

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF  
JANUARY 9, 2019**

**FILE NO: HRC-2019-0000155**

**AGENDA ITEM: E-3**

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

**AGENDA TITLE:** For Possible Action: Discussion and possible action regarding a request for replacement of a lawn area with rock, and repair of a curb located under a fence on property zoned Downtown Mixed Use located at 112 North Curry Street, APN 003-215-02. (Hope Sullivan, hsullivan@carson.org)

**STAFF SUMMARY:** The applicant is seeking to replace a lawn area with rock as the irrigation system is compromising the building foundation. The applicant is also proposing to repair a curb that is located under an existing wrought iron fence. The Commission will review the request to determine if the proposal is consistent with the Development Standards for the Historic District.

**RECOMMENDATION:** “I move to approve HRC-2019-0000155, 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.”

**VICINITY MAP**



**CONDITIONS OF APPROVAL IF THE COMMISSION APPROVES THE REQUEST:**

1. All development shall be substantially in accordance with the site development plan reviewed by the Historic Resource Commission.
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 and community development department 30 days prior to the 1 year expiration date. Should this request not be initiated within 1 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 will be rescheduled for the next Historic Resources Commission meeting for further consideration.
5. The landscaping located in the planter facing north and the planter facing east shall be retained.
6. The front fence shall be retained.
7. The front walkway from the sidewalk to the front stairs shall be retained.

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

**MASTER PLAN DESIGNATION:** Downtown Mixed Use

**ZONING:** Downtown Mixed Use

**PREVIOUS REVIEWS:**

U-81-58: Allow church

H-92/93-3: Re-roof

H-93/94-10: Expansion

HRC-04-035: Renovate conference room, porch, parking, renovate steeple, remove trees.

HRC-06-013: Replace sign

HRC-12-104: Re-roof

HRC-14-040: Tax Deferment

HRC-14-073: Replace steeple cover

HRC-16-072: Re-roof

**DISCUSSION:**

At the November 14, 2019 HRC meeting, the Commission continued this item as the applicant was not able to attend the meeting.

Per the 1980 inventory, the building was constructed prior to 1875. The building is Stick / Eastlake in design. The structure has a stone foundation, a gabled roof, and the exterior surface material is shiplap.

The applicant is seeking to remove the existing grass as the irrigation is compromising

the building foundation. The applicant proposes to retain the landscaping in the planter on the north side of the building and on the east side of the building.

The applicant is also proposing to repair a curb that is located below the existing fence. The applicant proposes to put forms in place and pour on site in the areas in need of repair so as not to compromise the existing fence.

Section 5.25 addresses landscape elements, stating the following.

**5.25 - Guidelines for landscape elements.**

*The Carson City Historic District is characterized by a typical rectangular grid street system without alleys. The streets vary in width, but all are characterized by "L" shaped concrete curbs and gutters, a sidewalk and planting strip between the street and sidewalk. Generally this planting strip contains a row of deciduous trees and lawn. Individual lots are usually rectangular in shape with the main building centered on the parcel and a front setback which allows for a modestly sized front yard. Front yards are typically delineated by a low profile fence, with a gate and walkway leading to the front entry. Accessory buildings are often found in rear yards. These basic elements create a strong visual quality to the district which is consistent and should be encouraged. 2 unique landscape elements in the district are hitching posts (generally of cast iron) and carriage steps (generally of cut stone). These are most likely to be found in the planting strip between the Street and the sidewalk. These should be retained.*

*5.25.1 Guidelines for Historic Properties. Historic landscape features should be retained when at all possible. Fences, trees, hitching posts, carriage steps, sidewalks and walkways provide a visual consistency and harmony of setting to the district. (Standards Number: 2, 3, 4, 5, 9)*

The subject site has a front yard delineated by a low profile fence, and a walkway from the sidewalk to the front steps. The planting strip between the sidewalk and the curbs exists on the north side, but have pavers in it on the east side. There is one tree in the "planting strip" on the east side. Staff recommends retention of the character defining features, specifically the fencing and the walkway.

With the preservation of the existing walkway to the front entry and the low profile fence that delineates the front yard, staff finds that the proposed landscape improvements comply with the guidelines.

Attachments

Historic Survey information  
Application HRC-2019-00000155

CARSON CITY RESOURCES INVENTORY

1988 CC Resources Inventory A-M  
(1980 updated)

IDENTIFICATION:

1. Address: 112 North Curry 09 3-215-02  
 2. Common Name: \_\_\_\_\_ ABRAMS, DONALD & JACQUELYN L  
 3. Historic Name: \_\_\_\_\_ 5625 MEACHUM ST  
 4. Present Owner: \_\_\_\_\_ CARSON CITY NV 89704  
 5. Address (if not occupant): \_\_\_\_\_  
 6. Present Use: vacant Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The structure is one and a half stories in height, and exhibits Stick/Eastlake forms and detailing in its design. A tall rectangular tower stands at an angle in the corner of the house. The structure has a stone foundation, a gabled roof, and the exterior surface material is shiplap. Ornamentation includes fish scale shingles in the porch, a fine iron fence, a diagonal Stick pattern in the tower, and windows with stained glass surrounds.

