

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
JULY 12, 2018**

FILE NO: HRC-18-102

AGENDA ITEM: E-3

STAFF AUTHOR: Hope Sullivan, AICP, Planning Manager

REQUEST: Consideration of a request for a partial demolition, an addition, a re-roof, modifications to the chimneys, a new porch, new windows, and a new fence on property zoned Residential Office (RO), located at 406 North Nevada Street, APN 003-226-03.

APPLICANT: Rob Darney, Architect

OWNER: Holly Ann Fant Trust

LOCATION: 406 North Nevada Street

APN: 003-226-03

RECOMMENDED MOTION: "I move to approve HRC-18-102, a request for a partial demolition, an addition, a re-roof, modifications to the chimneys, a new porch, new windows, and a new fence on property zoned Residential Office, located at 406 North Nevada Street, APN 003-226-03, 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, and subject to the conditions of approval included in the staff report."



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.
6. 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 Interior's Standards.
7. Chimneys are to be retained. If removal is necessary due to the structural condition of the chimney, it may be removed and reconstructed to provide for structural stability, provided, to the extent possible, existing brick is utilized and the design remains consistent.
8. Posts associated with the porch must utilize wood.

LEGAL REQUIREMENTS: CCMC 18.06.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Mixed Use Residential (MUR)

ZONING: Residential Office (RO)

PREVIOUS REVIEWS:

- HRC-18--69 – Tax Deferment

DISCUSSION:

The subject property was constructed in 1871 by Abe Curry, one of the City's founders. In the 1980 Carson City Resources Inventory, the building is described as follows.

"Italianate in design origins, the substantial one story Curry House was built of stone quarried at the Nevada State Prison and laid in coursed ashlar bonds. The building is an irregular L-shape with its extension at the rear and a projecting front entry porch. The roof is hipped and pierced by four chimneys. Detailing includes: double hung windows with four over four lights, stone lintels and sills, brackets at the eaves, a frieze banding encircling the house, and a recessed entrance with transom, side lights, and engaged columns in wood."

The applicant proposes the following:

- Demolish and rebuild the “west wing” apartment while retaining the stone façade on the south and west sides as well as the fenestration;
- Re-roof the entire house with 50 year laminated composite roofing;
- Remove chimneys;
- Rebuild the front covered porch consistent with historic photos;
- Replace all window sashes with Pella aluminum clad wood windows, and store all existing windows; and
- Extend a four foot wrought iron fence along Nevada Street, adding an entry gate and a vehicular gate.

Staff finds that with the incorporation of conditions of approval, the applicant’s proposal can be consistent with Carson City Development Standards, Division 5 (Historic District) for the applicable sections outlined below:

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)

The applicant proposes to remove the west wing of the home, while retaining the stone facades on the south and west elevations. Existing fenestration along the south elevation will also be retained. The footprint of this portion of the building will change in that the building will expand to the north. The north elevation of the west wing will utilize a stucco exterior and incorporate new windows and doors. As the north elevation faces the backyard, and is not an elevation that is visible from a public way, staff finds this approach consistent with the guidelines.

Fences serve a variety of purposes for a property owner. They can define property lines, provide security and protection from trespass, furnish safety for children and pets, provide visual screens for privacy and serve as protection from the elements. The design of a fence is a critical element in the overall visual quality of a property and how it relates to its neighbors. It can also be important from a public safety standpoint, particularly on corner lots. Typically front yards in the district were delineated by low profile, wood

picket style fences. A few metal and/or masonry fences can be found as well.

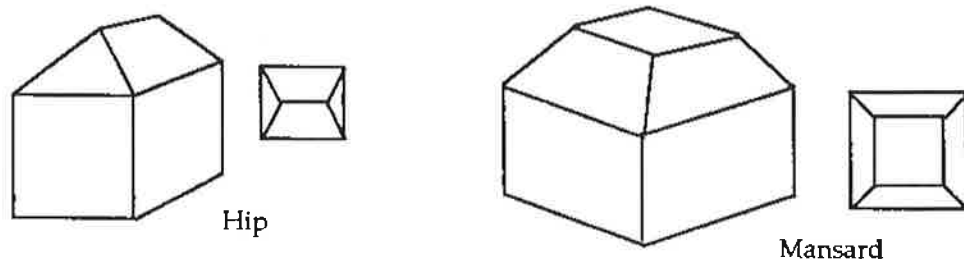
A fence design needs to be considered in context. Scale, rhythm, material and style are the critical design elements of a fence. The fence design needs to be compatible to the building as well as to the surrounding property. A fence can provide a delicate design element which will greatly enhance a property.

5.14 Guidelines for Roofs

The roof's shape, the roofing material and its special features are extremely important in defining the building's overall architectural style. Many different historic roof shapes are found in the district: gable, hip, gambrel, mansard, shed and flat. The pitch or slope of the roof changes from style to style. Shed roofs were used extensively for additions to buildings. The type and style of roof features also change with the building style. Brick and stone chimneys, cresting and a variety of dormers are also found in the district. Sawn or milled wood shingles of cedar or redwood are the predominate historic roofing materials within the district. Few tile and no slate roofs have been found. Standing seam or corrugated metal were used on outbuildings.

5.14.1 Guidelines for Historic Buildings

Original roofing material and features are to be retained and repaired if at all possible. If new roofing is necessary or desired, the preferred treatment is to replace the original with identical new material. If this is not possible or desirable, then the use of Fireclass A, organic felt or fiberglass matt composition type shingle, preferably in a "thick butt" design is acceptable. These are to be laid approximately five inches to the weather with straight and true exposed edge lines. Other roof features such as chimneys, dormers and/or decorative elements are to be retained. New mechanical systems, solar panels, skylights and/or other devices on the roof are to be placed so they are inconspicuous from the street and in such a manner that no damage is done to any character defining features of the building. (Secretary of the Interior's Standards for Rehabilitation (Standard Number: 2, 6))



The shape of the roof will not be modified as part of the re-roof. The applicant is proposing to remove chimneys due to disrepair. Staff finds the removal of the chimneys to be inconsistent with the guidelines. Staff is flexible on the methodology utilized to stabilize the chimneys, but would note that the Secretary of the Interior's Standards for Rehabilitation states "Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distractive feature, the new feature will match the old in design, color, texture, and where possible, materials.

Replacement of missing features will be substantiated by documentary and physical evidence.” Therefore, as possible, existing brick should be utilized and the chimney design should stay consistent.

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)

The applicant has documentary evidence of the original existence of a porch which no longer exists. The applicant is proposing to reconstruct the porch to match the original as best as possible. As the plans do not call out the building materials, staff has recommended a condition of approval that the posts be of a wood material. In conversations with the architect, he indicated that utilizing wood is his intention. Staff finds that the proposed construction of the porch consistent with the historic porch is consistent with the guidelines.

5.16 Guidelines for Windows

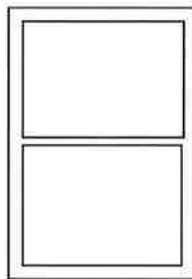
The majority of buildings in the Historic District are characterized by 19th century styles of architecture. A basic design characteristic of these styles are symmetrically placed, vertically proportioned windows. Houses built in the 1930's to 1960's used in addition to the above, metal framed windows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

5.16.1 Guidelines for Historic Buildings

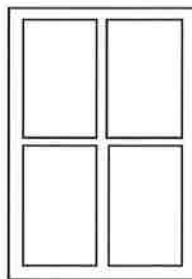
Original windows shall be retained and repaired when at all possible. When replacement is necessary a window of duplicated design shall be used. The size, pane configuration, design and trim shall replicate that of the original. Original trim and surrounds are to be retained when windows are replaced. 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)

One over One



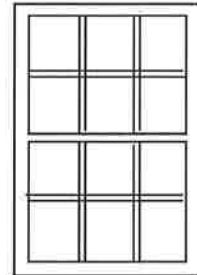
Two over Two



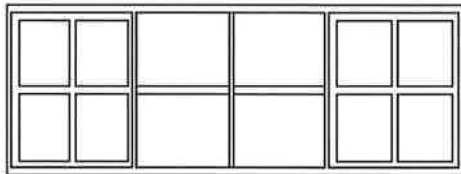
*Two over Two
(Ranch)*



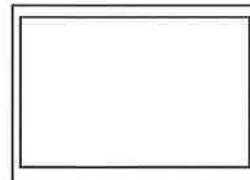
Six over Six



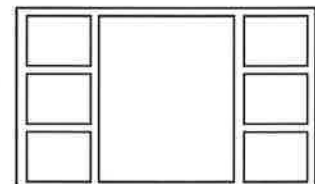
Multi-pane window (Ranch)



Single pane picture



*Multi-pane
picture*



*window
(Ranch)
window
(Ranch)*

The applicant proposes to retain the original windows by storing them. The applicant proposes replacement windows which will duplicate the design including the size, and pane configuration. The applicant proposes wood framed windows. Although utilizing existing windows is preferred, the applicant is meeting the guidelines with respect to windows.

5.24.2 Guidelines for New Fences

The appropriate design for a fence will be determined by its intended function and its location. No fence shall be constructed which adversely effects the primary view(s) of any building. A fence design should enhance the overall visual presentation of a building. A fence should also contribute to the character and defining features of any building in a positive manner. (Standard Number: 9)

A wrought iron fence currently encloses a portion of the yard. The applicant proposes to install a four foot tall wrought iron fence along Nevada Street, including a pedestrian and vehicular gate. The fence will delineate the private property. The fencing will be open, thus not obscuring the view of the building. Wrought iron fencing is consistent with other fencing found in the district. Therefore, staff finds the proposed fencing to be consistent with the guidelines.

With the recommended conditions of approval and based upon the project complying with the Carson City Historic District Guidelines, and the Historic Resources Commission Policies, it is recommended that the Historic Resources Commission approve the application submitted for HRC-18-102 subject to the recommended conditions of approval within this staff report.

Attachments:

Historic Survey Information
Application (HRC -18-102)

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

1. Address: 406 North Nevada APN 3-226-03
2. Common Name: _____
3. Historic Name: Abe Curry House
4. Present Owner: Duane and Anna Berning (Herring & Wassener)
5. Address (if not occupant): _____
6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

Italianate in design origins, the substantial one story Curry House was built of stone quarried at the Nevada State Prison and laid in coursed ashlar bond. The building is an irregular L-shape with its extension at the rear and a projecting front entry porch. The roof is hipped and pierced by four chimneys. Detailing includes: double hung windows with four over four lights, stone lintels and sills, brackets at the eaves, a frieze banding encircling the house, and a recessed entrance with transom, side lights, and engaged columns in wood. A narrow concrete terrace extending the width of the building stands at the entrance but the door step is stone.

The house originally had an octagonal cupola centered on the ridge of the roof that served as a skylight for the dining room and a front porch with five bays, both of which were removed about 1926. The rear wing was built as a school room for a private school run by Maryette Curry and now serves as apartments.

A small one story, shiplap surfaced outbuilding stands at the rear.

RELATIONSHIP TO SURROUNDINGS:

Larger in scale and massing than its neighbors, the building is also unusual for the area in its design and extensive use of stone. It contributes importantly to the neighborhood however in terms of height and historic image.



Street Furniture: picket fence, concrete posts, walk

Landscaping: mature evergreens, large open corner side yard, Lombardy Poplar street trees

Architectural Evaluation: PS _____ NR X

District Designation: PD 2 NR _____

HISTORIC ENVIRONMENT CONSULTANTS
2306 J Street, Penthouse
Sacramento, CA 95816
(916) 446-2447 Date March 1980

10

THREATS TO SITE:

None Known ☒ Private Development _____
 Zoning RD Public Works Project _____
 Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent _____ Good ☒ Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 20 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1871 Estimated _____ Factual ☒ Source: HABS

Is Structure on Original Site? ☒ Moved? _____ Unknown _____

SIGNIFICANCE:

The structure was built in 1871 by local businessman Abe Curry, who may have also been its designer. Curry was a prominent Carson City pioneer, having built the Warm Springs Hotel which housed the first legislature, and served as the Warden of the State Prison, Superintendent of the U.S. Mint, and as construction supervisor for both the Mint and the Virginia and Truckee Railroad Shops.

The architectural significance of the structure lies in the uniqueness of this style and form within the City, its impressive stone presence and the fine execution of its design.

Its siting, with its large corner lot adds importance to the building. While the City contains other structures built of ashlar masonry from this general era, this building is the only representative of its style. It is an early example of the Italianate influence and is well composed and proportioned in its design.

The structure was built of stone quarried at the Nevada State Prison of which Curry served as the Warden.

SOURCES:

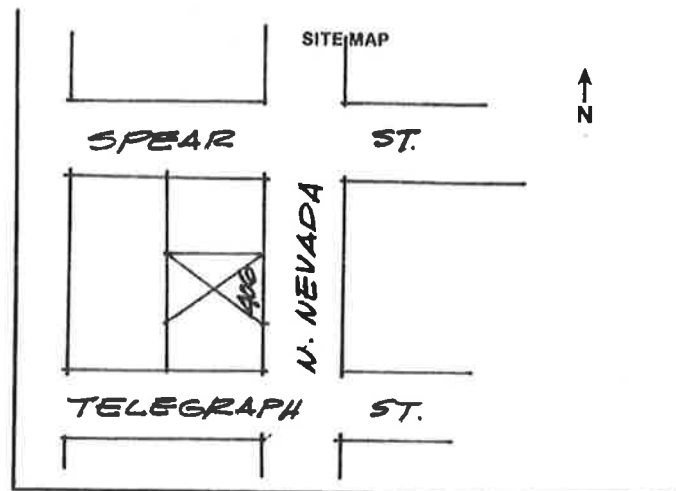
Historic American Building Survey, 1974
 Carson City Historic Tour

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:



KIT CARSON TRAIL INVENTORY

NAME: ABE CURRY HOUSE.

ADDRESS: 406 NORTH NEVADA STREET.

LOCATION: 406 NORTH NEVADA STREET.

CONSTRUCTION DATE: ca. 1871.

ARCHITECT: ABE CURRY?

BUILDER: ABE CURRY.

HISTORICAL INFORMATION, INCLUDING HISTORICAL EVENTS & PERSONS CONNECTED WITH THE STRUCTURE.

Abe Curry built this house in 1871 of sandstone quarried from the Nevada State Prison. Originally the house had an octagonal cupola, which served as a skylight for the dinining room of the house. There was also a front porch of five-bays in front of the projecting front pavilion which returned against the walls of the main block. Both the porch and cupola were removed during the Berning ownership.

