

STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF JULY 11, 2019

FILE NO: HRC-19-109

AGENDA ITEM: E-3

STAFF CONTACT: Hope Sullivan, AICP, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding an addition to the rear of an existing home, rebuild a balcony, build a new balcony, and modifying a garage on property zoned Single Family 6000 and located at 500 Mountain Street, APN 003-241-04. (Hope Sullivan, hsullivan@carson.org)

STAFF SUMMARY: The applicant is seeking to install a rear addition onto an existing home, rebuild a balcony, build a new balcony at the rear of the guest home, and modify the garage. The Commission will review the request to determine if the request is consistent with the Development Standards for the Historic District.

RECOMMENDED MOTION: I move to approve HRC-19-109 as presented based on compliance with the design guidelines for the historic district and subject to the conditions of approval."

VICINITY MAP



RECOMMENDED CONDITIONS OF APPROVAL

1. All development shall be substantially in accordance with the attached development plan.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within 12 months of the date of final approval. An extension of time must be requested in writing to the Planning Division 30 days prior to the one year expiration date. Should this request not be initiated within one year and no extension granted, the request shall become null and void.
4. The applicant must sign and return the Notice of Decision within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Historic Resources Commission meeting for further consideration.
5. HRC approval is based upon the project complying with the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, the Historic Resources Commission Policies and that the plans as submitted are in general conformance with the Secretary of the Interiors Standards.

LEGAL REQUIREMENTS: CCMC 18.06.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Medium Density Residential (MDR)

ZONING: Single Family 6000 (SF6)

PREVIOUS REVIEWS:

- HRC-17-008 – Swimming pond with associated flatwork
- HRC-16-140 – Reroof
- HRC-12-106 - Reroof
- HRC-06-092 – Add a kitchen nook

DISCUSSION:

The subject property is improved with a single family home and outbuildings. The one and two story structure is a unique vernacular design combining elements from Colonial Revival and Second Empire styles. The structure's unique design, careful composition, and fine detailing make it an outstanding representative of its period.

The applicant is seeking to:

- Build an addition at the rear of the main house
- Re-build the balcony connecting the guest house and front house.
- Modify the garage.
- Build a balcony at the rear of the guest house.

All improvements are in the rear. Although given the width of the lot there may be some visibility to the improvements from the right-of-way, these improvements will not occur on the primary façade.

Section 5.26 of the guidelines for the historic district advises on how to address additions to historic buildings, as follows.

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)*

Staff finds the proposal to be consistent with the guidelines. The additions will be of similar massing and style to the existing building, but will not be misleading. The additions are positioned so that they will not detract from the existing building, or the character defining features of the building. The roof shape roofing material, siding of the addition to the house will match the existing.

Secretary of the Interior Standards

The Secretary of the Interior's Standards #9 states that "New additions, exterior alterations, or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion and massing to protect the integrity of the property and its environment."

The Secretary of the Interior's Standards #10 states that "New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

Staff finds the proposed addition is consistent with the Secretary of the Interior Standards. The addition is compatible with the historic materials, features, size, scale, proportion, and massing of the existing building. Furthermore the most defining features of the existing home will not be compromised by the addition. So, if the addition were removed, those character defining features would still be intact.

Attachments:

Carson City Resources Inventory 1980
Application (HRC-19-109)

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

1. Address: 500 North Mountain APN 3-241-02
 2. Common Name: Carrington House
 3. Historic Name: Dr. Ernest Krebs House
 4. Present Owner: Paul and Edme Carrington
 5. Address (if not occupant): _____
 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The one and two story structure is a unique vernacular design combining elements from Colonial Revival and Second Empire styles. The top portions of the main building roofs are hipped and the lower portions are mansard-like, and skirt the form of the building above the bracketed frieze. One story portions to the rear of the building are gabled. The symmetrical composition is reflected in the two opposing rounded porch wings and the two oval windows flanking the entrance beneath a projecting squared bay in the second story. First floor facade windows are tripartite in form and contain stained glass panels. The upper half of the double hung windows is divided vertically into several panes.

There appears to be some alterations at the rear, and iron balustrades have been added to the entrance stairs.

An aluminum shed is located on the property.

RELATIONSHIP TO SURROUNDINGS:

The structure is taller and more massive in form than adjacent buildings but is essentially compatible.



Street Furniture: ---

Landscaping: mature elm street trees, mature cottonwoods, shrubs and bushes

Architectural Evaluation: PS NR X

District Designation: PD NR 2

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date March 1980

200

THREATS TO SITE:

None Known Private Development _____

Zoning SF6000 Public Works Project _____

Vandalism _____ Neglect _____ Other _____

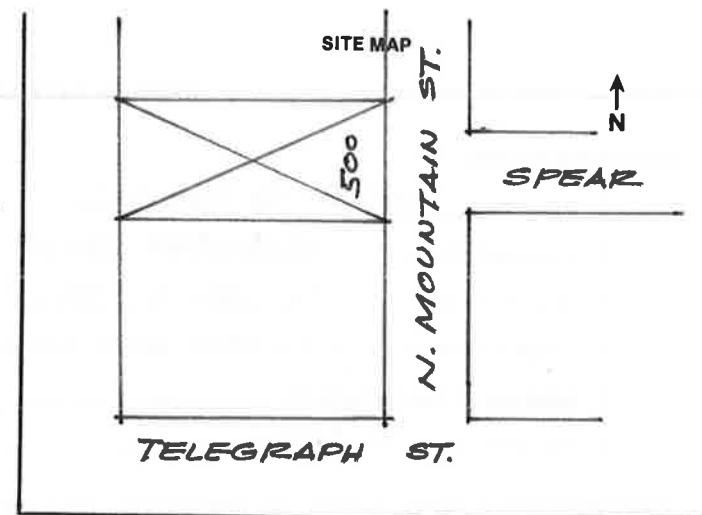
ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent Good _____ Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 60 feet



HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1914 Estimated _____ Factual Source: C.C. Historic Tour

Is Structure on Original Site? Moved? _____ Unknown _____

SIGNIFICANCE:

The site of the movie "The Shootist", and the home of a prominent local family, the structure is important for its historical associations as well as its architectural design.

Built by Dr. Krebs in 1914, the structure's red oak interior wood-work was done by local contractor Burd Lindsay. The home has been in the family of former State Controller Edward Peterson for approximately 60 years.

The structure's unique design, careful composition, and fine detailing make it an outstanding representative of its period. Its siting and grounds add to its impressive image and its contribution to the streetscape and surrounding neighborhood.

