1/1 side sashes. Other features include 1/1 windows, aluminum awnings on the west side, and evidence of roof alterations to the rear.

According to Anita Watson, the first known owner of this house was Robert Crabb, an English-born mason and plasterer. Crabb purchased the property in 1869 but whether the present house was then standing is not known (if it was it may have belonged earlier to R. D. Harkness, who acquired the property in 1863). Crabb lived here with his wife, Sarah, and children Isabella and Robert. Beginning in 1874 the property passed through a number of owners before it was purchased by Lizzie Fall Kinkead in 1887. Kinkead was the wife of former Governor John Henry Kinkead, who served from 1879 to 1883. In 1918 the house was acquired by Lieutenant Governor Maurice Sullivan, who served in that capacity for four terms (1915 to 1927 and 1939 to 1943). Sullivan apparently used it as a rental property; Minnie R. Steinbach, a clerk with the United States Land Office, lived there in 1927. In 1928 the house was acquired by Homer Mooney, who owned it until 1949. Some evidence suggests Mooney had the house built about 1940; stylistically the house is not out of keeping with such a late date. It is possible construction around 1940 would have incorporated earlier fabric. Mooney was Governor Emmet Boyle's secretary.

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

Sources

Watson, Anita. "Historical Survey Carson City Historical District: 1860-1948
Occupational and Residential Assessment, Proctor & Green and Curry
Subdivisions." Report, 1998.



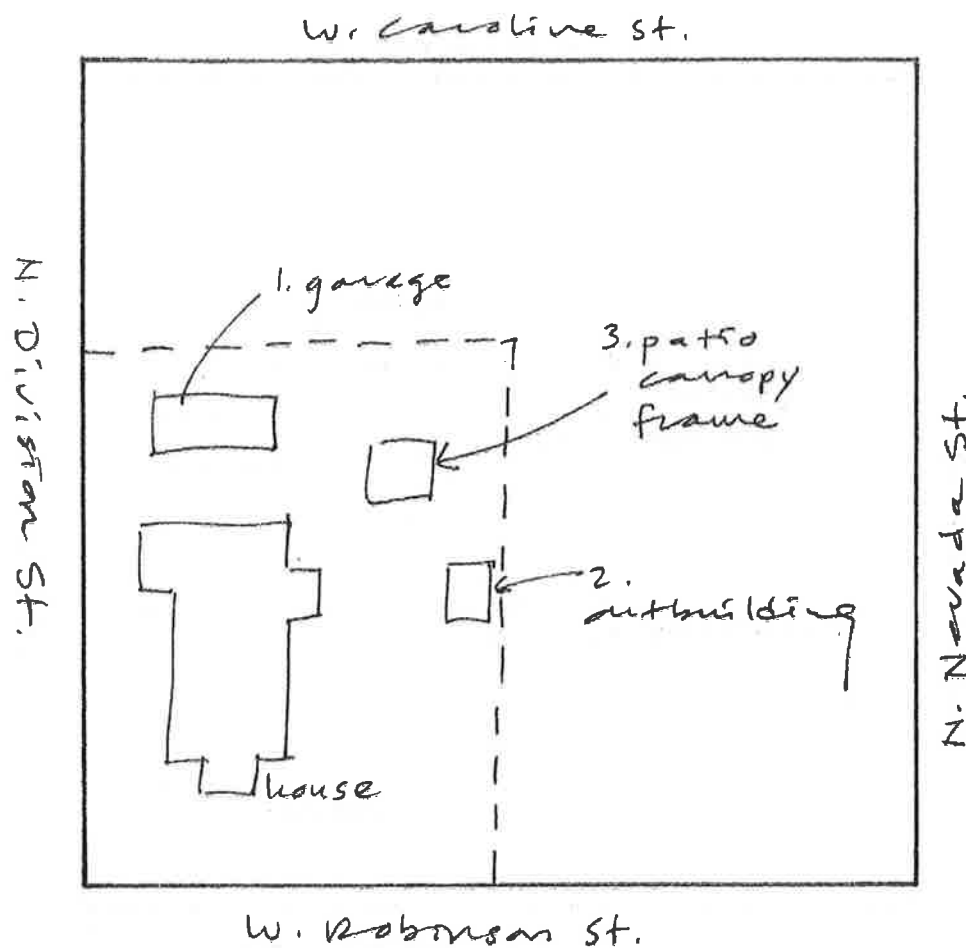
NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: Homer Mooney 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**

