

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF  
JULY 9, 2020**

**FILE NO: HRC-2020-0017**

**AGENDA ITEM: E-1**

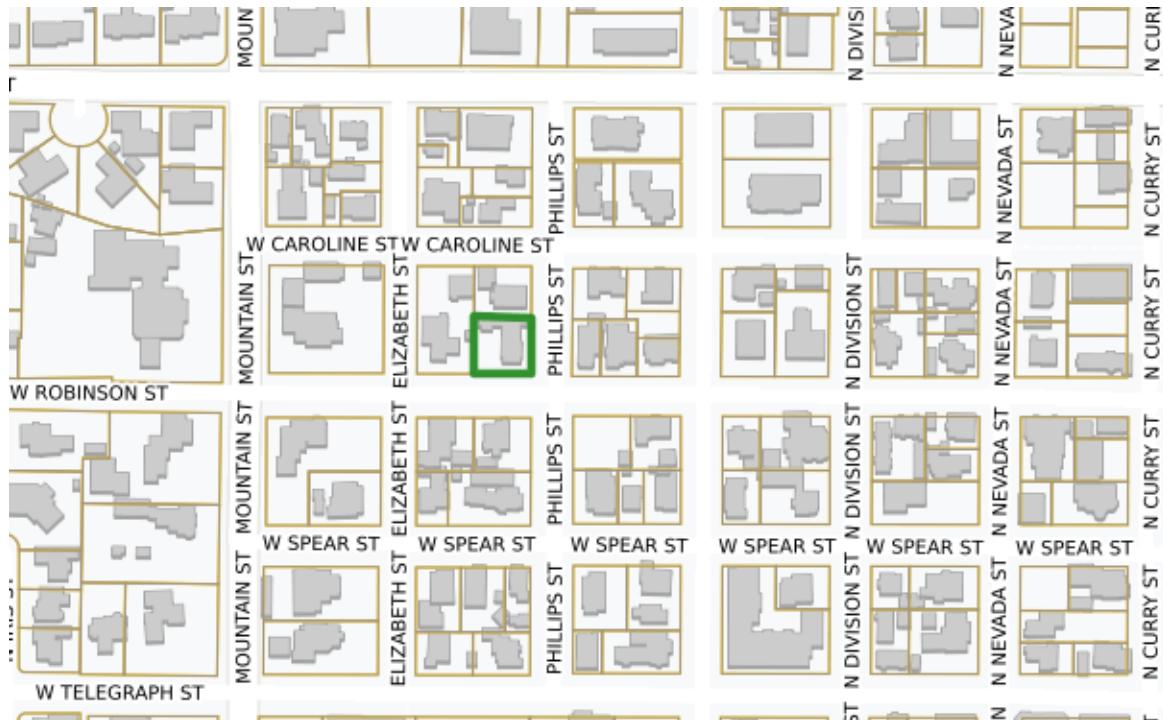
**STAFF CONTACT:** Hope Sullivan, AICP, Planning Manager

**AGENDA TITLE:** For Possible Action: Discussion and possible action regarding a request to convert a covered porch into a bathroom on property zoned Single Family 6000 (SF6), located at 604 West Robinson Street, APN 003-275-03. (Hope Sullivan, [hsullivan@carson.org](mailto:hsullivan@carson.org))

**STAFF SUMMARY:** This project involves converting an existing covered porch to a new master bathroom. New exterior siding and windows will match existing. The Commission will review the request for compliance with the guidelines for the historic district.

**RECOMMENDATION:** "I move to approve HRC-2020-0017, based on the finding that the request is consistent with the design guidelines for the historic district and the Secretary of the Interior Standards, and subject to the conditions of approval in the staff report."

**VICINITY MAP**



**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.
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 Interior's Standards.
6. The new windows must be wood.

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

**MASTER PLAN DESIGNATION:** Medium Density Residential

**ZONING:** Single Family 6000 (SF6)

**PREVIOUS REVIEWS:**

HRC-18-040: Tax Deferment

HRC-14-167: Addition to accommodate a stairway, and skylights

HRC-11-143: Modification to the windows and doors, and construction of a deck.

HRC-04-040: Tax Deferment

H-95/96-21: Trellis shade structure / carport

V-95/96-4: Reduction of the rear yard setback to five feet and the street side yard setback to zero feet.