SOURCES:

Carson City Historic Tour
Assessment Application

SUGGESTED LAND USE AND FAÇADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

CARSON CITY RESOURCES INVENTORY

1988 CC Resources Inventory A-M
(1980 updated)

181

IDENTIFICATION:

1. Address: 500 North Mountain 08 3-241-02
 2. Common Name: Carrington House CARRINGTON, PAUL & EDME H
 3. Historic Name: Dr. Ernest Krebs House 500 MOUNTAIN ST
 4. Present Owner: Paul and Edme Carrington CARSON CITY NV 89703
 5. Address (if not occupant):
 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The one and two story structure is a unique vernacular design combining elements from Colonial Revival and Second Empire styles. The top portions of the main building roofs are hipped and the lower portions are mansard-like, and skirt the form of the building above the bracketed frieze. One story portions to the rear of the building are gabled. The symmetrical composition is reflected in the two opposing rounded porch wings and the two oval windows flanking the entrance beneath a projecting squared bay in the second story. First floor facade windows are tripartite in form and contain stained glass panels. The upper half of the double hung windows is divided vertically into several panes.

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RELATIONSHIP TO SURROUNDINGS:

The structure is taller and more massive in form than adjacent buildings but is essentially compatible.



Street Furniture: ---

Landscaping: mature elm street trees, mature cottonwoods, shrubs and bushes

Architectural Evaluation: PS NR XDistrict 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 Private Development _____Zoning SF6000 Public Works Project _____

Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent Good _____ Fair _____ Deteriorated _____APPROXIMATE SETBACK: 60 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

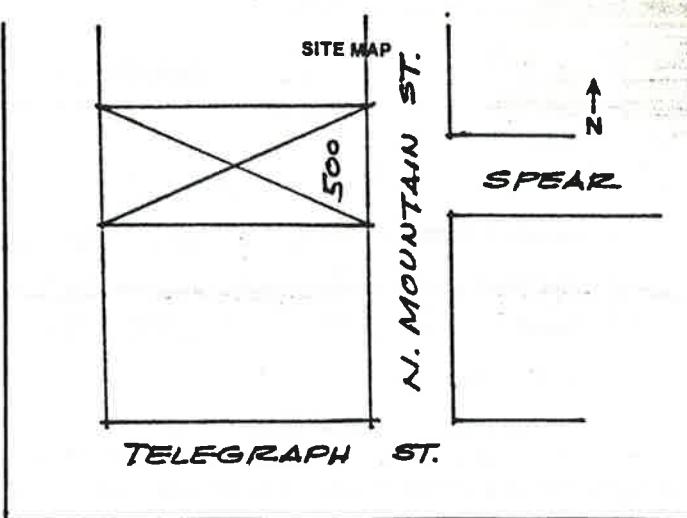
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SOURCES:

Carson City Historic Tour
Assessment Application

SUGGESTED LAND USE AND FAÇADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Façade Changes:

Zoning:

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

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

FILE # HRC - 18 -

APPLICANT PHONE #

Rob McCadden 775-750-7608

MAILING ADDRESS, CITY, STATE, ZIP

500 Mountain St Carson City, NV 89703

EMAIL ADDRESS

Rob@nubrown.com

PROPERTY OWNER PHONE #

Rob McCadden 775-750-7608

MAILING ADDRESS, CITY, STATE, ZIP

500 Mountain St

EMAIL ADDRESS

Rob@nubrown.com

APPLICANT AGENT/REPRESENTATIVE PHONE #

MA

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

FOR OFFICE USE ONLY:

CCMC 18.06

HISTORIC RESOURCES COMMISSION

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): Street Address

3-241-04

500 Mountain Street

Project's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)

Medium Density Residential

SF6

Robinson St & 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.

Build addition at the rear of the main house.

Rebuild balcony connecting Guest House & front house to make fire proof.

Modify garage to make usable & improve aesthetics

Build balcony at rear of guest house.

Reason for project:

make home more livable, upgrade materials.

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.

Rob McFadden

Owner's Signature

Rob McFadden

Applicant's/Agent's Signature

Rob McFadden

Owner's Printed Name

Rob McFadden

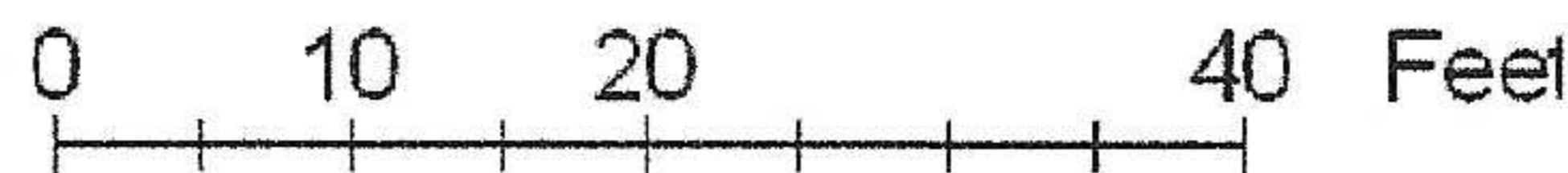
Applicant's/Agent's Printed Name

HISTORIC RESOURCES COMMISSION APPLICATION CHECKLIST

I. Site Plan (suggested scale not more than 1" = 40 ft.)

To include, but not limited to, the locations, designation and dimensions of the following, including indication if new or existing:

- New and existing building structures including:
 - Distances from property lines and building size indicated by dimensions or square footage.
 - Distances between buildings shall be indicated on the plot plan.
 - Clearly label existing and proposed structures.
 - Show a north point arrow and plot plan scale. A bar scale is preferred because when the drawings are reduced, it will still show an accurate scale. A bar scale could appear like this for a project that has a scale of one inch equals twenty feet on the original plot plan:



- Driveways, walkways and off-street parking areas, including:
 - indication of surface materials
 - dimensions of aisles and spaces
- Property lines, dimensions
- Setback, easement and right-of-way lines
- Stairways, ramps (if new: include surfacing materials, dimensions)
- Fences and walls
- Sign locations with an indication of distance from sidewalks, curbs, driveways, buildings
- Light posts/standards
- Existing trees, landscaping to remain and to be removed
- Proposed landscaping (Complete landscaping requirements, guidelines and applications are available at the Planning Division - Required for all office and commercial projects.)