Curry, one of the founders of Carson City¹, was born about 1814 in New York. Abraham Curry worked as a baker and a steamboat man before migrating to California, where he lived in Grass Valley and Downieville. He came to Carson County, Utah Territory in 1858 and in 1859 located a claim on the Comstock Lode, later incorporated as

¹. Abraham Curry arrived in western Utah Territory in 1858, but finding prices too high in Genoa, he resolved to "build a town of his own." He became known as the founder of Carson City. With partners B.F. Green, J.J. Musser and F.M. Proctor, Curry purchased the Eagle Valley Ranch for the price of \$500 in coin and some mustangs. By September, 1858, the site of Nevada's future capital was plotted, with ten acres set aside for the construction of a Capitol building.

a part of the Gould and Curry mine. Curry was warden and contractor for the Nevada Territorial Prison from 1862 to 1864, territorial assemblyman 1862-1863, territorial senator 1863 to 1864, Orsmby County surveyor 1866 to 1868, superintendant of construction of U.S. Mint at Carson City 1866-1869, and first superintendant of the mint 1869-1871. Curry's last major local construction job was the V. & T.'s Carson City shops. Construction of the building began in November, 1872, and was completed in July, 1873, in time for a grand Fourth of July Ball in 1873. On October 19, 1873, Curry died at the age of fifty-eight. His funeral was the largest held up to that time in Carson City and the Mint ceased operations for the day out of respect to its first superintendant. He is buried in Lone Mountain Cemetery

His wife lived in the house for many years. Curry's daughter Maryette taught a private school in the rear wing and borders were taken in to help pay bills. In addition, neighbors helped her pay bills and provided firewood. In 1875 and 1876 portions of the property were sold.

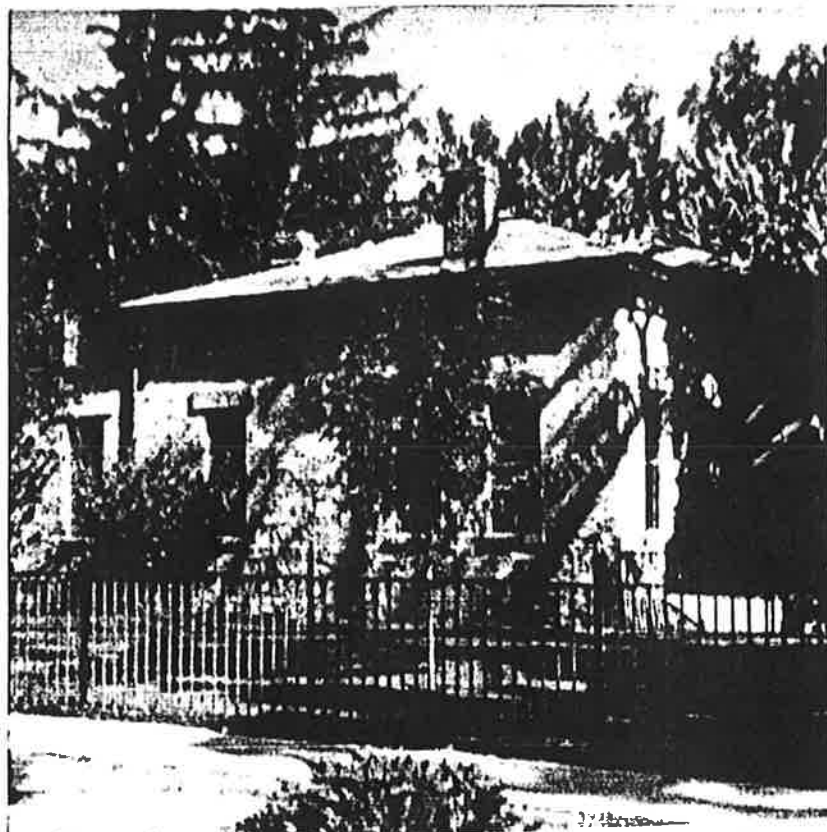
In 1902 there were delinquent taxes on the property and W.H. Cowan paid them and obtained title to the property. Cowan was the son of Abe Curry's daughter Elvira. The Cowans owned the property until 1919, when it passed out of the hands of the builder's family.

SOURCES OF INFORMATION:

Doris Cerveri, With Curry's Compliments: The Story of Abraham Curry.

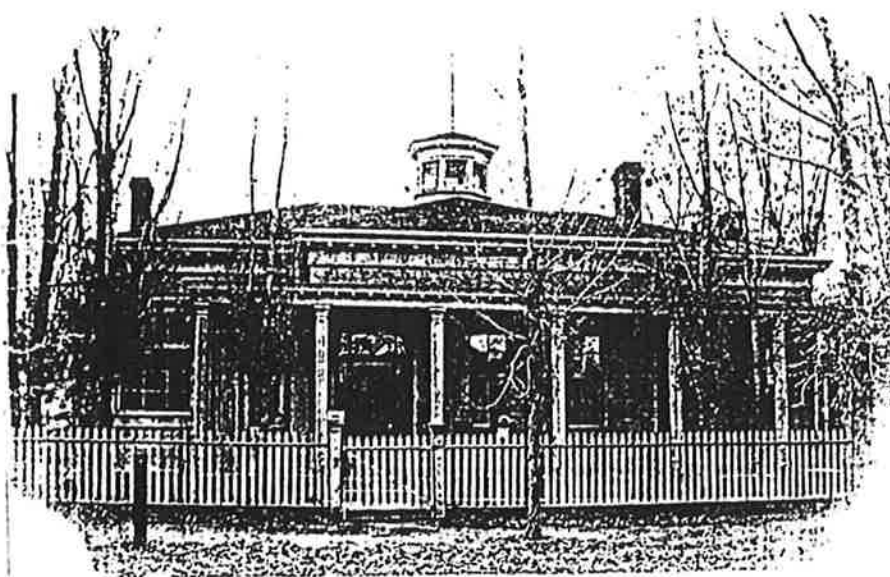
S. Allen Chamber, Jr. The Architecture of Carson City, Nevada.

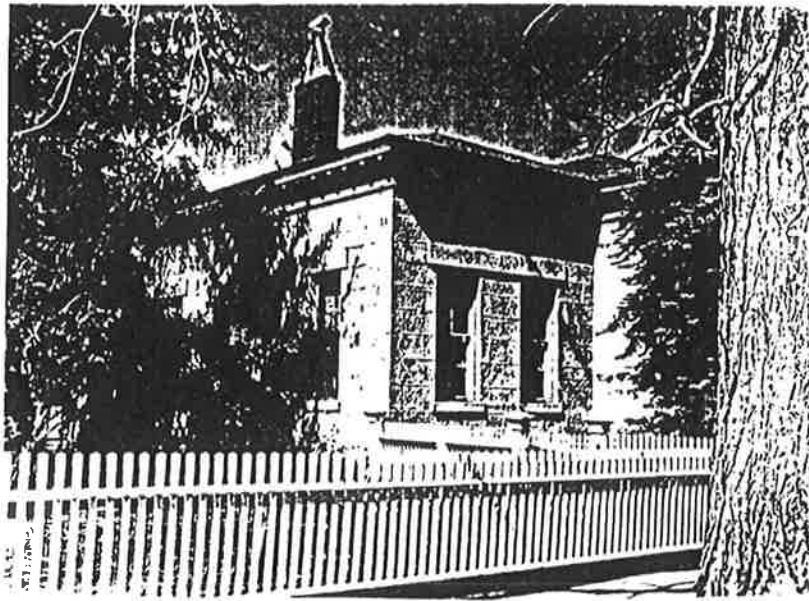
ILLUSTRATIONS - ABE CURRY HOUSE



Looking N.W.

1993.





CARSON CITY RESOURCES INVENTORY

1988 CC Resources Inventory N-6th
(1980 updated)

IDENTIFICATION:

1. Address: 406 North Nevada 09 3-226-03
 2. Common Name: _____ HERRING & WASSNER
 3. Historic Name: Abe Curry House 406 N NEVADA ST
 4. Present Owner: _____ CARSON CITY NV 89703
 5. Address (if not occupant): _____
 6. Present Use: offices Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

Italianate in design origins, the substantial one story Curry House was built of stone quarried at the Nevada State Prison and laid in coursed ashlar bond. The building is an irregular L-shape with its extension at the rear and a projecting front entry porch. The roof is hipped and pierced by four chimneys. Detailing includes: double hung windows with four over four lights, stone lintels and sills, brackets at the eaves, a frieze banding encircling the house, and a recessed entrance with transom, side lights, and engaged columns in wood. A narrow concrete terrace extending the width of the building stands at the entrance but the door step is stone.

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concrete posts, walk

Landscaping: mature evergreens,
large open corner side yard,
Lombardy Poplar street trees

Architectural Evaluation: PS _____ NR X

District Designation: PD 2 NR _____

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse
Sacramento, CA 95816

(916) 446-2447 Date March 1980

THREATS TO SITE:

None Known X Private Development _____
 Zoning AO Public Works Project _____
 Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent _____ Good X Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 20 feet

HISTORICAL BACKGROUND:

Architect (if known) _____
 Builder (if known) _____
 Date of Construction 1871 Estimated _____ Factual X Source: HABS
 Is Structure on Original Site? X Moved? _____ Unknown _____

SIGNIFICANCE:

The structure was built in 1871 by local businessman Abe Curry, who may have also been its designer. Curry was a prominent Carson City pioneer, having built the Warm Springs Hotel which housed the first legislature, and served as the Warden of the State Prison, Superintendent of the U.S. Mint, and as construction supervisor for both the Mint and the Virginia and Truckee Railroad Shops.

The architectural significance of the structure lies in the uniqueness of this style and form within the City, its impressive stone presence and the fine execution of its design.

Its siting, with its large corner lot adds importance to the building. While the City contains other structures built of ashlar masonry from this general era, this building is the only representative of its style. It is an early example of the Italianate influence and is well composed and proportioned in its design.

The structure was built of stone quarried at the Nevada State Prison of which Curry served as the Warden.

SOURCES:

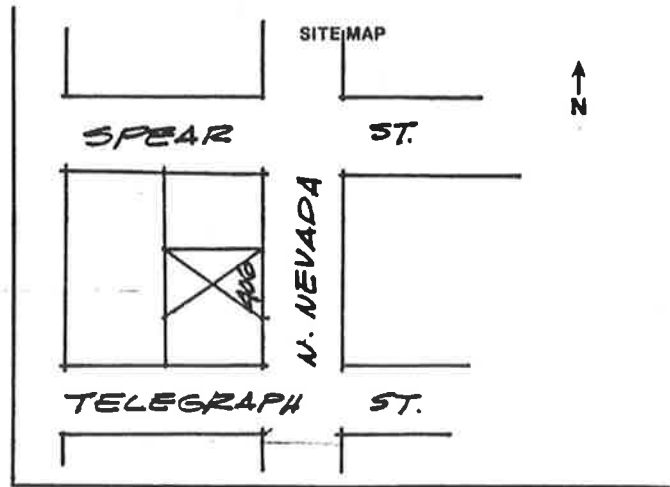
Historic American Building Survey, 1974
 Carson City Historic Tour

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:



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

RECEIVED

JUN 25 2018
CARSON CITY
PLANNING DIVISION

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

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CCMC 18.06
**HISTORIC RESOURCES
COMMISSION**

FILE # HRC - 18 - 102

APPLICANT **PHONE #**
ROBERT DARNEY 775-721-7563

MAILING ADDRESS, CITY, STATE, ZIP
3655 Arrowhead Dr. #142

EMAIL ADDRESS
darneyarch@sbeglobal.net

PROPERTY OWNER **PHONE #**
HOLLY ANN FANT

MAILING ADDRESS, CITY, STATE, ZIP
406 N. NEVADA ST.

EMAIL ADDRESS
andi@andifant.com

APPLICANT AGENT/REPRESENTATIVE **PHONE #**
ROBERT DARNEY, ARCHITECT 775-721-7563

MAILING ADDRESS, CITY, STATE, ZIP
3655 Arrowhead Dr. #142

EMAIL ADDRESS
darneyarch@sbeglobal.net

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:

Submission 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): 003-226-03	Street Address 406 N. NEVADA ST.	
Project's Master Plan Designation	Project's Current Zoning R0	Nearest Major Cross Street(s) NEVADA & TELEGRAPH ST.

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.

- RESTORATION & RENOVATION TO INCLUDE:**
1. DEMOLITION & RE-BUILD OF THE WOOD FRAMED 'WEST WING' APARTMENT.
 2. RE-ROOF ENTIRE HOUSE WITH 50 YEAR LAMINATED COMP. ROOFING.
 3. RE-BUILD FRONT COVERED PORCH FROM HISTORIC PHOTO.
 4. REPLACE ALL WINDOW SASHES WITH PELLA ALUM. CLAD WOOD WINDOWS. WE WILL BE KEEPING & STORING ALL REMOVED SASHES.
 5. EXTEND EXISTING 4' W.I. FENCE ALONG FRONT (NEVADA ST.) ADDING AN ENTRY GATE & A VEHICLE GATE.

Reason for project:

THE NEW OWNER WISHES TO CONVERT THE PROPERTY BACK TO
A SINGLE FAMILY RESIDENCE. IT HAS BEEN A PROFESSIONAL OFFICE
FOR MANY YEARS.

Will the project involve demolition or relocation of any structure within or into the Historic District? ☒ Yes ☐ No If Yes, please describe:

PARTIAL DEMOLITION OF WOOD FRAMED WEST WING! DRY ROT & MOLD
ISSUES. THIS PORTION OF THE STRUCTURE WAS ORIGINALLY AN ANIMAL
SHELTER (BARN) AND LATER ENCLOSED AND MADE INTO AN APARTMENT.

