

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF MARCH 9, 2023**

**FILE NO:** HRC-17-008

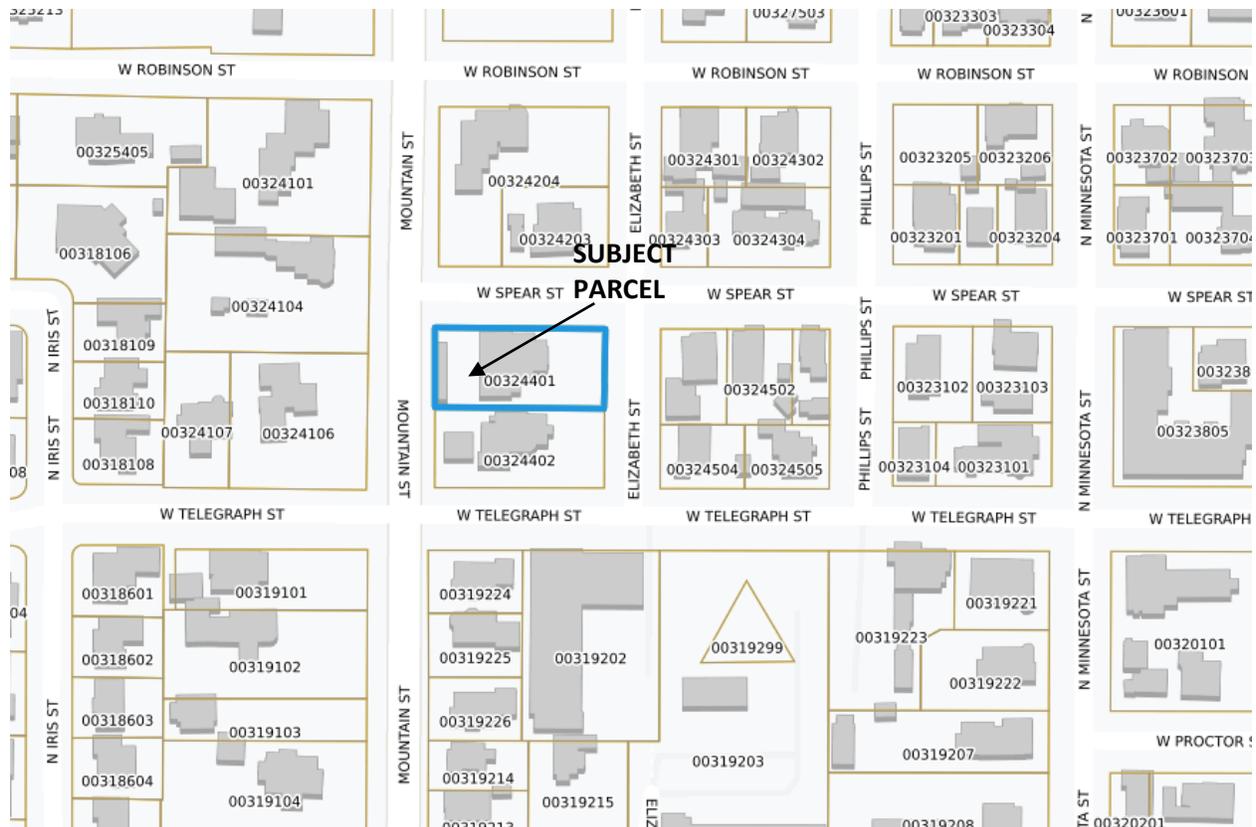
**AGENDA ITEM:** 5.A

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

**AGENDA TITLE:** For possible action: Discussion and possible action regarding a request by Reds and Julie Regan (“Applicant”) for an in-ground swimming pool in the back yard of a single-family residence on property zoned Single Family 6000 (“SF6”), located at 711 W. Spear Street, Assessor’s Parcel Number (“APN”) 003-244-01. (Heather Ferris, [hferris@carson.org](mailto:hferris@carson.org))

**Staff Summary:** The Applicant is proposing the construction of an in-ground swimming pool with associated flat work and fencing, in the rear yard, between the house and the garage. The Historic Resources Commission (“HRC”) will review the request for compliance with the guidelines for the historic district.

