

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
SEPTEMBER 8, 2022**

FILE NO: HRC-2022-0355

AGENDA ITEM: 5.B

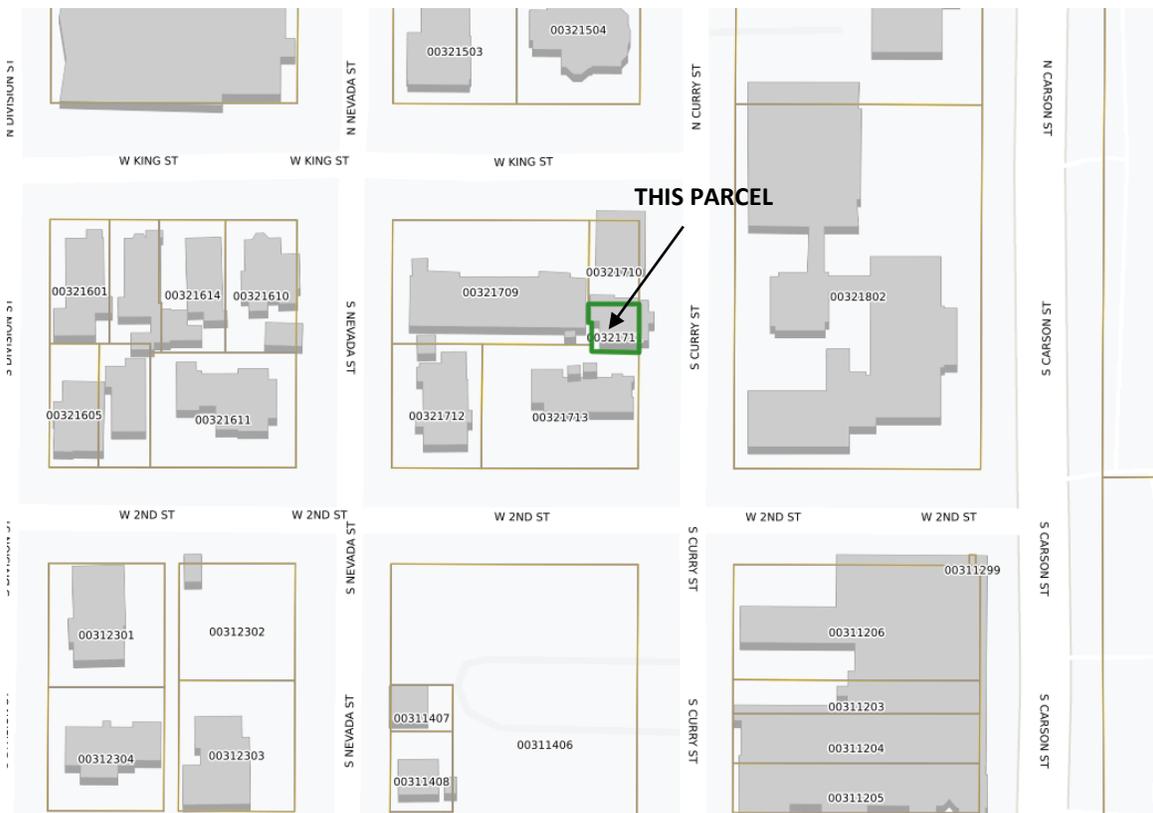
STAFF CONTACT: Heather Ferris, Planning Manager

AGENDA TITLE: For possible action: Discussion and possible action regarding a request by Laurie VandeBrake (“Applicant”) to install four missing windows on property zoned Downtown Mixed-Use (“DT-MU”) located 106 S Curry Street, Assessor’s Parcel Number (“APN”) 003-217-11.

Staff Summary: Per the survey information, the subject home was construction circa 1934. The applicant is proposing to install four missing windows to match the existing windows on the house. The Historic Resources Commission will review the request to determine if the request is consistent with the Development Standards for the Historic District.

RECOMMENDATION: “I move to approve HRC-2022-0355 for the installation of 4 windows, subject to the conditions of approval listed in the staff report and 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.

