

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
JANUARY 11, 2018**

FILE NO: HRC-18-001

AGENDA ITEM: E-6

STAFF AUTHOR: Hope Sullivan, AICP, Planning Manager

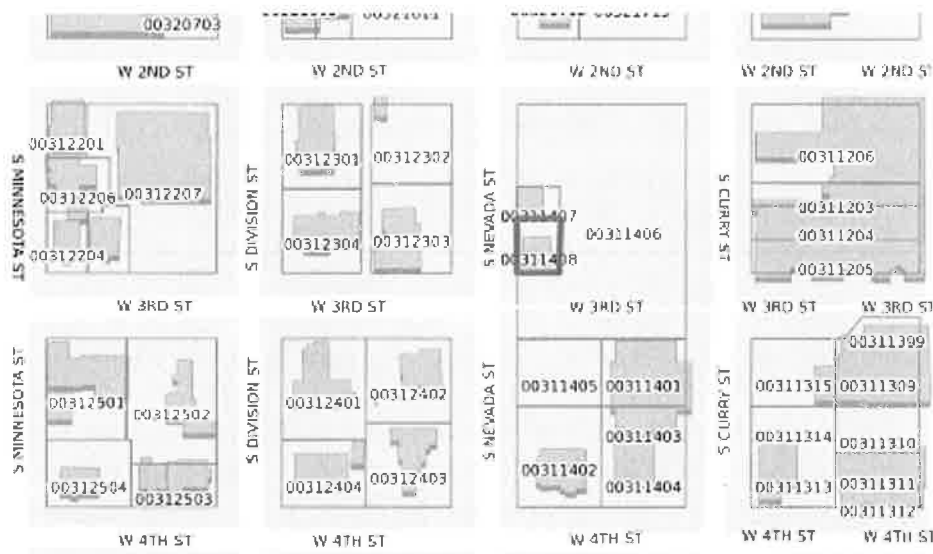
REQUEST: Approval of a request from David and Dawn Moores to demolish a 720 square foot building constructed in 1952, located on property zoned Residential Office (RO), located at 213 South Nevada Street, APN 003-114-08.

APPLICANT / OWNER: David and Dawn Moores

LOCATION: 213 South Nevada Street

APN: 003-114-08

RECOMMENDED MOTION: "I move to approve HRC-18-001, a request from David and Dawn Moores to demolish a 720 square foot building constructed in 1952 on property zoned Residential Office (RO), located at 213 South Nevada Street, APN 003-114-08, based on the finding that the cultural resource does not meet National Register significance criteria, and subject to the conditions of approval outlined in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL

1. This approval shall not be in effect until such time as a site development plan has been submitted to, and approved by, the Historic Resources Commission.
2. This approval shall not be in effect until such time as the Historic Resources Commission has approved a replacement building or site improvement and all other necessary approvals have been obtained.

LEGAL REQUIREMENTS: CCMC 18.06.075 (Demolition of Historic Place or Cultural Resources in Historic District)

MASTER PLAN DESIGNATION: Downtown Mixed Use

ZONING: Residential Office

PREVIOUS REVIEWS:

HRC-17-062: Request of a corrugated patchwork metal roof, dry stack rock planters, placement of rock on the garage, and new garage doors.

HRC-17-212: Request for a re-roof for composite shingle roofing.

DISCUSSION:

The subject property is 2365 square feet, and is improved with a 720 square foot building. According to the Assessor's records, the building was constructed in 1952.

The property was included in the 2009 Carson City Mid-Century Survey. Per the survey information, the building is not eligible of the National Register as it has no known significant association with patterns of local history / person, and the building design is lacking in architectural integrity. The survey information was completed by Diana J. Painter, PhD, Painter Preservation & Planning, Petaluma, CA.

The applicant is seeking to demolish the existing building, and redevelop the site. The applicant is aware that the new construction will be subject to review and approval by the HRC. He is seeking the HRC concurrence that the existing building does not qualify for the National Register, thus may be demolished, prior to pursuing construction plans.