**RECOMMENDED MOTION:** “I move to approve HRC-2023-0041 based on the findings and conditions of approval outlined in the staff report, the Carson City Historic District Guidelines, and consistent with the Historic Resources Commission Policies.”



## **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 fencing location and material shall be substantially in compliance with the approval dated July 7, 2022, for HRC-2022-0287.
4. 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 of the Carson City Community Development Department 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.
5. 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 HRC meeting for further consideration.
6. 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 U.S. Secretary of the Interiors Standards.

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

**MASTER PLAN DESIGNATION:** Medium Density Residential (“MDR”)

**ZONING:** Single Family 6000

### **PREVIOUS REVIEWS:**

- HRC-08-115: Exterior alterations to the existing detached garage, including repair and replacement of siding, replacement of doors, and replacement of roof.

### **DISCUSSION:**

The subject property is improved with a single-family home and a detached garage. The house was built in the early 1870s. The single-story structure has been altered over time but is primarily Greek Revival in its origins. The structure is important in conjunction with the building next door and is compatible with the neighborhood buildings in style, height, and material.

The applicant is seeking to build an in-ground swimming pool with associated flatwork in the rear yard of the home, between the house and the detached garage. There is existing wrought iron fencing and gates which were installed last year (HRC-2022-0287) and will serve as the required security fencing for the pool.

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.”

Section 5.27.4 of Division 5 of the Carson City Development Standards (Title 18 Appendix of the CCMC) (“CCDS”), which provides guidelines for new construction of Site Elements, states: “When at all possible avoid substantial site alteration by importing or exporting fill materials. Generally speaking vacant lots in the district were once occupied by a building. Attempt to place the new building as near as possible to the same grade as the original. Carefully consider the placement and relationship of the public sidewalk, side and front yard fences, driveway, gardens and accessory buildings when determining the location of the new building on the lot.”

Staff finds the proposed pool to be consistent with the Secretary of the Interior’s Standards in that the proposed swimming pool will not compromise the historic features of the site, and if removed in the future, site would be unimpaired.

The proposed improvement also does not involve changing the contours of the land so as to make a flat site hilly, nor does it compromise elements in the front of the house such as the sidewalk, and driveway. Thus, staff finds it to be consistent with Section 5.27.4 of the CCDS.

Attachments:

- Carson City Resources Inventory 1980
- Carson City Resources Inventory (updated) 1988
- Carson City Historic Survey 2000
- Application HRC-2023-0041

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- 1. Address: 711 West Spear APN 3-244-01
- 2. Common Name: \_\_\_\_\_
- 3. Historic Name: \_\_\_\_\_
- 4. Present Owner: Albert Ripepi, et al
- 5. Address (if not occupant): P.O. Box 796; Carson City, Nevada
- 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

Essentially one story in height, the original form of this much altered vernacular structure possesses stylistic elements from eras of its changes but owes its primary stylistic focus to Greek Revival origins. The roof is formed primarily of intersecting gables but there are also some flat-roofed portions. The foundation is concrete block and stone, and the exterior surface is shiplap siding. A paneled square bay projects from the eastern gable. Flat roofed extension occur at the north west and south west rear corners of the house. A porch extends along the north elevation from the east gable to the rear extension. Another porch occurs on the south elevation from the south west extension to the east gable. Fluted posts with capitals and paneling support both porch canopies. A solid balustrade encloses the lower portion of the porches, open bays are screened, and dentil courses run beneath the eaves. The entry doorway contains a transom and is flanked by sidelights, the rear doorway is similar. Projecting cornices with dentils top the doors and windows. A portion of the porch on the north is glassed in with decorative panels. A dentil course runs around the flat roofed portions, bay and porches at the eaves.

Additions have been made to the building at the rear/west and on both north and south elevations. Porches have been screened in and the lower portion of the northern chimney stack appears rejointed. Original balustrades may have been replaced by the solid paneling.

RELATIONSHIP TO SURROUNDINGS:

The structure is important in conjunction with the building next door, and was once very similar in design and form. Both structures are generally compatible with neighborhood buildings in style, height, and material.



