

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF  
JANUARY 12, 2017**

**FILE NO: HRC-16-198**

**AGENDA ITEM: F-6**

**STAFF AUTHOR:** Hope Sullivan, AICP, Planning Manager

**REQUEST:** Approval of a request from Casey Otto to install two electric vehicle charging stations on the south side of the building on property zoned Residential Office (RO), located at 406 West William Street, APN 001-175-03.

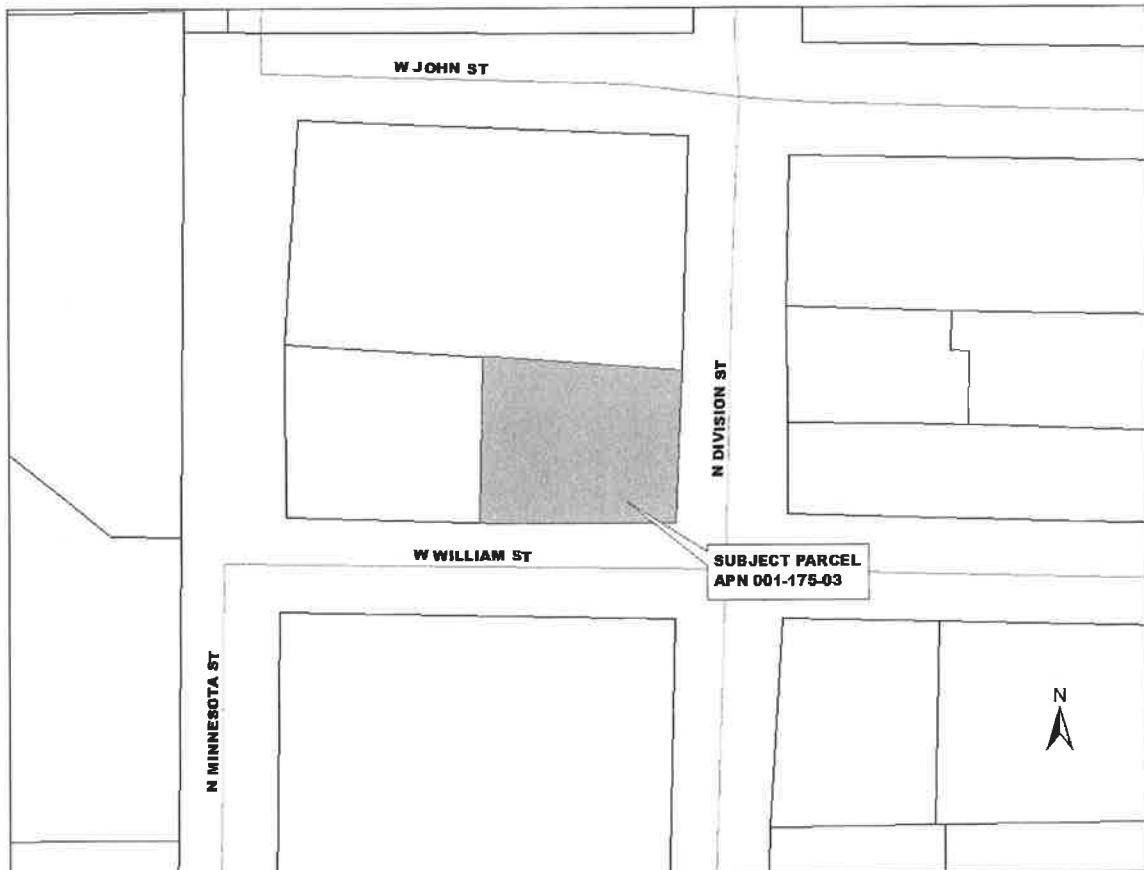
**APPLICANT:** Casey Otto

**OWNER:** Casey Otto

**LOCATION:** 406 West William Street

**APN:** 001-175-03

**RECOMMENDED MOTION:** "I move to approve HRC-16-198, a request from Casey Otto to install two electric vehicle chargers on the south side of the building on property zoned Residential Office, located at 406 West William Street, APN 001-175-03, based on the findings and conditions of approval outlined in the staff report, the Standards and Guidelines for Rehabilitation, the Carson City Historic District Guidelines and consistent with Historic Resources Commission Policies."



