

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
SEPTEMBER 1, 2016**

FILE NO: HRC-16-098

AGENDA ITEM: F-2

STAFF AUTHOR: Hope Sullivan, AICP, Planning Manager

REQUEST: Consideration of a request from Black Pine Construction (property owner: KLP LLC) for exterior renovation of an existing building and landscaping on property zoned Residential Office (RO), located at 1000 North Division Street, APN 001-181-01.

APPLICANT: Black Pine Construction

OWNER: KPL LLC

LOCATION: 1000 North Division Street

APN: 001-181-01

RECOMMENDED MOTION: I move to approve HRC-16-098, a request from Black Pine Construction (property owner KPL LLC) to renovate an existing building and install landscaping on property zoned Residential Office (RO), located at 1000 North Division Street, APN 001-181-01, based on the findings and conditions of approval contained 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. 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 Standard's.
6. 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.
7. Any Repairs, Replacements, and Alterations must comply with 2012 International 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.
8. All work is to be completed by contractors, 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: None

DISCUSSION:

The subject property was improved in 1978. The Board of Supervisors created the Historic District and the designation of an architectural review committee in May 1982. The subject property is located within the boundaries of the Historic District, but is non-contributing.

The applicant is proposing a renovation to the exterior of the building, and new landscaping. The scope of renovations proposed is as follows.

- Replace glass on the south side of the building;
- Change color of stucco to a similar earth tone;
- Stucco end caps and roof vent structure;
- Replace vents on roof structure;
- Paint vents to match window frames (pewter in color);
- Paint rain gutters a pewter color to match vents and window frames;
- Seal block to create slightly darker color;
- Change south side entry cover;
- Replace tile roof with 40 year composition shingle with earth tone;
- Prune landscaping/install supplemental landscaping.

Overall, staff finds that the subject property is not an historic property, and would not be confusingly considered as an historic property. Staff finds that the scope of changes will improve the aesthetic of the building, but will not substantively change the appearance of the building as the materials proposed to be utilized as part of the renovation are consistent with materials that are currently being utilized on the building. Staff finds that the proposed renovation will not detract from the historic district, nor will it mislead anyone to believe the subject property is historic.

Secretary of the Interior Standards

The Secretary of the Interior Standards provides concepts regarding maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. They provide a framework and guidance for decision-making about work or changes to a historic property. The Secretary of the Interior provides guidelines on preservation, rehabilitation, restoration, and reconstruction.

The Secretary of the Interior Standards state "changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken." As previously noted, staff finds that the proposed changes will not create a false sense of historical development.

Carson City Development Standards

Division 5 of the Carson City Development Standards provides design guidelines for properties within the Historic District. The guidelines provide guidance for historic buildings and for new construction. Curiously, the subject building is not a historic building, and was not new construction that was subject to the guidelines due to being constructed prior to creation of the district.

PUBLIC COMMENTS:

Public notices were mailed to the property owners adjacent to the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045 on August 29, 2016, 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.