Street Furniture: carriage stone, hitching post, chain link fence

Landscaping: large grounds with mature trees, circular walk, remains of formal gardens

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

110

THREATS TO SITE:

None Known \_\_\_\_\_ Private Development ?  
Zoning 4 SF 6000 Public Works Project \_\_\_\_\_  
Vandalism \_\_\_\_\_ Neglect \_\_\_\_\_ Other \_\_\_\_\_

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

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

APPROXIMATE SETBACK: 50 feet

HISTORICAL BACKGROUND:

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

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

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

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

SIGNIFICANCE:

This structure and the house next door were once owned and probably built by two brothers. The houses were more similar in appearance originally but both have been altered since. They are important as a pair, alone on this entire square block. The buildings are placed well back on the lot, and were surrounded by what appears to have been extensive formal gardens.

While several alterations have occurred, the essential form of the building remains and the quality and variety of its detailing is particularly high. The significance of the structure lies with these architectural qualities, in the structure's juxtaposition with the neighboring house, and in the character of its environmental setting.

SOURCES:

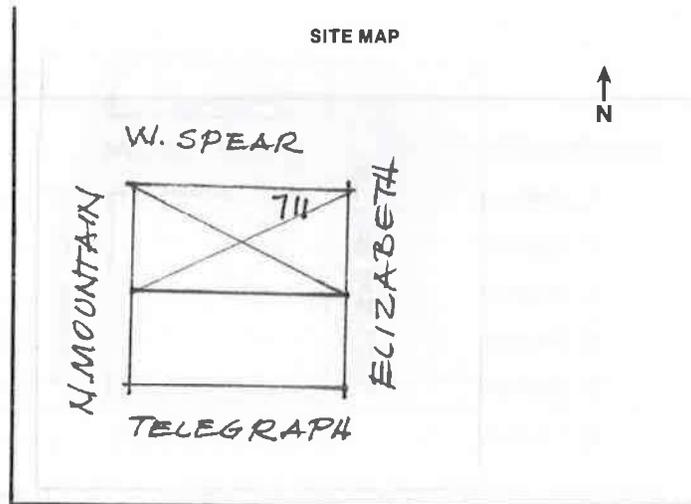
interview with owner, 11-12-79

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:



CARSON CITY RESOURCES INVENTORY

1988 CC Resources Inventory N-6<sup>th</sup>  
(1980 updated)

IDENTIFICATION:

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08 3-244-01  
 RIPEPI, ALBERT G ET AL  
 % KINDERLAND / MCFADDEN  
 1002 N CURRY ST  
 CARSON CITY NV 89703

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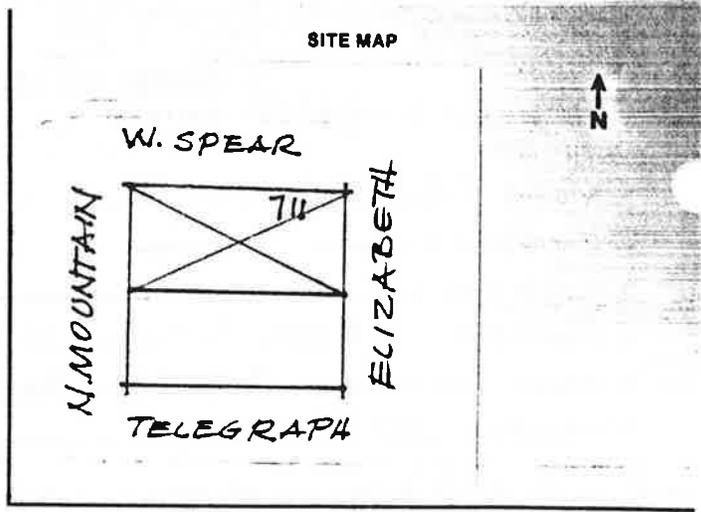
interview with owner, 11-12-79

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Facade Changes:

Zoning:



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

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



**Address:** 711 W. Spear

**Location:** North half of block W. Spear between Mountain and Elizabeth

**Construction Date:** 1872 (assessor); 1875 (SHPO)

### **Historical Background**

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H.S. Phillips first sold this parcel, lot 3, as part of a larger portion of the block to Edson Harkness in 1862. It sold two more times that same year, then about once a year for the next several years. The house, built in the early 1870s, is designed in the Greek Revival style, and sided with shiplap siding. In 1907 Mrs. Elizabeth Clark was living there. P.B. Ellis had purchased the property in 1906, but was still living at 412 Elizabeth Street. Pearis Buckner Ellis was born in Sacramento, California, but moved to Carson City with his family when he was six years old. He attended the Sierra Seminary, a school operated by Hannah Clapp and Eliza Babcock in Carson city. He worked as an assayer at the Carson City Mint and studied law on the side. He eventually specialized in corporate law, and was also an attorney for the State Industrial Commission.

Ellis died in 1928. His widow, Louise, had been a teacher in Carson City before her marriage. She continued to live in the house on Spear. She was president of the State Agent and Transfer Syndicate, a corporation operated by Mrs. Ellis and her daughter, which provided services as resident agents for corporations in Nevada.

Anne Louise Ellis Sampson, daughter of P.B. and Louise Ellis, was living in the Spear Street house by 1932. She and her mother both operated the family company. By 1948 Anne Sampson owned the house and was president of the company.

**Sources:** Stewart Title Posting Books; Carson City Directories; Carson City Telephone Directories; United States Census; Scrugham, *History of Nevada*

FILE # HRC-2023-0041

APPLICANT PHONE #  
TIMBERLINE POOLS AND SPAS 775-220-4813

MAILING ADDRESS, CITY, STATE, ZIP  
1521 LA MIRADA STREET CARSON CITY NV. 89703

EMAIL ADDRESS  
TIMBERLINEPOOLS@YAHOO.COM

PROPERTY OWNER PHONE #  
REDS AND JULIE REGAN 775-815-2070

MAILING ADDRESS, CITY, STATE, ZIP  
711 SPEAR STREET CARSON CITY NV. 89703

EMAIL ADDRESS  
JRAGENTAHOE@GMAIL

APPLICANT'S AGENT PHONE #  
DAVID PRIESS TIMBERLINE POOLS AND SPAS 775-220-4813

MAILING ADDRESS, CITY, STATE, ZIP  
SAME AS ABOVE

EMAIL ADDRESS  
SAME AS ABOVE

Project's Assessor Parcel Number(s):  
00324401

Street Address  
711 SPEAR STREET

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

**HISTORIC RESOURCES COMMISSION (CCMC 18.06)**

SUBMITTAL PACKET: - Email completed packet to [planning@carson.org](mailto:planning@carson.org) or submit 1 Unbound Original and an electronic copy including:

- 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.