## **RECOMMENDED CONDITIONS OF APPROVAL**

1. The charging stations must be shielded with a wooden cover, painted to match the color of the building.
2. All development shall be substantially in accordance with the attached site development plan.
3. All on and off-site improvements shall conform to City standards and requirements.
4. The applicant must obtain a building permit for the proposed improvement. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code 15.05.020.
5. All work is to be completed by contractors. All contractors are required to carry State and local licenses.
6. Any repairs, replacements, and alterations must comply with the 2012 International Building and Residential Codes, 2012 Uniform Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical Code, 2012 Fuel Gas Code, 2011 Electrical Code, Adopted International Energy Code, and the 2012 Northern Nevada Amendments.
7. 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.
8. 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.
9. HRC approval is based upon the project complying with the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, the Historic Resources Commission Policies and that the plans as submitted are in general conformance with the Secretary of the Interiors Standards.

**LEGAL REQUIREMENTS:** CCMC 18.06.015 (Procedure for Proposed Project)

**MASTER PLAN DESIGNATION:** Mixed-Use Residential (MUR)

**ZONING:** Residential Office (RO)

### **PREVIOUS REVIEWS:**

- HRC-12-022 – Historic Resources Commission administrative approval to re-roof building, replace damaged trim, replace damaged siding and replace exterior doors
- HRC-15-058 – Remodel a fourplex.
- HRC-16-164 – Historic Resources Commission review of a request for fencing.

## DISCUSSION:

The main structure of the subject property is a one and a half story vernacular building constructed sometime between 1876 and 1880 that reflects the Greek Revival style. It is representative of its style and type. This main building serves as two attached residential units. The other buildings that serve as additional residences making up the four-plex were built sometime in the 1950s. The applicant is proposing to place the electric car vehicle chargers on the 1950s addition, not on the original 1876 and 1880 building.

The applicant would prefer to not cover the chargers.

### Guidelines for Electric Vehicle Charging Stations

The City's guidelines for the Historic District do not specifically address electric vehicle charging stations. However, Section 5.25.4 of the Guidelines addresses Satellite Dish Antennas, stating the following.

*“Satellite dish antennas are an inherently intrusive and incongruous landscape feature in the Historic District. The size, color, texture and locations of the dish all contribute to its impact. Dishes shall be placed in the least visible location on the property. A screen of plant materials and/or fencing shall also be provided to lessen the visual impact of the installation.”*

The Secretary of the Interior does not have published guidance on electric vehicle charging stations. However, the Secretary of the Interior does provide guidance on solar panels, noting the following.

*“Recommended. Installing a solar device in a compatible location of the site or on a non-historic building or addition where it will have minimal impact on the historic building and its site.”*

*“Not Recommended. Placing a solar device in a highly-visible location where it will negatively impact the historic building and its site.”*

Staff would recognize that the applicant has placed the charger on the 1950's addition as opposed to the original building on the site. That would be consistent with the general guidance of the Secretary of the Interior with respect to solar devices.

Staff would further recognize that the applicant has not proposed to cover the devices, but has acknowledged the possibility of a box-like structure to shield the devices. The shielding would be consistent with the general guidance provided in the local design standards with respect to satellite dish antennas.

Staff does find the existing location is highly visible, and finds that the placement of a box, painted to match the building walls, will provide screening. Given that lack of clear guidance on how to handle electric vehicle chargers in the Historic District, and given general consistency with guidelines for satellite dishes and solar panels, staff is recommending approval of the application subject to conditions of approval, including screening of the equipment.