**DISCUSSION:**

The subject 2,857 square foot home was constructed in 1937. The applicant is seeking to convert an existing covered porch into a master bathroom. The existing covered porch, located on the east side of the home, was approved by the HRC at its meeting of

January 12, 2012. The porch is not a part of the original home.

Per CCMC 18.06.015, the proposed project to alter, remodel, and change the exterior appearance of the building is subject to HRC review and approval.

Development Standards 5.26 address guidelines for 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)*

The proposed addition is consistent with the guidelines. It is essentially modifying a “non-original” porch that was added in the last ten years. Therefore, it will not destroy significant original historical or architectural material. Additionally, as the addition will utilize the same building siding and windows as the rest of the home, as well as utilize the existing roof, it will be compatible with the original building. Of note, the applicant has not selected the exact window yet, but anticipates that the wooden windows will be thirty inches wide by thirty to thirty-two inches high, 2 over 2. Staff has included a condition that the windows are required to be wood.

The applicant proposes to retain existing lattice that is below the finished floor. The lattice screen on the foundation is not consistent with the materials found in the district. However, this material is currently in place. So, the retention of the material approved in 2012 will not be contrary to the guidelines.

Attachments:

Historic Survey Information  
Application (HRC -2020-0017)  
Public Correspondence

**Historical Survey 2000  
Carson City Historic District  
Carson City Community Development**



**Address:** 604 W. Robinson

**Location:** Northwest corner W. Robinson and Phillips

**Construction Date:** 1937 (assessor)

### **Historical Background**

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In 1864 H.S. Phillips purchased this parcel, and the property changed hands many times after that. By 1895 an S. Summerfield was living at this address. In 1910 Mr. And Mrs. E.D. Kelly were living in the house with Rebecca Kelly. Edward Kelly was Surveyor General from 1899 until his death in 1908.

In 1910, Floyd Curry, a plaster manufacturer, lived in the house with his wife Verra and four year old daughter Katherine. By 1915 Geo Brodigan, Nevada's Secretary of State, made his home here. He was followed in 1917 by Carleon Stevens, a clerk at the Nevada Industrial Commission. Frank Pyne, the State Librarian, lived here in 1921, then, from 1923 to 1925, Harold F. Holley an engineer for the State Highway Department.

R.B. Jeppson and Elsie Jeppson lived in the house from 1927 until 1930. Robert Jeppson was supervisor of the State Vocational Education Department. Between 1932 and 1937 the Examiner of Inheritance, John H. Anderson, lived in the home. By 1948 a number of individuals were calling this house home. Mrs. Flora Crosset was living there, as well as John A McCarthy, the superintendent of the State Printing Office. Rita Miller the Deputy State Treasurer lived in the house that year. John and Florence Sanford also listed 604 W. Robinson as their address.

**Sources:** Stewart Title Posting Books; Carson City Directories; Carson City Telephone Directories; United States Census



Use text bank for a  
**Plan\_Municipality\_Name**  
Report Text Library:  
Plan\_Municipality\_Address

## Use text bank for a **Plan\_Report\_Title**

Plan NO.: HRC-2020-0017

Plan Type: Historic Resource Commission

Work Classification: Historic Resource Commission

Plan Status: In Review

Apply Date: 06/21/2020

Expiration:

Location Address

604 W ROBINSON ST, CARSON CITY, NV 89703

Parcel Number

00327503

Contacts

Harvey Edwards  
604 W Robinson St, Carson City, NV 89703

Applicant

diveecho@gmail.com

**Description:** Convert an existing covered porch to a new master bathroom by means of enclosing the existing structure w/ new insulated exterior walls, new siding to match existing, new windows to match existing, insulate existing floor structure and enclose.

Valuation: \$0.00

Total Sq Feet: 0.00

Fees Amount

Total:

Payments Amt Paid

Total Fees

Amount Due:

Condition Name

Description

Comments

Insert a Plan notice prefix in the report text bank, entry: Plan\_Note\_Prefix

June 21, 2020

Issued By: Lena Reseck

Date

Plan\_Signature\_1

Date

Plan\_Signature\_2

Date

Convert an existing covered porch to a new master bathroom by means of enclosing the existing structure w/ new insulated exterior walls, new siding to match existing, new windows to match existing, insulate existing floor structure and enclose.