**RECEIVED**

JAN 27 2023

CARSON CITY  
PLANNING DIVISION

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

CONSTRUCTION OF A GRADE LEVEL GUNITE SWIMMING POOL

POOL MECHANICAL EQUIPMENT TO BE INSTALLED IN EXISTING ADJACENT BUILDING

AN AUTOMATIC, FLUSH TO THE DECK, CLOSING/OPENING POOL COVER IS PART OF THE PROJECT

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

Julie Regan (REDS)  
Owner's Signature

David Priess  
Applicant's/Agent's Signature

Owner's Printed Name

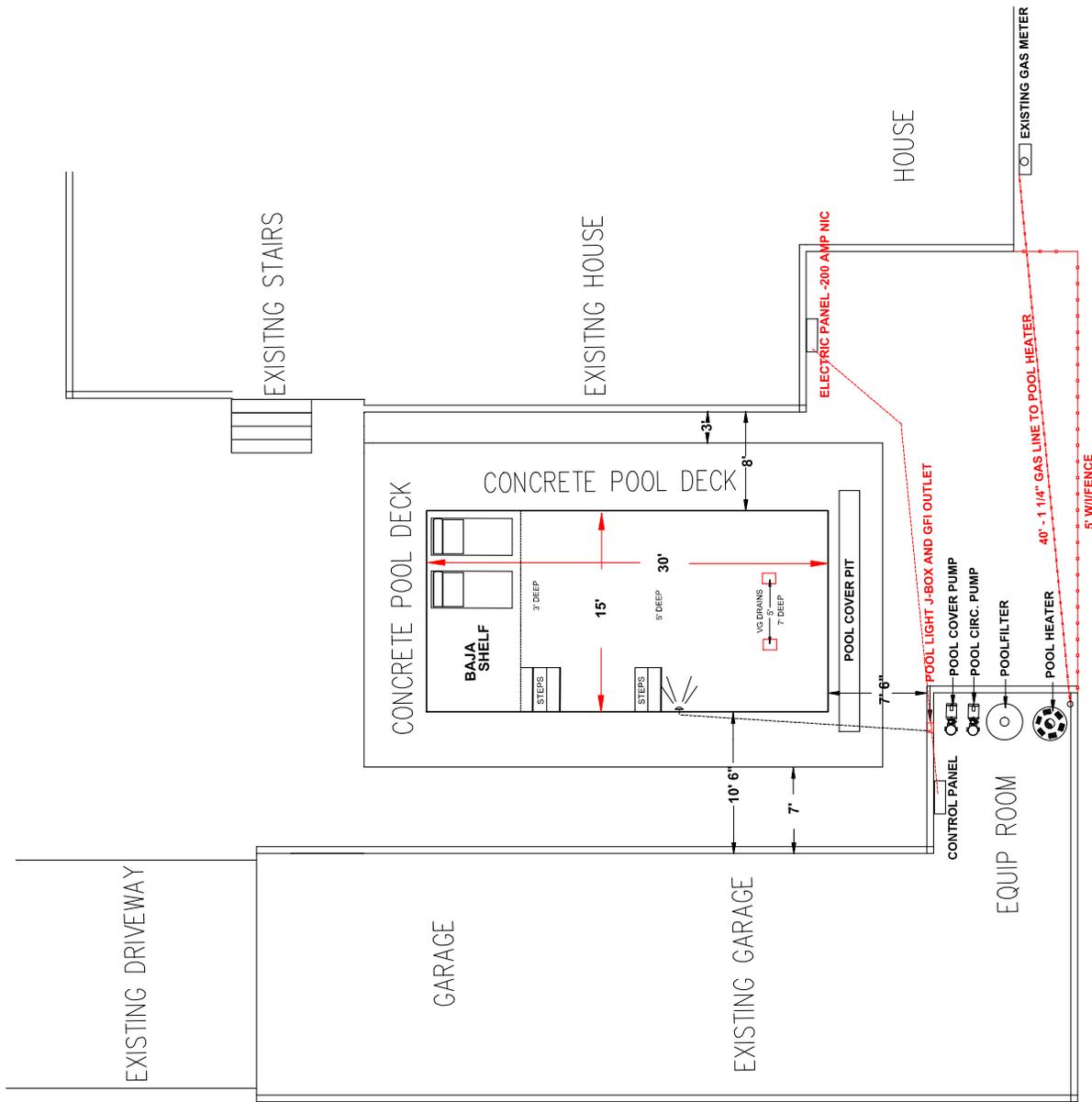
DAVID PRIESS  
Applicant's/Agent's Printed Name

# LAYOUT

REDS AND JULIE REGAN  
711 SPEAR STREET  
GARSON CITY NV. 89703

TIMBERLINE POOLS & SPAS  
1512 La Mirada St.  
Carson City, NV 89703  
Phone: 775-220-4813  
Licenses:  
NV: 55556-A-10  
EMAIL: timberlinepools@yahoo.com

Scale:	1/4" = 1'
Drawn by:	J. DRIES
Revision Description:	
REVISION	
PLAN REVISION DATE	
Revision Description:	
REVISION	
PLAN REVISION DATE	
Revision Description:	
REVISION	

