

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
SEPTEMBER 13, 2018**

FILE NO: HRC-18-122

AGENDA ITEM: E-2

STAFF CONTACT: Hope Sullivan, AICP, Planning Manager

AGENDA TITLE: Consideration of a request to change out windows and to install a door on property zoned Residential Office (RO), located at 496 West Ann Street, APN 001-185-06.

STAFF SUMMARY: The subject property is a being converted from a single family residence into a duplex. As part of the improvements, the applicant is seeking to replace windows that do not face the street with Cascade vinyl windows so as to comply with egress standards. Wooden windows on facades facing the street will be retained. The applicant is also seeking to install a six panel solid door on the east side of the home, facing a neighboring property.

RECOMMENDATION: “I move to approve HRC-18-122, a request to modify the fenestration on the north side and east sides of the building to allow for vinyl egress windows and a new six panel door, on property zoned Residential Office, located at 496 West Ann Street, APN 001-185-06, based on the finding that the request is consistent with the design guidelines for the historic district and the Secretary of the Interior Standards as noted in the staff report, and subject to the conditions of approval in the staff report.”

VICINITY MAP



CONDITIONS OF APPROVAL IF THE COMMISSION APPROVEST THE REQUEST:

1. All development shall be substantially in accordance with the attached site development plan, and limited to a change of fenestration on the north side to accommodate an egress window, and a change of fenestration on the east side to accommodate an egress window and a new door. The two new windows may be vinyl.
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.

LEGAL REQUIREMENTS: CCMC 18.06.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Mixed Use Residential (MUR)

ZONING: Residential Office (RO)

PREVIOUS REVIEWS:

V-84-10: A variance to construct a front door landing/ porch within the front setback.

HRC-17-030: Approval of a foundation replacement.

DISCUSSION:

Per the Assessor's records, the subject property was constructed in 1930. There is very little information about this property in the survey data as it was part of a block that was developed with 400 West Ann, 902 North Division, and 908 North Division.

The subject corner property has frontage on both North Minnesota Street and West Ann Street. The building is in the southern portion of the lot, and the northern portion of the lot is a parking lot. The applicant is not proposing to replace any windows that face the streets. One window that faces to the northern parking lot, and one window that faces the east are proposed for replacement. Additionally, a door is proposed on the east elevation.

The property is currently being converted from an office use to a duplex. Window

modifications are necessary to meeting egress requirements. The applicant originally wanted to modify a window on the west façade to accommodate egress requirements. However, as this façade faces the street and the egress requirements could be met by modifying the fenestration on the north side of the building, which faces a parking lot, the applicant has advised staff that he is not seeking to modify fenestration on the west side of the building, but is seeking to modify fenestration on the north side of the building to accommodate egress requirements. Note this request is not what is represented in the application materials.

The development standards address the treatment of windows in Section 5.16 and doors in 5.17 as follows.

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)

(graphics not included)

5.17 Guidelines for Doors

Doors are an important design element of any building. Their location and style contributes to the overall character and frequently act to define the style of the building. Typically even the simplest historic homes have beautifully paneled doors. Original doors have often been replaced by newer inappropriate doors under the false assumption that greater energy efficiency can be achieved. Properly executed repairs and/or replacement of jams, thresholds, stop moldings, hinges and weather stripping will achieve the same energy efficiency and maintain the historic value. Older doors may have dried and shrunk in size. Numerous lock sets, latches and/or strike plates may have been installed in the door. Glass panels may have been removed and replaced with wood or other material. Original doors, however, are probably one of the most easily reconstructed elements of a building. They are generally constructed of high quality materials, most often have design characteristics which are unavailable in today's market and can be easily removed from the building for repairs in a specialized shop.