The rear porch is screened and the southern porch canopy appears later. A large sign stands on the roof and another one is free standing, mounted in the lawn.

A small stone building stands at the rear. It is not certain whether the adjacent metal garage stands on this or adjacent property.

RELATIONSHIP TO SURROUNDINGS:

The building is smaller than structures to the east and south but larger than those to the north. The style is unusual in this area of mixed building types.



Street Furniture: fine iron fence, inappropriate signage

Landscaping: bushes, a few mature trees

Architectural Evaluation: PS X NR \_\_\_\_\_

District Designation: PD 2 NR \_\_\_\_\_

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse  
Sacramento, CA 95816

(916) 446-2447 Date March 1980

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**THREATS TO SITE:**

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

**ADJACENT LAND USES:**

commercial/government/residential

**PHYSICAL CONDITION:**

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

APPROXIMATE SETBACK: 12 feet

**HISTORICAL BACKGROUND:**

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

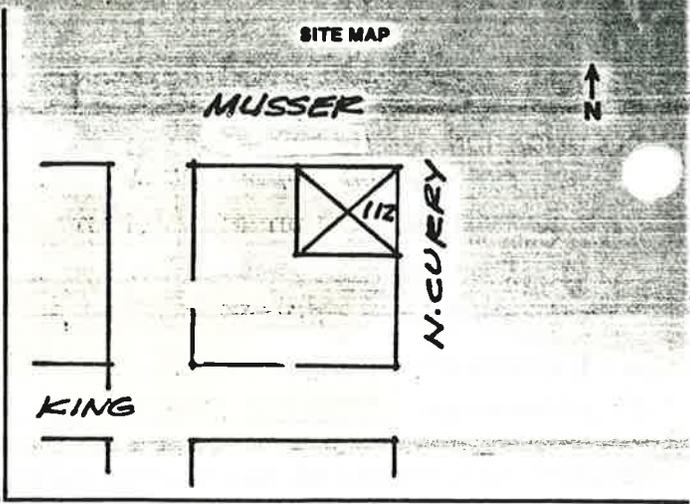
Builder (if known) \_\_\_\_\_

Date of Construction pre-1875 Estimated \_\_\_\_\_ Factual X Source: 1875 Bird's Eye Map

Is Structure on Original Site? \_\_\_\_\_ Moved? \_\_\_\_\_ Unknown X

**SIGNIFICANCE:**

The structure is a fine example of this style, well executed and interestingly detailed. The angled rectangular tower is an unusual and striking form, and is particularly appropriate to this location. The building is an interesting composition and well sited for its design. The style is rather rare in Carson City, and this building is one of the best representatives in the city.



**SOURCES:**

1875 Bird's Eye View Map

**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

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- 1. Address: 112 North Curry APN 3-215-2
- 2. Common Name: Sunset Wedding Chapel
- 3. Historic Name: \_\_\_\_\_
- 4. Present Owner: Jack Lagrange, Jr. (Donald & Jacquelyn Abrams)
- 5. Address (if not occupant): 214 Smithridge Park; Reno, Nevada 89502
- 6. Present Use: wedding chapel Original Use: residence

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Landscaping: bushes, a few mature trees

Architectural Evaluation: PS X NR \_\_\_\_\_

District Designation: PD 2 NR \_\_\_\_\_

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date March 1980

70

THREATS TO SITE:

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

ADJACENT LAND USES:

commercial/government/residential

PHYSICAL CONDITION:

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

APPROXIMATE SETBACK: 12 feet

HISTORICAL BACKGROUND:

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

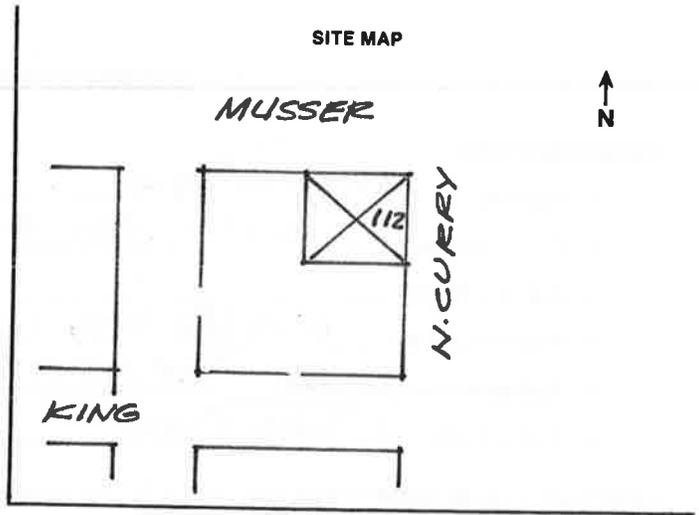
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SOURCES:

1875 Bird's Eye View Map

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

Historic Survey 1860-1948  
Occupational & Residential

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



**NAME:** William Roberts House  
**ADDRESS:** 112 N. Curry  
**LOCATION:** Southwest corner N. Curry and W. Musser  
**CONSTRUCTION DATE:** 1931 (assessor); pre-1875 (SHPO)

**HISTORICAL BACKGROUND**

This building is Stick/Eastlake in design, and one and a half stories in height. There is a tall tower on the northeast corner of the structure, rectangular in shape with a steeply pitched shingled roof. The building appears on the 1875 Bird's Eye view of Carson City. A porch was added sometime later.

The property was owned by a number of individuals in the 1860s: Theodore Winters, James Hearty, and Matthias Rinckel. In 1871 the parcel was purchased by William and Ellen Roberts. The Roberts were probably recently arrived in Carson City; they were not listed on the 1870 census. In the 1871 city directory, however, William Roberts was included and listed his occupation as carpenter. He lived on King Street at that time, but by the

1878 directory he was living on Curry between King and Musser, where 112 N. Curry is located.

Ownership is a bit murky after that, but by 1896 the house was owned and occupied by **Joseph Raycraft**, who was retired. It passed to **Ellen Raycraft** from Joseph's estate in 1907. Two years later the house was sold to **Margaret Kelly** and stayed in the Kelly family until 1948. During that time the house was rented by other individuals. **Callie M. Beckwith**, a widow lived there in 1917 with **Carolyn Beckwith** who was a clerk for J. E. Bray. That same year **Charles J. Rulison**, a master mechanic for the V & T Railroad was a roomer at 112 N. Curry. By 1920 members of the Kelly family were back in the house; **Arthur Kelly**, a carrier for the post office lived there with **Mrs. Maude M. Kelly**, a telephone operator for Bell Telephone. Maude Kelly was still living there in 1948.

In 1948 the house was purchased by **G. H. Ross**, who was a Carson City physician and member of the Nevada State Board of Medical Examiners from 1943 to 1961. Dr. Ross came to Carson City from Virginia City to fill in for Dr. Richard Petty, who was going off to World War Two, and stayed for the remainder of his years in practice.

The building was used as a wedding chapel for a number of years and a tall wooden cross was added to the roof of the tower. That cross has been removed, and currently the property houses an antique business.

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

1906, George Meyers; 1908, Marcella Rinckel; 1914, A. J. Kelly; 1925, Glenn O. Kelly.

#### **SOURCES:**

Stewart Title; Carson City Resources Inventory; Carson City Directories; Carson City Telephone Directories; *Reflection, Recollection, and Change* (52)

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

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: Refer to the 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.

**FILE # HRC - -**

APPLICANT PHONE #  
 John E. Block 775-720-7313

MAILING ADDRESS, CITY, STATE, ZIP  
 112 N Curry St CC NV 89703

EMAIL ADDRESS  
[jed@stateagent.com](mailto:jed@stateagent.com)

PROPERTY OWNER PHONE #  
 Curry Musser Proctor and Green LLC

MAILING ADDRESS, CITY, STATE, ZIP  
 Same as Above

EMAIL ADDRESS  
 Same as Above

APPLICANT AGENT/REPRESENTATIVE PHONE #  
 John Block 775-720-7313

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

Project's Assessor Parcel Number(s):  
 003-215-02

Street Address  
 112 N Curry St

Project's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)  
 Musser 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.

The foundation of the building has been restored. Based on the advice of the Brick Mason I would to remove the grass and sprinklers from the inside of the iron fence to the foundation of the building to prevent further damage from the irrigation. The 2 planters (one facing north and the other facing east) will stay and will be converted to drip irrigation. I am also planning to repair the curb under the fence. The infill between the fence and the foundation will be 3/4 Goni rock. I will also be replacing all of rotted lap siding and trim boards with like materials primed and painted Doug fir

Reason for project:

water damage to the foundation and the wood siding

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 E. Block

Owner's Printed Name

John E. Block

Applicant's/Agent's Printed Name



**Goni Rock**

*\*Colors may vary*



Goni 3/8"

Goni 3/4"