II. BUILDING ELEVATIONS

Building elevations of all sides of the proposed structure(s) (suggested scale of not less than 1/4" = 1 ft) showing:

- Foundation height and materials
- Finished floor elevation above ground level

- Walls:
 - siding: type, profile shape and dimensions, finish, and texture
 - trim dimensions including all eave and frieze board widths
 - location, shape and size of wall vents, including trim dimensions
 - cornices
- Windows:
 - type (double hung, casement, awning or fixed)
 - material (wood, wood clad, metal)
 - manufacturer
 - window dimensions
 - pane configuration (example: two panes over four)
 - sills (dimensions)
 - trim, including caps, decorative treatments, trim dimensions (and details as necessary)
 - other exterior window treatments (i.e., shutters, window boxes, awnings)
 - storm windows
- Doors:
 - style/design
 - material
 - trim material and dimensions
 - sidelights
 - catalog cuts (if possible)
 - also, garage doors
- Roof:
 - roof line (including height of eave lines from finished grade)
 - roof pitch/slope
 - roof overhang widths
 - roofing materials (type and color)
 - skylights
 - vents, chimneys, stacks
 - exposed mechanical systems (such as air condition units)
- Dormers, including:
 - roof slope, overhang width, etc.
 - siding material
 - window information
 - trim dimensions
- Porches, Balconies:
 - floor height above grade (if a porch)
 - railings, balustrades, newel posts (including dimensions, materials and details as necessary)
 - beams (size and height above porch floor elevation)
 - posts, columns, pillars, including dimensions and any special treatments such as turnings, caps, post ornamentation, fret brackets, fret work, trim; provide details as necessary
 - post spacing (from post center to post center)
 - moldings and trim

- Protruding Bays
 - roofing information
 - roof slope + pitch
 - window information
 - siding information
- Stairways, Rampways
 - railings, balustrades, newel posts (dimensions, materials, and details as needed)
 - surface materials of stairs, ramps
 - ramp slopes
- Fences, Walls
 - material and material dimensions (including posts, rails, facing material, decorative fretwork, etc.)
 - height
 - length (show on site plan)
 - post spacing
 - thickness (if wall)
 - lighting
- Arbors, trellises, gazebos
- Signs, wall plaques, window graphics
 - material to be used and material dimensions, including post dimensions, post caps, sign board
 - size and height and ground clearance
 - shape
 - color
 - lettering and lettering size
 - location (show on site plan if not on building)
 - illumination
 - material samples
- Sections as required to illustrate proposed construction more clearly (suggested scale of not less than 1/4"). Items may include but may not be limited to the following:
 - porches, balconies
 - gable ends
 - eaves
 - cornices
- Detail drawings as required to illustrate proposed construction more clearly (suggested scale not less than 1/2 inch). See above for suggested items.
- Manufacturer's catalog data and/or samples keyed to drawings

III.

RESTORATION, RENOVATION, RECONSTRUCTION AND ADDITIONS TO EXISTING STRUCTURES

Provide same information as above, but also include photographs showing existing building elevations, special building details, or any other information the applicant feels is important to further explain the project.

IV. MOVING OF A STRUCTURE ONTO A PROPERTY

- Provide same information as above, but also provide photographs of all existing building elevations.

V. DEMOLITION OR REMOVAL OF A STRUCTURE TO ANOTHER LOCATION

- Provide photographs of the building; if structure is to be moved, provide address of new location. (Carson City Municipal Code Section 18.06.075 outlines procedures for action by the Historic Resources Committee on demolition of historic structures.)

Historic Resources Commission Meeting

July 11, 2019



McFadden Residence
500 Mountain Street
Carson City, Nevada

REVISIONS:	NO.	DATE:

SHEET TITLE: SITE PLAN

CLIENT: MCFADDEN RESIDENCE
PROJECT ADDRESS: 500 MOUNTAIN STREET
CARMON CITY, NEVADA 89703

DRAWN BY: J. NOLAN
DATE: 06/05/2019
SCALE: 1/8" = 1'-0"
SHEET NO.

A 1.0

500 NORTH MOUNTAIN STREET



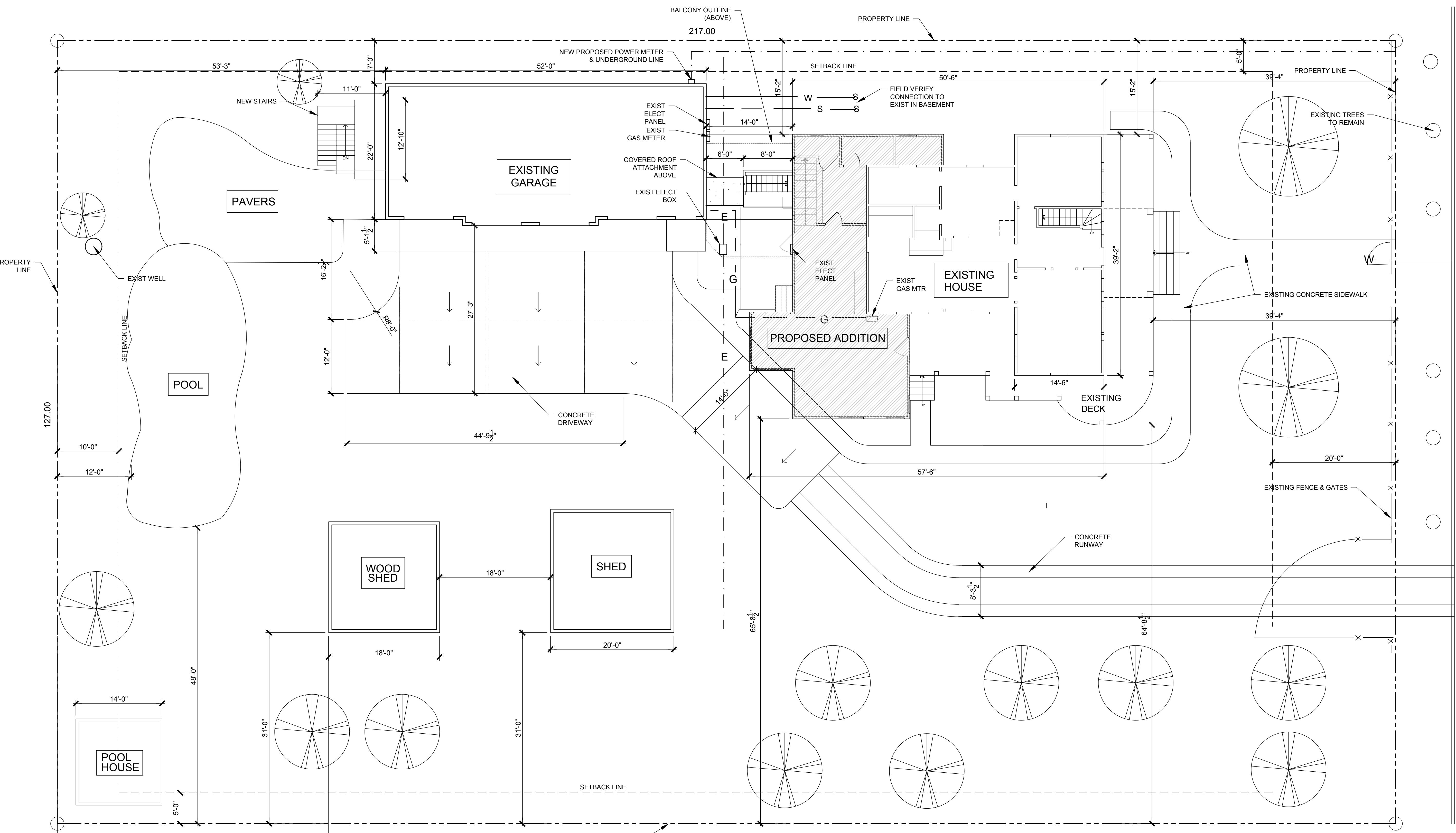
GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS & UTILITY LOCATIONS PRIOR TO CONSTRUCTION