CCMC 18.06.075: Demolition of Historic Place or Cultural Resource in Historic District provides the process and considerations that must be applied when considering the demolition of a structure in the Historic District. This code provisions states:

18.06.075 Demolition of Historic Place or Cultural Resource in Historic District.

1. *Any application for demolition or removal of a cultural resource located in a Historic District shall be approved when the HRC finds that one (1) or more of the following conditions exist:*
 - a. *The cultural resource is a hazard to public health or safety and repairs and stabilization are not feasible as determined by a professional with demonstrated experience in historic preservation rehabilitation projects; or*
 - b. *The cultural resource does not meet National Register significance criteria.*

As noted above, based on the 2009 Survey data, staff finds that the request meets condition "b," in that it does not meet the National Register significance criteria.

CCMC 18.06.075 also includes the following requirements.

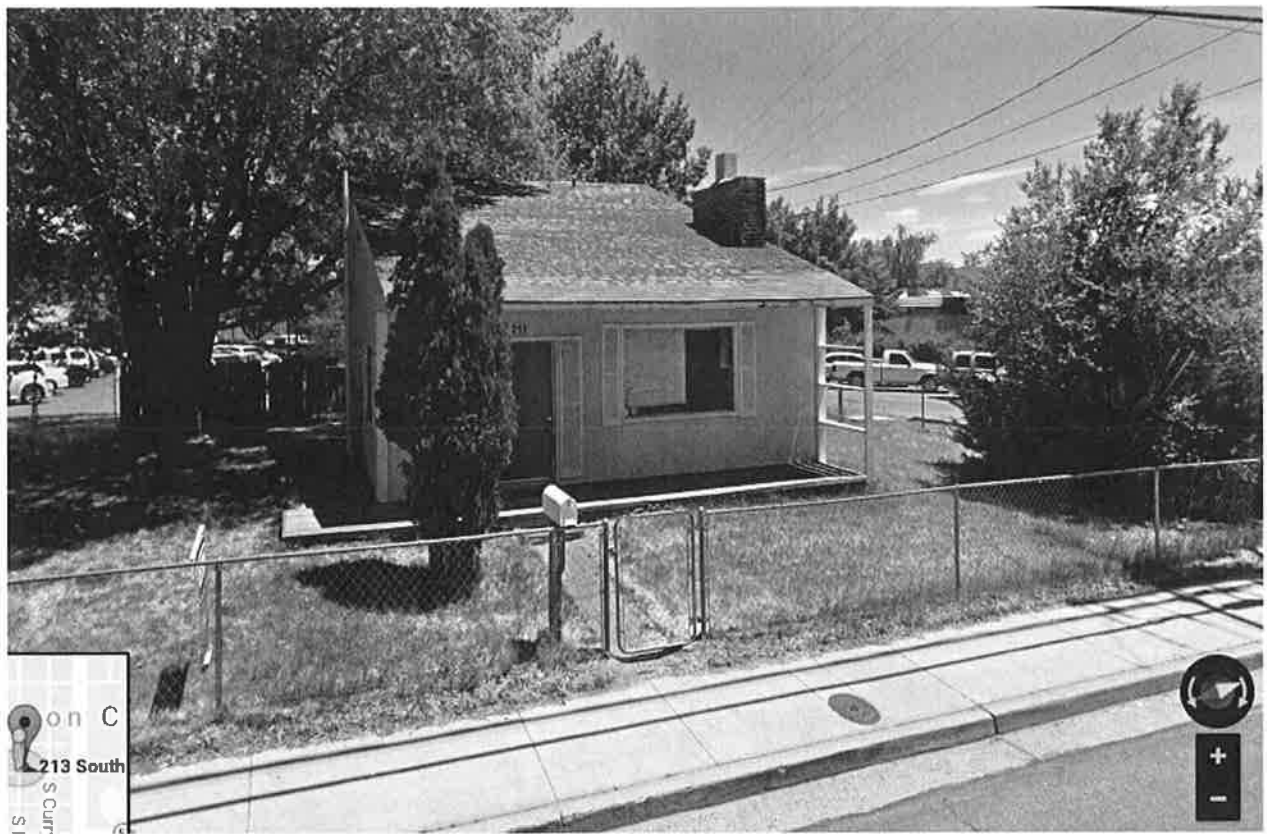
2. *A site development plan has been submitted to, and approved by, the HRC. HRC shall recommend approval or shall endeavor to arrange a sale of the property, removal or some other alternative to demolition.*
3. *Demolition of a historic place or cultural resource may begin only after approval by the HRC and issuance of other necessary approvals for a replacement building or site improvement.*
4. *Unless time is extended with the consent of the applicant, an application for demolition or removal shall be deemed recommended for approval if the HRC has failed to take action within sixty (60) days after official receipt by Planning and Community Development.*

As the property owner is seeking to verify the ability to demolish the structure before incurring the expense of preparing building plans, staff has included 2 and 3 as conditions of approval.