5.17.1 Guidelines for Historic Doors

Original doors shall be retained, repaired and replaced in their original locations when at all possible. When replacement is necessary the original shall be matched in color, size, material, design, ornamentation and configuration. The original trim and surround

molding should be retained intact and/or duplicated when a door is replaced. (Standard Number: 2, 3, 5, 6)

5.17.2 Guidelines of New Doors in Historic Buildings

The addition of a new door may be warranted for a building to properly function in a modern use. When new doors are to be installed a contemporary design which is sympathetic and harmonious with the original doors shall be used. The placement of the new openings shall not disrupt the original design of the building. (Standard Number: 2, 3, 5, 6, 9, 10)

The proposed project will involve changes in fenestration based on the change of use. As the openings to accommodate egress windows and a door will involve a modification to the fenestration, continued use of existing windows is not possible. Of note, the requested modification will not modify any of the primary facades of the building.

Given that the modifications are proposed on secondary facades, and involve a change of fenestration, thus nullifying the ability to continue utilizing the same window, staff finds that the request is consistent with the guidelines. The applicant is retaining and repairing the windows on the facades facing the streets, and limiting the modifications to secondary elevations.

Attachments:

- Historic Survey Information
- Photos of Elevations
- Application (HRC -18-122)

SEPTEMBER 1998

Historic Survey 1860-1948
Occupational & Residential

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



496 W. Ann



400 W. Ann/902 N. Division

Historic Survey 1860-1948
Occupational & Residential
HISTORICAL SURVEY
CARSON CITY HISTORICAL DISTRICT
CARSON CITY COMMUNITY DEVELOPMENT



908 N. Division

ADDRESSES: 496 W. Ann/400 W. Ann/902 N. Division/908 N. Division

LOCATION: Southern half of block 17, Curry Addition, W. Ann Street between N. Minnesota and N. Division

CONSTRUCTION DATE: Undetermined

HISTORICAL BACKGROUND

The construction dates of these buildings are not clear. The history associated with these parcels is specific to 408 W. Ann, an address which no longer exists.

This parcel was sold as a block until the late 1940s, when the parcels were sold individually. **William Putnam**, a native of Illinois who worked as a blacksmith, purchased the entire south half of this block in 1870. In 1875 Putnam listed his address in the city directory as N. Minnesota Street (901). Apparently he lived in a house on the west portion of the parcel. By 1885 the property had been sold to **Patrick McCarty**, and Mrs. P. McCarty

was living at 901 N. Minnesota. The Sanborn map of 1907 does not indicate a house at 496 W. Ann.

In 1917 **Margaret McCarty**, widow of Patrick was living on yet another address associated with the property, 408 W. Ann. She deeded the property to **Ida McCarty Newnham** in 1920. It stayed in the Newnham family until 1948. Ida's husband, **Jessie (Jesse) Newnham**, who owned the property by 1939, had been a guard at the state prison in 1907. He had lived at 506 S. Nevada at least since 1895, and through 1920, but had changed residence and jobs by 1923. That year he was a custodian at Warren Engine Company, and was living at 408 W. Ann. By 1930, Jesse Newnham was a fireman, and in 1948, still living at 408 W. Ann.

496 W. Ann is currently used as an attorney's office. 400 W. Ann and 902 N. Division are a duplex unit. 908 N. Division is a private residence.

SOURCES:

Stewart Title; Carson City Directories; 1870 Ormsby County Census

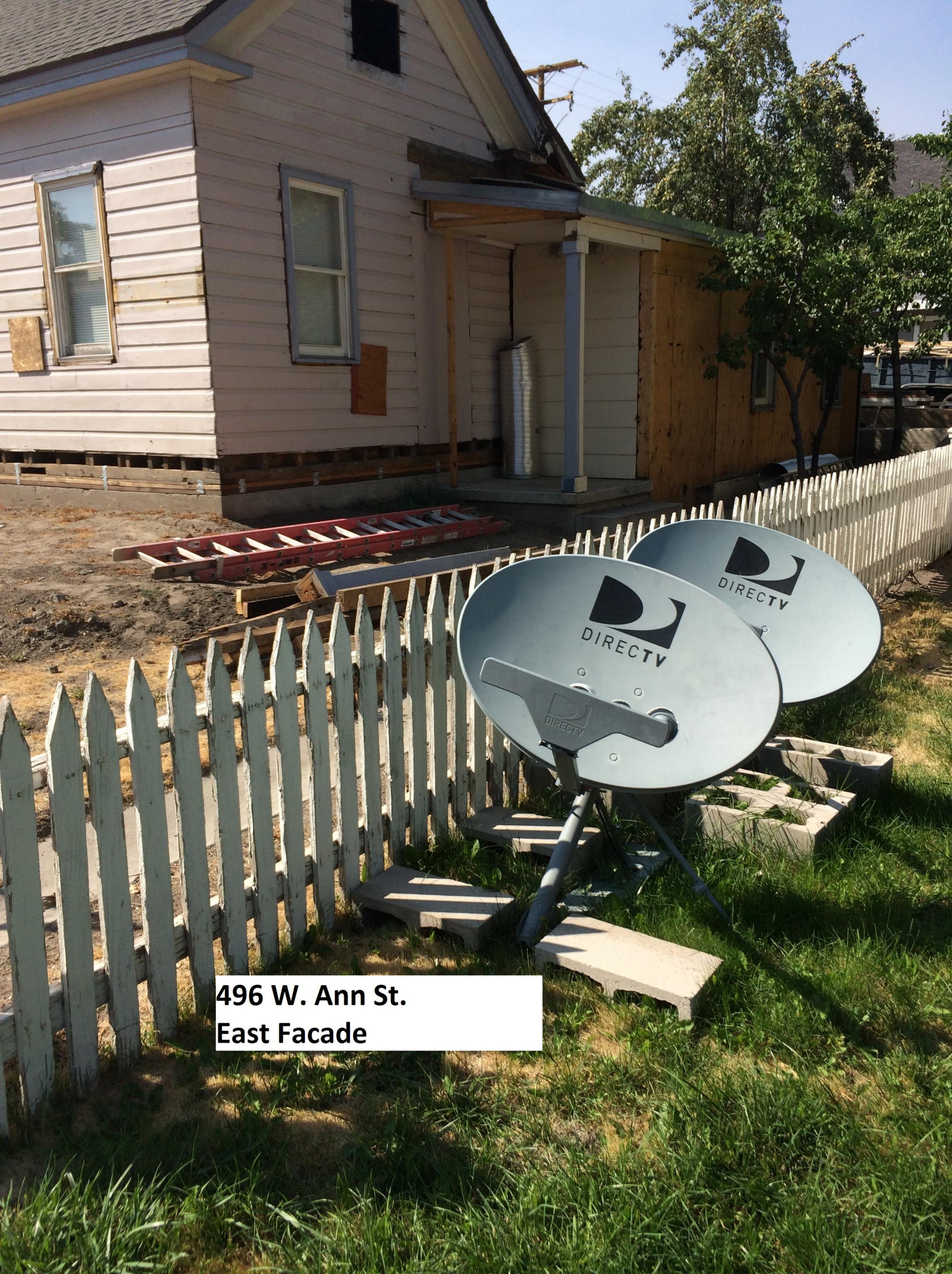


**496 W. Ann St.
North Facade**

100

201

496 W. Ann St.
Door



**496 W. Ann St.
East Facade**

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

FOR OFFICE USE ONLY:



CCMC 18.06

HISTORIC RESOURCES COMMISSION

FILE # HRC - 18 - 122

APPLICANT: John Miles PHONE #: * 775-230-6012

FEE: None

MAILING ADDRESS, CITY, STATE, ZIP: HC 65 Box 203 Austin NV 89310

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

EMAIL ADDRESS: milesnmiles2@yahoo.com

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

PROPERTY OWNER: Silver Jam LLC PHONE #: 775-964-1046

CD or USB DRIVE with complete application in PDF

MAILING ADDRESS, CITY, STATE, ZIP: HC 65 Box 203 Austin NV 89310

EMAIL ADDRESS: milesnmiles2@yahoo.com

Application Received and Reviewed By:

APPLICANT AGENT/REPRESENTATIVE: PHONE #:

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

MAILING ADDRESS, CITY, STATE, ZIP:

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

EMAIL ADDRESS:

Project's Assessor Parcel Number(s): 001-185-06 Street Address: 496 W Ann St

Project's Master Plan Designation: Project's Current Zoning: R.O. Nearest Major Cross Street(s): Minnesota

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.