LEGAL REQUIREMENTS: Carson City Municipal Code (“CCMC”) 18.06.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Downtown Mixed-Use (DT-MU)

ZONING: Downtown Mixed-Use

DISCUSSION:

The subject property is a one-story structure and is set above grade by approximately 5 feet. The main body of the building has a steeply pitched hip roof with narrow, exposed rafter ends. The building is located directly on Curry Street with a narrow stair paralleling the back of the sidewalk in this location from both north and south. The building is constructed of concrete block with a concrete foundation and asphalt shingle roof. The front of the building is wood framed with a variety of board finishes and shingles under the gable end. It is a vernacular building, constructed in 1934 per the Assessor’s data.

The applicant is proposing to install 4 missing windows—three in the front of the building and one on the north side. The proposed windows are double hung, wood framed to match the existing windows. It should be noted, the applicant proposed to revert one of the existing doors along the front back to a window. The original door will remain. All the windows proposed to be installed in the front of the house are behind the existing enclosed porch.

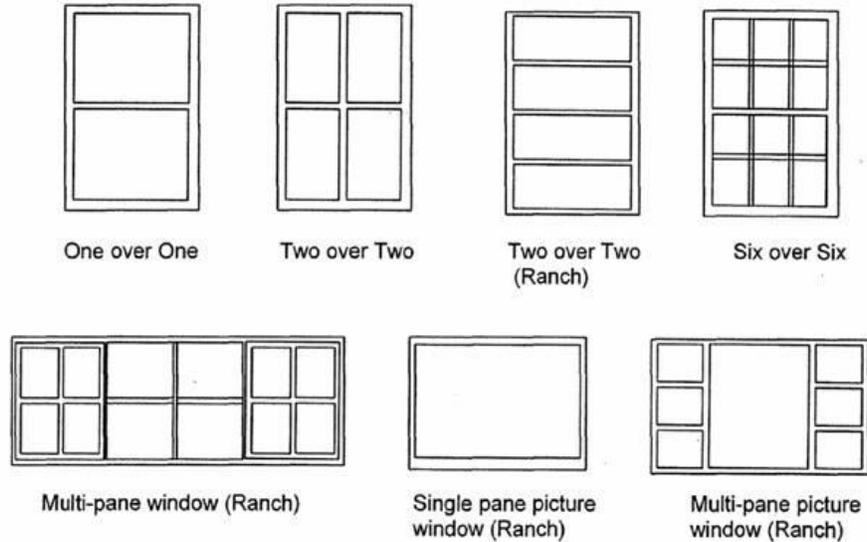
Development Standards 5.15 addresses exterior siding materials and 5.16 addresses window, stating the following.

5.16 - Guidelines for windows.

The majority of buildings in the Historic District are characterized by 19 century styles of architecture. A basic design characteristic of these styles is symmetrically placed, vertically proportioned windows. Houses built in the 1930s to 1960s 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)



The applicant is proposing to install windows, where windows are missing. The windows will be consistent with the size and type of the existing windows. The applicant is not proposing to modify the size of the window opening; however, as noted above, the applicant is proposing to revert one of the existing doors back to a window. The original door will remain.

Staff finds the proposed installation of the proposed windows is consistent with the guidelines. Not only will the new windows provide a level of security that is lacking without the windows, but the windows will also be consistent in size, configuration, and ornamentation of the existing.

Attachments

Application HRC-2022-0355
Historic Survey information

FILE #		Carson City Planning Division 108 E. Proctor Street Carson City, NV 89701 Phone: (775) 887-2180 Email: planning@carson.org HISTORIC RESOURCES COMMISSION (CCMC 18.06) SUBMITTAL PACKET: – Email completed packet to planning@carson.org or submit 1 Unbound Original and an electronic copy including: <ul style="list-style-type: none"> • Signed Application Form • Site Plan • Building Elevations • Spec Sheet(s) on Proposed Building Material(s) 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.
APPLICANT	PHONE #	
Laurie VandeBrake	775-530-7424	
MAILING ADDRESS, CITY, STATE, ZIP		
1441 Jefferson Dr CC NV 89706		
EMAIL ADDRESS		
Laurie@Bliss-Realty.com		
PROPERTY OWNER	PHONE #	
Laurie VandeBrake	775-530-7424	
MAILING ADDRESS, CITY, STATE, ZIP		
Same as above		
EMAIL ADDRESS		
Same as above		
APPLICANT'S AGENT	PHONE #	
MAILING ADDRESS, CITY, STATE, ZIP		
EMAIL ADDRESS		

Project's Assessor Parcel Number(s):	Street Address
003-217-11	106 S Curry St CC

Describe in detail the work to be performed requiring Historic Resources Commission review and approval. If necessary, attach additional sheets.