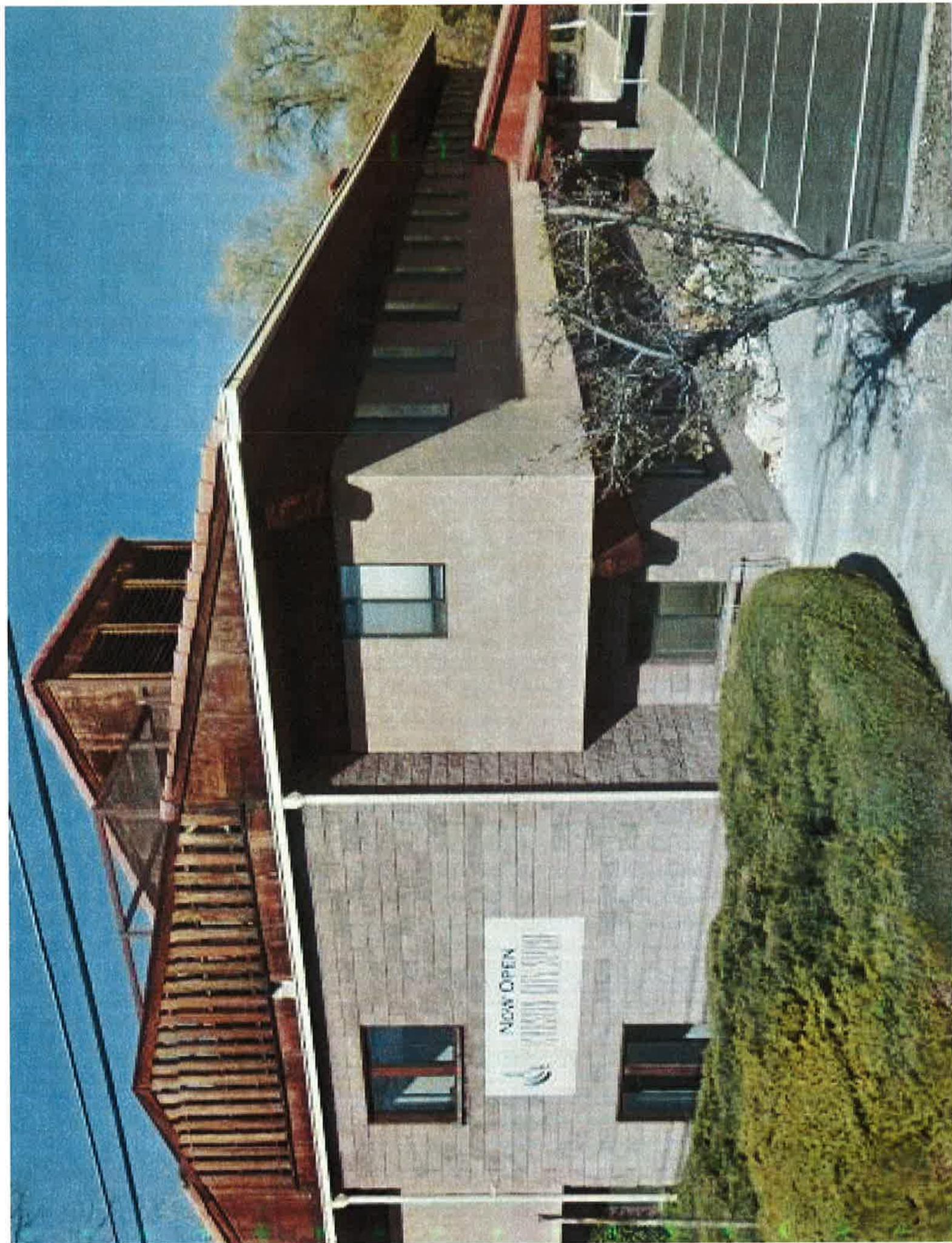
Attachments:

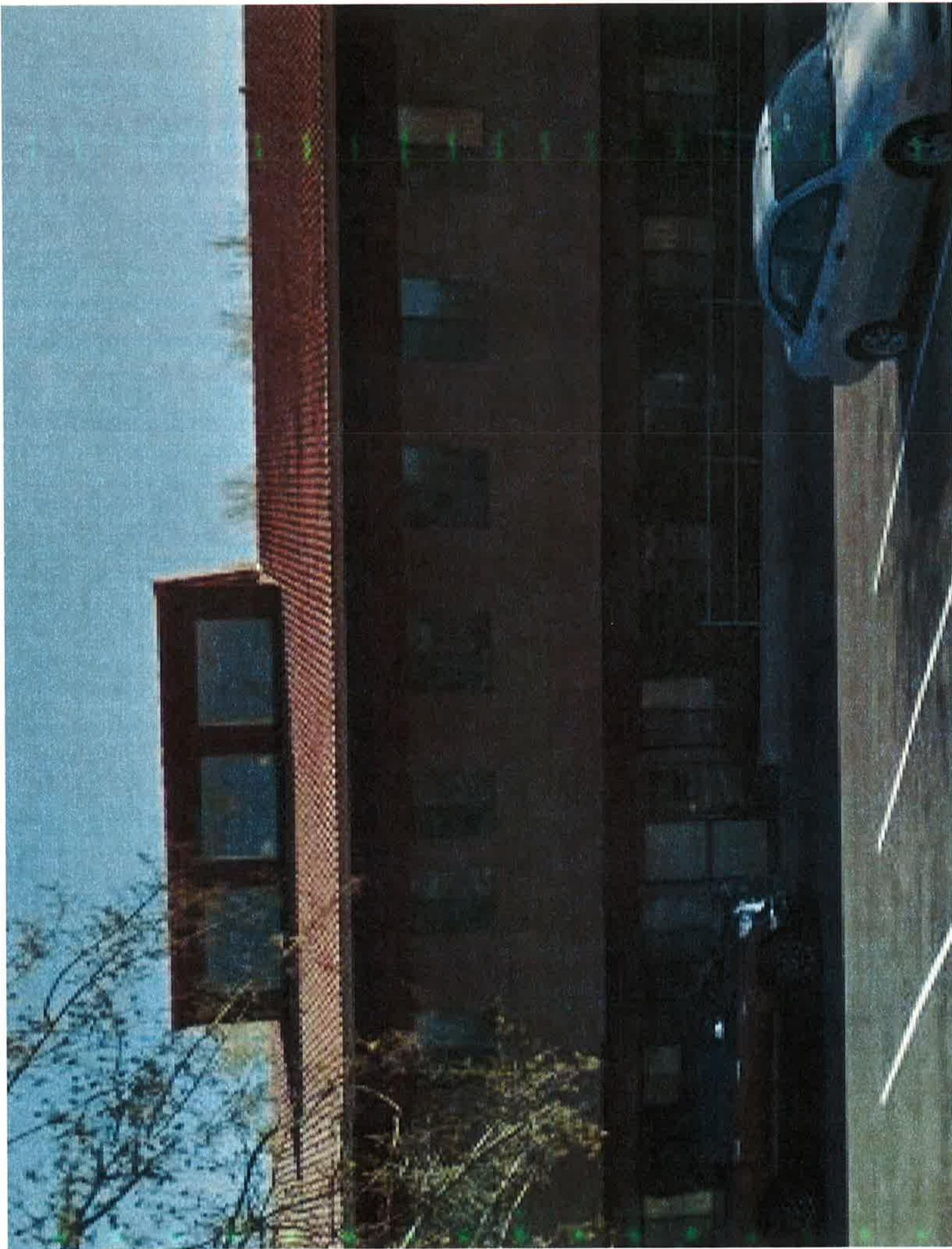
Photos

Application (HRC-16-098)









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

FILE # HRC - 16 - 098

APPLICANT **Black Pine Construction** PHONE # **(775)882-3602**
MAILING ADDRESS, CITY, STATE, ZIP **3075 College Parkway, Carson City, NV, 89703**
EMAIL ADDRESS **Rob@nvbrown.com**

PROPERTY OWNER **1000 N. Division LLC** PHONE # **(775)750-7608**
MAILING ADDRESS, CITY, STATE, ZIP **500 Mountain St., Carson City, NV, 89703**
EMAIL ADDRESS **Rob@nvbrown.com**

APPLICANT AGENT/REPRESENTATIVE **Rob McFadden** PHONE # **775-750-7608**
MAILING ADDRESS, CITY, STATE, ZIP **500 Mountain St., Carson City, NV 89703**
EMAIL ADDRESS **Rob@nvbrown.com**

Project's Assessor Parcel Number(s): 001-181-01	Street Address 1000 W. Division St Carson City, NV 89703	ZIP Code
Project's Master Plan Designation	Project's Current Zoning	Nearest Major Cross Street(s) William St, Minnesota 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.

Project to freshen exterior of building. Use to be a commercial office. Glass replacement on South side of building. New glass to have tint. Change color of stucco to similar earth tone. Stucco end caps and roof vent structure, color to be same as all stucco. Replace vents on roof structure. Paint vents to match window frames. Pewter in color. Paint rain gutters pewter to match vents and window frames. Seal block to create slightly darker color and remove rose color. Change south side entry cover. Landscape and prune trees. Replace roof from tile to 40 year composition with earth tone color.

FOR OFFICE USE ONLY:

HISTORIC RESOURCES COMMISSION

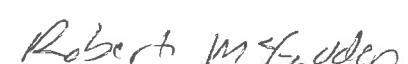
FEE: None

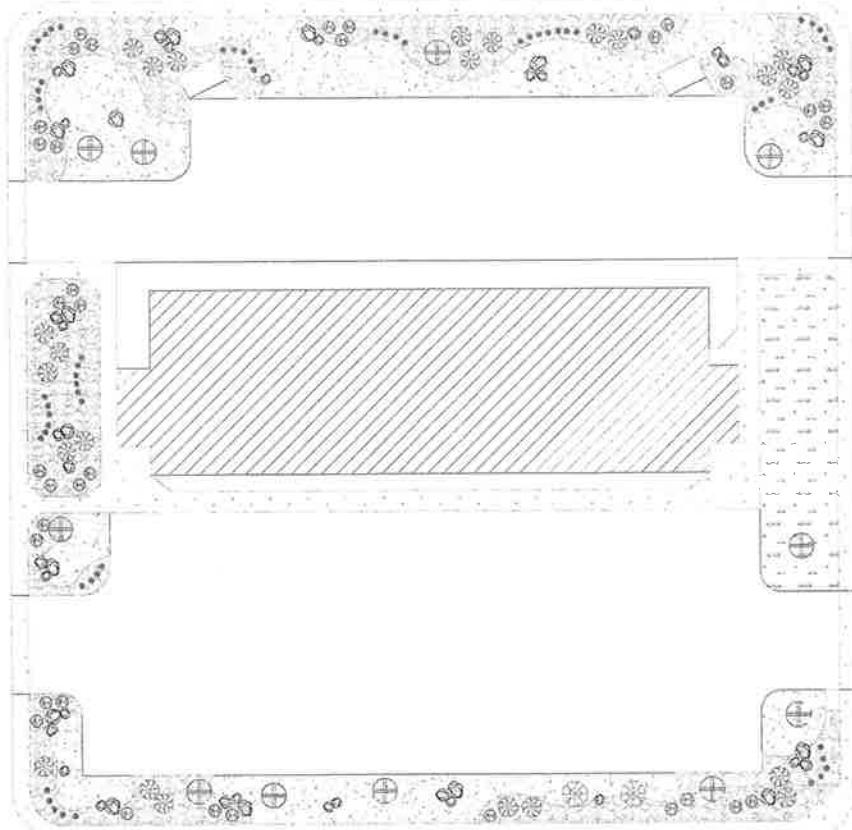
SUBMITTAL PACKET

- Application Form with signatures
- Written Project Description
- 16 Completed Application Packets-Application form, maps, supporting documentation (1 Original + 15 Copies)
- CD containing application data (pdf format)
- Documentation of Taxes Paid-to-Date

Application Reviewed and Received By:

Submittal Deadline: See attached HRC application submittal schedule.

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
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:
<p>Reason for project:</p> <p>Freshen building to create a more attractive building that better fits in with its surroundings.</p>				
<h4>SUPPORTING DOCUMENTATION</h4> <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		
<p>Page 2</p>				



LANDSCAPE PLAN

LEGEND

Common Name	Qty	Size
FLOWER, GRASS	50	Each
GRASS, FOUNTAIN'S FEATHER REED	50	Each
SARMA DECODON	23	
DOGWOOD, YELLOW TWIG		
SHELD, EVERGREEN BROADLEAF	35	5 GAL.
ENGLISH LAVENDER		
TREE, DECODON	2	
SARMA, EXISTING LANDSCAPE		
TREE, EXISTING LANDSCAPE	11	

1" x 3" FRACTURED RIVER ROCK

DG (DECOMPOSED GRANITE)

CON Boulders

GRASS

Revision #: 8/17/2016

Landscape Plan:
1000 N. Division St.

Scale:
1/8" = 1'