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

BOB FREDLUND FOR

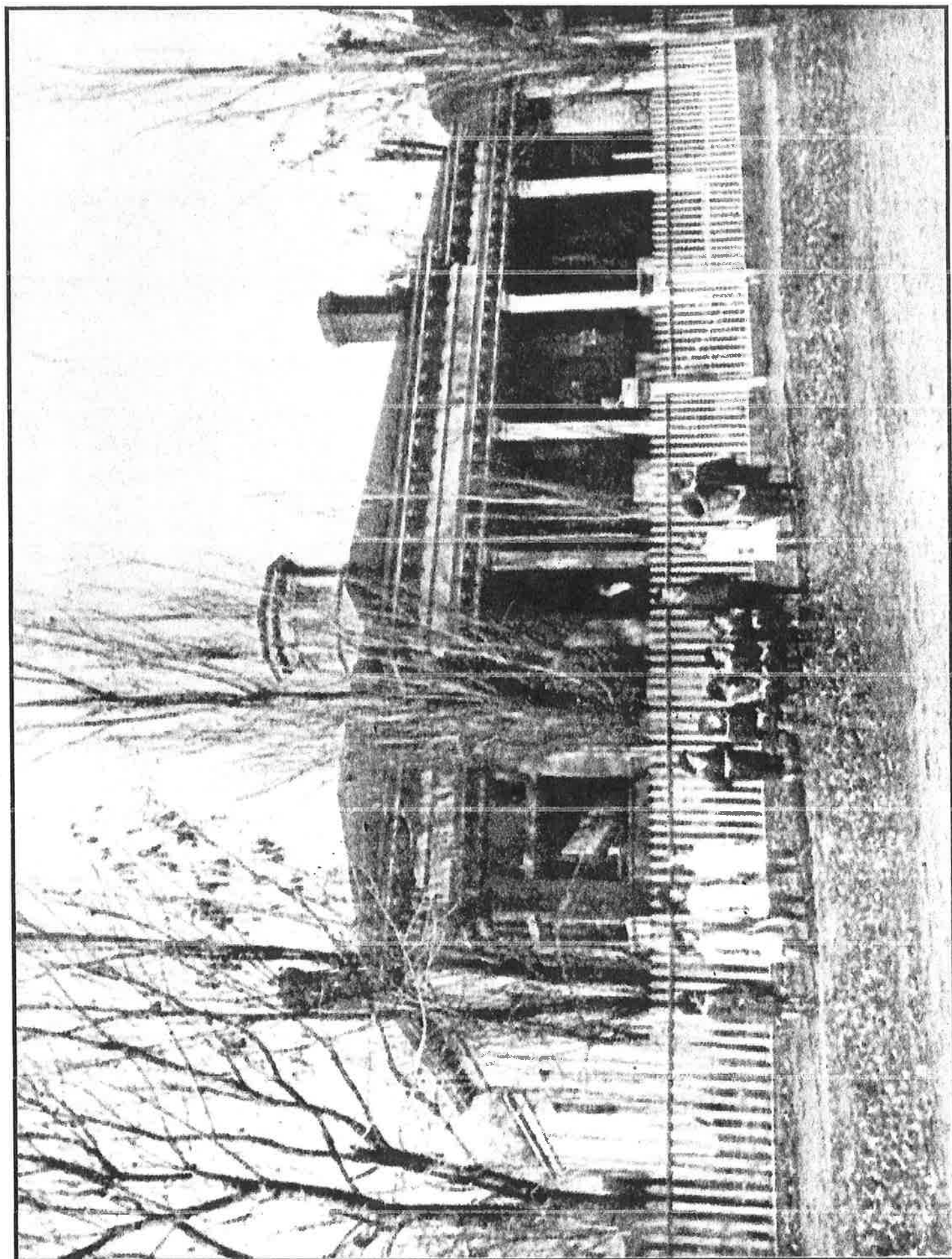
Owner's Printed Name HOLLY ANN FANT



Applicant's/Agent's Signature

ROBERT DARNEY

Applicant's/Agent's Printed Name





PELLA[®]

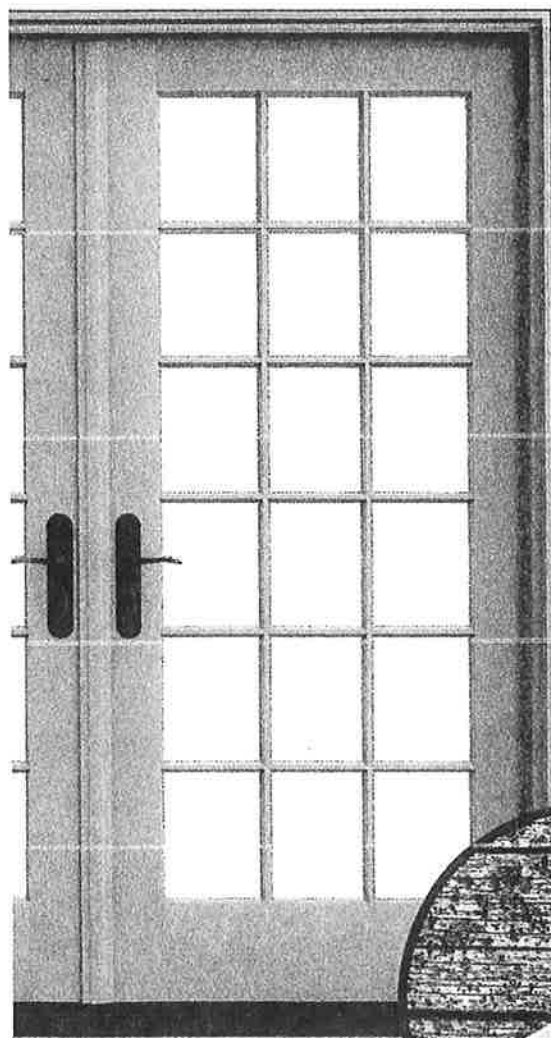
Architect Series[®]

TRADITIONAL AND CONTEMPORARY
WOOD WINDOWS AND PATIO DOORS



Why Wood?

Pella® Architect Series® wood windows and patio doors give you more options when it comes to style, low-maintenance features and customization flexibility. Choose traditional or contemporary styles in beautiful wood species, glass options designed for your lifestyle and superb performance features – all backed by some of the best warranties in the industry.



Advantageplus
PROTECTIVE FRAME SYSTEM

Protect your investment.

Advantage Plus protection system helps Pella's doors stand up to the elements and stay looking great longer. This system includes:

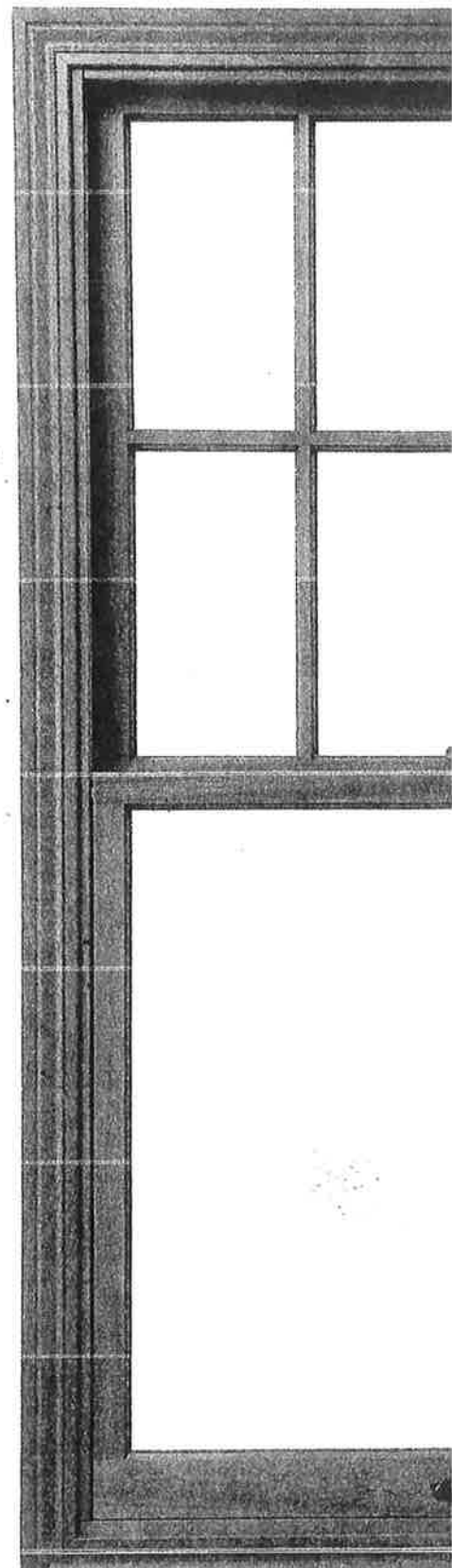
Low-maintenance exterior frame. Our durable low-maintenance aluminum exterior door frames feature our EnduraClad® finish that resists fading and provides years of protection.

Rot-resistant design. Pella's low sill is convenient and helps prevent water from entering the home.

Exclusive PerformaSeal® technology. Featuring our exclusive weathertight seal technology, this provides exceptional energy efficiency and helps block out the damaging effects of extreme wind and rain.

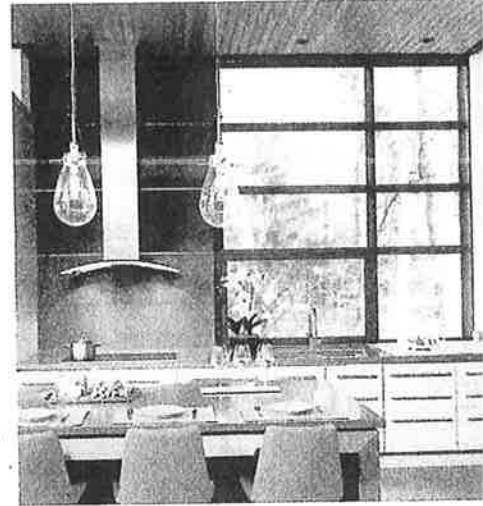
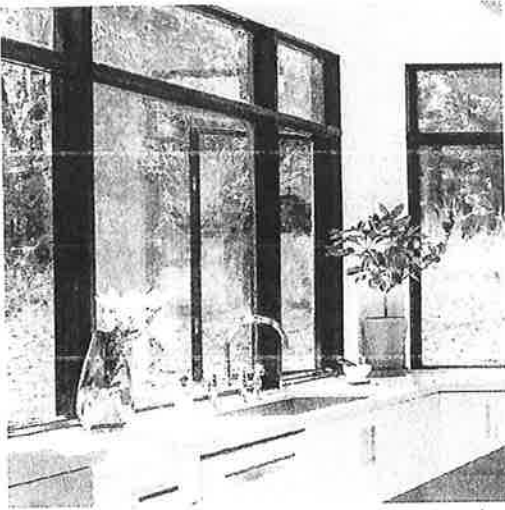


TRADITIONAL



Find your type.

WINDOWS



Casement and Awning Windows

Nothing between you and your view.

Open and close with the turn of a handle – great for spots that are difficult to reach.

Years of smooth openings and closings.

Stainless steel operating arms and hinges resist rust and corrosion.

More convenient handle design.

Fold-away handle won't get in the way of window treatments.

Easier cleaning.

Easy-clean wash feature makes it simple to clean the exterior glass from inside your home.

Double-Hung and Single-Hung Windows*

Traditional and practical.

The sashes on double- and single-hung windows slide open and close vertically, providing efficient ventilation.

Years of smooth, easy operation.

Our balance systems help ensure your windows will open and close easily for years.

A tight seal against the elements.

Pella's cam-action locks pull the sashes against the weatherstripping.

Easier cleaning.

Opening sashes tilt in – making it easy to clean the exterior glass from inside your home.

Fixed and Special Shape Windows

Virtually endless design possibilities.

Special Shape windows are available in curves and angles to add architectural interest and natural light.*

Create a custom design.

Assembling a combination of fixed windows makes a contemporary design statement.

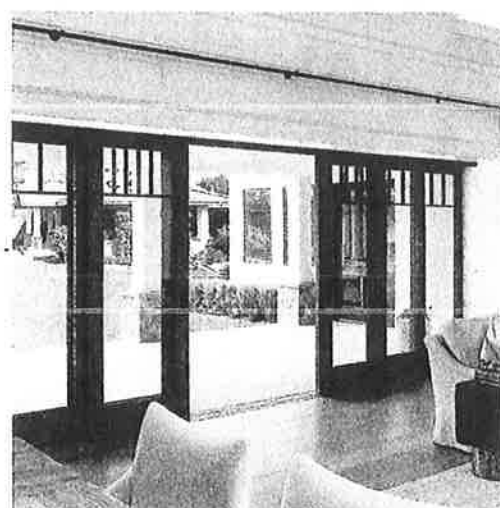
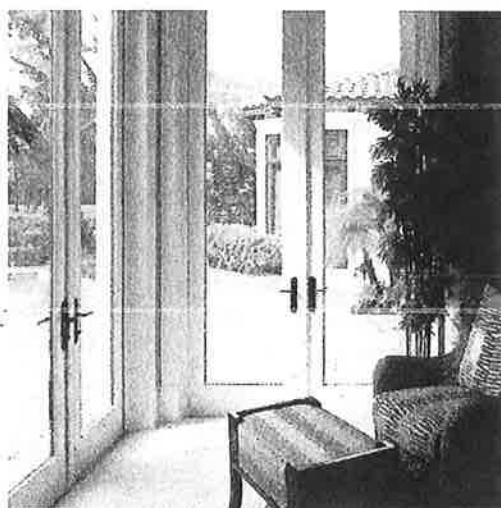
A quality, seamless look.

Special Shape windows are available with grille options to match other Pella* windows and doors.

For more information on Pella's window and patio door offering, see your local Pella sales representative or visit:

CHOOSEPELLA.COM/OFFERING

PATIO DOORS



Sliding Patio Doors

A precise fit.

Maximize your floor space with sliding patio doors – since they don't swing, you can place furniture nearby.

Smooth operation for years.

Stainless steel track and adjustable dual rollers allow the panel to glide easily.

Better draft protection.

Pella's unique design on Architect Series® doors puts the sliding panel on the outside. When the wind blows against it, it creates a tighter seal and the screen is protected.

Hinged Patio Doors

Stunning design and functional passages.

Choose from single or double in-swing or out-swing doors.

Extra security.

Pella's advanced multipoint locking system secures the door at the top, middle and bottom for more peace of mind.

Bring the outside in.

Hinged patio doors draw the eye outdoors and highlight your yard, patio or deck.

Scenescape™ Patio Doors*

Expand your horizons.

Our multipanel patio doors accommodate a range of designs that create breathtaking scenic views.

Invite the outdoors in.

Capture a wide-open view with patio door panels that can tuck out of sight within a wall pocket or stack together to blur the lines of indoor and outdoor living.

Transform your room in a breeze.