I am looking for approval on 4 missing windows. Three in the front of the building and one on the South side

(Pictures included and specs on windows). Installation will be completed by Sierra Design- Danny Howard GC

all windows will look like the existing windows (framing).

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

Laurie VandeBrake

 Owner's Signature

Laurie VandeBrake

 Owner's Printed Name

Laurie VandeBrake

 Applicant's/Agent's Signature

Laurie VandeBrake

 Applicant's/Agent's Printed Name



Lowe's Custom Order Quote

Quote # 740683286
 Quote Name: Curry Street House
 Date Printed: 7/12/2022

Customer: LAURIE VANDEBRACE

Email: laurie@bliss-realty.com

Address: 106 CURRY
 CARSON CITY, NV 89704

Phone: (775) 530-7424

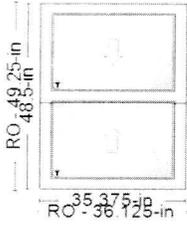
Store: (1024) LOWE'S OF CARSON CITY, NV

Associate: CARL GERACI (4173374)

Address: 430 FAIRVIEW DRIVE
 CARSON CITY, NV 89701-5304

Phone: (775) 881-2460

Item Total: 4
PreSavings Total: \$3,831.52
Freight Total: \$0.00
Labor Total: \$0.00
Pre-Tax Total: \$3,831.52



JELD-WEN Wood W-2500 35.375 W x 48.5 H Double Hung
 Room Location: Front Windows

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
100-1	JELD-WEN Wood W-2500 35.375 W x 48.5 H Double Hung	70 days	\$957.88	\$957.88	4		\$3,831.52

Begin Line 100 Description

--- Line 100-1 ---

Wood W-2500
 Double Hung
 35.375 x 48.5
 ProductTileBackendName = Wood W-2500
 Double Hung|Wide:1
 Assembly = Full Unit
 Exterior Trim Type = Brickmould
 Exterior Trim Options = No
 Regional Compliance = US National-WDMA/ASTM
 Vent Division = Even Divide
 Order By = Rough Opening Size
 Rough Opening Width = 36 1/8-in
 Rough Opening Height = 49 1/4-in
 Exterior Trim Width = 38
 Exterior Trim Height = 50.28125
 Species = Auralast Pine
 Interior Finish Type = Natural
 Finish - Interior = Natural
 Finish - Exterior = Natural Pine
 Sash to Match Exterior Finish = Yes
 Finish - Sash (Exterior) = Natural Pine
 Jamb Width = 4 9/16-in
 Rating = PG 25
 Sill Nosing = Standard Sill Nosing
 Sill Horns = No Sill Horn
 Prep for Stool = No
 Hardware Finish - Interior = White

Number of Locks = 2
 Screen Options = BetterVue Mesh
 Screen Finish = Brilliant White
 Energy Efficiency = Energy Star North
 STC / OITC Rating = Standard
 Glazing = Insulated
 Low-E Options = SunResist with HeatSave
 Glass Color = SunResist with HeatSave
 Glass Type = Tempered
 Neat Glass = No
 Glass Thickness = Standard Default Thickness
 CA Urban Fire Code Label = Yes
 Protective Film = Protective Film
 Spacer Color = Black Spacer
 Glass Options = Argon
 Grid Type = No Grids
 Sash Limiter = No Sash Limiter
 Certification = None
 Jambliner = Tan Jambliner
 Jamb Liner Options = Compression Jambliner
 Sill Stop = Sill Stop Applied
 Finger Plows = No Finger Plows
 Clear Opening Dimensions = 32 -in w
 20 3/16 -in h
 4.48sf
 U-Factor = 0.26

