

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF  
MAY 13, 2021**

**FILE NO:** HRC-2021-0095

**AGENDA ITEM:** E-3

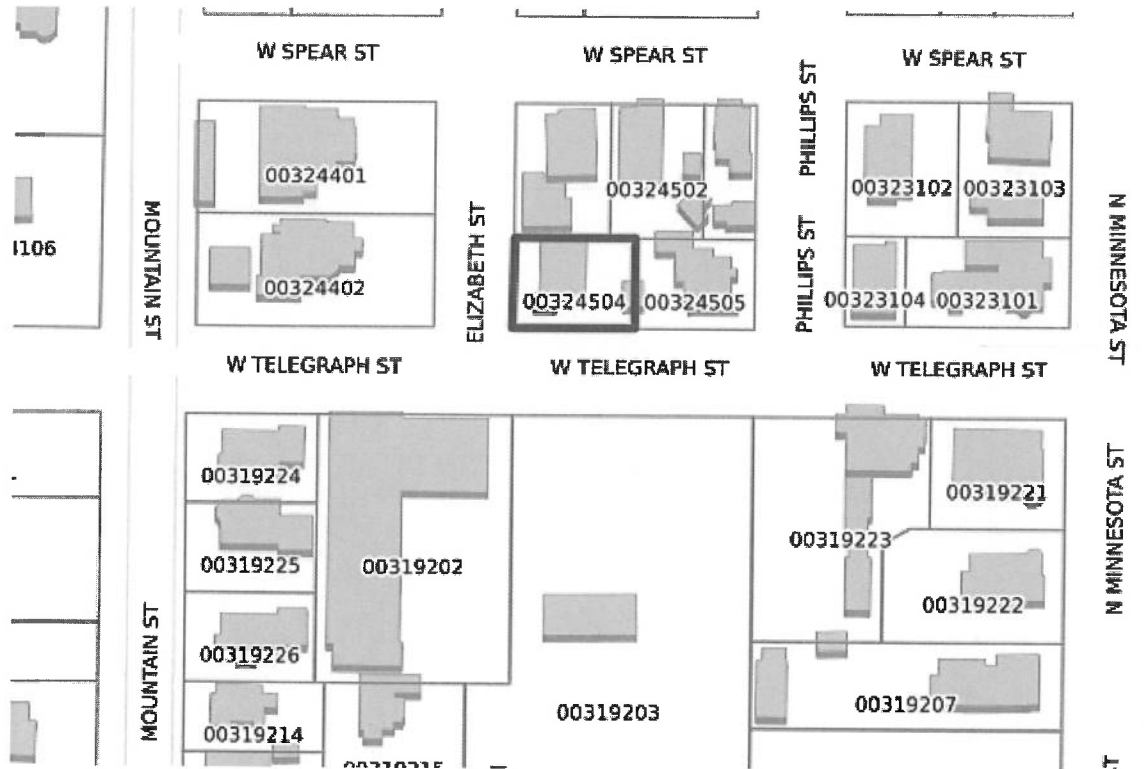
**STAFF CONTACT:** Hope Sullivan, AICP, Planning Manager

**AGENDA TITLE:** For Possible Action: Discussion and possible action regarding a request for a new door and a covered porch on property zoned Single Family 6000 (SF6) located at 612 West Telegraph Street, APN 003-245-04. (Hope Sullivan, [hsullivan@carson.org](mailto:hsullivan@carson.org))

**STAFF SUMMARY:** Per the Tax Assessor, the subject home was constructed in 1941. The applicant is proposing to construct an 18 foot, 8 inch by 10 foot covered deck on the westside of the home, as well as to install a new door to the deck. Deck materials will be wood, and the roof will utilize composition shingles to match the existing home. The Commission will review the request for compliance with the guidelines for the historic district.

**RECOMMENDATION:** "I move to approve HRC-2021-0095, 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 covered porch must comply with the setback requirements for the 6F6 zoning district.

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

**MASTER PLAN DESIGNATION:** Medium Density Residential

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

**PREVIOUS REVIEWS:**

HRC-18-079: Re-roof

HRC-11-060: Replace an existing window with French doors, add a small landing for access, and replacement of existing window with a casement window.

HRC-07-167: Wooden picket fence

**DISCUSSION:**

The applicant has replaced a window with French doors on the westside of the home without the Commission's approval, and is seeking to construct a 18 foot, 8 inches by ten foot covered deck on the west side of the home. The deck will be accessed via the new door.