4 8 12 16 20 24
2

SITE PLAN

A.P.N.
3-241-02
Zoned SF6.
Medium Density
Residential.



Existing Home Photos:



Existing Home Photos:



Balcony between house & garage

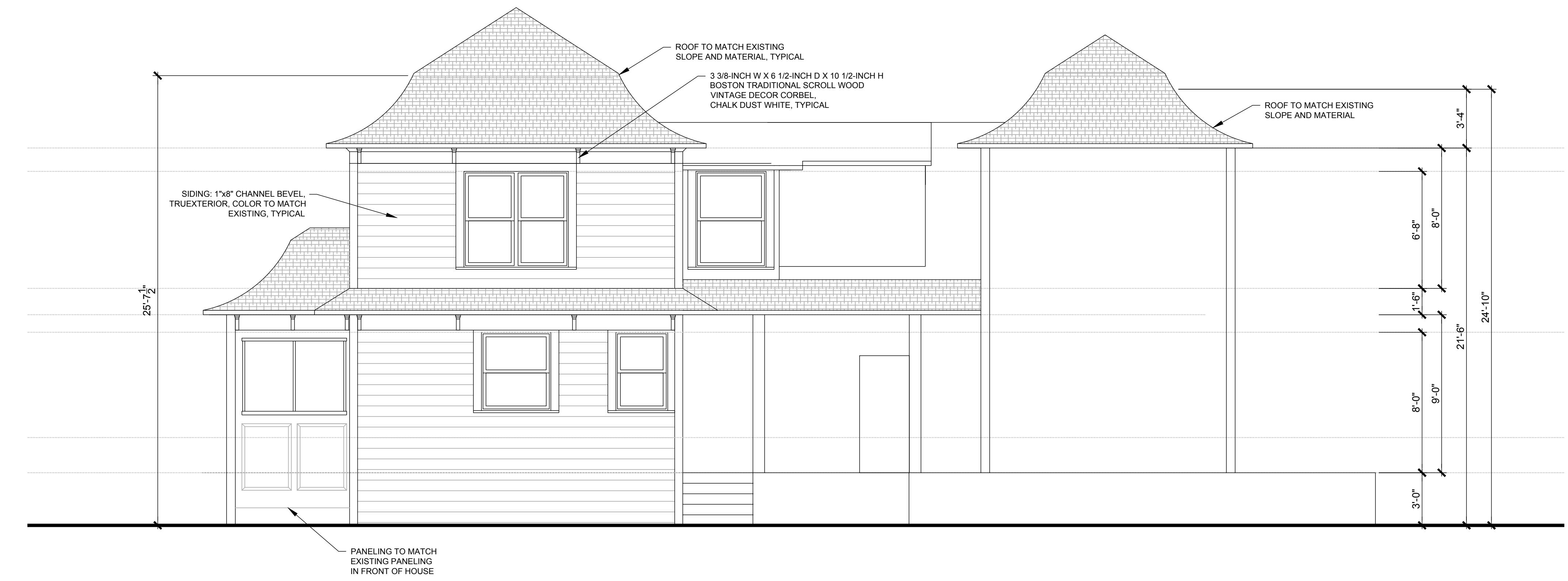
Existing Garage Photos:



Two single doors (middle) to be replaced by one double door



New door and stairs



SOUTH ELEVATION



WEST ELEVATION

A 1.1

CLIENT: **MCFADDEN RESIDENCE**

PROJECT ADDRESS:
500 MOUNTAIN STREET

CARSON CITY, NEVADA 89703

DRAWN BY:
J. NOLAN

DATE:
06/05/2019

SCALE:

$$1/4" = 1'-0"$$

SHEET NO.