The subject application was received on January 2, 2018. The Commission is within the sixty day period to take action.

Attachments:

Photograph of the Site
Carson City Mid-Century Survey Information
HRC-18-001 Application



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

Rev. 3/00

For Office Use Only

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

1. PROPERTY NAME

1A. Historic Name

None

1B. Current/Common Name

213 S Nevada St

2. PROPERTY ADDRESS

Street Address	213 S Nevada St
City, Zip Code	Carson City, NV 89703
County	Carson County (formerly Ormsby County)

3. PROPERTY OWNERSHIP

3A. Original Owner

Name	Unknown
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3B. Current Owner

Name	Peter M Dickenson
Mailing Address	213 S Nevada St, Carson City, NV 89703
Assessor's Parcel Number (APN)	003-114-08

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 type="checkbox"/>	Residential	<input checked="" 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 - SF	X	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

.050 acres (Assessor)		Estimated
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9. PROPERTY LOCATION**8A. UTM Location/Reference(s)**

Zone 11 260801 m E 4338483 m N (WGS84)

8B. Township/Range/Section/Map

T15N/ R20E/Sec 17, Mt. Diablo Base Meridian/ Carson City, NV (1994) USGS 7.5' Quadrangle

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 Appendix A)

9C. Roofing Material(s)	9D. Exterior Surface Material(s)
R-19 Other: Asphalt shingle	ES-3 Brick ES-6 Stucco
9E. Building Structural System	9F. Foundation Structural System
SS-9 Wood - Platform	F-3 Concrete block

9G. Written Description

See continuation sheet

9H. Associated Structures/Features

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

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

9J. Condition

X	Good		Fair
	Poor		Ruins

9K. Threats

Possible infill housing development; commercial conversion

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

Unknown

10B. Builder/Contractor

Unknown

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

Vernacular

10D. Construction Date(s)

1952 (Assessor)

Circa

10E. Date(s) of Significance

1952

10F. Historic Resource Theme (See Appendix C)

Townsite Development and City Planning
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10G. National Register Eligibility (See Appendix D)

	Listed	Date Listed	
	Eligible under:		
	Criterion A	Criterion B	Criterion C
	Other (specify)		
X	Not Eligible for the National Register		
	Unevaluated		

10H. Justification

No known significant association with patterns of local history/persons; building design is lacking in architectural integrity.

11. BIBLIOGRAPHY

See continuation sheet

12. FORM INFORMATION

Report Number/Name	Carson City Mid-Century Survey Phase II
Date Surveyed	March 12, 2009
Surveyor Name	Diana J. Painter, PhD
Company	Painter Preservation & Planning
Address	7 Fourth Street, Suite 44, Petaluma, CA 94952
Telephone Number	(707) 763-6500

13. ATTACHED DOCUMENTATION

X	Continuation sheets
X	Photographs
X	Location maps
	Plans
	Other (please specify)
	Associated Structures Summary Form
	Historic District Addendum (if applicable)

**NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET**

Property Name: 213 S Nevada St

City, County: Carson City/County

SECTION NO. 9G

PAGE NO. 5

The house at 213 S. Nevada Street is a one-and-one-half story building with a rectangular footprint and steeply-pitched shed roof. The roof has narrow boxed eaves on the west façade, no eaves on the north and south façades, and a deep overhang with exposed rafters on the east façade. It is located toward the front of its lot and façades west onto S. Nevada Street. It is a wood-frame building with a combination of brick and stucco finishes, a concrete block foundation and an asphalt shingle roof. It is a vernacular building, constructed in 1952 (*Assessor data*).