① West Elevation Change Out one 3²-4² Window to a 3²-5⁰ S.H. to meet egress R310.1.1 N.R.C.

② West Elevation Change Out one 2⁴-4⁶ Window to a 3⁰-4⁰ Casement window to meet egress

① - East Elevation Change Out one 2⁴-4⁶ Window to a 3³-4⁶ S.H. to meet egress

② - East Elevation Remove 2⁴-4⁶ window and Replace with 3⁰-6⁰ Door

Reason for project:

To meet N.R.C. Sec R310
Emergency escape & rescue openings

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

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.

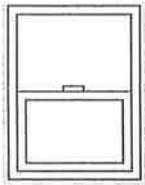

Owner's Signature

Applicant's/Agent's Signature

John D. Miles
Owner's Printed Name

Applicant's/Agent's Printed Name

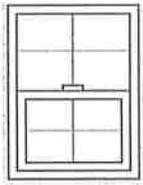
Window Styles



Single Hung

Min 1'6" x 2'6" Max 4' x 8'

Grid Patterns



Glass Options

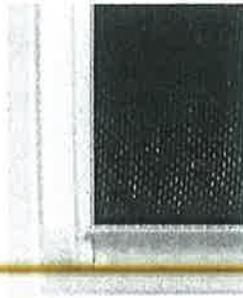


Rain



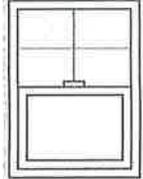
Narrow Reed

Optional Pull Rail



Slider

Min 2' x 1' Max 6' x 6'



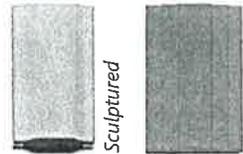
Grid Profile Options



Pencil

Slim

Flat



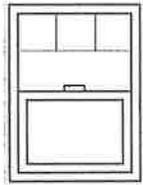
Sculptured

SDL



Picture or Casement

Min 1' x 1' Max 40 Sq ft
Min 16" x 1'6" Max 3' x 6'



Delta Frost

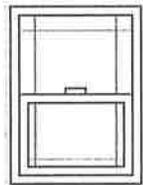


Glue Chip



Awning

Min 19" x 1'6" Max 4' x 4'



Obscure



Satin Etched



Nesting Handle



Auto - Lock



Cam - Lock



Specialty

Additional size options may be available on all styles and configurations.

Cascade Series or WinPro Window Specs

Max system width and height.

Please refer to architectural manual.

Material: Extruded vinyl with steel re-enforcement.

Outer frame types: 3 1/4" width with 1-1/4" back from outside. WinPro frames also offer width with 1 3/8" flange set back from outside. Other frame options are available.

Sash construction: Four corner welded sash.

Glass options: EC, EC+, EC Advanced, EC+ A

Grid Options:

Standard 5/8" wide grid with perimeter & valance. Additional glass and grid styles are available.

Additional size options may be available on all window styles and configurations.

Cascade U-Value

U-values measure the rate that heat transfers through a product. Therefore the lower u-value the better your home is insulated. Be sure to check the u-values on any window considering. Our specially coated EC and EC+ windows reflect outside heat in the summer and the winter, reducing your air conditioning and heating requirements.

U-Value Sample Range



More Efficient

The Advantage of Cascade Windows Glass Coatings

EC = Dual Coat internal Low-E, high performance internal Low-E with more visual light transmittance.

EC+ = Triple Coat internal Low-E, has been specially formulated to reject the sun's heat with more visual light transmittance. It lets in more light and helps keep the heat out.