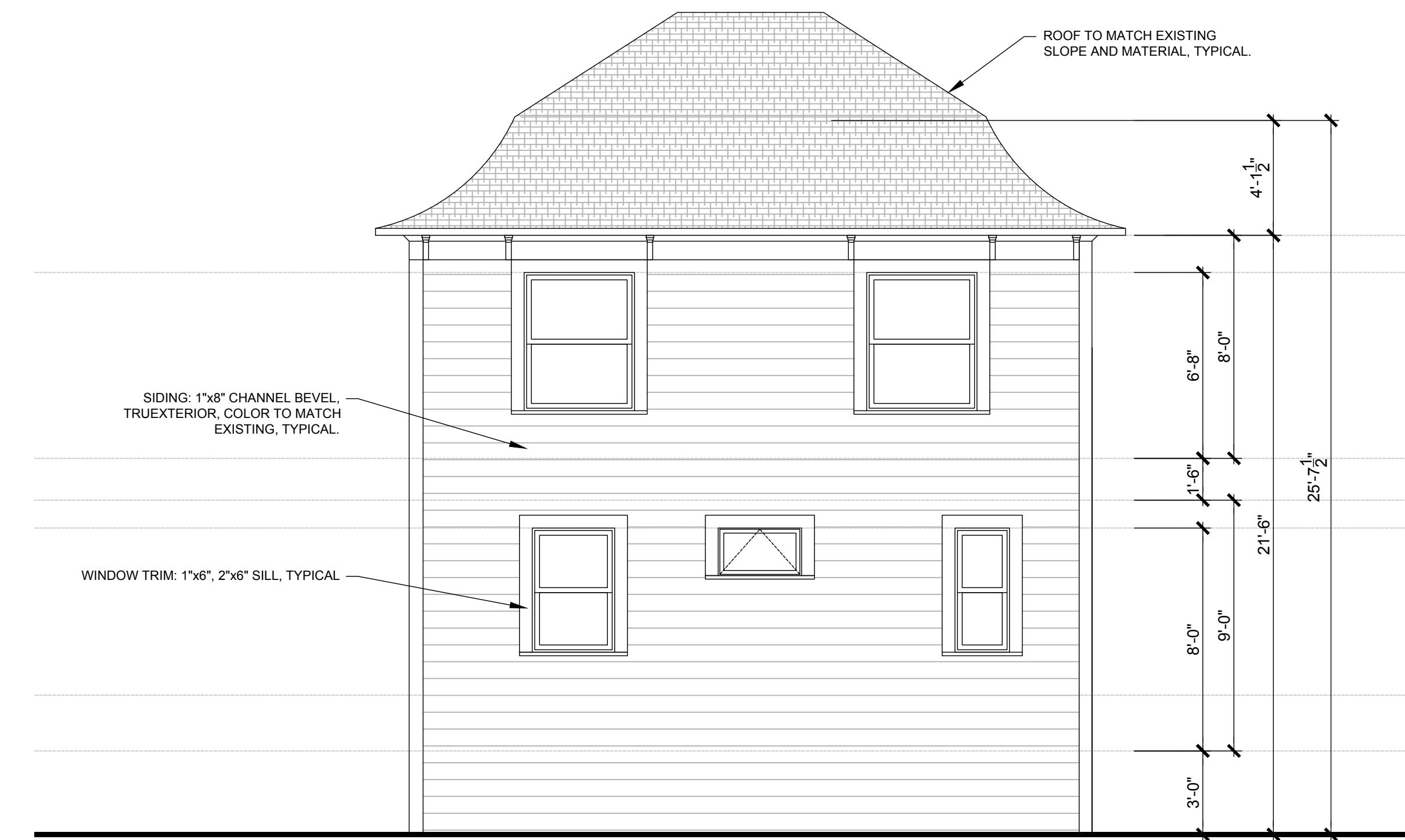
A 1 1

JLEIGH DESIGN

REVISIONS:
NO. DATE

ELEVATIONS

ELEVA
SCHILLER.



NORTH ELEVATION

CLIENT: **MCFADDEN RESIDENCE**
PROJECT ADDRESS: 500 MOUNTAIN STREET
CARSON CITY, NEVADA 89703

DRAWN BY:
J. NOLAN
DATE:
06/05/2019

SCALE:
1/4" = 1'-0"
SHEET NO.

A 1.2

JLEIGH DESIGN
JESSIE NOLAN
JESSIE@JLEIGHDESIGN.COM

REVISIONS:
NO. DATE:

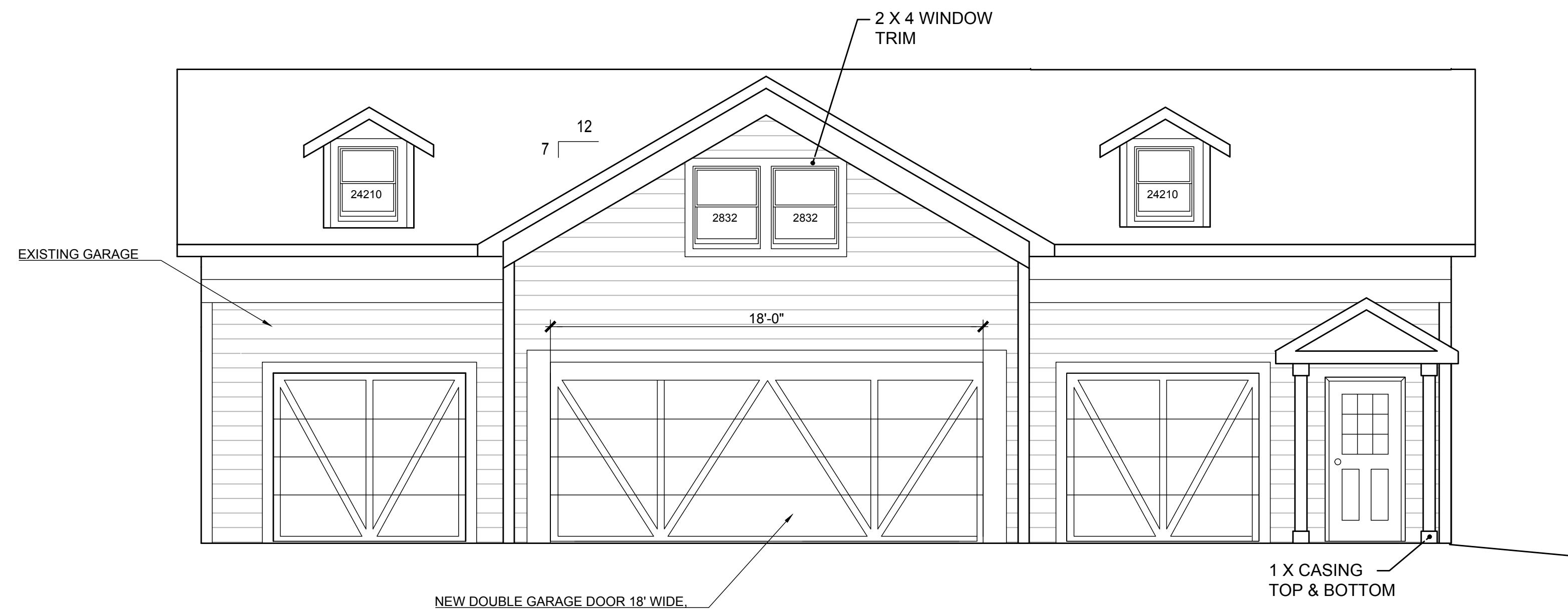
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REVISIONS:	
NO.	DATE:

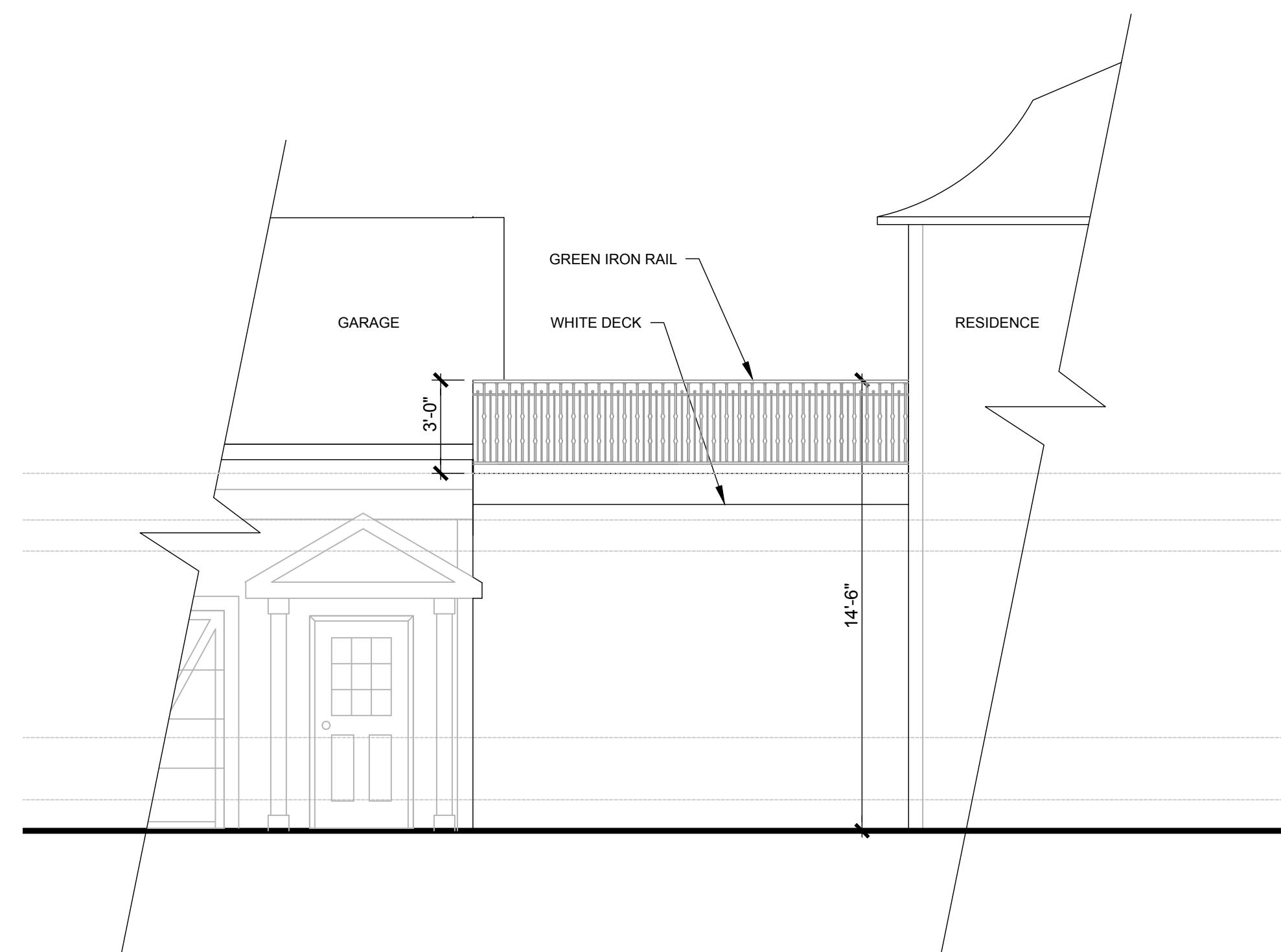
SHEET TITLE:	
ELEVATIONS	

CLIENT:	
PROJECT ADDRESS:	500 MOUNTAIN STREET
CARSON CITY, NEVADA 89703	

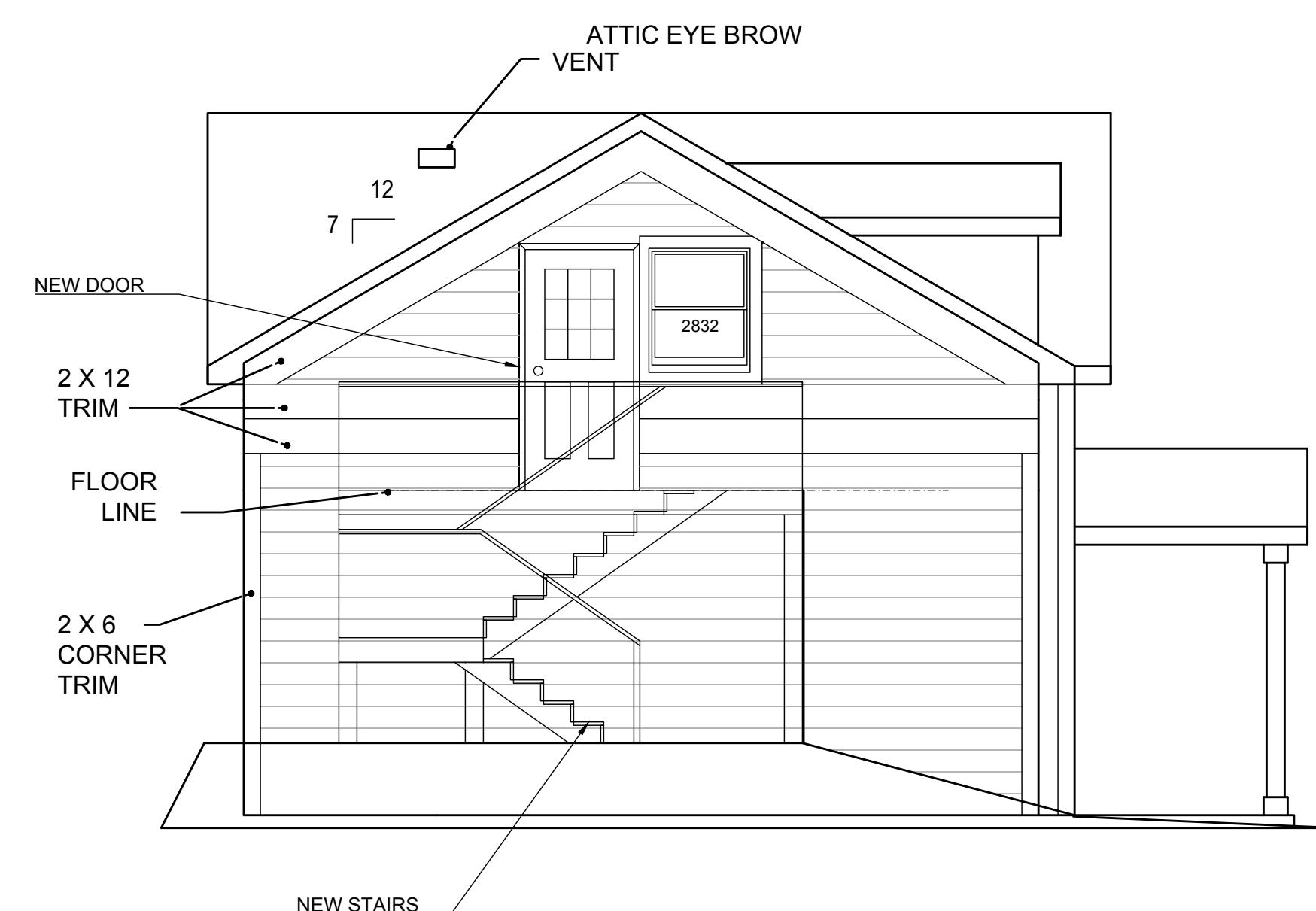
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J. NOLAN	
DATE:	06/05/2019
SCALE:	1/4" = 1'-0"
SHEET NO.	