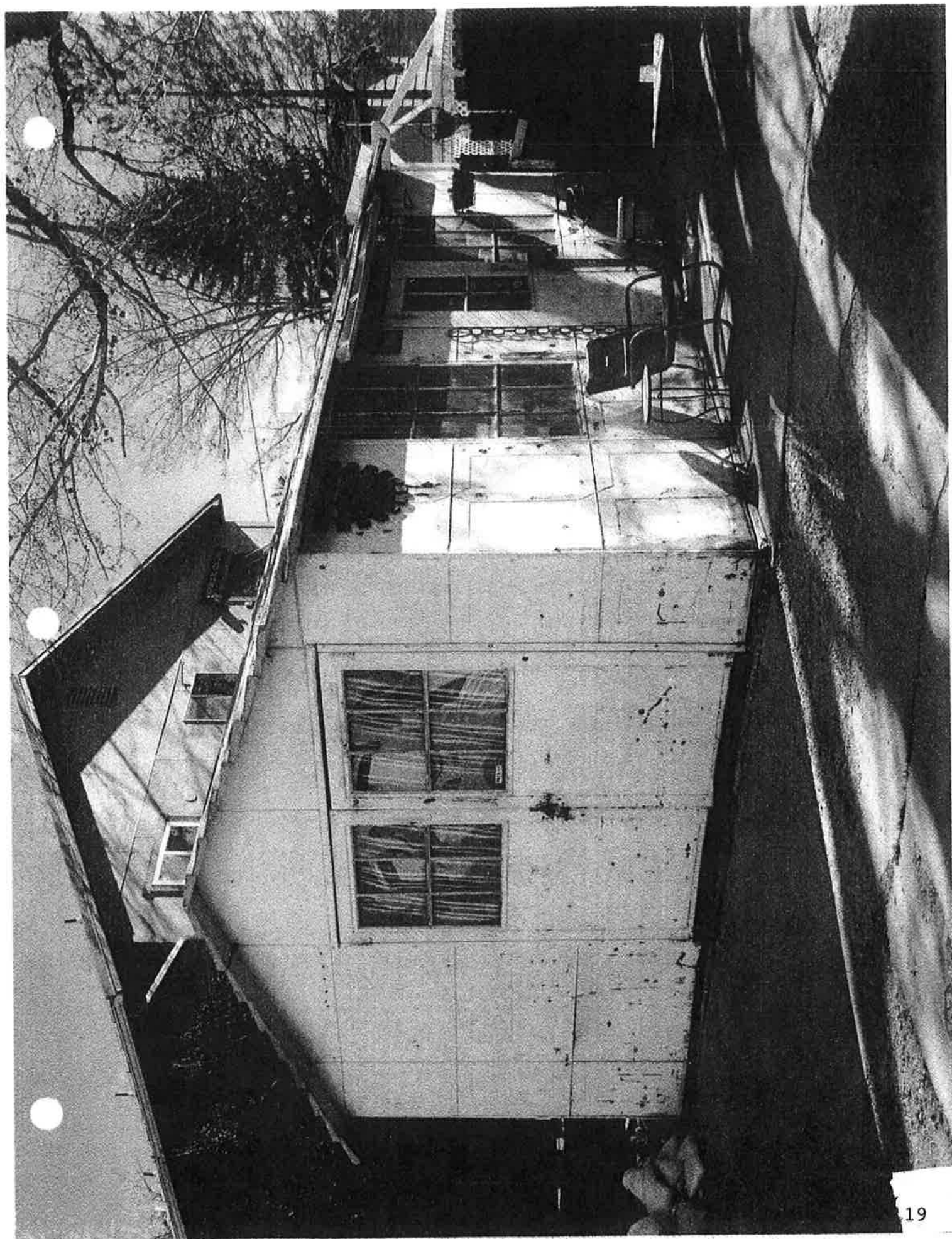
Property Name: 314 W. Robinson St. **City, County:** Carson City