New siding to match existing, new windows to match existing, existing exterior door will be reused



**NORTH ELEVATION**

SCALE: 1/8"=1'-0"

N. PHILIPS STREET VIEW



**SOUTH ELEVATION**

SCALE: 1/8"=1'-0"

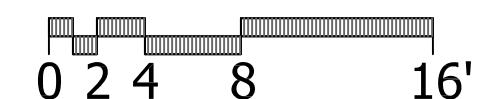
W. ROBINSON STREET VIEW



**EAST ELEVATION**

SCALE: 1/8"=1'-0"

N. PHILIPS STREET VIEW

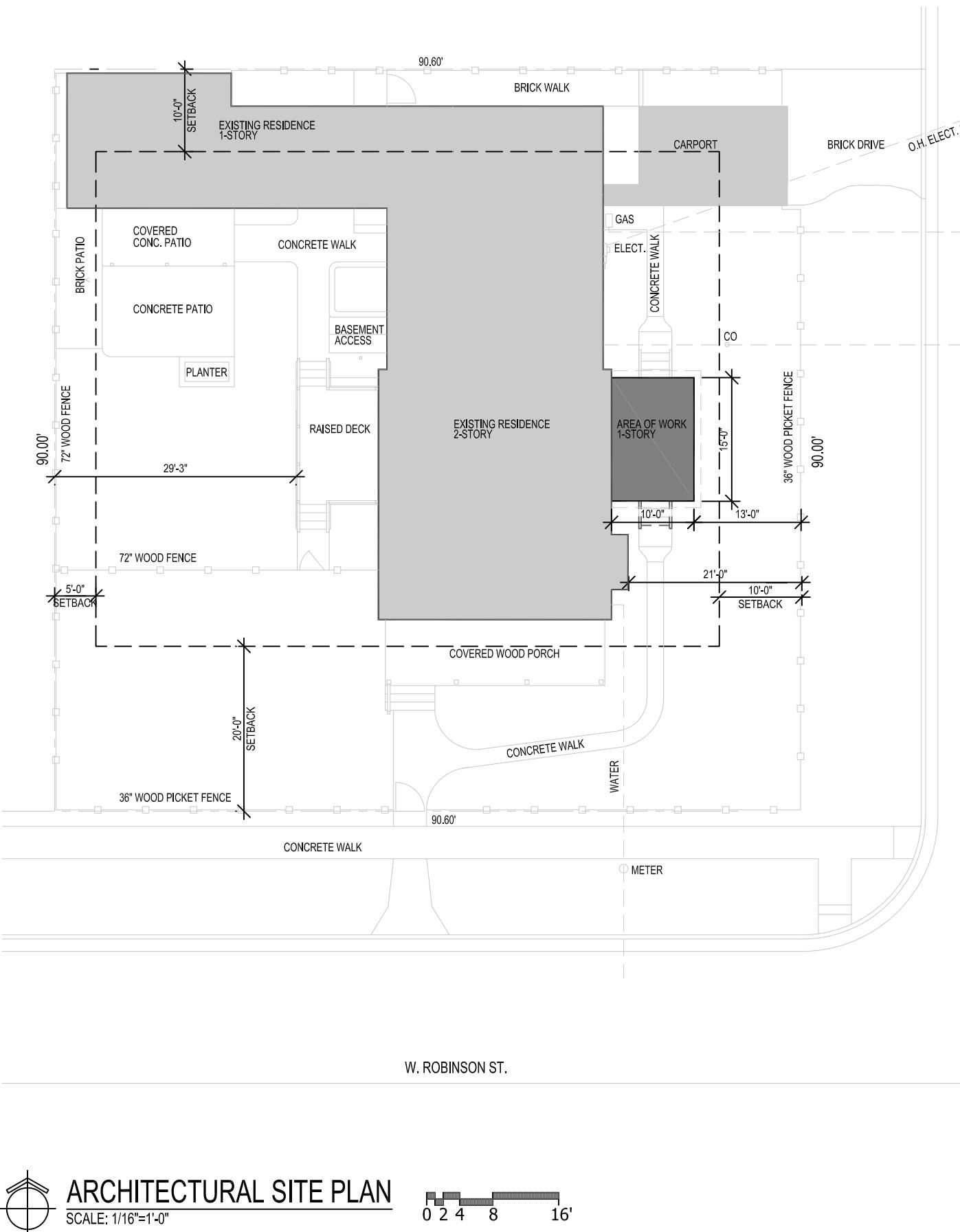


**EDWARDS RESIDENCE - BATHROOM RENOVATION**  
604 W. ROBINSON ST. CARSON CITY, NV 89703

A-3.0  
06.20.2020

# EDWARDS RESIDENCE - BATHROOM RENOVATION

EXISTING SINGLE FAMILY HOME



EDWARDS RESIDENCE - BATHROOM RENOVATION  
604 W. ROBINSON ST. CARSON CITY, NV 89703

A-1.0  
06.20.2020

**PROJECT DESCRIPTION:** Project consists of converting an existing covered porch to a new master bathroom by means of enclosing the existing structure w/ new insulated exterior walls, new siding to match existing, new windows to match existing, insulate existing floor structure and enclose.

**Owner:** Harvey + Terri Edwards  
604 W. Robinson St.  
Carson City, NV 89703

**Adopted Codes:** 2018 IRC, IEBC, IFC, UPC, UMC, IECC  
2017 NEC  
2009 ICC/ANSI A117.1

**Flood Zone:** Zone B, Community #320001, Parcel #0080C

**Zoning:** SF6

**Site Area:** 8,145 sqft or .19 Acres

**Parking:** 2 spaces per unit required  
1 Unit = 2 required (2 Provided)

**Occupancy Type:** R-3

**Building Type:** VB

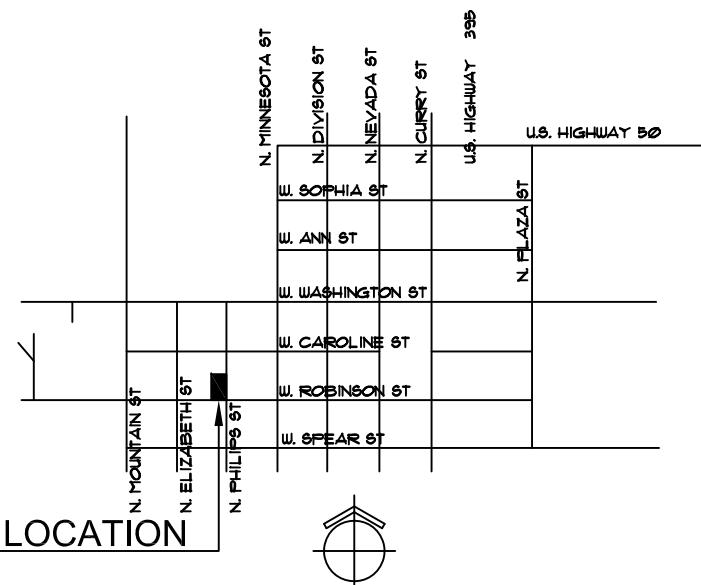