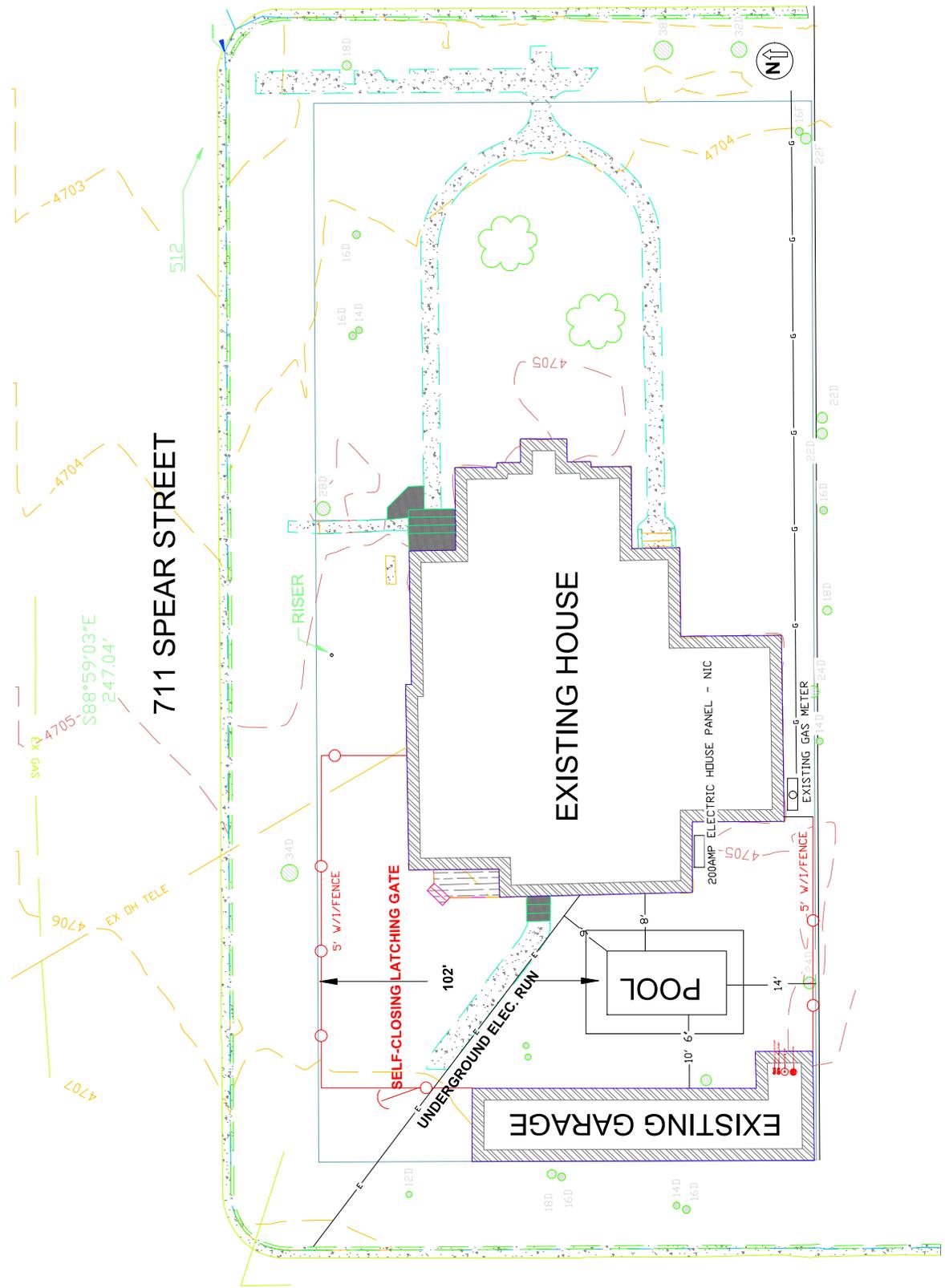


REDS AND JULIE REGAN  
 711 SPEAR STREET  
 CARSON CITY NV. 89703

LOT

TIMBERLINE POOLS & SPAS  
 1512 La Madra St.  
 Carson City, NV 89703  
 Phone: 775-220-4813  
 Licenses:  
 NV: 55556-A10  
 EMAIL: timberlinepools@yahoo.com

Scale: 1/2"=1'-0"
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Revision Description
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MOUNTAIN STREET