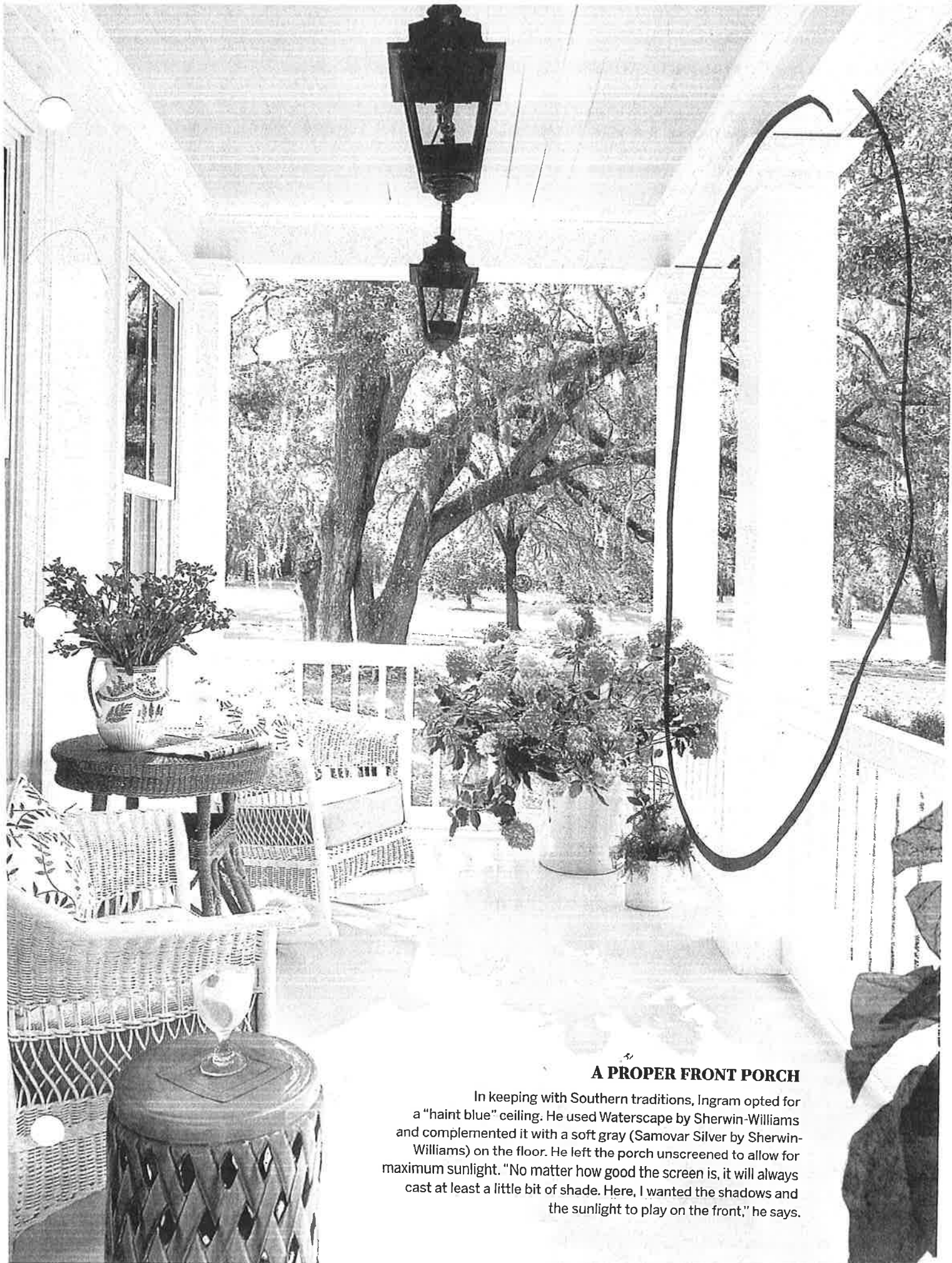
Lift-and-slide panels are lifted off the track with a turn of the handle, allowing the panels to roll open or closed.



FARMHOUSE
FAVORITE!
ROCKING CHAIRS
ADD WELCOMING
CURB APPEAL.

HEART OF TEXAS

Designer Holly Mathis' central Texas home is brimming with so much charm, you'd never guess it's a rental. (Yes, you read that right)



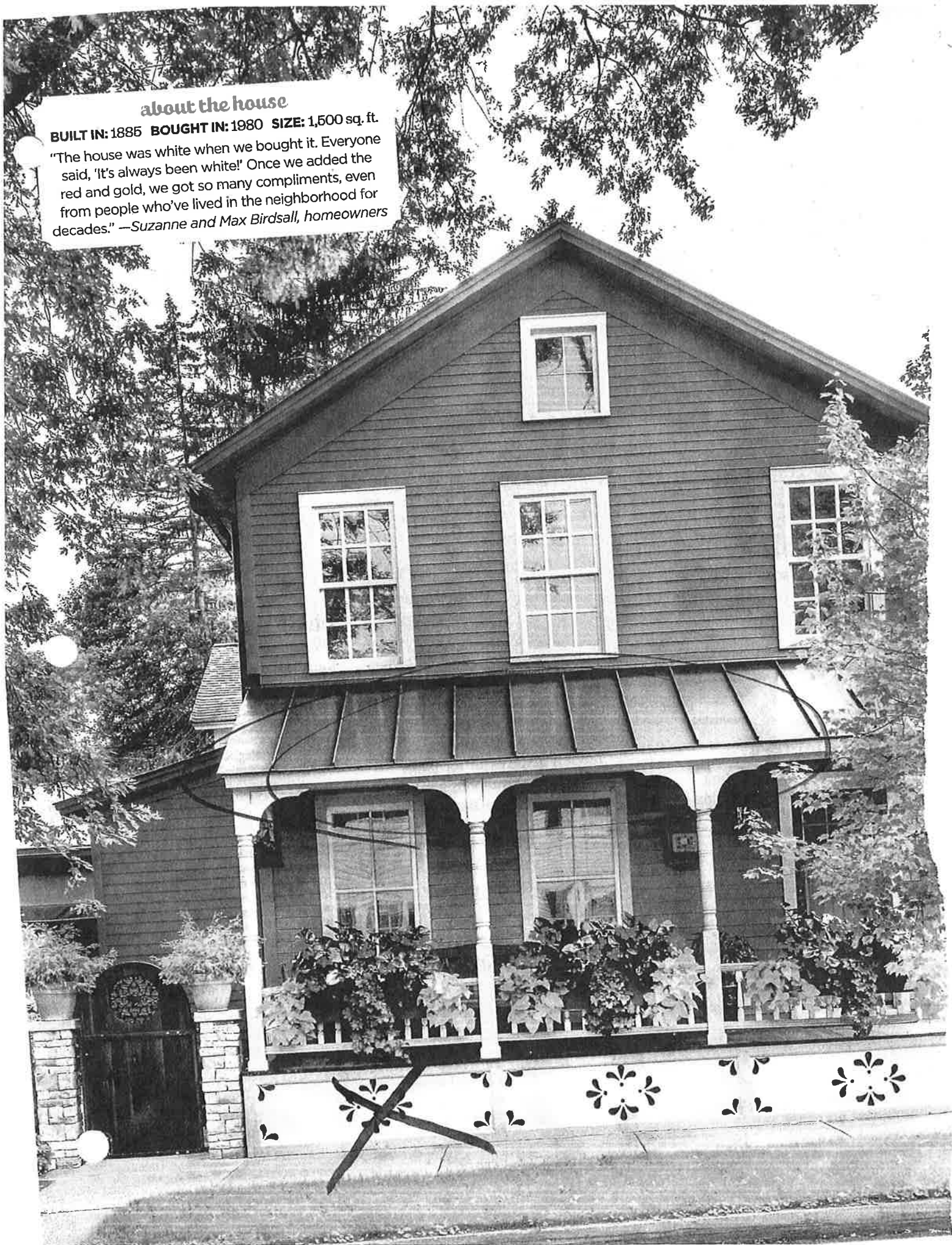
A PROPER FRONT PORCH

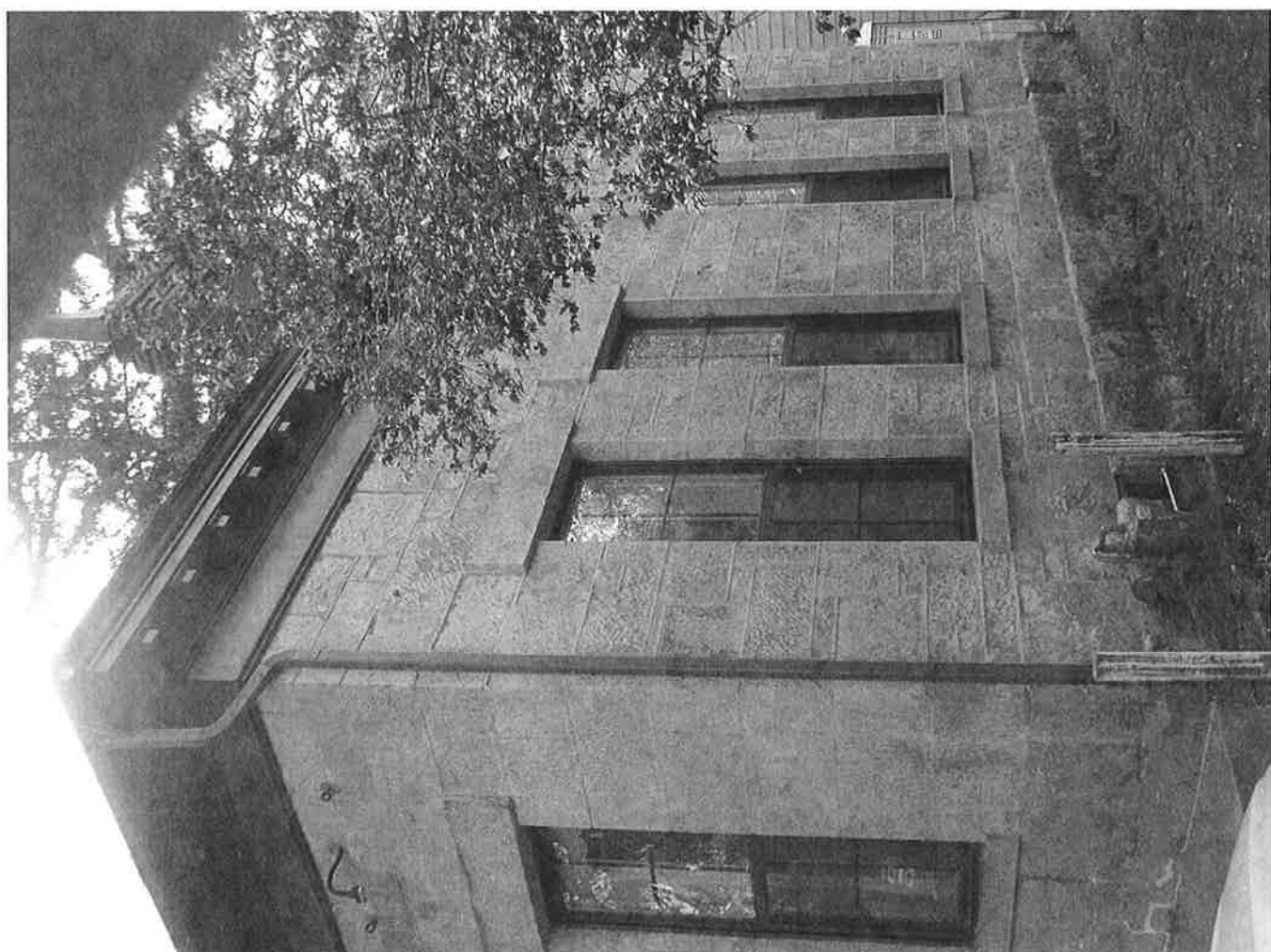
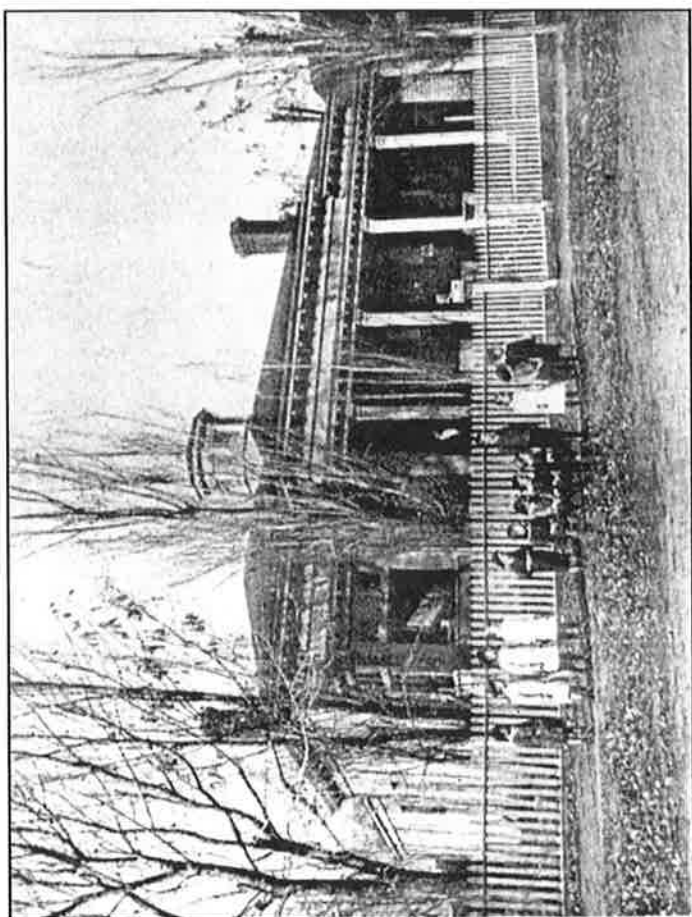
In keeping with Southern traditions, Ingram opted for a "haint blue" ceiling. He used Waterscape by Sherwin-Williams and complemented it with a soft gray (Samovar Silver by Sherwin-Williams) on the floor. He left the porch unscreened to allow for maximum sunlight. "No matter how good the screen is, it will always cast at least a little bit of shade. Here, I wanted the shadows and the sunlight to play on the front," he says.