**Allowable Area:** Unlimited

**Allowable Height:** 3 Stories

**Existing Building Areas:**

Existing Conditioned Space =	2,857 sqft
Bathroom Addition (Scope of work) =	150 sqft
Basement =	121 sqft
Carport =	216 sqft
Total Building Area =	3,344 sqft

**Onsite Paved Area =** 1,173 sqft  
**Covered Wood Decks =** 300 sqft



RECEIVED

JUN 29 2020

CARSON CITY  
PLANNING DIVISION

**From:** Sheryl McLaughlin <tahomom@charter.net>  
**Sent:** Sunday, June 28, 2020 10:17 AM  
**To:** Planning Department <planning@carson.org>; Hope Sullivan <HSullivan@carson.org>  
**Subject:** Convert porch to bathroom (APN 003-275-03)

**This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.**

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June 28, 2020

Carson City Planning Division:

As a neighbor, I have watched these residents spend hundreds of hours over the last five years renovating the 604 West Robinson St. home into one of the highlights of the Historical District. Each project has enhanced the historical look of the neighborhood as well as create an ecologically friendly environment. Their attention to detail is nothing less than superb.

My husband and I would like to express our support for their request. Please contact us if you have any questions regarding the character of these neighbors.

Dr. and Mrs. Jack McLaughlin  
611 West Robinson St  
CC, NV 89703  
775-690-8302