Attachments:

Carson City Resources Inventory 1980  
Application (HRC-16-198)

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Application (HRC-16-198)  
Carson City Resources Inventory 1980

## CARSON CITY RESOURCES INVENTORY

## IDENTIFICATION:

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

2. Common Name: \_\_\_\_\_

3. Historic Name: \_\_\_\_\_

4. Present Owner: Henry Reath, et al (Marge & Douglas Tinton)

5. Address (if not occupant): \_\_\_\_\_

6. Present Use: residence Original Use: residence

## DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

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

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

Related features include a gable roofed double garage and shed.

## RELATIONSHIP TO SURROUNDINGS:

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



Street Furniture: inappropriate chain link fence

Landscaping: large mature trees, deciduous and evergreen shrubs

Architectural Evaluation: PS X NR \_\_\_\_\_  
District Designation: PD 1 NR \_\_\_\_\_

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse  
Sacramento, CA 95816

(916) 446-2447

Date March 1980

## THREATS TO SITE:

None Known  Private Development \_\_\_\_\_  
 Zoning  Public Works Project \_\_\_\_\_  
 Vandalism \_\_\_\_\_ Neglect \_\_\_\_\_ Other \_\_\_\_\_

## ADJACENT LAND USES:

residential

## PHYSICAL CONDITION:

Excellent \_\_\_\_\_ Good  Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_

APPROXIMATE SETBACK: 15 feet

## HISTORICAL BACKGROUND:

Architect (if known) \_\_\_\_\_

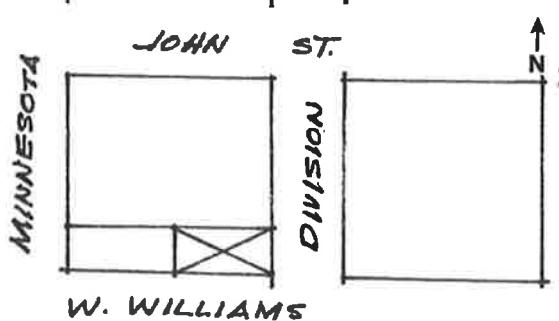
Builder (if known) \_\_\_\_\_

Date of Construction 1876-80 Estimated  Factual \_\_\_\_\_ Source: \_\_\_\_\_Is Structure on Original Site? \_\_\_\_\_ Moved? \_\_\_\_\_ Unknown 

## SIGNIFICANCE:

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

## SITE MAP



## SOURCES:

## SUGGESTED LAND USE AND FAÇADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Façade Changes:

Zoning:

## CARSON CITY RESOURCES INVENTORY

1988 CC Resources Inventory N-6<sup>th</sup>  
(1980 updated)

## IDENTIFICATION:

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

## DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

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HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date March 1980

## THREATS TO SITE:

None Known  Private Development \_\_\_\_\_Zoning RC Public Works Project \_\_\_\_\_

Vandalism \_\_\_\_\_ Neglect \_\_\_\_\_ Other \_\_\_\_\_

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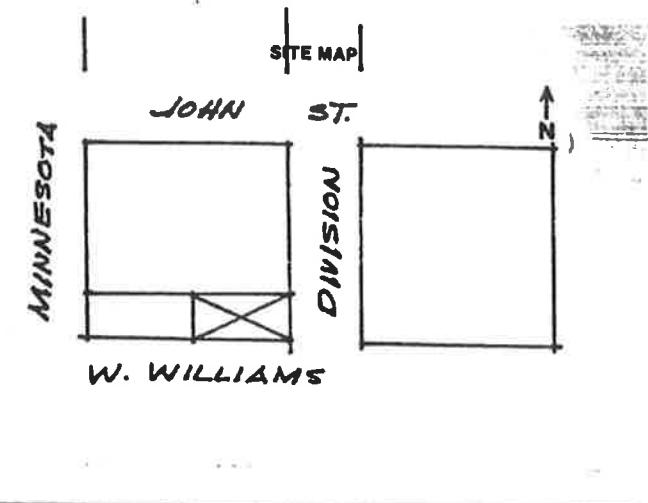
## SUGGESTED LAND USE AND FAÇADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

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

Facade Changes:

Zoning:



Historic Survey 1860-1948

Occupational & Residential

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



**NAME:** Authers House

**ADDRESS:** 402 W. William

**LOCATION:** Northwest corner W. William and N. Division

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

**HISTORICAL BACKGROUND**

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

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

owned the house for about two years.