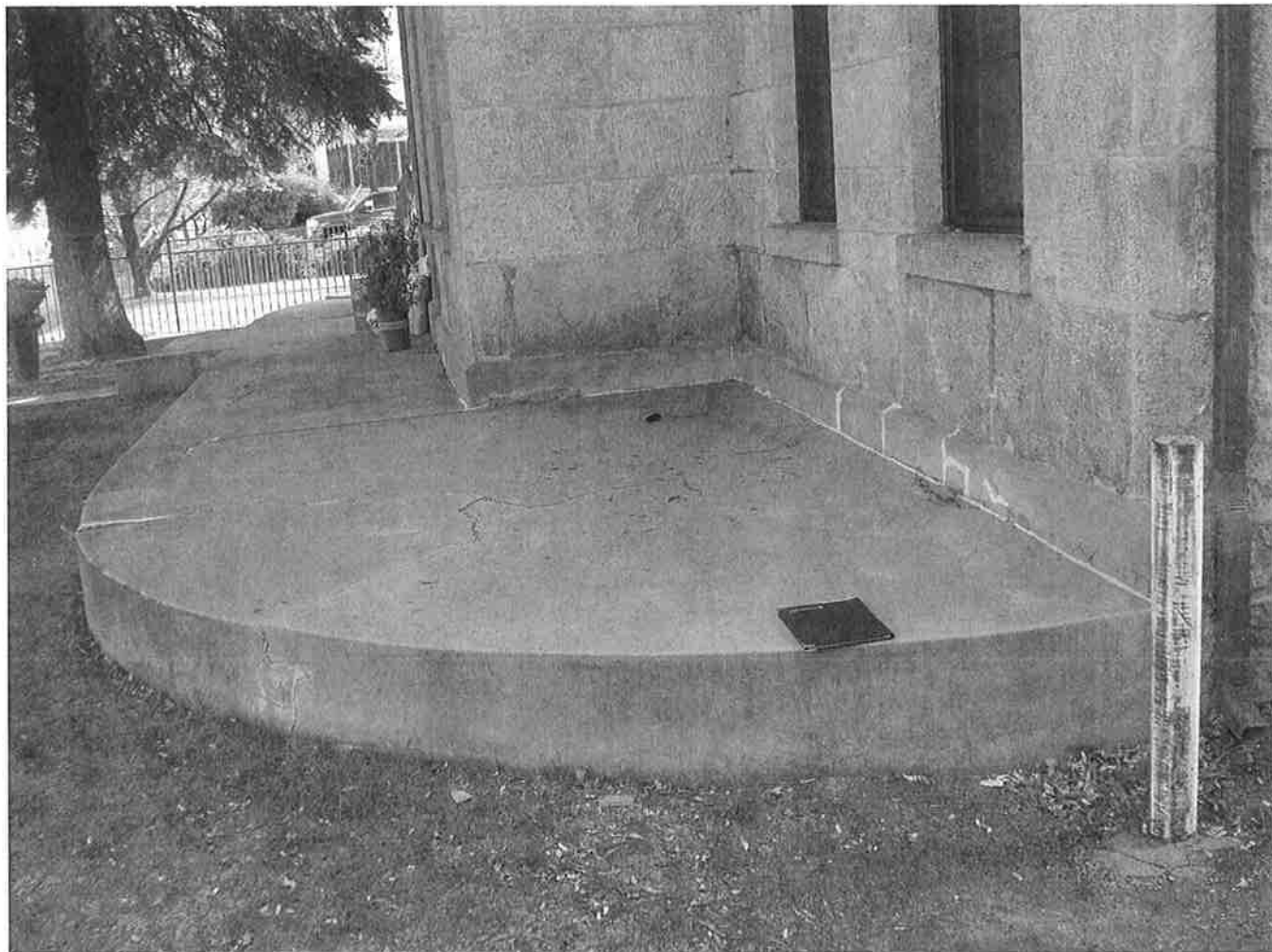
about the house

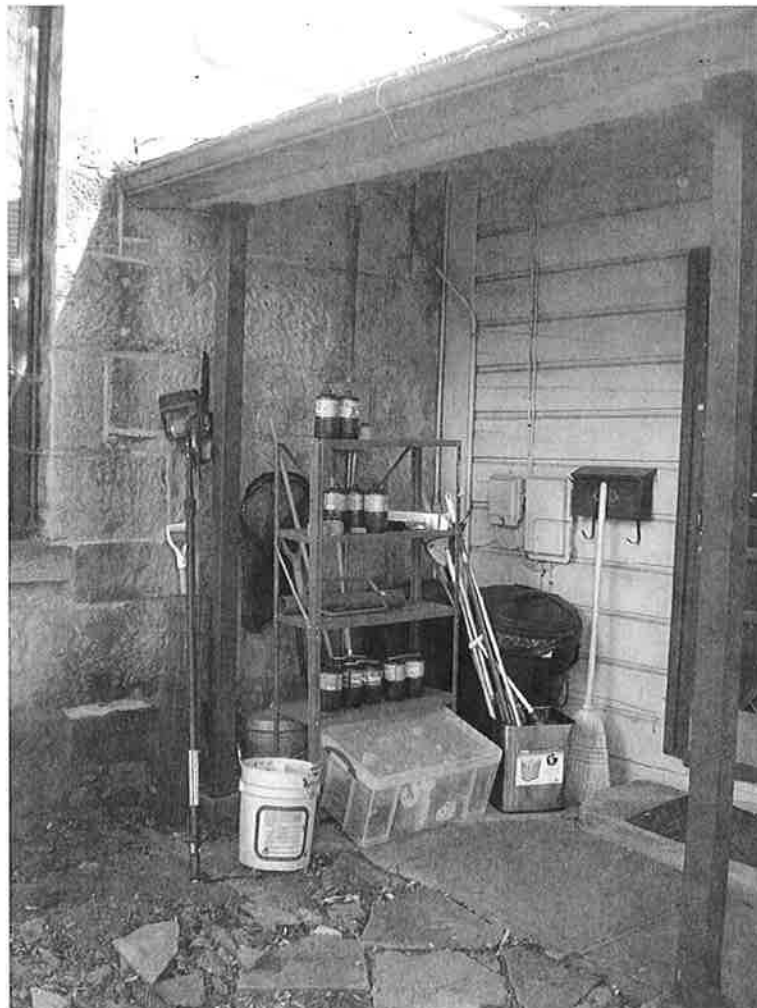
BUILT IN: 1885 BOUGHT IN: 1980 SIZE: 1,500 sq. ft.

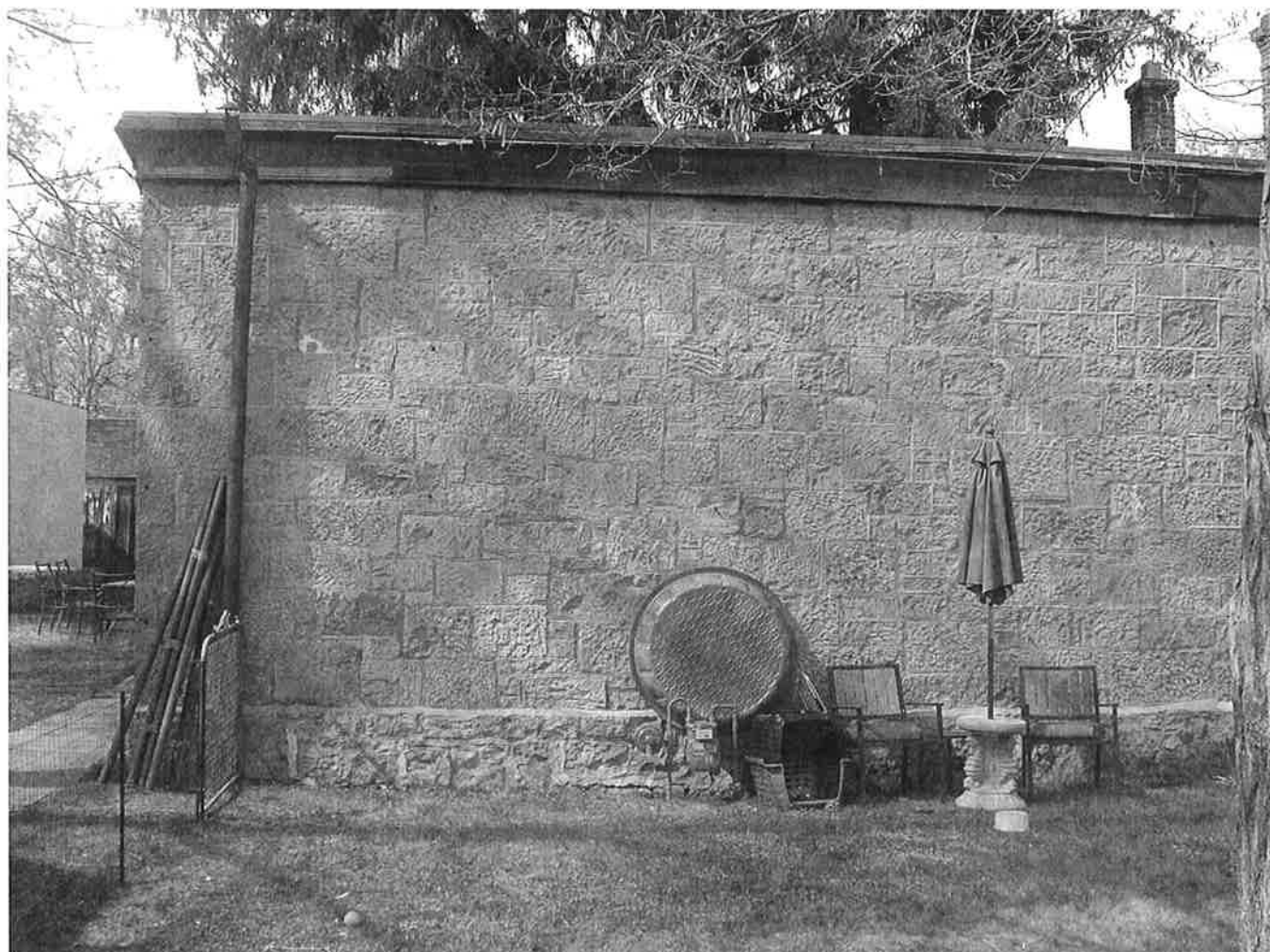
"The house was white when we bought it. Everyone said, 'It's always been white!' Once we added the red and gold, we got so many compliments, even from people who've lived in the neighborhood for decades." —*Suzanne and Max Birdsall, homeowners*