Solar Heat Gain Coefficient = 0.2
 Visible Light Transmittance = 0.46
 Condensation Resistance = 46
 CPD# = JEL-N-578-02009-00001
 Energy Star Qualified = Northern; North-Central; South-Central; Southern
 Room Location = Front Windows
 Is This a Remake = No
 Additional Information = No
 Base Lead Time = 70
 Lead Time Adder ID = -1
 Lead Time Adder Days = 0
 Lead Time Adder Codes = All Windows
 Lead Time Adder Debug Info = -1|0|1/1/0001|1/1/0001|1/1/0001||0|||
 SOS = 937074
 SOS Description = WTS JW W2500 Window
 Delivery Method = In-Store Pick-Up
 Vendor ID = 24221
 Model ID =
 ProductID =
 Unit of Measure = EA
 Production Time (Does not include transit time) = 70
 Manufacturer = JELD-WEN
 Rantoul(IL)
 Catalog Version Date = 05/19/2022
 Catalog Version = 22.2.7.0
 None

End Line 100 Description

Accepted by: _____

Date: 7/12/2022

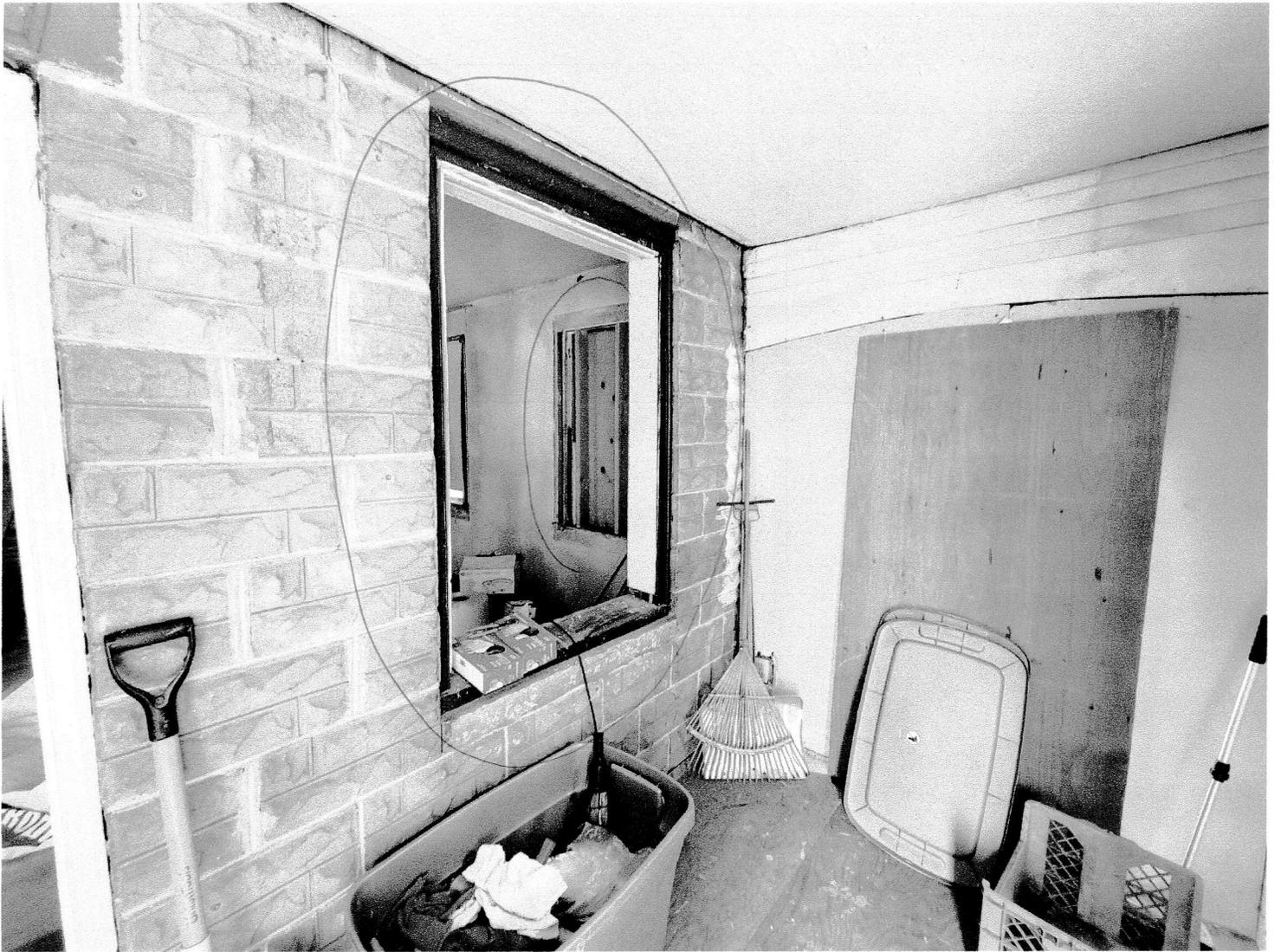
Pre-Tax Total	\$3,831.52
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This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above. This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above quantities, dimensions, specifications and accessories have been verified and accepted by the customer.