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

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

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

1871, Samuel Abrahams; 1891, Nellie Duffy

#### **SOURCES:**

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

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

**FILE # HRC - 16 - HRC - 16 - 198**

APPLICANT PHONE #

*Casey Otto* (775)291-4311

MAILING ADDRESS, CITY, STATE, ZIP

*402 W. William St. Carson City, NV 89703*

EMAIL ADDRESS

*casey otto 1414@yahoo.com*

PROPERTY OWNER PHONE #

*Casey Otto* (775)291-4311

MAILING ADDRESS, CITY, STATE, ZIP

*402 W. William St. Carson City, NV 89703*

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE PHONE #

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

FOR OFFICE USE ONLY:

**HISTORIC RESOURCES  
COMMISSION**

**RECEIVED**

*DEC 23 2016*

**CARSON CITY  
PLANNING DIVISION**

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

Application Reviewed and Received By:

Submittal Deadline: See attached HRC application submittal schedule.

Project's Assessor Parcel Number(s):

Street Address

ZIP Code

*001-175-03*

*406 W. William St. Carson City, NV 89703*

Project's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)

*RO*

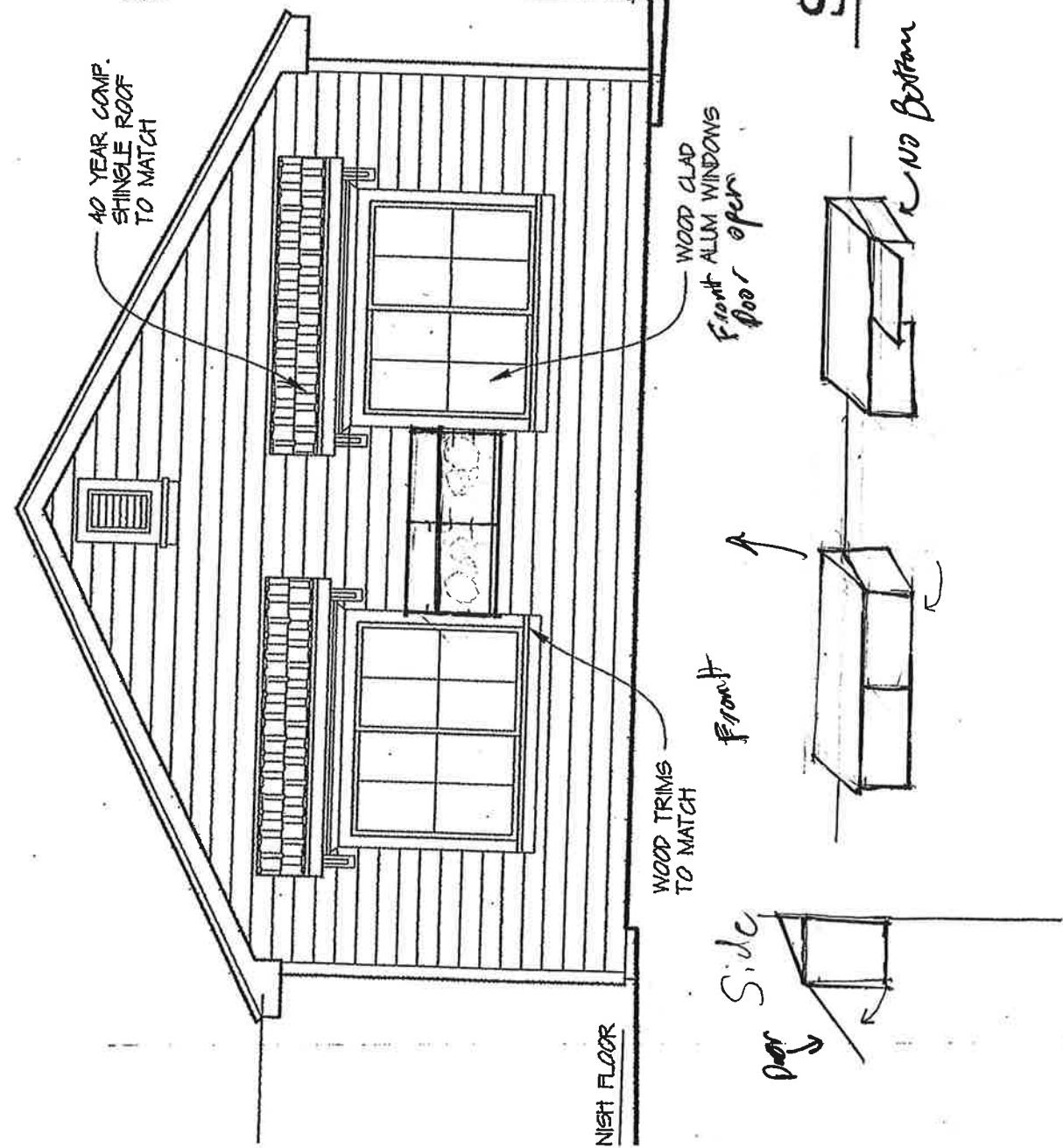
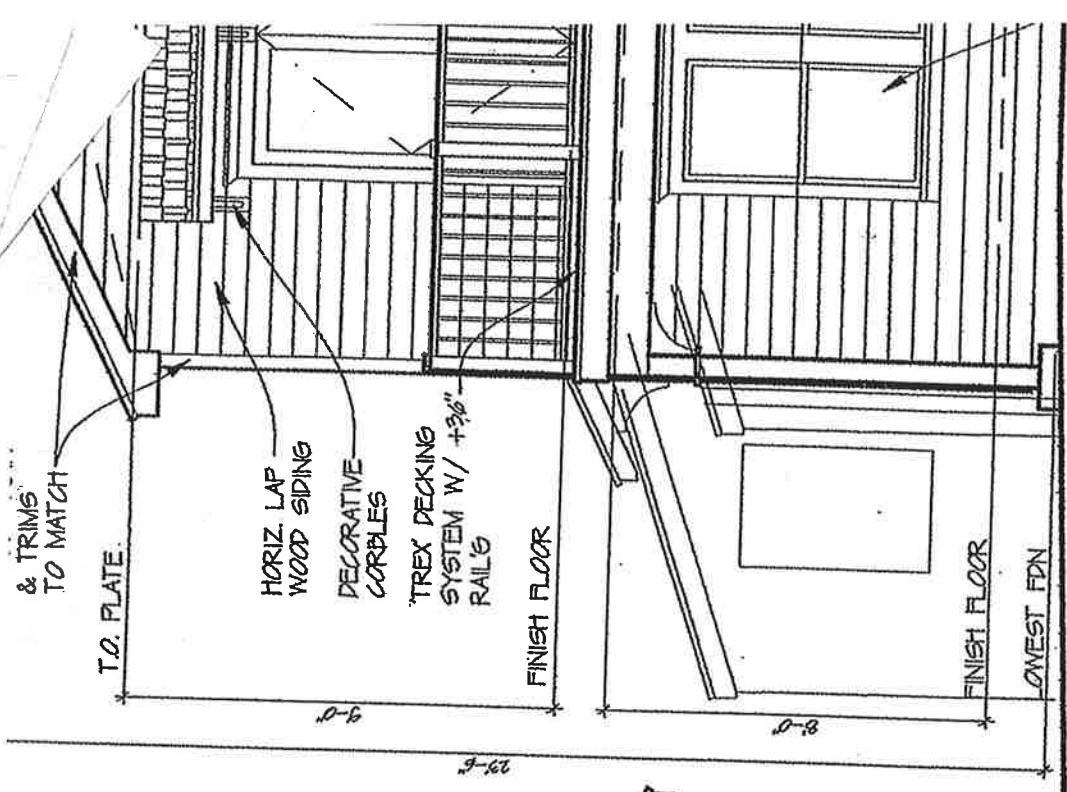
*William St & Division St.*