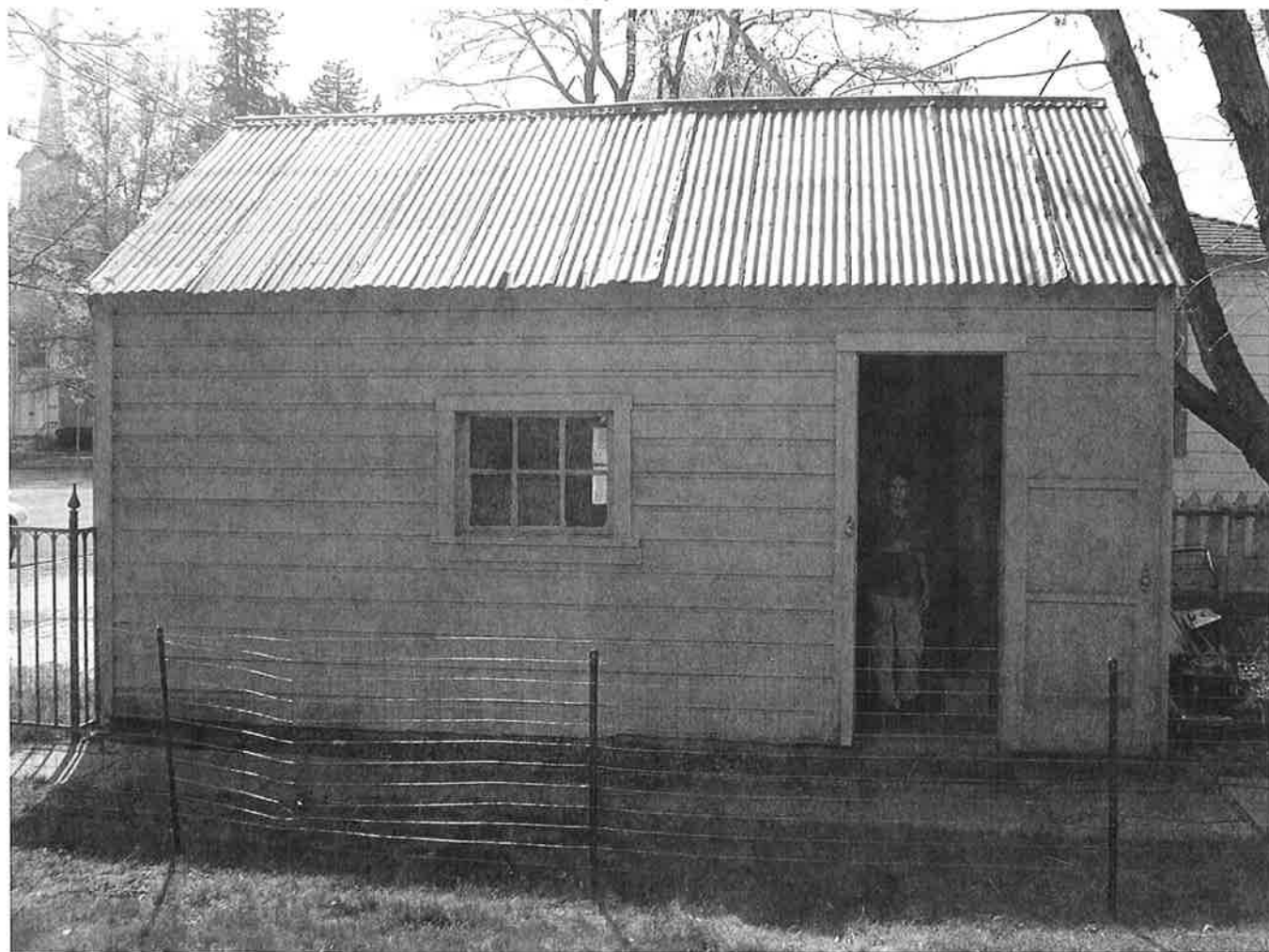


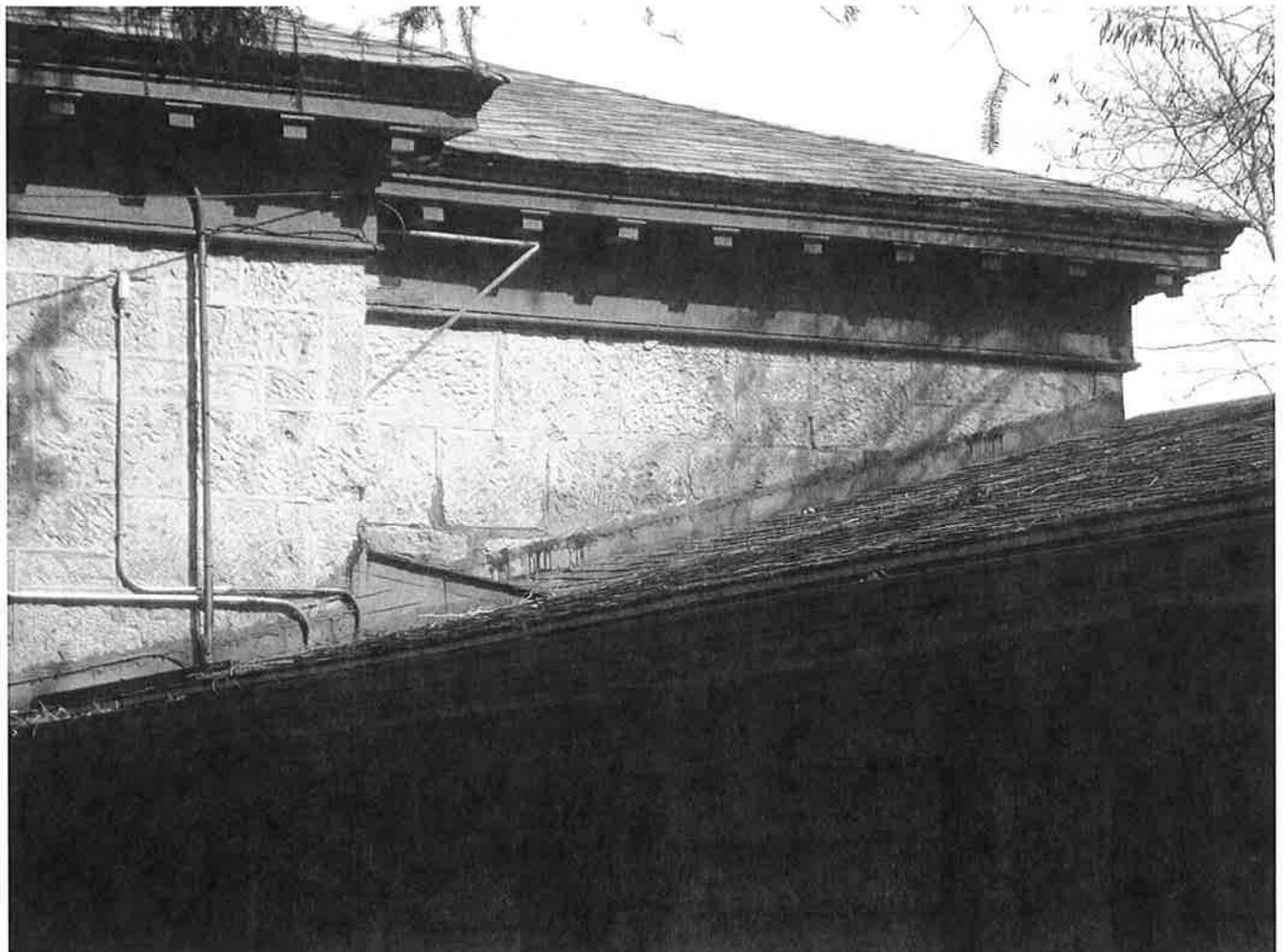
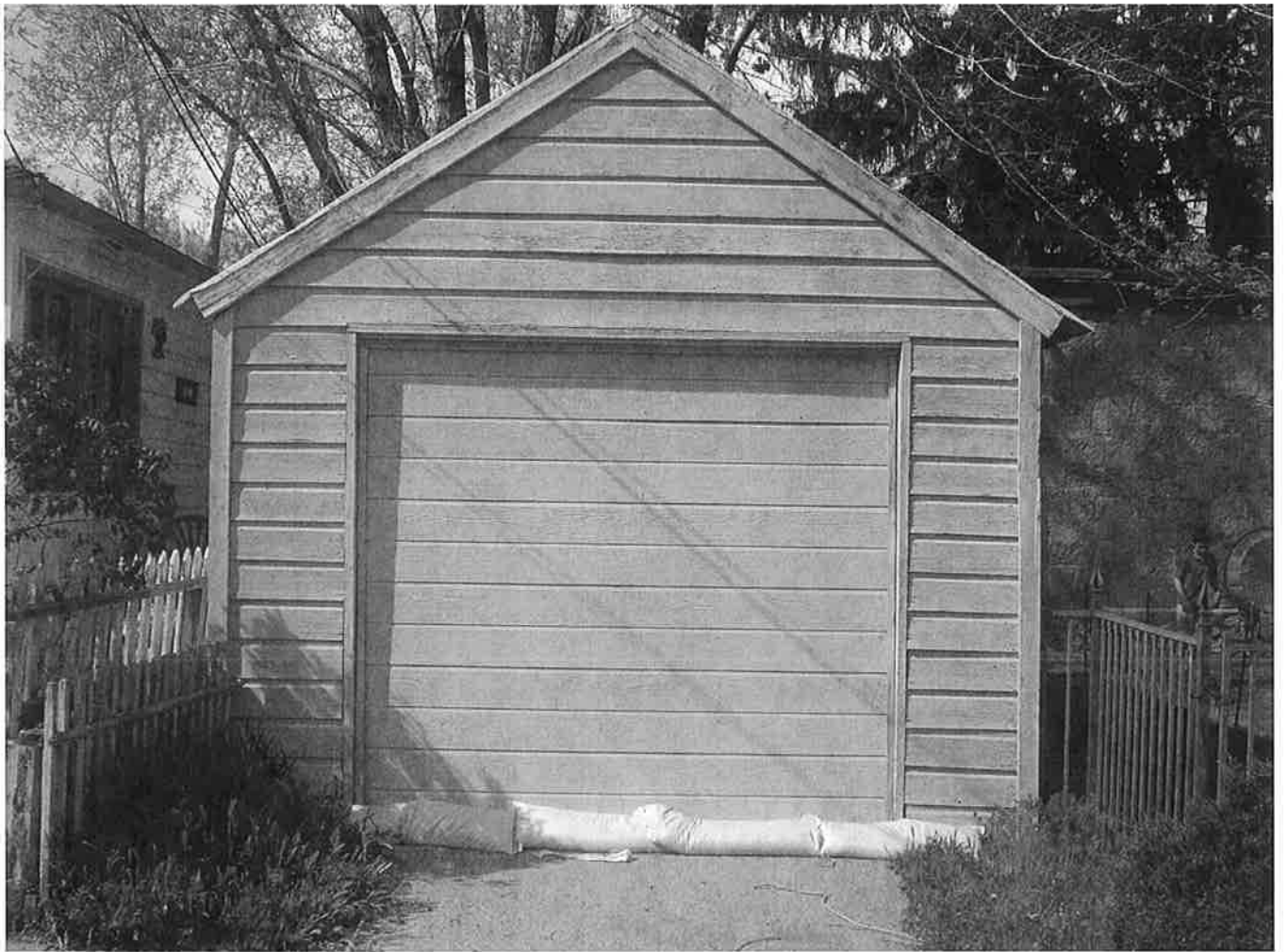




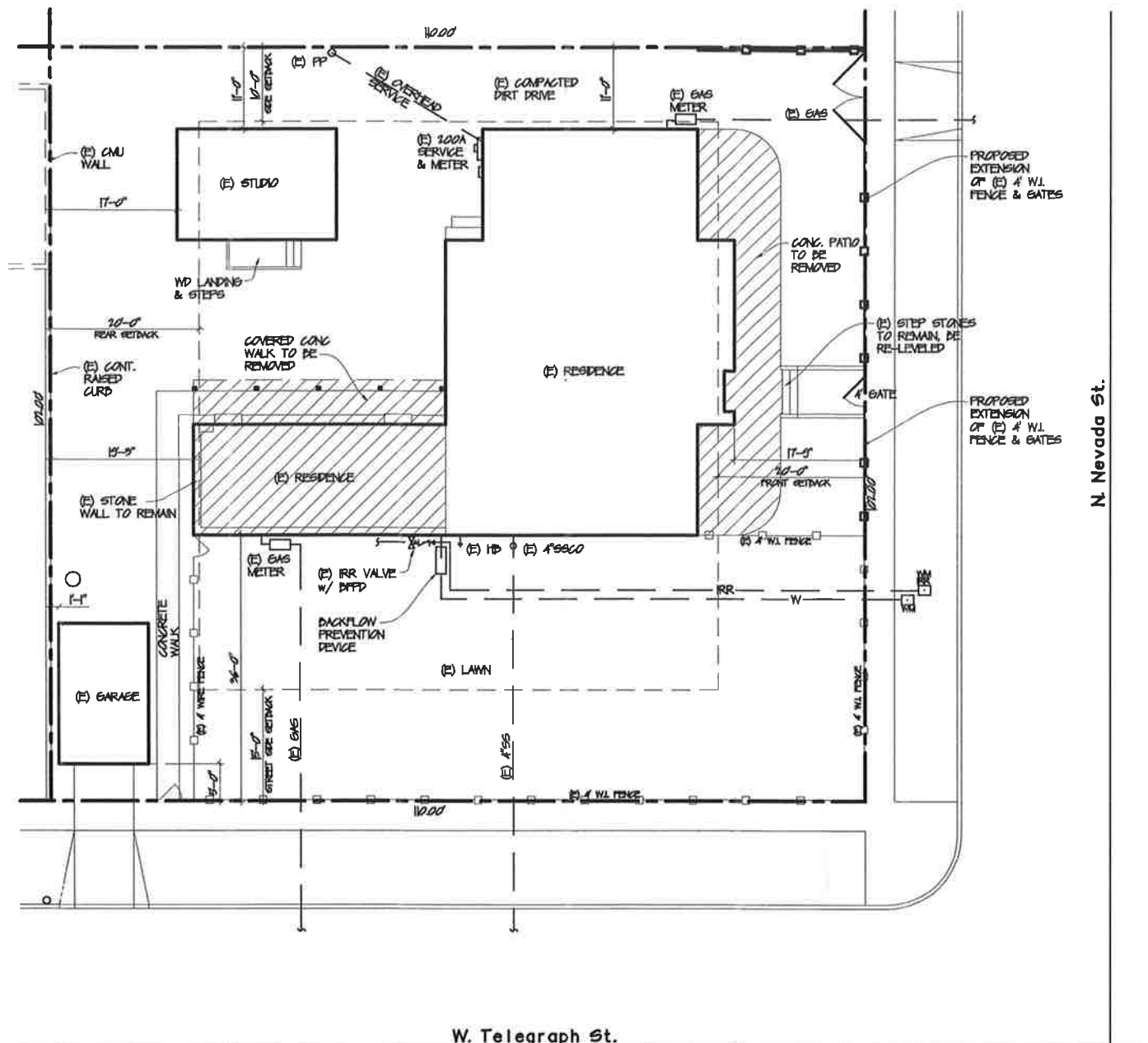












SITE PLAN

SCALE: 1" = 20'-0"



AN EXTERIOR REMODEL OF THE HISTORIC ABE CURRY HOUSE FANT RESIDENCE

OWNER: Holly Ann Fant Trust
406 N. Nevada St.
Carson City, NV 89705

ARCHITECT: Robert M. Darney, Architect
430 Hot Springs Rd.
Carson City, NV 89706 NV Lic.# 3244

GENERAL CONTRACTOR: Fredlund/Sweningsson LLC
Pob@NevadaStyle.net
Limit: 1200,000 NV Lic.# B 0046990

PROJECT ADDRESS: 406 N. Nevada St.
Carson City, Nevada 89705

PROJECT APN: 009-226-03

ADOPTED CODES: 2012 NNA, RC, PG, LPC, LMC, EDC
2001 NEC
2003 ECC
2003 LC/ANSH A 1171

ZONING: R0

SITE AREA: 11,220 SQ. FT. or 126 ACRES

OCCUPANCY TYPE: R-3

BUILDING TYPE: VP

ALLOWABLE AREA: UNLIMITED

ALLOWABLE HEIGHT: 3 STORES

EXISTING BUILDING AREAS:

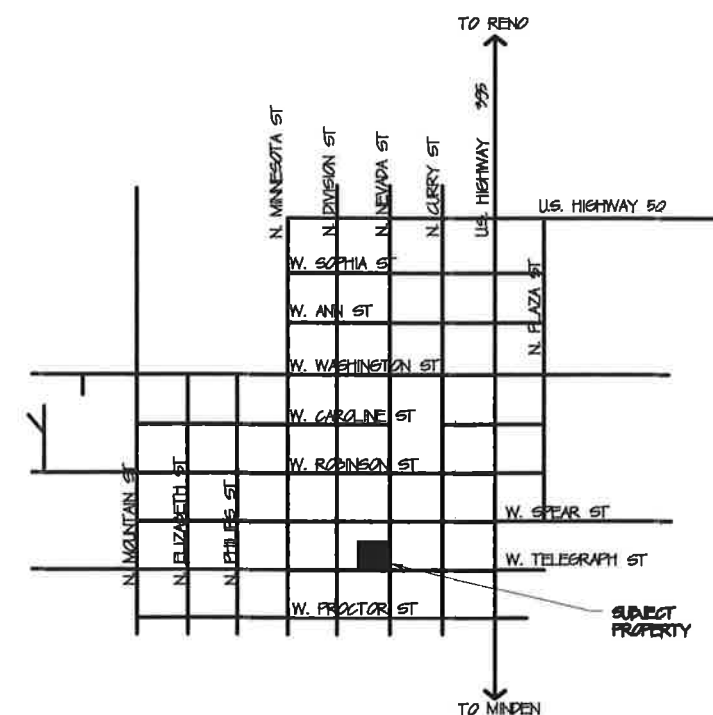
Main Residence	=	2,156 SQ. FT.
Detached Garage	=	230 SQ. FT.
Detached Studio	=	322 SQ. FT.
Total Building Area	=	2,708 SQ. FT.

PROPOSED ADDITION:

Main Residence	=	182 SQ. FT.
PROPOSED Total Building Area	=	2,890 SQ. FT.

DRAWING INDEX:

- TS - TITLE SHEET/ SITE PLAN
- A1 - EXISTING FLOOR PLAN
- A2 - PROPOSED FLOOR PLAN
- A3 - SOUTH EXTERIOR ELEVATIONS
- A4 - EAST EXTERIOR ELEVATIONS
- A5 - WEST EXTERIOR ELEVATIONS
- A6 - NORTH EXTERIOR ELEVATIONS



VICINITY MAP

NO SCALE



ROBERT M. DARNEY
ARCHITECT
Design Development Planning
490 Hot Springs Road, Carson City, NV 89706
PHONE: (775) 882-3444 FAX: 882-4016
E-MAIL: darneyarch@sbglobal.net

REMARKS	BY

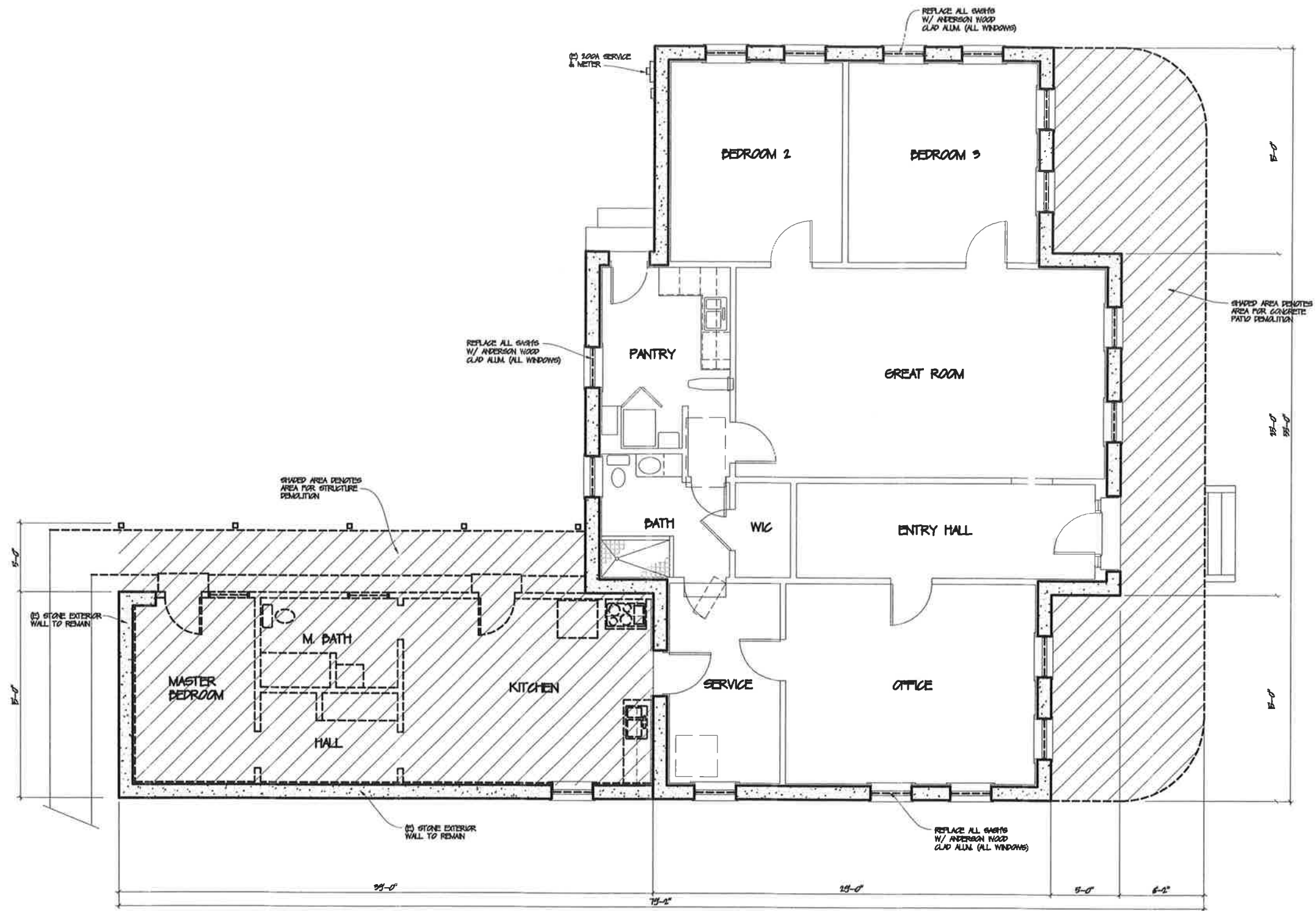
PROJECT: EXTERIOR REMODEL OF THE HISTORIC ABE CURRY HOUSE
FANT RESIDENCE
406 N. NEVADA ST. APN: 003-226-03
SHEET TITLE: TITLE SHEET, SITE PLAN