Per the tax assessor, the home was constructed in 1941. The subject property is a corner property with the front façade on West Telegraph, and a secondary façade on Elizabeth Street.

Of note, in 2011, the HRC reviewed a request to convert a window on the east side of the home with French doors and install an outside platform with railing and steps. That request also included replacing the north double window on the east side with a casement window. In approving the request, the following stipulations were made:

1. Replacement window and doors material must be paintable, either of fiberglass, aluminum or wood.
2. The stairs, porch landing and railing must be of a wood product material.

3. Grid or "true divided" window panes are acceptable to use for both window and doors.

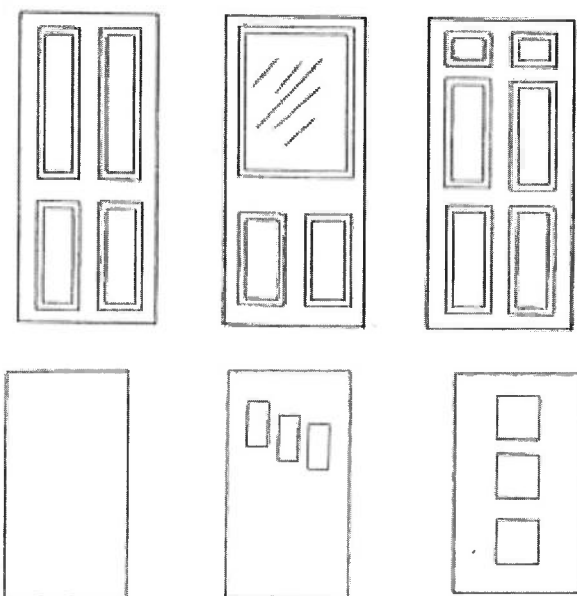
Additionally, condition of approval #6 stated "The replacement window and door shall be of the materials and make noted by the HRC."

Development Standards 5.17 addresses doors and 5.19 addresses porches, stating the following.

**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.*

**5.17.2 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)*



Ranch Style Doors

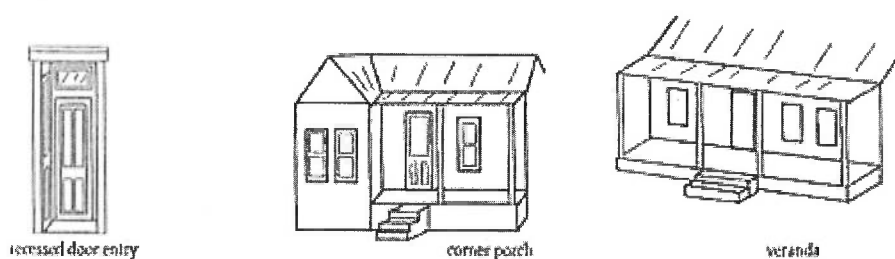
The door has replaced a window in order to allow for the proper function of the building,

i.e. access to a new deck. Also, since the door is on a secondary elevation as opposed to the primary elevation, staff does not find it to be disruptive to the original design of the building.

### **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)



**NOTE:** The roof style and slope are critical design elements of a porch. Careful attention to these elements is necessary in both historic and new buildings with porches.

There is no evidence that there was originally a porch on the subject property. The applicant proposes to utilize wooden materials and composition shingle roofing, which will match the rest of the home. The covered deck will not block existing fenestration or details, therefore will not adversely impact the historic integrity of the building consistent with the guidelines.

### Attachments

Application HRC-2021-0095  
Historic Survey information

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)

FILE # HRC - 2021-0095

APPLICANT PHONE #  
June Joplin 775-790-0549

MAILING ADDRESS, CITY, STATE, ZIP  
62 W Telegraph St.

EMAIL ADDRESS  
[june@commacoffee.com](mailto:june@commacoffee.com)

PROPERTY OWNER PHONE #  
June Joplin same

MAILING ADDRESS, CITY, STATE, ZIP  
same

EMAIL ADDRESS  
same

APPLICANT AGENT/REPRESENTATIVE PHONE #

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: 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):

003-245-04

Street Address

612 W. Telegraph St. CC NV

Project's Master Plan Designation

Project's Current Zoning

Residential

Nearest Major Cross Street(s)

Elizabeth

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.

I will be adding a covered porch to the west side of my house off of the french doors that I installed in October 2020. The windows were both cracked, the wood rotted, and had caused damage to the wall. I was unaware that I needed permission to replace them with the door. I did know that I would need a permit for the eventual porch.

The porch will be built with wood, and roofed & painted to match the house. ~~It is~~ All the information of measurements are included in the plans.

I have lived in the house since 2007, and purchased it from the Tuedts the end of 2019.

Reason for project:

To beautify my home. To give access to the west yard,  
and view.

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 ½ 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 <sup>12</sup>~~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

Owner's Printed Name

Applicant's/Agent's Printed Name

**Olivia John**

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**From:** June Joplin <june@commacoffee.com>  
**Sent:** Wednesday, April 7, 2021 2:57 PM  
**To:** Olivia John  
**Subject:** Materials

**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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Hi Again

Here is the list of materials, as best as I can figure.

Roofing- Composite same as house, SAMPLE included

Wood Railings are repurposed. Photo included. These will be painted white to match the house trim.

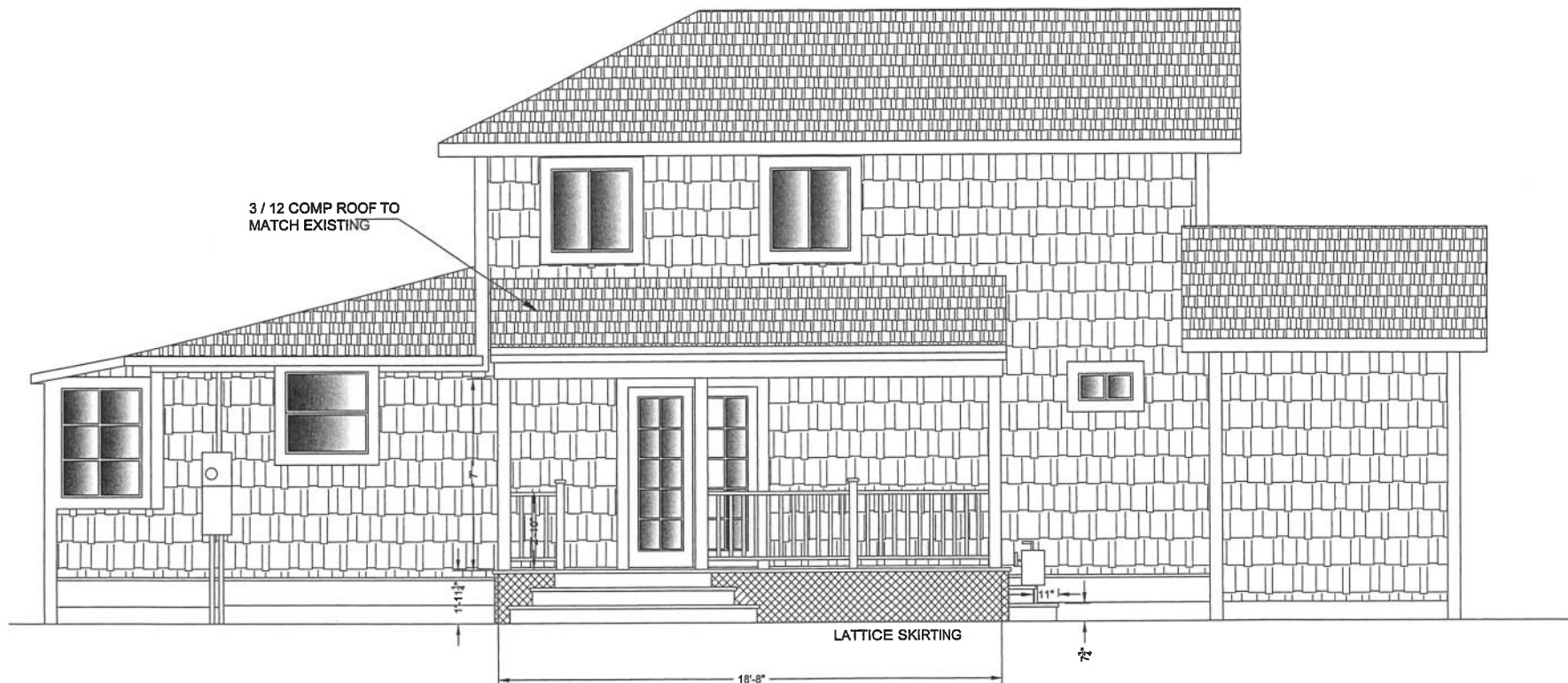
Posts-6x6 Treated red wood. Painted white also

Floor- 2x8 pine boards

Rafters- 4x6 pine boards

Skirting-Redwood Lattice

Thank you  
June



ELEVATION  $\frac{1}{4}"=1'$

**RECEIVED**

MAR 16 2021

CARSON CITY  
PLANNING DIVISION

**Gary Laack Construction, Inc.**  
100 Lewis Creek Rd. - Sparks Valley, NV 89704  
775-742-5905 Nevada Business 20034  
glaackconstruction@gmail.com  
Lic. Limit 3,000,000

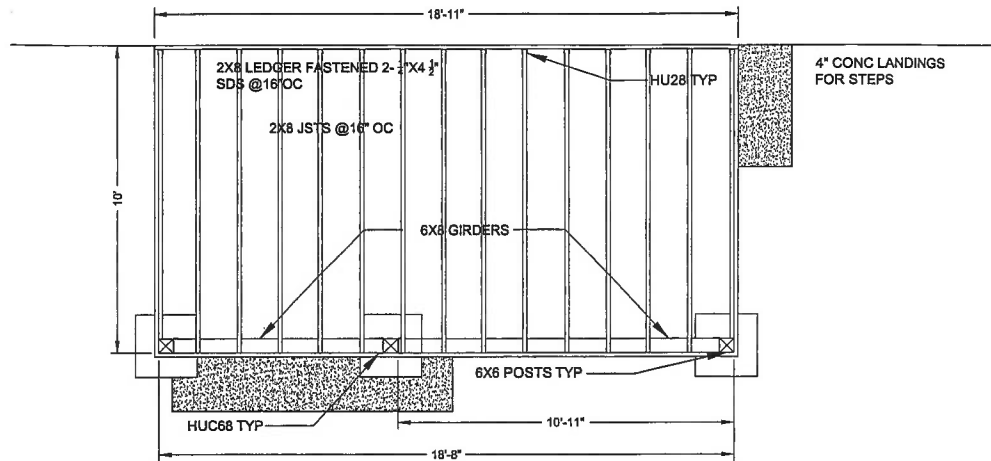
**PROJECT:** June Joplin  
612 W Telegraph St  
Carson City, NV  
APN: 003-245-04

**DATE:** 01/25/21  
**REVISED:** 10/25/21  
**DRAWN BY:** G LAACK  
**CHECKED BY:** GL  
**SHEET TOTAL:** 3  
**JOB NO.:** 111

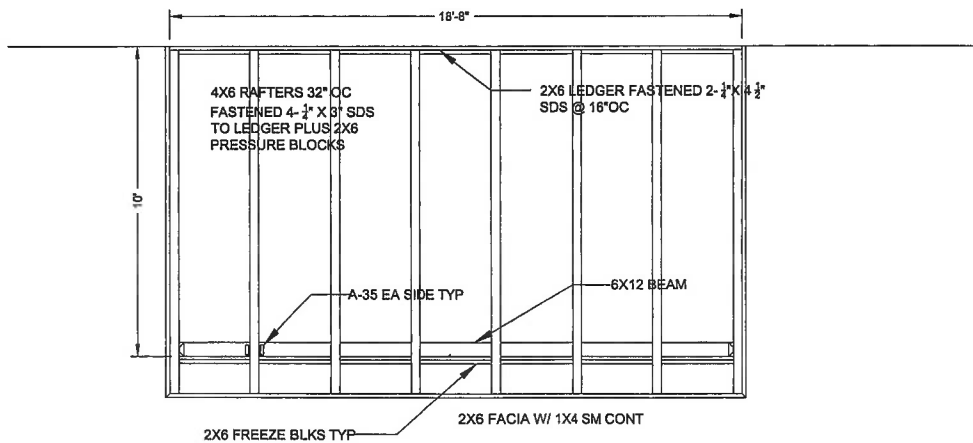
**DRAWING:** ELEVATION  
**SCALE:** PER PLAN

A-101

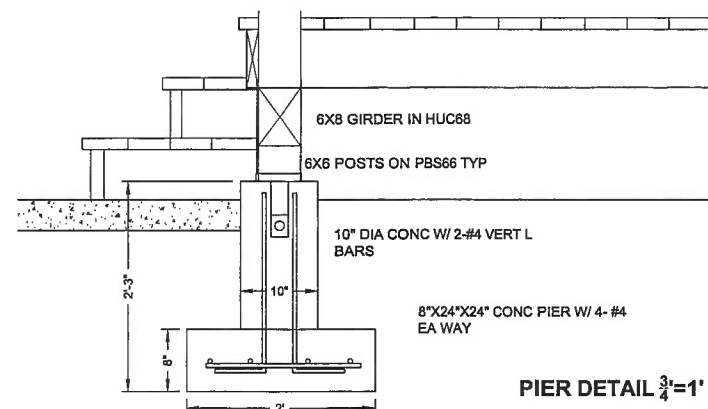
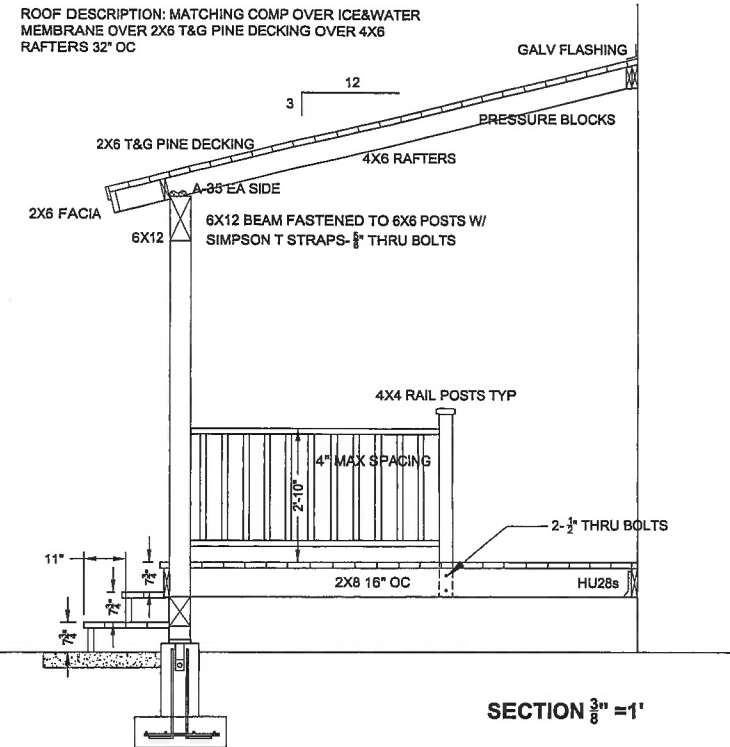




FLOOR FRAMING  $\frac{1}{4}"=1'$



ROOF FRAMING  $\frac{1}{4}"=1'$



Gary Laack Construction, Inc.  
100 Lewis Creek Rd. - Walker Valley, Wv. 26084  
(773) 745-5915 Myrtle Beach, SC 29584  
glaackconstruction@gmail.com  
Lic. #00000000

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SCALE: Per Plan

612 W Telegraph



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APR 07 2021

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2D



612 W Telegraph



3D

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APR 17 2021

CARSON  
PLANNING DIVISION



RECEIVED  
APR 07 2021  
CARSON CITY  
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**Historical Survey 2000  
Carson City Historic District  
Carson City Community Development**



**Address:** 612 W. Telegraph

**Location:** Northeast corner W. Telegraph and Elizabeth

**Construction Date:** 1941 (assessor)

### **Historical Background**

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This property was sold several times in the 1860s and 1870s as part of a larger parcel. By 1883 Jonathan and Emma Doane were living there. According to the 1880 census, Mr. Doane was a printer and Mrs. Doane was keeping house. By 1907 Mr. And Mrs. J. Doane were in residence on Telegraph Street. Jonathan Doane was deputy State Controller. Grace Doane also lived in the home.

Jonathan and Emma Doane both died in 1918, a few months apart. Their son Arthur had died three years previously, in 1915. They had also lost an infant son, George, in 1883 when he was just over two years old.

By 1920 John F. Shaughnessy was in residence. Shaughnessy was a native of Wisconsin. In 1910 he had been working for the Railroad Commission and living

in a boarding house on Division Street with his wife Hannah, a native of Ireland, and their three daughters: Mary, Anna and Francis. The Shaughnessys lived at 612 W. Telegraph until 1935.

By 1937 Maurice and Carolyn Anderson were living in the house. Anderson was an assistant manager at the State Highway Department. Jesse B. and Verda R. Maxom lived there in 1948.

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