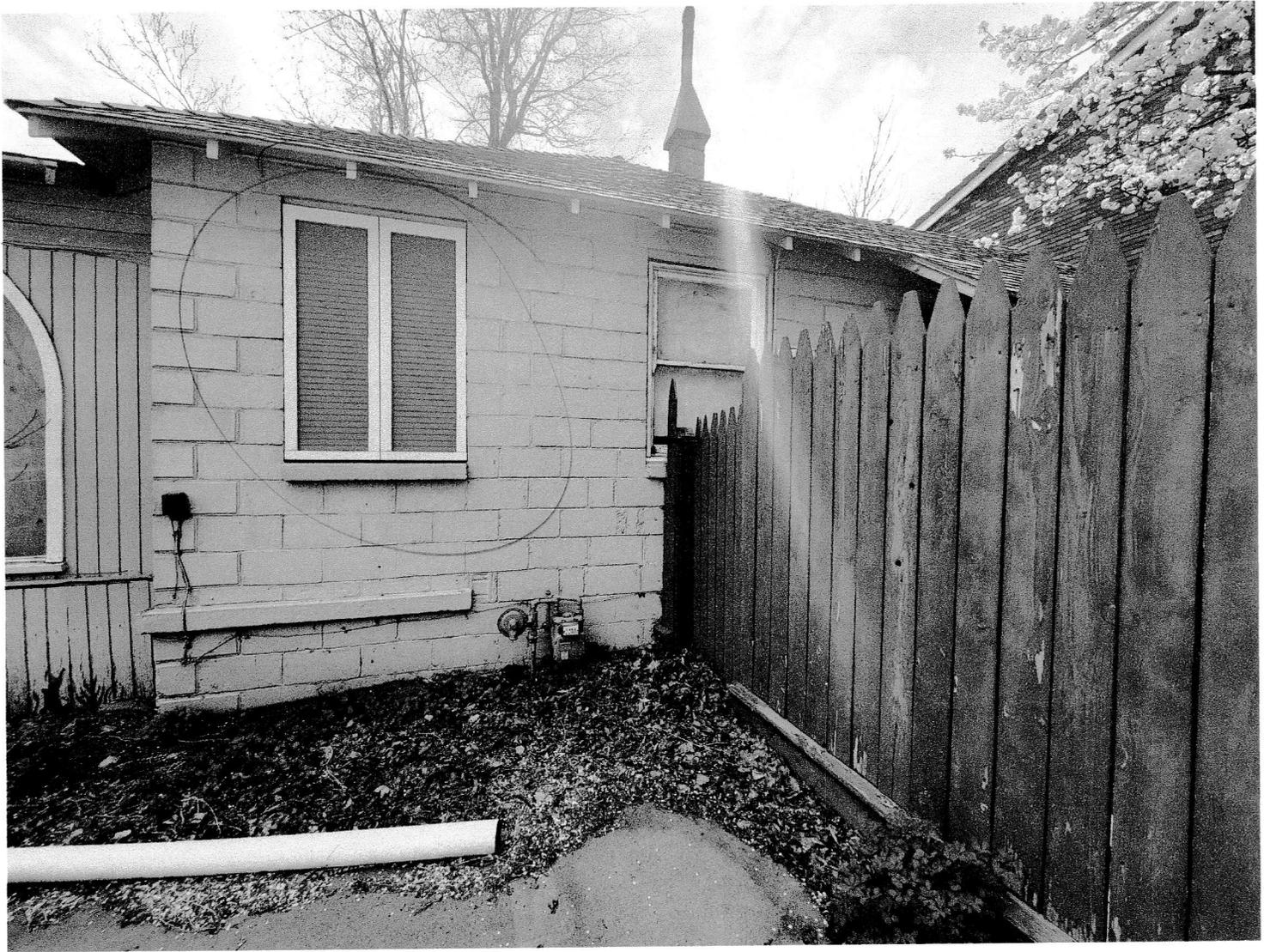
**** Special order configured products are subject to a 20% restocking fee if returned after 72 hours of purchase. ****