EAST ELEVATION



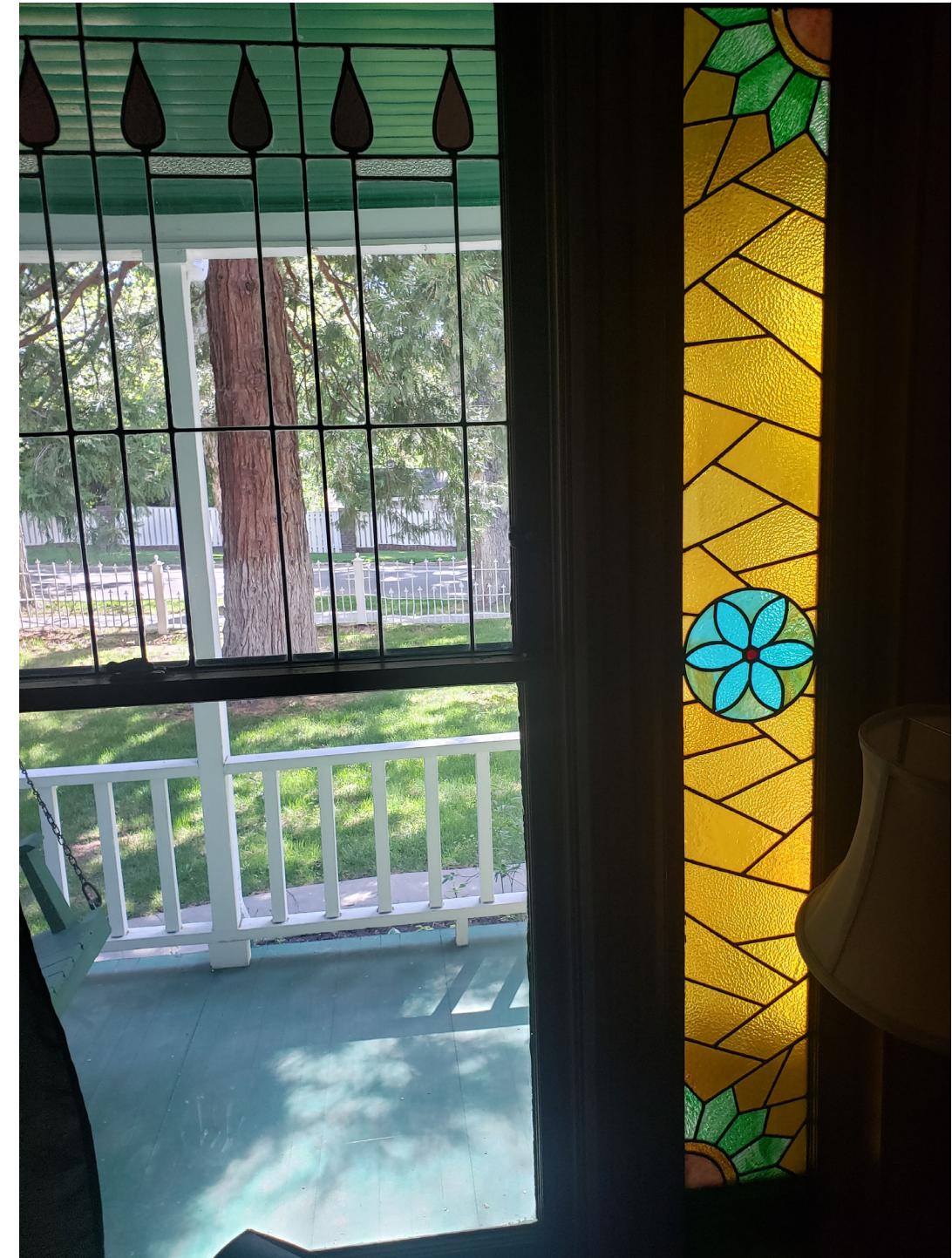
BALCONY ELEVATION



SOUTH ELEVATION

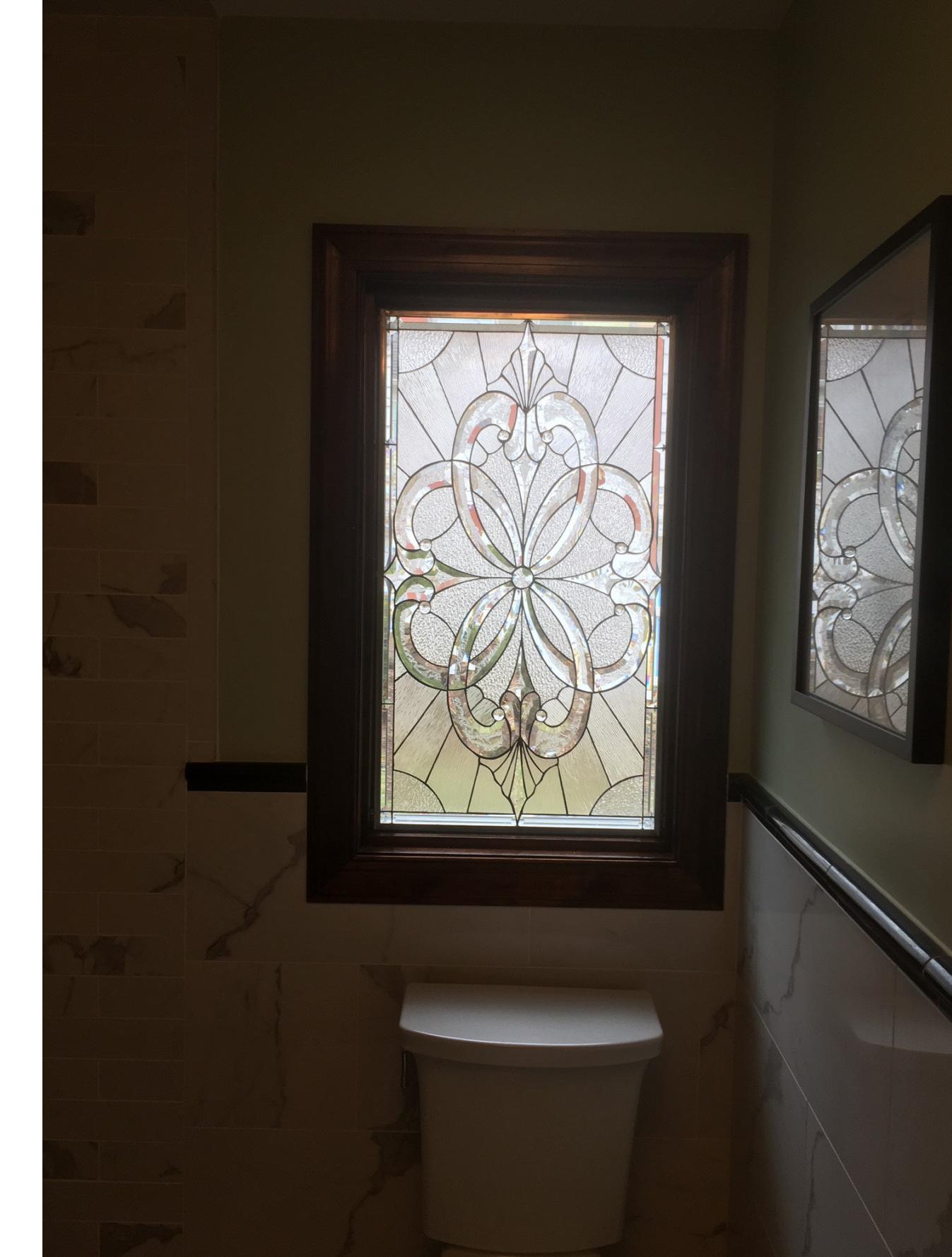
Windows

EXISTING