DATE: 6-25-2018
DESIGN BY: RMD
DRAWN BY: RMD
SCALE: AS SHOWN
SHEET No. TS

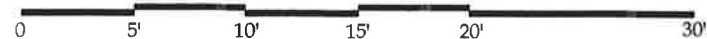
RECEIVED

JUN 25 2018

CARSON CITY
PLANNING DIVISION



EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

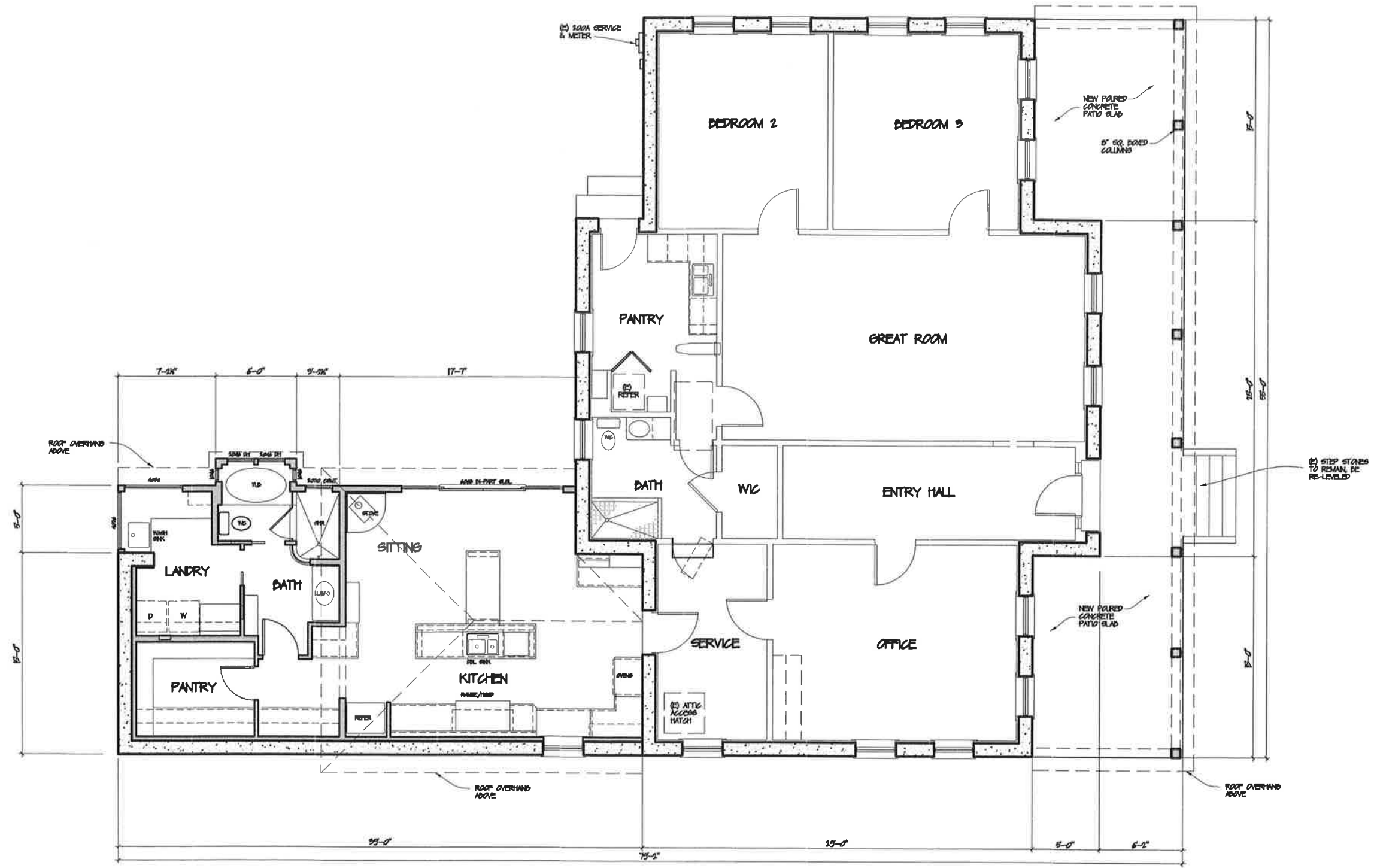


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REMARKS	BY

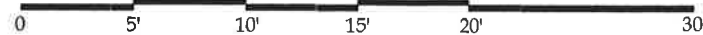
PROJECT INTERIOR REMODEL OF THE HISTORIC ABE CURRY HOUSE
FANT RESIDENCE
406 N. NEVADA ST. APN: 003-226-03
SHEET TITLE EXISTING FLOOR PLAN

DATE: 6-25-2018
DESIGN BY: RMD
DRAWN BY: RMD
SCALE: AS SHOWN
SHEET No.



EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"

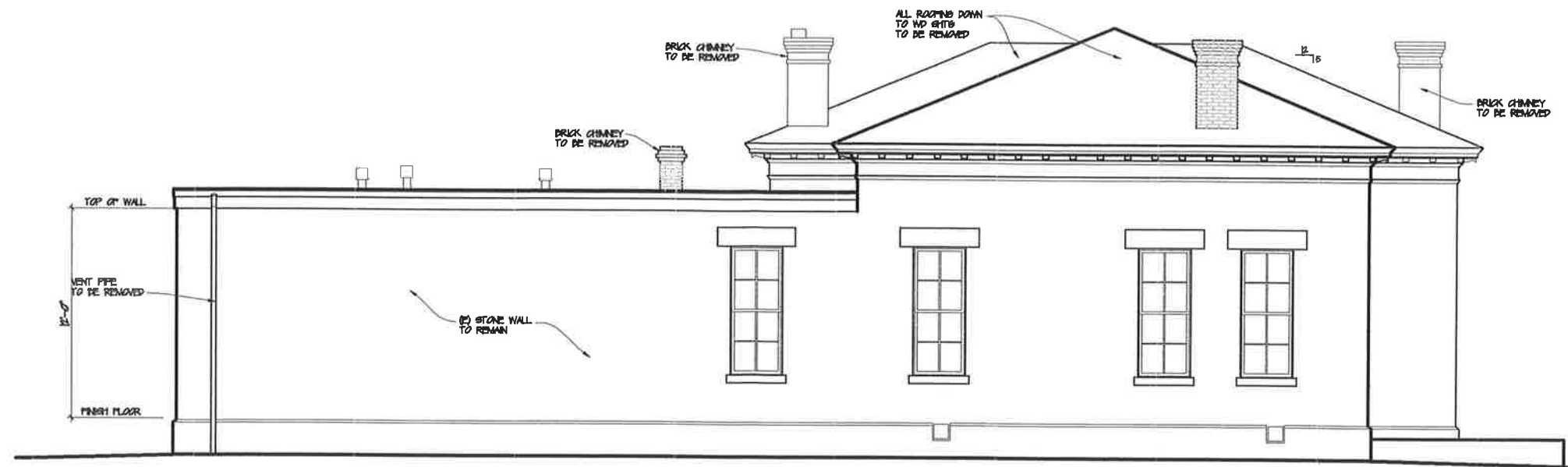


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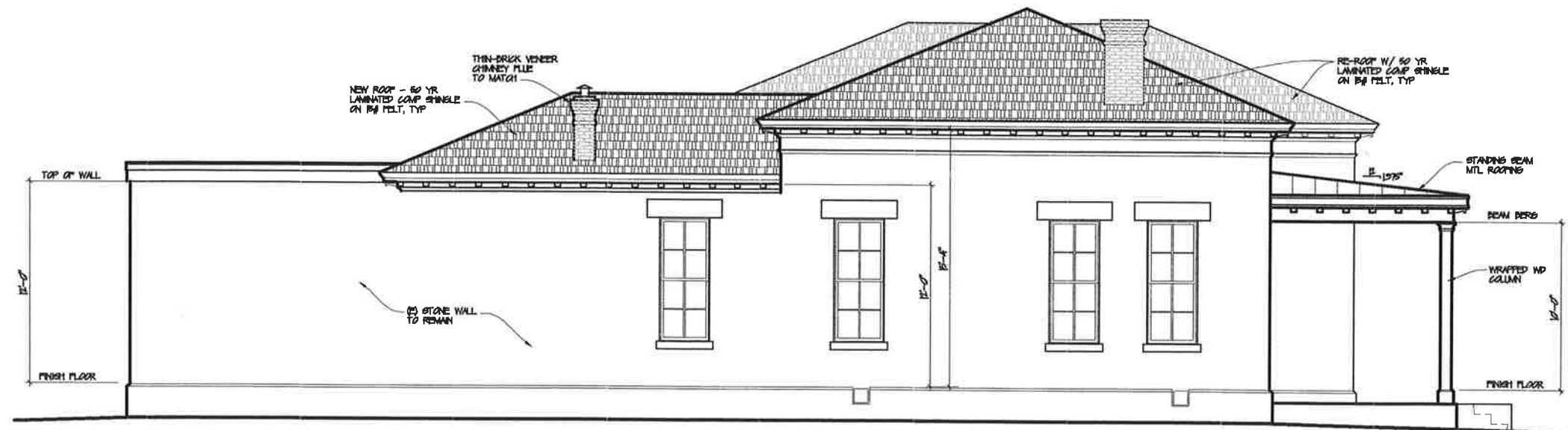
PROJECT INTERIOR REMODEL OF THE HISTORIC ABE CURRY HOUSE
FANT RESIDENCE
406 N. NEVADA ST. APN: 003-226-03
SHEET TITLE PROPOSED FLOOR PLAN

DATE:	6-25-2018
DESIGN BY:	RMD
DRAWN BY:	RMD
SCALE:	AS SHOWN
SHEET No.	A2



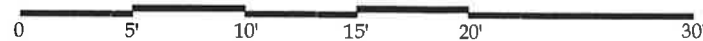
EXISTING SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

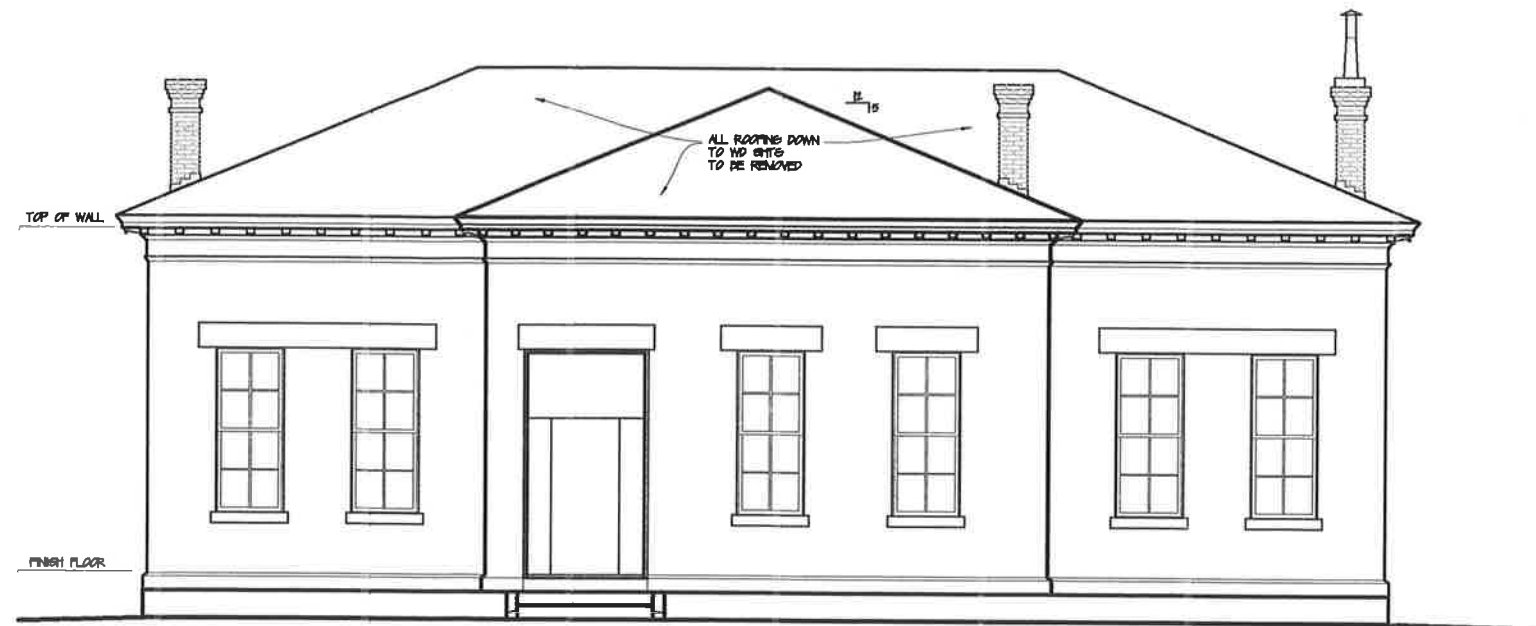


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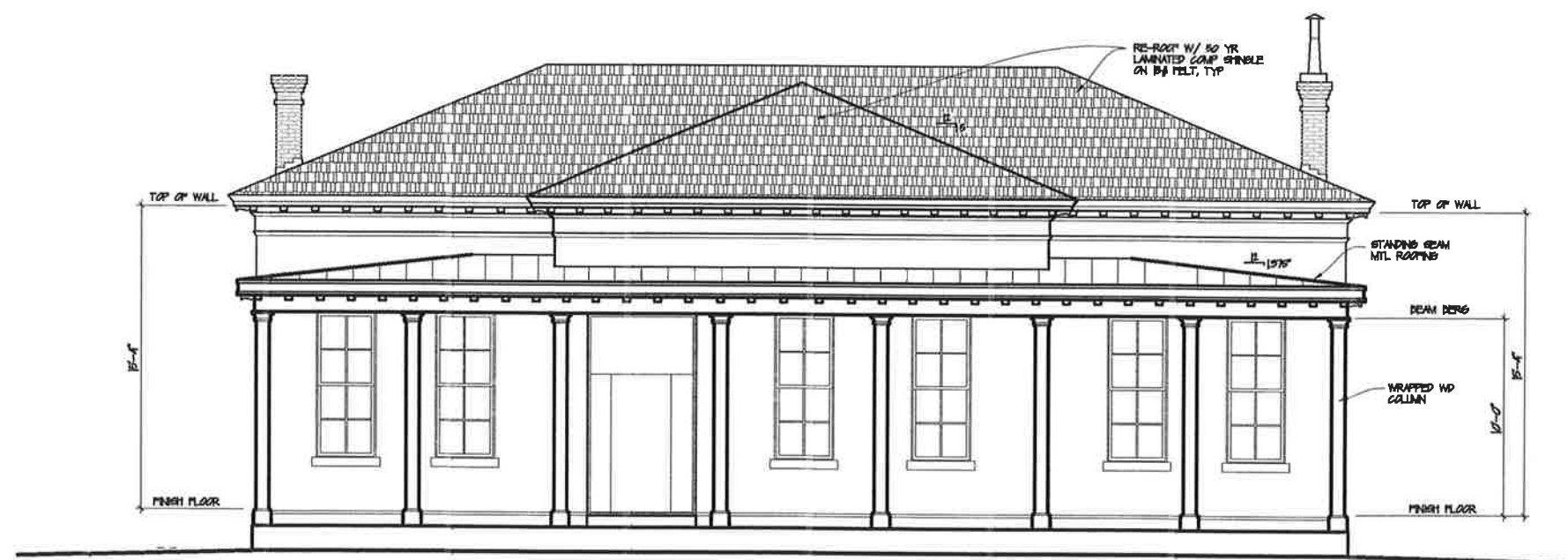
REMARKS	BY