Front of the house
Same size windows
One window was made into a
door- It will go back to a window
since the real door is next to it.



Front of the house
Side window



**NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCES INVENTORY FORM**

For Office Use Only	
YR Built	_____
NR Eligible?	Y / N
District?	Y / N

1. PROPERTY NAME

1A. Historic Name

Unknown

1B. Current/Common Name

106 S Curry St

2. PROPERTY ADDRESS

Street Address	106 S Curry St
City, Zip Code	Carson City, NV 89703
County	Carson County (formerly Ormsby County)

3. PROPERTY OWNERSHIP

3A. Original Owner

Name	Unkown
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3B. Current Owner

Name	Klette Family Trust
Mailing Address	201 W King St, Carson City, NV 89703
Assessor's Parcel Number (APN)	003-217-06

4. CURRENT PROPERTY STATUS

<input checked="" type="checkbox"/>	Occupied	<input type="checkbox"/>	Vacant
<input type="checkbox"/>	Other (please specify)		

5. PROPERTY USE

5A. Current Use

<input type="checkbox"/>	Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Religious
<input type="checkbox"/>	Educational	<input type="checkbox"/>	Governmental	<input type="checkbox"/>	Industrial
<input type="checkbox"/>	Other (please specify)				

5B. Historic Use

X	Residential - SF		Commercial		Religious
	Educational		Governmental		Industrial
	Other (please specify)				

6. CURRENT ACCESS

	Permitted-local public resource	X	By owner permission only
	Permitted-state public resource		Restricted
	Permitted-federal public resource		Other (specify)

7. ACREAGE

0.02 acres (Assessor)		Estimated
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9. PROPERTY LOCATION

8A. UTM Location/Reference(s)

Zone 11 260848 m E 4338582 m N (WGS84)
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8B. Township/Range/Section/Map

T15N/ R20E/Sec 17, Mt. Diablo Base Meridian/ Carson City, NV (1994) USGS 7.5' Quadrangle
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9. RESOURCE DESCRIPTION

9A. Resource Type

X	Building		Structure		District		Object		Site
	Other (specify)								
	Contributing element to a historic district (specify district name)								

9B. Exterior Resource Features

	Basement	1	Number of stories
X	Porch		Balcony
	Dormer(s)		Chimney
	Other (please specify)		

9C-F. Materials and Systems (See instructions and enter codes from Appendix A)

9C. Roofing Material(s)	9D. Exterior Surface Material(s)
R-19 Other: Asphalt shingle	ES-4 Concrete (block)
9E. Building Structural System	9F. Foundation Structural System
SS-2 Concrete block	F-2 Concrete

9G. Written Description

See continuation sheet

9H. Associated Structures/Features

Associated structures/features (submit <i>Associated Structures Summary</i>)		Yes	X	No
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9I. Integrity

X	Original site		
X	Altered (describe on continuation sheet)	Date altered	Unknown
	Moved	Date moved	
Moved from			

9J. Condition

	Good	X	Fair
	Poor		Ruins

9K. Threats

Possible infill housing development; commercial conversion

10. RESOURCE DATE AND SIGNIFICANCE

10A. Architect/Engineer/Designer

Unknown

10B. Builder/Contractor

Unknown

10C. Architectural Style/Period (See Appendix B)

Vernacular

10D. Construction Date(s)

1934 (Assessor)		Circa
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10E. Date(s) of Significance

1934

10F. Historic Resource Theme (See Appendix C)

Townsite Development and City Planning
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10G. National Register Eligibility (See Appendix D)

	Listed	Date Listed	
	Eligible under:		
	Criterion A	Criterion B	Criterion C
	Other (specify)		
X	Not Eligible for the National Register		
	Unevaluated		

10H. Justification

No known significant association with patterns of local history/persons; building design is lacking in architectural integrity.