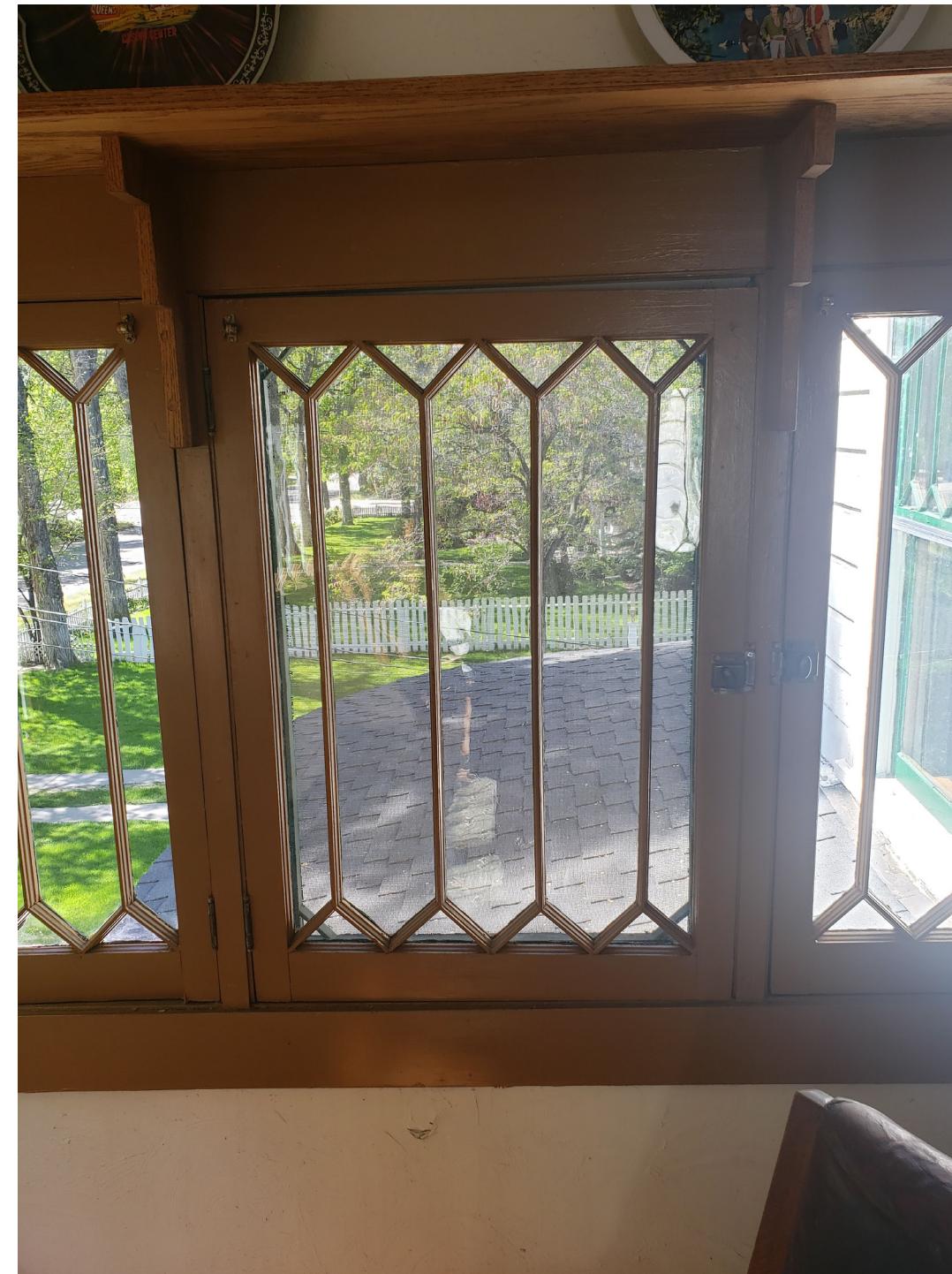
First Level

PROPOSED



Stained glass -
Andersen Windows

Stained glass -
(Stainedglasswindows.com)



Second Level