PROJECT INTERIOR REMODEL OF THE HISTORIC ABE CURRY HOUSE
FANT RESIDENCE
406 N. NEVADA ST. APN: 003-226-03
SOUTH EXTERIOR ELEVATIONS
SHEET TITLE

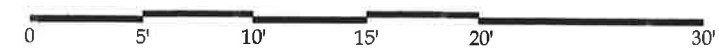
DATE: 6-25-2018
DESIGN BY: RMD
DRAWN BY: RMD
SCALE: AS SHOWN
SHEET No. A3



EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

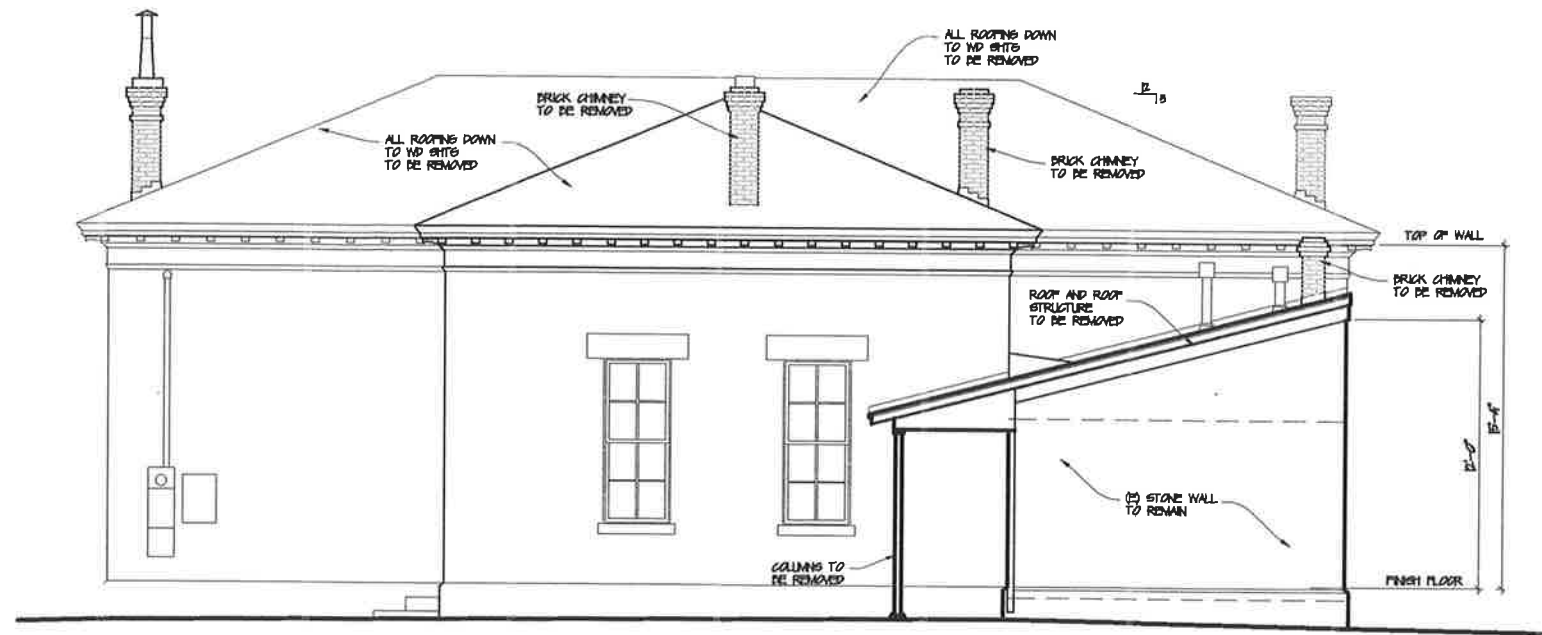


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REMARKS	BY

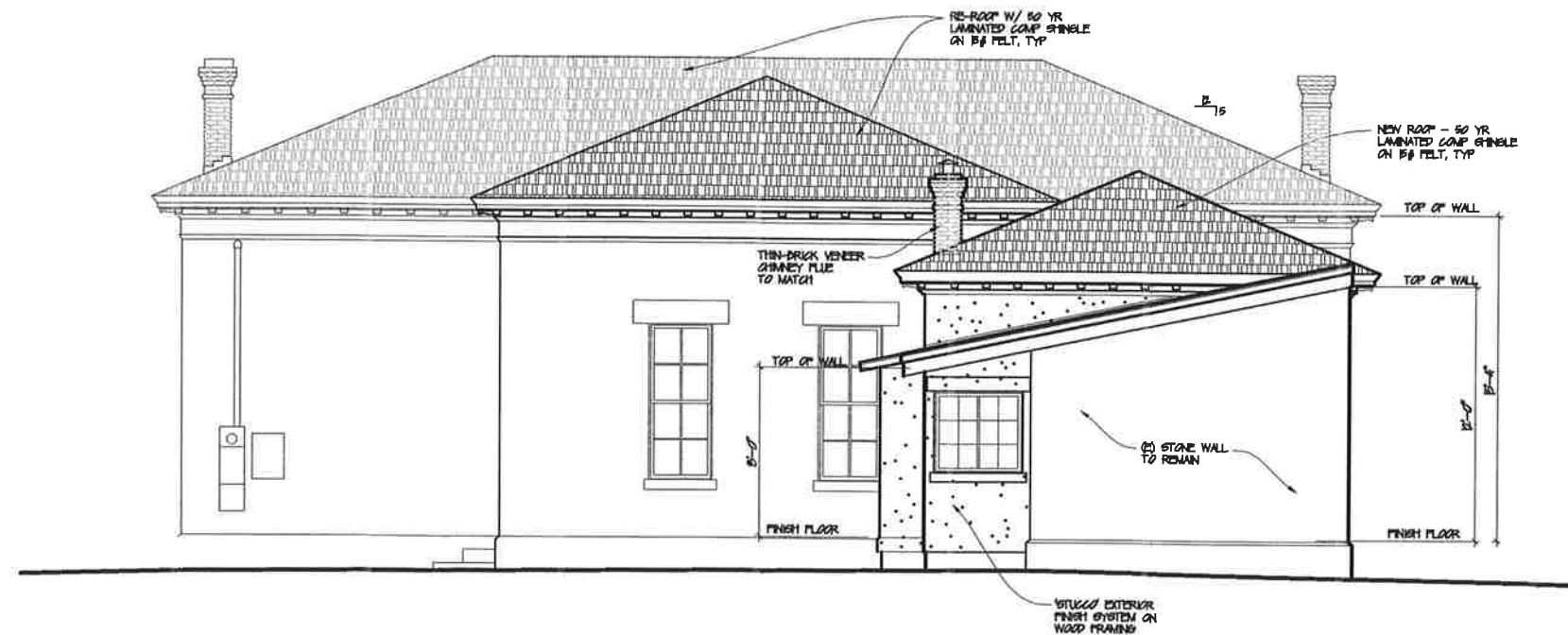
PROJECT INTERIOR REMODEL OF THE HISTORIC ABE CURRY HOUSE
FANT RESIDENCE
406 N. NEVADA ST. APN: 003-226-03
SHEET TITLE EAST EXTERIOR ELEVATIONS

DATE: 6-25-2018
DESIGN BY: RMD
DRAWN BY: RMD
SCALE: AS SHOWN
SHEET No. A4



EXISTING WEST ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-0"

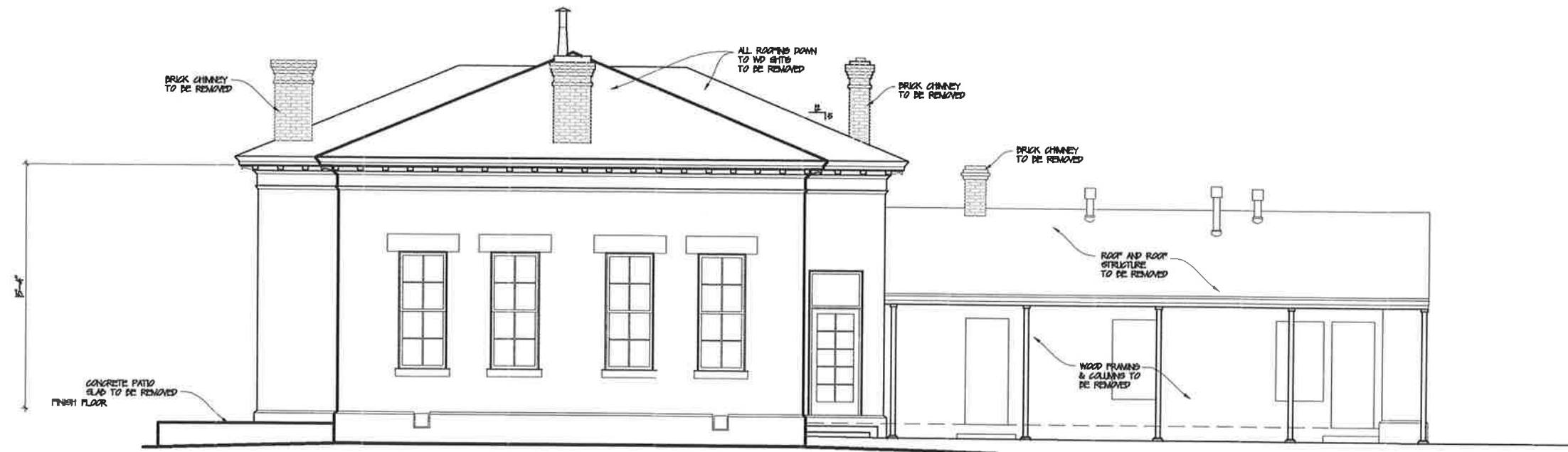


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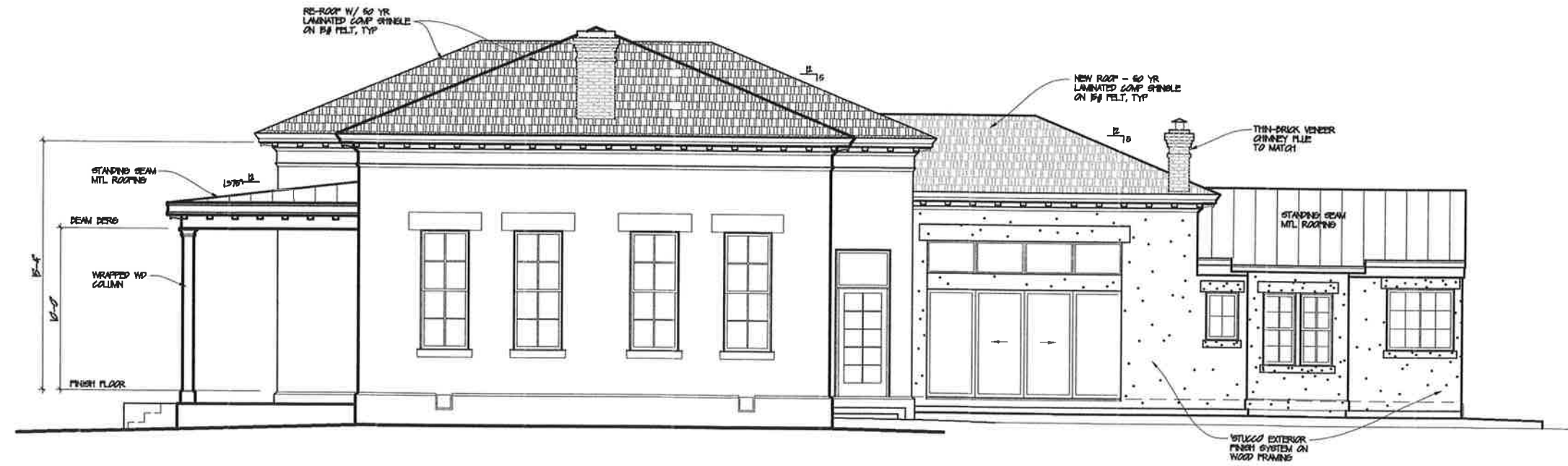
REMARKS	BY

PROJECT INTERIOR REMODEL OF THE HISTORIC ABE CURRY HOUSE
FANT RESIDENCE
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SHEET TITLE WEST EXTERIOR ELEVATIONS

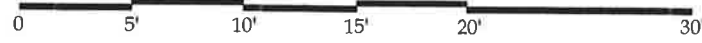
DATE: 6-25-2018
DESIGN BY: RMD
DRAWN BY: RMD
SCALE: AS SHOWN
SHEET No. A5



EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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REMARKS	BY

PROJECT INTERIOR REMODEL OF THE HISTORIC ABE CURRY HOUSE
FANT RESIDENCE
406 N. NEVADA ST. APN: 003-226-03
SHEET TITLE NORTH EXTERIOR ELEVATIONS

DATE: 6-25-2018
DESIGN BY: RMD
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SCALE: AS SHOWN
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