EC/EC Advanced = Dual Low-E, high performance internal Low-E combined with 4th surface Low-E.

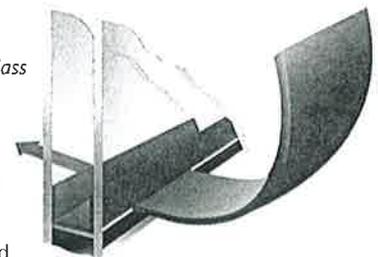
EC+/ EC Advanced = Dual Low-E, Triple Coat internal Low-E with 4th surface Low-E, the best combination for low solar heat gain and the maximum reduction in u-value.

Dual Pane Glass



EC+ Low-E Glass

The Warm Edge Spacer reduces condensation, reduces heat loss/gain through the glass, and greatly increases the integrity of the insulated glass unit's seal.

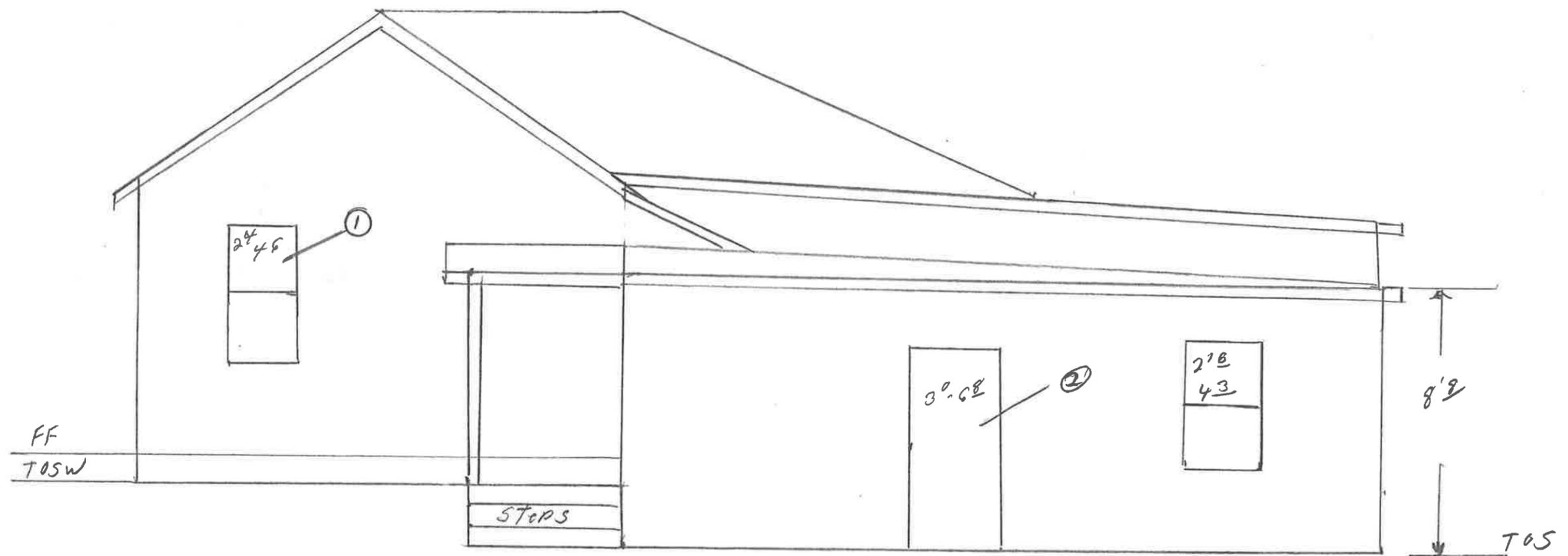


Warm Edge Spacer

JOHN & ANN MILSE
496 ANN ST
G.C. NV 89703
APN 001-185-06

① Replace To meet NRS-310.1.1
3' x 4' SH

② Remove 2' x 4' Window and
Replace with 3' x 6' Door



EAST ELEVATION

25'

SCALE 1/4" PER FOOT

AG