Landscape Design by: Adam Wilkin
ProScape Landscaping

Google Maps N Division St

To be stucco

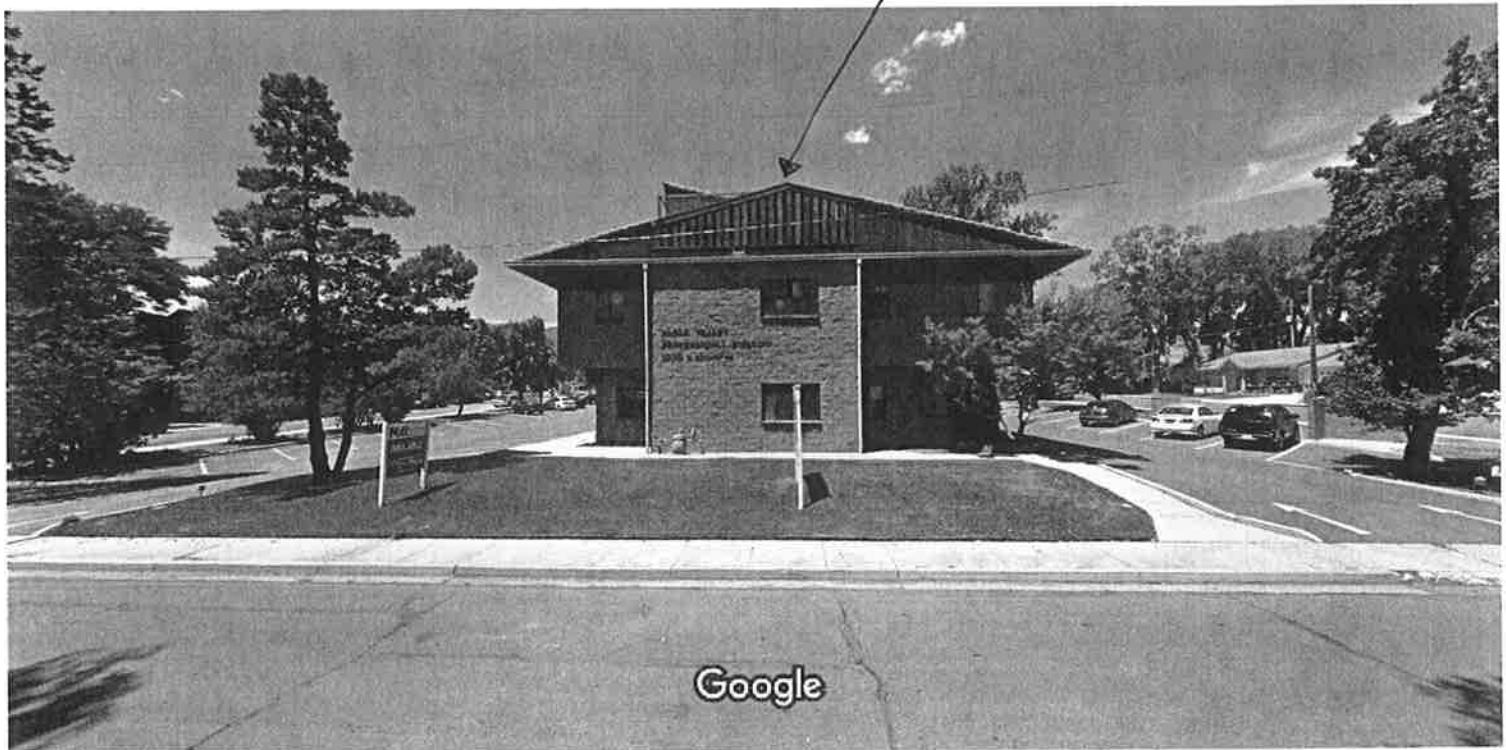


Image capture: Jul 2015 © 2016 Google