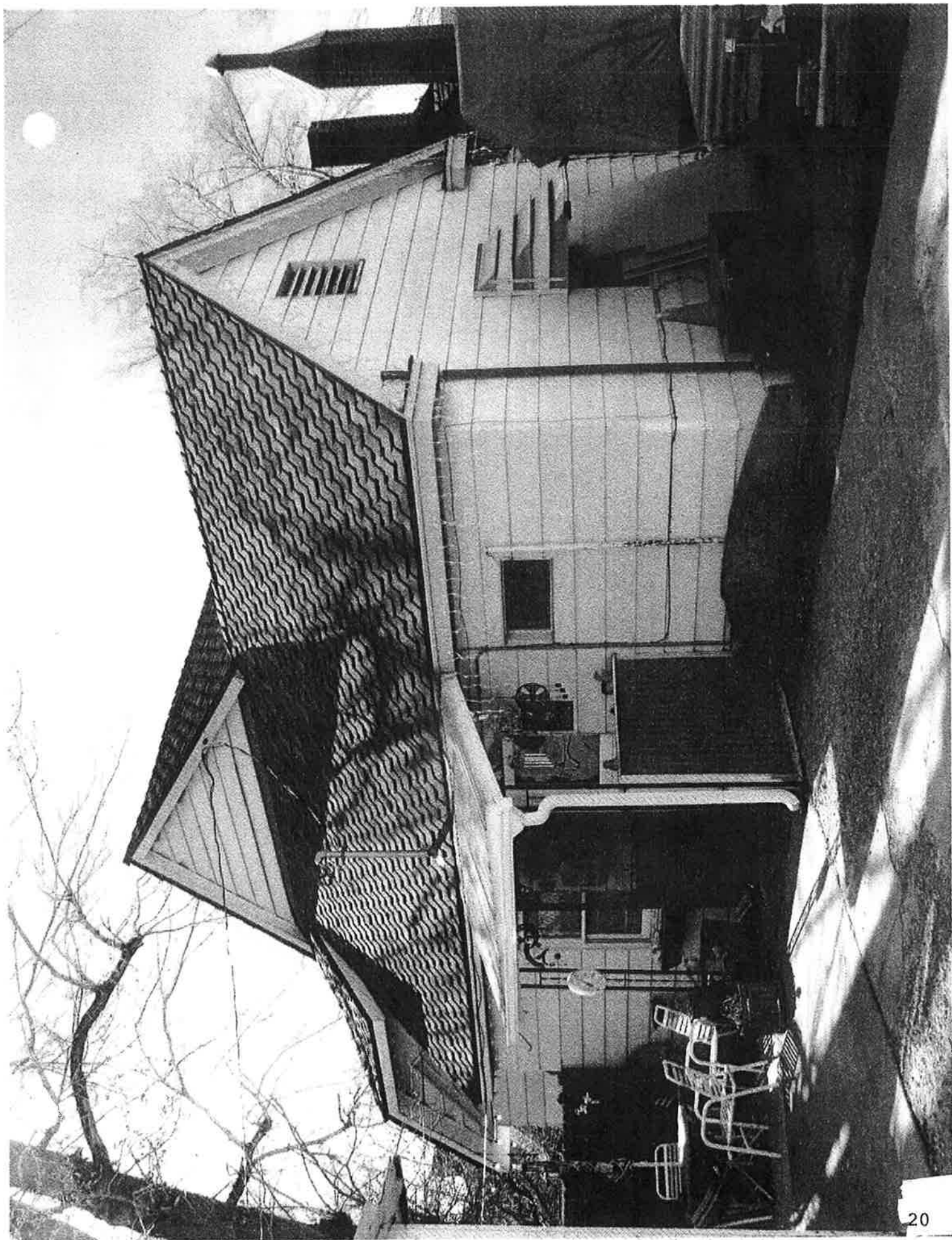
Section No. 13

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

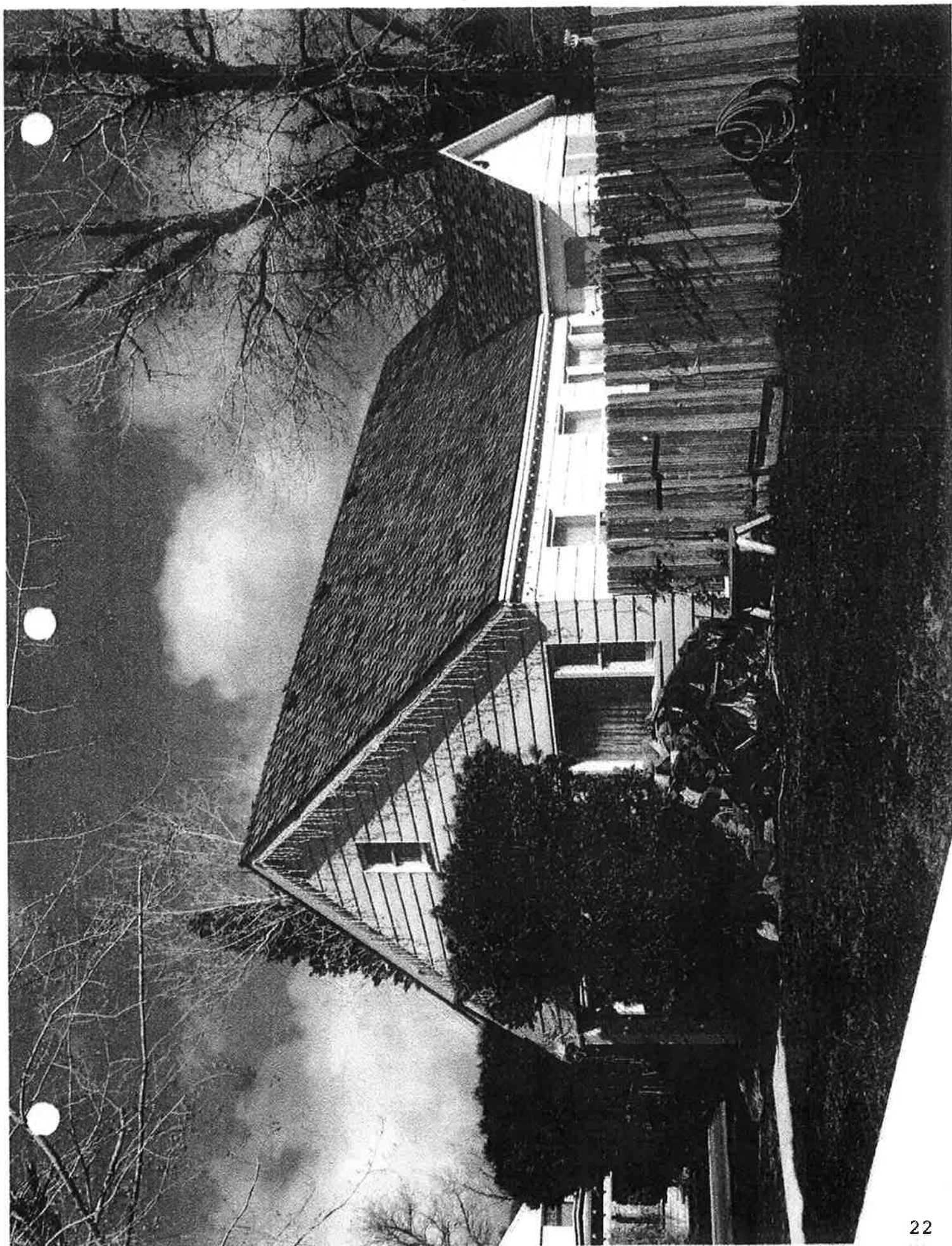
ASSOCIATED STRUCTURES/FEATURES SUMMARY				
Number of associated structures: 3		Contributing	3	Noncontributing
Number of associated features:		Contributing		Noncontributing

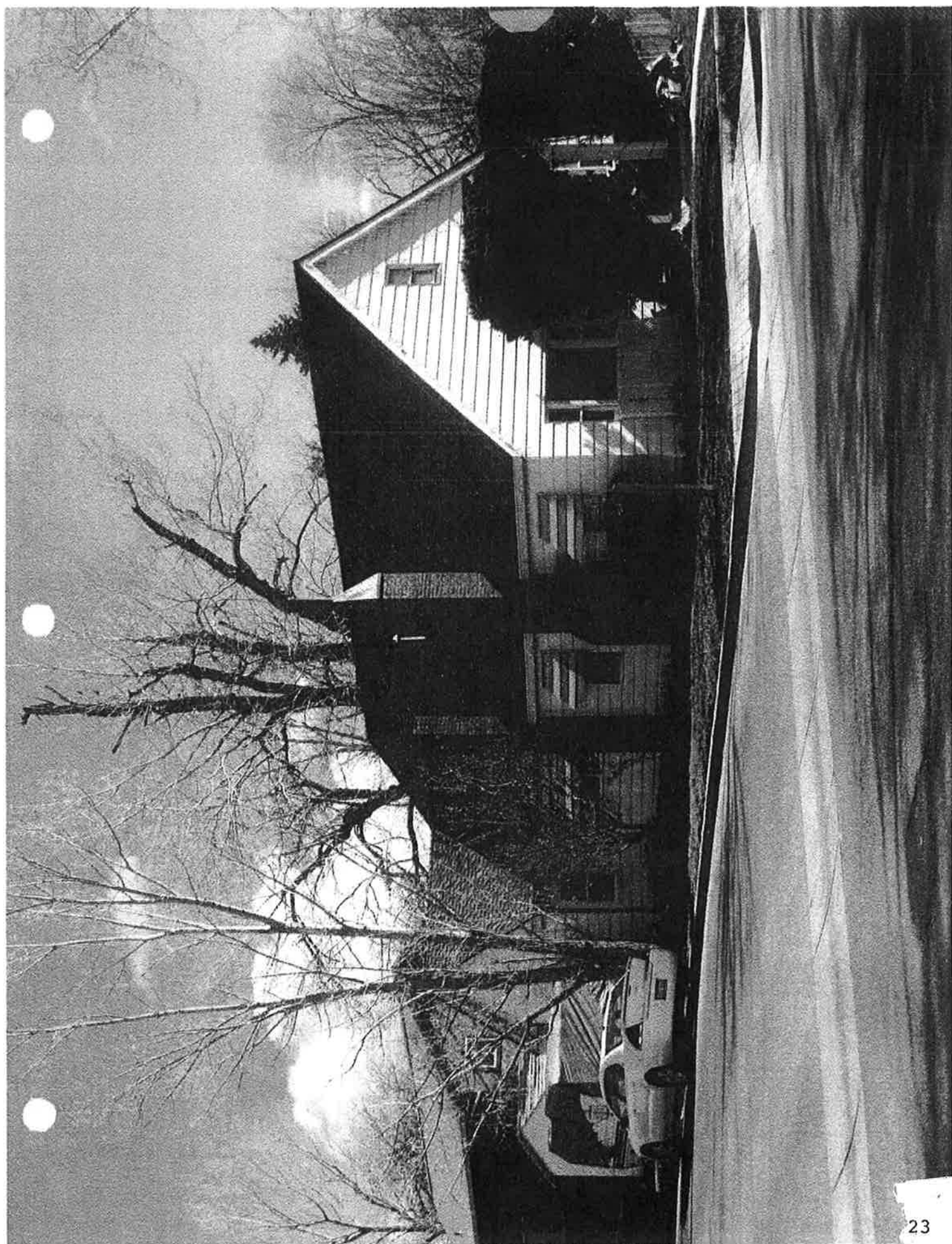
Structure/Feature #1		Structure/Feature #2	
Historic Name		Historic Name	
Property Type	Building	Property Type	Building
Historic Use	Garage	Historic Use	Outbuilding
Current Use	Storage	Current Use	Outbuilding
Style (if applicable)	No style	Style (if applicable)	No style
Materials	Metal	Materials	Stucco
Construction date	Ca. 1950	Construction date	Mid-20 th c.
Integrity	Good	Integrity	Good
Map Reference Code		Map Reference Code	
Structure/Feature #3		Structure/Feature #4	
Historic Name		Historic Name	
Property Type	Structure	Property Type	
Historic Use		Historic Use	
Current Use	Patio canopy frame	Current Use	
Style (if applicable)	No style	Style (if applicable)	
Materials	Aluminum	Materials	
Construction date	Ca. 2000	Construction date	
Integrity		Integrity	
Map Reference Code		Map Reference Code	











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

FOR OFFICE USE ONLY:

FILE # HRC - 16 - = HRC - 16 - 057

HISTORIC RESOURCES COMMISSION

RECEIVED

MAY 31 2016

CARSON CITY
PLANNING DIVISION

APPLICANT Robyn Laguzza PHONE # 775 297-3403

FEE: None

MAILING ADDRESS, CITY, STATE, ZIP
314 W Robinson St

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

EMAIL ADDRESS
fleezer11@gmail.com

PROPERTY OWNER Robyn Laguzza PHONE # 775 297-3403

MAILING ADDRESS, CITY, STATE, ZIP
314 W Robinson St

EMAIL ADDRESS
fleezer11@gmail.com

Application Reviewed and Received By:

APPLICANT AGENT/REPRESENTATIVE PHONE #

Submittal Deadline: See attached HRC application submittal schedule.

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

Project's Assessor Parcel Number(s):

Street Address

ZIP Code

003-286-06

314 W Robinson St

89703

Project's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)

new windows

residential

Robinson & Division

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.

I want to replace all the single-hung windows with new double-pane fiberglass windows, leaving all the existing trim intact.

(Milguard Ultra series)

Does the project require action by the Planning Commission or the Board of Supervisors? ☒ Yes ☐ No If Yes, please explain
needs approval by the commission

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:

The current windows are non-functional. They stick, are leaky (in spite of attempts to insulate them), and some of them are impossible to secure because of how warped they have become over time. The windows are significantly decreasing the comfort level inside the house and I'd like to replace them with the same kind of windows I put into my Spear St. house last year.

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.

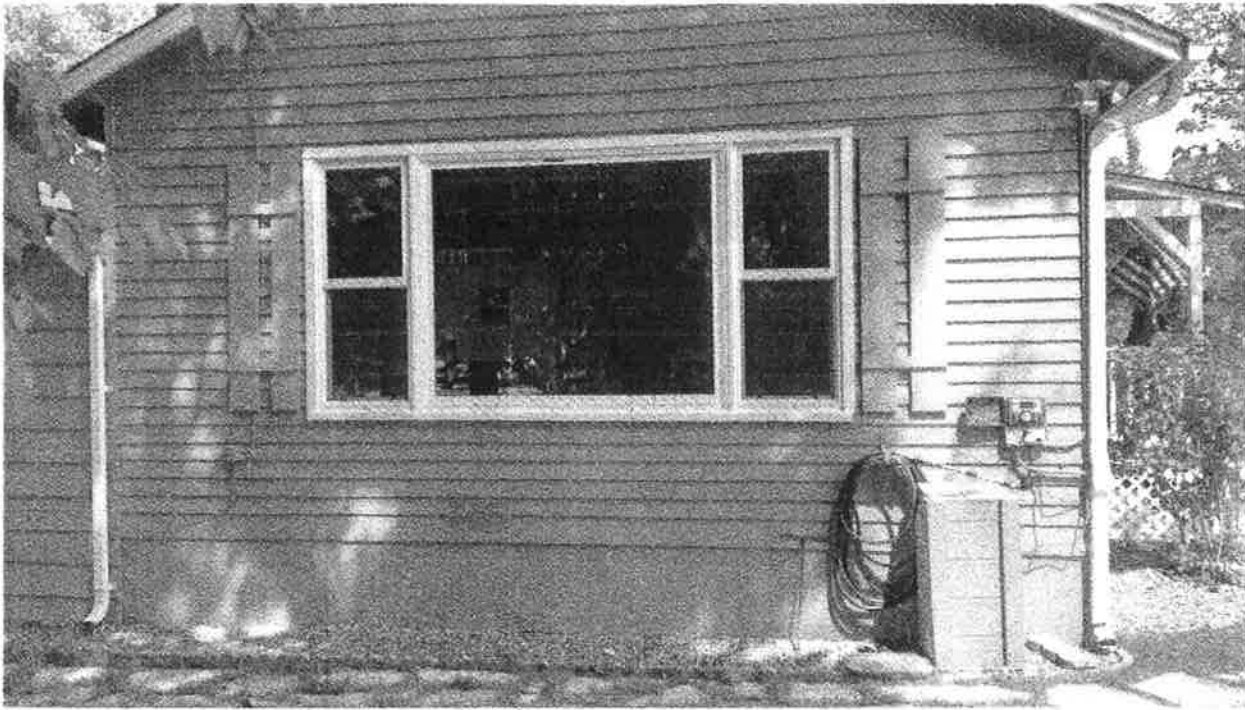
Attached is a Plan Checklist to aid preparation of plans and architectural drawings. It is understood that all checklist items will not be included in all projects. The list is intended to give the applicant an idea of the breadth of review by the Commission on those items which are included in the subject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

Owner's Signature

Owner's Printed Name

Applicant's/Agent's Signature

Applicant's/Agent's Printed Name



These are the windows I installed at 506 W. Spear, which are the same kind of windows I'd like to install at my house on Robinson. They were approved by the HRC last May for my house on Spear. (Milguard Ultra)

506 W Spear



Ultra™ Series Windows

Ultra – as the name implies – was designed to be the ultimate in window and door frame material. Ultra combines the benefits of fiberglass with the style of traditional wood windows.

When you first look at a Milgard Ultra Series window, you might think that it's painted wood. That's no coincidence. In fact, the window was designed to match the beauty and profile of a wood window product, while avoiding the maintenance issues that wood windows face.

For appearance and performance, Ultra offers an upscale look that will complement any home. Its baked-on paint finish won't peel or eggshell, unlike a painted wood finish.

One of the toughest windows you can find, Ultra will make a wonderful addition to your home.