11. BIBLIOGRAPHY

See continuation sheet

12. FORM INFORMATION

Report Number/Name	Carson City Mid-Century Survey Phase II
Date Surveyed	March 12, 2009
Surveyor Name	Diana J. Painter, PhD
Company	Painter Preservation & Planning
Address	7 Fourth Street, Suite 44, Petaluma, CA 94952
Telephone Number	(707) 763-6500

13. ATTACHED DOCUMENTATION

X	Continuation sheets
X	Photographs
X	Location maps
	Plans
	Other (please specify)
	Associated Structures Summary Form
	Historic District Addendum (if applicable)

**NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET**

Property Name: 106 S Curry St

City, County: Carson City/County

SECTION NO. 9G

PAGE NO. 5

The building at 106 S. Curry Street is a one-story structure that is set above grade about 5'-0". The main body of the building has a steeply-pitched hip roof with narrow, exposed rafter ends. The front of the building, which is an enclosed porch, has a shallow-pitched gable roof with exposed rafter ends. The building has a rectangular footprint and is located directly on Curry Street, with a narrow stair paralleling the back of the sidewalk in this location from both north and south. It is a concrete block building with a concrete foundation and asphalt shingle roof. The front of the building is wood-framed with a variety of board finishes and shingles under the gable end. It is a vernacular building, constructed in 1934 (*Assessor data*).

The entry to the building is offset within the front-facing gable. A flat-roofed overhang supported by simple wood posts shelters the entry to the building. The broad, paneled door is elaborate, with diamond-shaped lights in the upper portion. It is flanked by sidelights with the same window details. One pointed-arch, full-height window with a single, fixed light is located to the right of the door, and two are located to the left. These same windows also appear on the side facades of the front entry porch. The concrete base of the front porch is incised with two interlocking hearts.

The main body of the building has concrete quoins at the corners. Windows are double-hung with wood frames and narrow wood surrounds. Many are enclosed with shutters. The building is in fair condition and has fair integrity. It was built as a residence, later used for a wedding chapel, and is now a bookstore with a residence at the back of the house

**NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET**

Property Name: 106 S Curry St

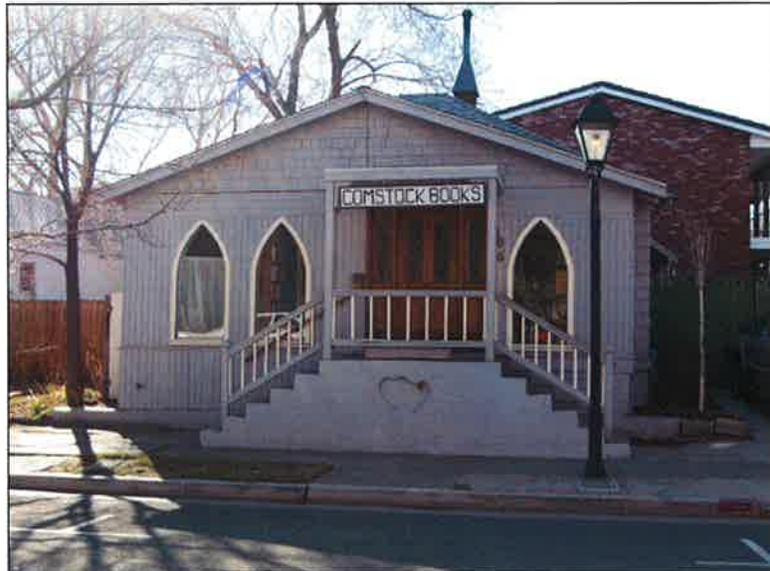
City, County: Carson City/County

SECTION NO. Photographs

PAGE NO. 6



Front (east) and north facades



Front (east) façade

**NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET**

Property Name: 106 S Curry St

City, County: Carson City/County

SECTION NO. Photographs

PAGE NO. 7



Side (south) facade

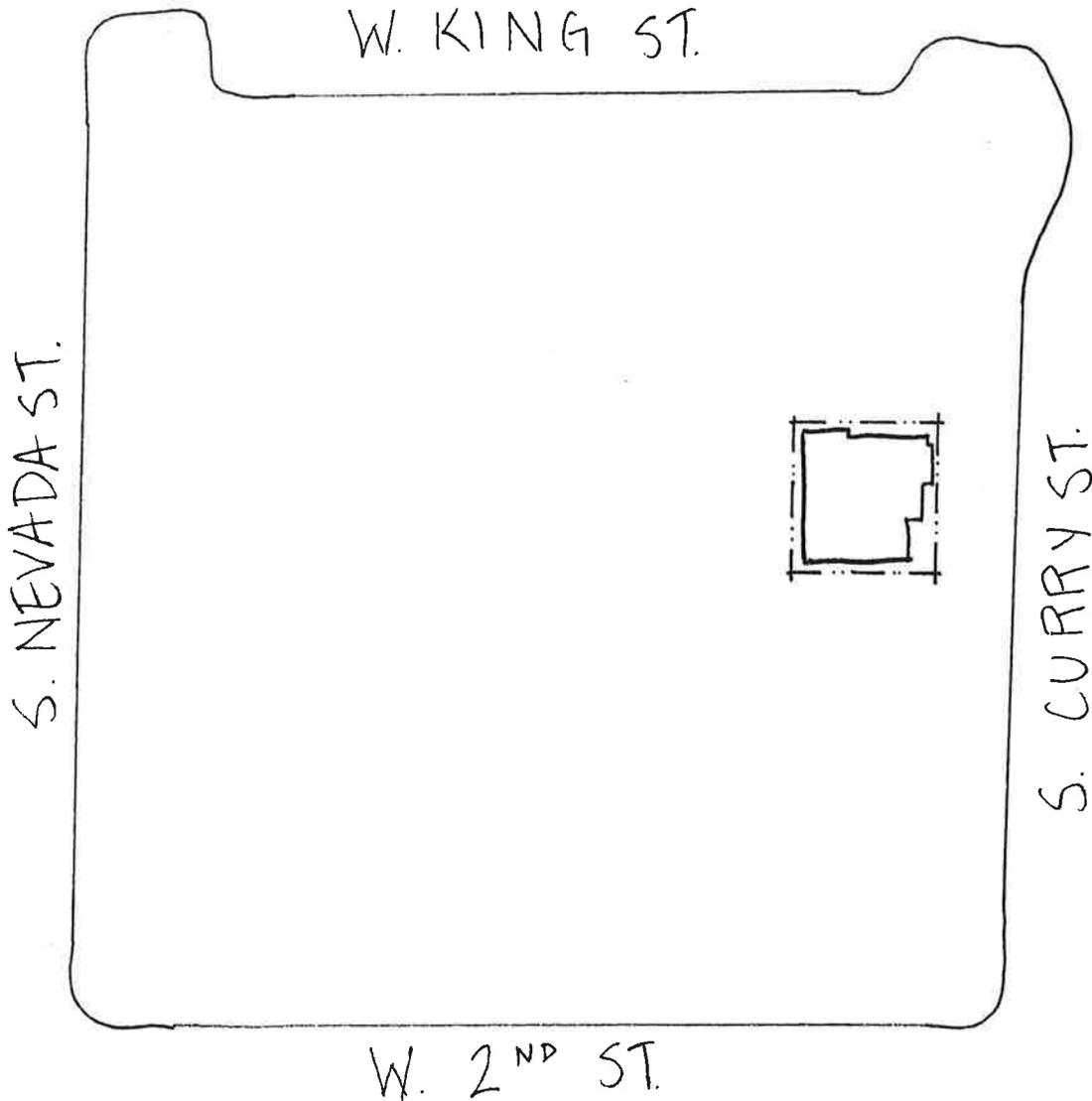
NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: 106 S. Curry St.

City, County: Carson City/County

SECTION NO. 13

PAGE NO.



SKETCH MAP