Carson City, Nevada

Street View - Jul 2015



Google Maps N Minnesota St

To be stucco to match 2nd story body

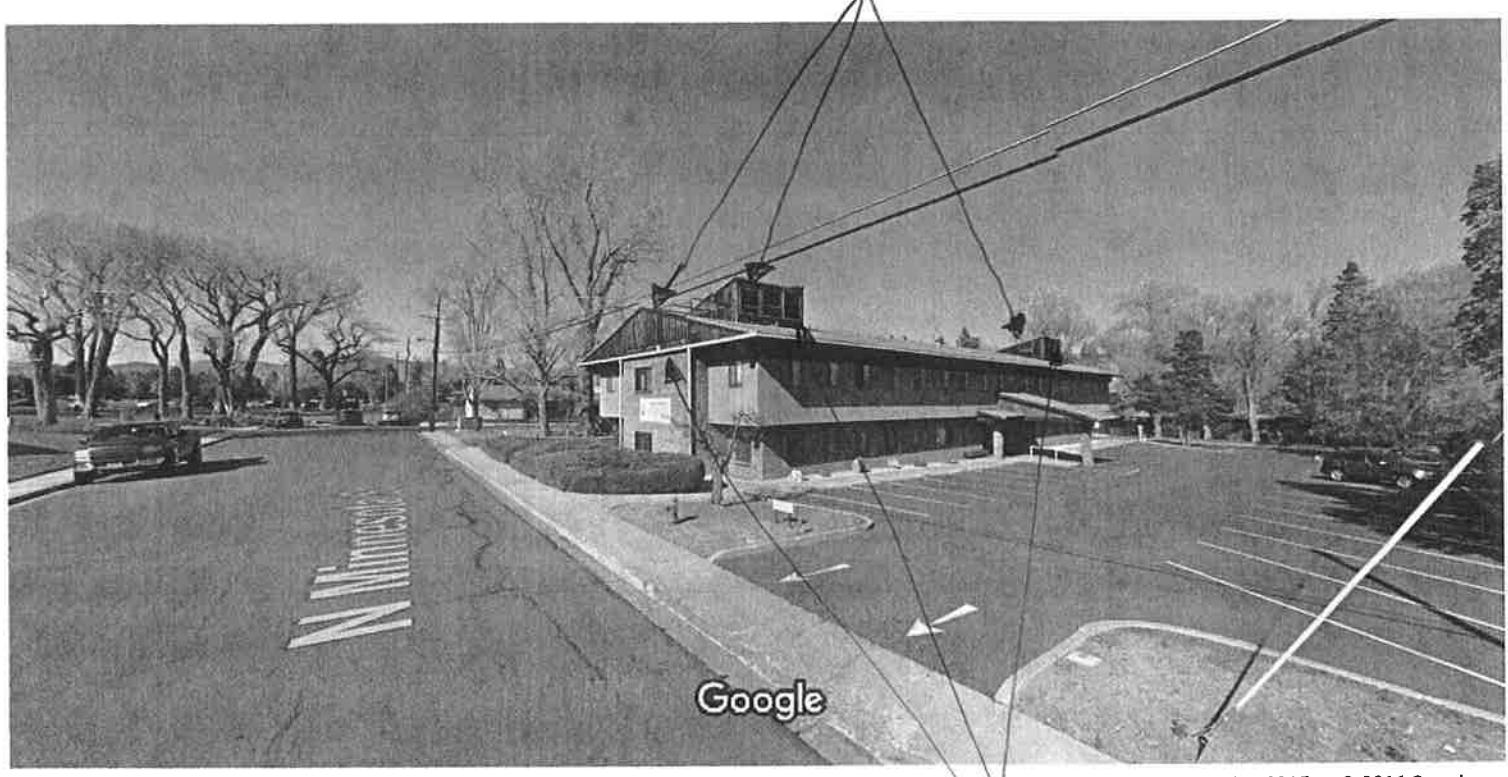
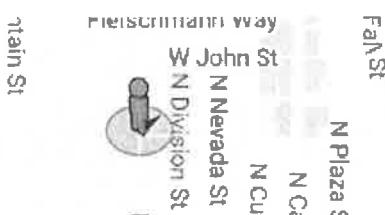