The entry to the building is on the west face and consists of a door to the left with shutters, and a larger, horizontally-oriented focal window with a single, fixed light and shutters to the right. Along the front façade is a full-width, low, open concrete porch with an open wood structure at one end. There is a broad, interior chimney close to the south façade. On the east façade are three windows at the lower level and three ganged windows on the upper level. These windows are broad, one-over-one-light, double-hung windows with wood frames and wood surrounds. On the north façade is a secondary entry and another double-hung window. The house is in good condition and has fair integrity.

There is no landscaping. The rear yard is enclosed with a cyclone fence, which also encloses the building (on a separate parcel) to the north.

**NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET**

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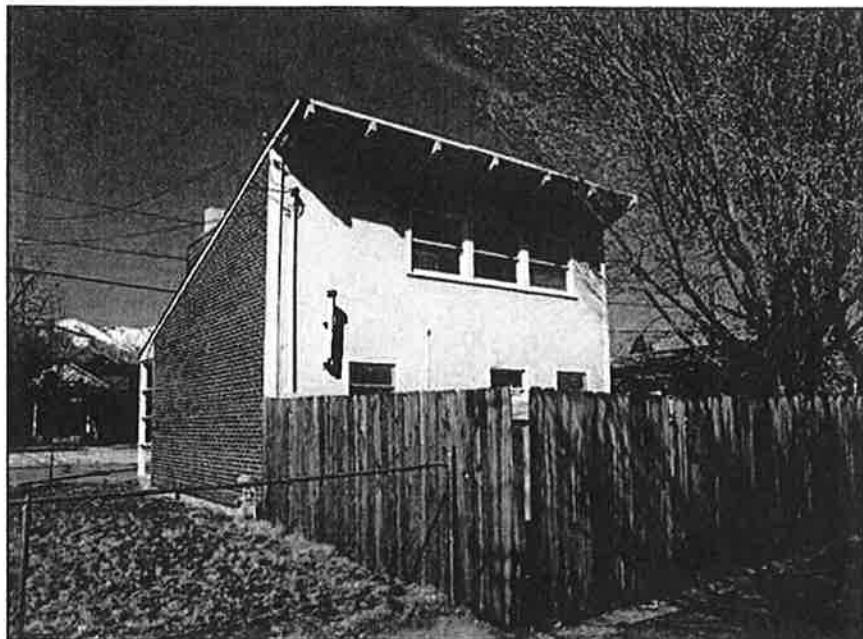
City, County: Carson City/County

SECTION NO. Photographs

PAGE NO. 6



Front (west) and side (south) façade



Rear (east) and side (south) façade

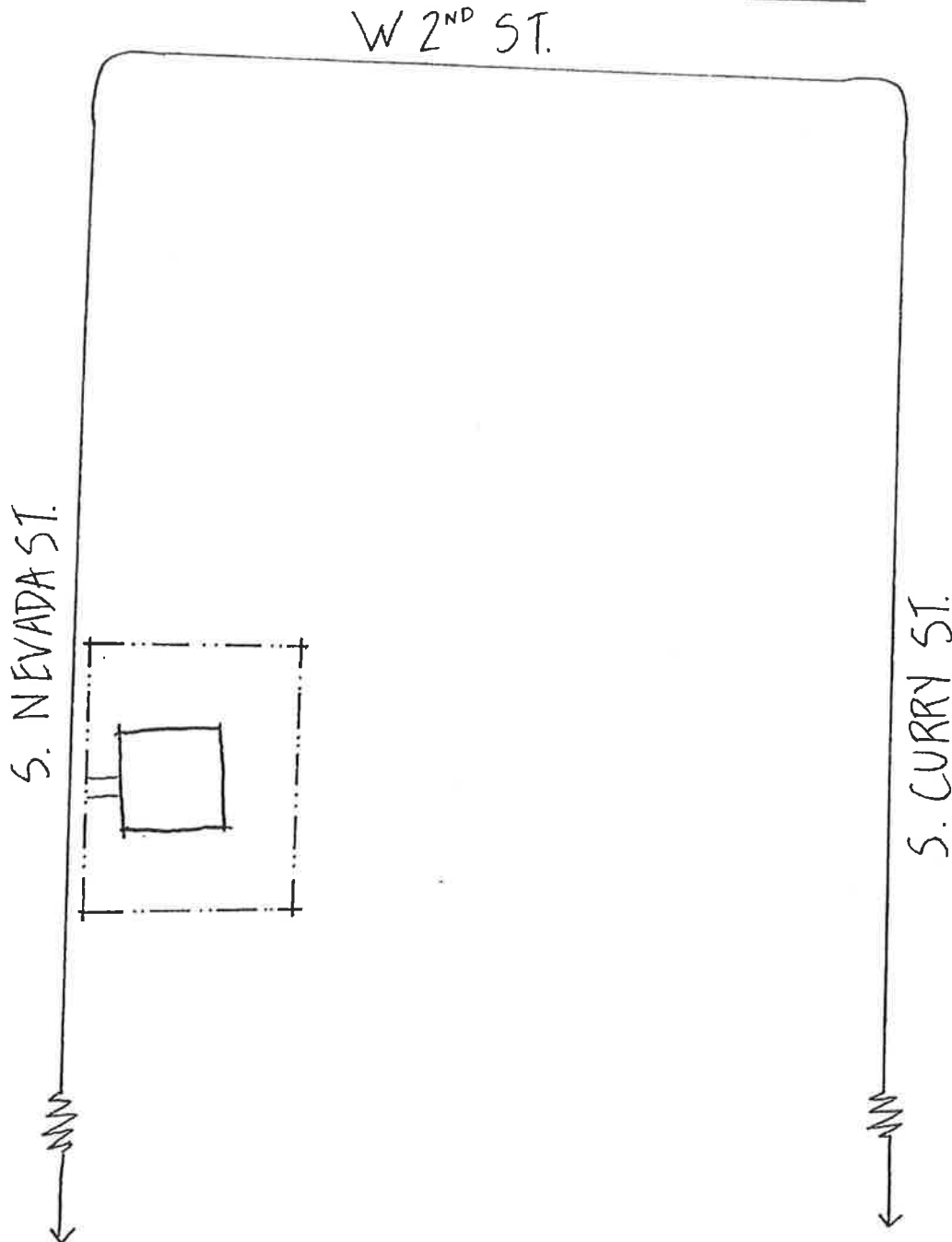
NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: 213 S. Nevada St.

City, County: Carson City/County

SECTION NO. 13

PAGE NO.



SKETCH MAP

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:

CCMC 18.06

HISTORIC RESOURCES COMMISSION

FILE # HRC - ~~17~~ - 18 - 001

APPLICANT

PHONE #

DAVID MOORES

MAILING ADDRESS, CITY, STATE, ZIP

213 S. NEVADA ST, CC

EMAIL ADDRESS

PROPERTY OWNER

PHONE #

530-318-9374

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

dmoores52@yahoo.com

APPLICANT AGENT/REPRESENTATIVE

PHONE #

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

FEE: None

☐ SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including:

- ☐ Application Form with Signatures
- ☐ Written Project Description
- ☐ Site Plan
- ☐ Building Elevations
- ☐ Proposed Building Materials
- ☐ Documentation of Taxes Paid-to-Date

☐ CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By: _____

Submittal Deadline: See attached Historic Resources Commission application submittal schedule.

Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.

Project's Assessor Parcel Number(s):

003-114-08

Street Address

213 S. NEVADA ST

Project's Master Plan Designation

DOWN TOWN MIXED USE

Project's Current Zoning

R.O.

Nearest Major Cross Street(s)

3RD

Briefly describe the work to be performed requiring Historic Resources Commission 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.

DEMOLITION OF EXISTING STRUCTURE

Reason for project:

Curb Appeal / Cost Effective

Will the project involve demolition or relocation of any structure within or into the Historic District?

☒ Yes

☐ No

If Yes, please describe:

COMPLETE DEMOLITION

SUPPORTING DOCUMENTATION

Each application requires one complete original packet and three copies, folded to 8 1/2 x 11 inches, including a quality site plan and drawings showing work to be performed on the subject project which requires Historic Resources Commission approval. 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.

After the initial review and acceptance of your application by staff, an additional 14 copies will be required to present your project to the Historic Resources Commission.

Attached is a Plan Checklist to aid preparation of plans and architectural drawings. It is understood that all checklist items may 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

Applicant's/Agent's Signature

Owner's Printed Name

Applicant's/Agent's Printed Name