Briefly describe the work to be performed requiring HRC review and approval. In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. NOTE: The Historic District Ordinance and Historic District Design Guidelines, as well as Policy Statements, are available in the Planning Division to aid applicants in preparing their plans. If necessary, attach additional sheets.

*Install two EV chargers on street side of building at 406 W. William St. Chargers will be located on south of building at end of driveway. Would like only chargers and no cars but have included plans for possible cars.*

Does the project require action by the Planning Commission or the Board of Supervisors?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If Yes, please explain
<i>No prior precedent</i>				
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:				
Reason for project: <i>Ability to Charge Electric Vehicles</i>				
<b>SUPPORTING DOCUMENTATION</b>				
<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		

## SOUTH ELEVATION



FOR CONSIDERATION OR APPROVAL

ILLINOIS HISTORIC RESOURCES COMMISSION  
CARSON CITY COMMUNITY DEVELOPMENT  
TWO STORY ADDITION & RENOVATIONS  
TO EXISTING RESIDENTIAL STRUCTURES

AMERICAN  
SOCIETY  
FOR  
TESTS  
AND  
MATERIALS  
1101 18th  
Philadelphia,  
Pennsylvania,  
U.S.A.  
1928

ପାତାରେ କାହାର ପାତାରେ କାହାର  
କାହାର ପାତାରେ କାହାର ପାତାରେ

ଅଲ୍ଲାହିମାର ହାତର  
ପାଦର  
ଦୋଷ  
ଦୁଇନ୍ଦ୍ରାମରୁ:

Tele Lined • Area =  
Coverage =  
Laundry =  
Total Building Areas

PROPOSED  
BUILDING REGS:

Total Laundry Area in  
Laundry, <sup>in</sup>  
Total Building Area

DRAWING INDEX

A	-	TITLE SHEET / SITE PLAN
M	-	FLOOR PLANS
E	-	ELEVATIONS

Landscaping Areas = 262 Sq. Ft.

$$= 850 - 51 - 201$$

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VICINITY MAP

EXISTING SITE PLAN

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This architectural floor plan illustrates the layout of a building with the following key features and dimensions:

- Rooms and Areas:** The plan includes a central **atrium**, a **garage**, a **car port**, a **basement**, a **storage** area, a **utility room**, a **pantry**, a **laundry room**, a **bedroom**, a **bathroom**, a **living room**, a **family room**, a **kitchen**, a **breakfast room**, a **sunroom**, and a **porch**.
- Dimensions:** The building's overall width is 40'-0", and its depth is 50'-0". Key interior dimensions include 12'-0" for the kitchen, 10'-0" for the sunroom, and 10'-0" for the porch. The garage is 20'-0" wide by 20'-0" deep.
- Hatching:** The plan uses hatching to distinguish between different areas:
  - Shaded:** Located in the upper left and center areas.
  - Diagonal Stripes:** Located in the upper right, lower right, and central sections.
  - Vertical Stripes:** Located in the lower left and center sections.
- Labels:** The plan includes several labels such as "P" (for parking), "OP" (likely for outdoor parking), and "A" (for a specific area or room).

N Division St.

PROJECT: AN ADDITION & RENOVATIONS TO THE  
**OTTO RESIDENCE**  
 402 W. WILLIAM ST.  
 EXISTING SITE PLAN

**ROBERT M. DARNEY**  
**ARCHITECT**  
Design Development Planning  
490 Hot Springs Road, Carson City, NV 89706  
PHONE: (775) 883-3444 FAX: 882-4015  
E-MAIL: [darnayarch@sbcglobal.net](mailto:darnayarch@sbcglobal.net)