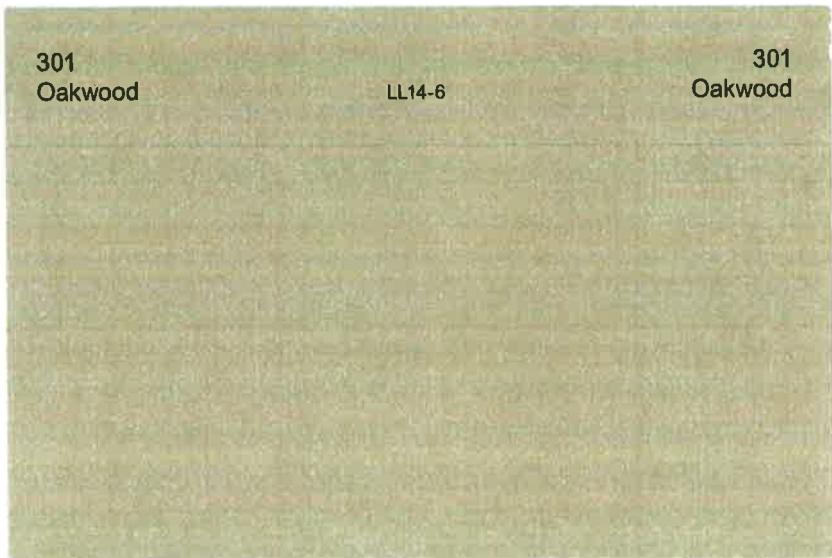
Image capture: Apr 2015 © 2016 Google

Carson City, Nevada

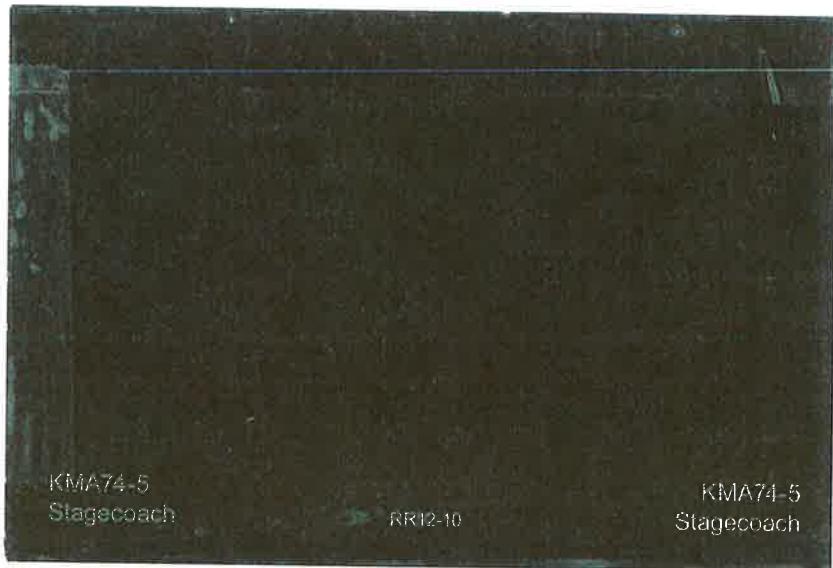
Street View - Apr 2015



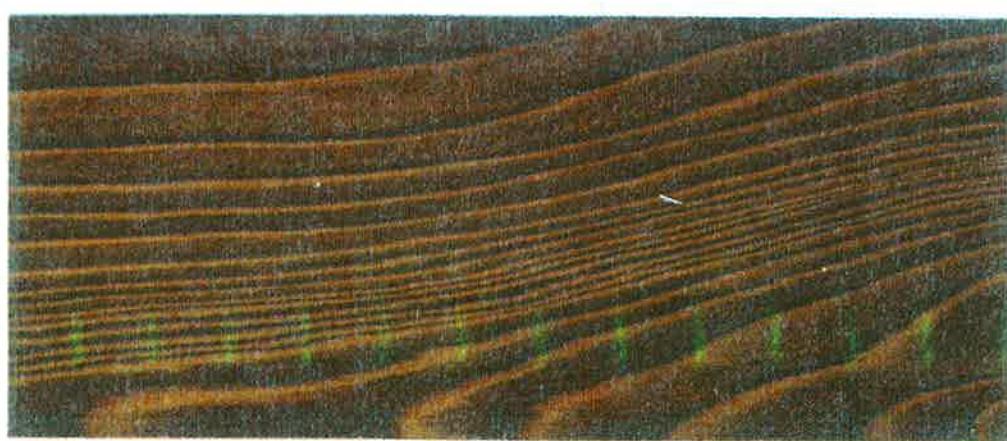
Vents & Rain gutters to match
window frames



Stucco



Vents, Rain gutters



103 Dark Oak - wood

FAX to 734-2998

COUNTER OFFER

In response to the Purchase Agreement dated April, 2016 regarding the purchase of approximately 1000 N. Division Street in Carson City, Nevada, known as a portion of Carson City Assessor's Parcel Number 001-181-01, the following counter offer is submitted:

PRICE: \$475,000.00

All other terms and conditions shall remain as originally submitted.

This counter to the Letter of Intent is valid until 5:00 p.m., May 12, 2016.

Buyer: RPJ NV, LLC

Authentisign
Sam Landis
5/9/2016 1:39:00 PM PDT

05/09/2016

Dated: _____

Seller:

Richard D Long Dated: 05/09/16
KLP, LLC



FRONT (EAST) ELEVATION

SCALE: 1/4"=10'



SOUTH ELEVATION

SCALE: 1/4"=10'

Proposed Tenant Improvements For:
Professional Office Building
 1000 North Division Street - Carson City, Nevada
 APN: 1-181-01

Revision:	Date:

Design By: BLACK PINE CONST.

Date: August 19, 2016

Sheet #: A5

GENERAL CONTRACTOR
Black Pine Construction Ltd.
 3075 College Drive - Carson City, NV 89703
 (775) 882-6302
 NV Lic. #37066 02 & B1 / Monetary Limit \$5,000,000.00
 Expiration Date: 05/31/2018

I am responsible for the preparation &
 designs shown on these plans.

Date:

Qualified architect's signature:

