

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING
OF NOVEMBER 12, 2010**

AGENDA ITEM: F-1

FILE NO: HRC-10-099

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

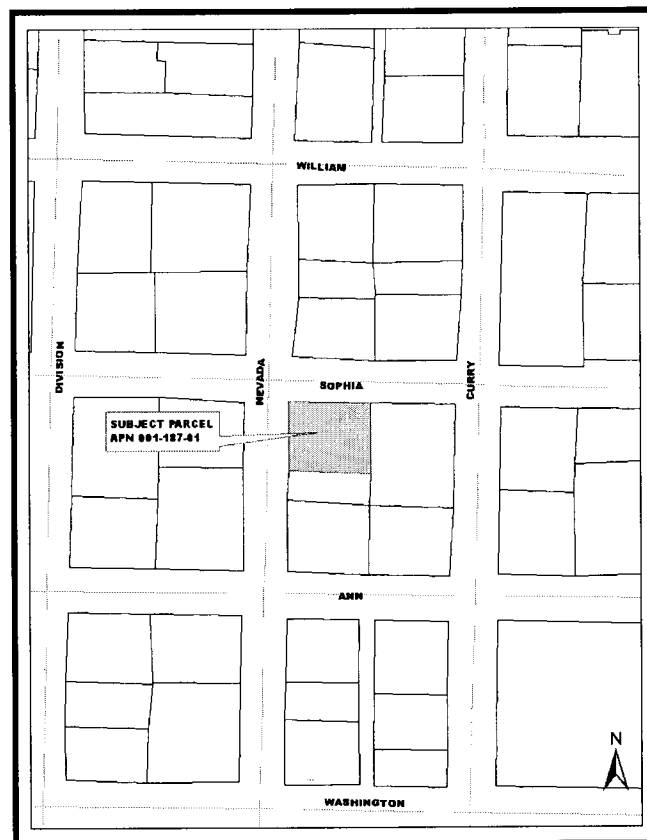
REQUEST: To allow the demolition of the existing cabin and detached garage, leaving the primary structure on site on property zoned Residential Office (RO).

APPLICANT: Mark Games, contractor

OWNER: C & A Investments LLC

LOCATION/APN: 913 North Nevada Street / 001-187-01

RECOMMENDED MOTION: It is recommended that the Historic Resources Commission "Move to approve HRC-10-099, a request from contractor Mark Games, to allow the demolition of the existing cabin and detached garage structure on site, leaving the primary office structure on site on property zoned Residential Office (RO), located at 913 North Nevada Street, APN 001-187-01, subject to the conditions of approval contained in the staff report."



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 will be rescheduled for the next Historic Resources Commission meeting for further considerations.
5. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with the building permit application.
6. The applicant will be required to provide detailed photographic documentation of the cabin and detached garage structures to the Planning Division for proper documentation of the structure proposed for demolition.
7. A demolition permit will be required for the removal of the structures.
8. The demolition of any structures must meet all State of Nevada and Carson City requirements. The sewer and water laterals to the 913 B structure must be properly capped and abandoned as near to structure 913 A as possible.

LEGAL REQUIREMENTS: CCMC 18.05.015 (Procedure for Proposed Project) and 18.05.075 (Demolition of a Historic Place or Cultural Resource in the Historic District).

MASTER PLAN DESIGNATION: Mixed Use Residential

ZONING: Residential Office

DISCUSSION:

Per the information provided in the survey completed in 1998 by Anita Ernst Watson, the one-story vernacular structure was purchased by the Peterson Family in 1864 and initially constructed in c1875. The current owners C & A Investments purchased the property in 2009.

The existing 1,100 square foot primary office building on site has architectural materials that include Asbestos siding. Asbestos siding was very commonly used in buildings and homes from around the 1920s until the 1970s, and can still be found in many older homes in the US and Canada. Asbestos siding (also called asbestos cement siding) was

typically made by adding asbestos (which is a natural fibrous mineral) to Portland cement, which was then pressed into siding shingles that came in a wide variety of sizes, profiles, and textures.

The primary structure was converted from a single family dwelling unit to a professional office in the early 1980's. At that time the existing carriage house/garage was used for physician parking and the existing wood framed cabin was not occupied. Currently on site there is an active plumbing permit, for the work currently taking place on site.

The applicant applied for the required demolition permit on September 29, 2010, unaware that the proposed demolition required HRC approval. Currently, the demolition permit (BP-10-820) is on hold pending HRC approval of the request.

The applicant is proposing to demolish the existing wood framed cabin structure of 320 square feet and the existing detached carriage house/garage structure of 432 square feet. There are no plans to replace the structures proposed for demolition. The existing primary office structure of 1,100 square feet in the central portion of the site will remain on site in addition to the existing mature landscaping.

The demolition of a Historic Place or Cultural Resource in the Historic District is subject to the following criteria, noted in the Carson City Municipal Code 18.06.075:

1. Any application for demolition or removal of a cultural resource located in a Historic District shall be approved when the HRC finds that one (1) or more of the following conditions exist:
 - a. The cultural resource is a hazard to public health or safety and repairs and stabilization are not feasible as determined by a professional with demonstrated experience in historic preservation rehabilitation projects; or

The applicant has noted that safety of the structures is a concern, both structures are in poor condition. The cabin structure is unoccupied and has been unfortunately used by trespassers on site. The property owner has expressed concern of liability of the structure and safety of the unauthorized users. There is no documentation in the Building Division of the existing cabin structure being occupied and documented as a secondary dwelling unit on site in the past 30 years. The garage/carriage house structure is also in poor condition and is structurally unsound. Both structures are public safety hazards and are very near collapse, per the contractor.

- b. The cultural resource does not meet National Register significance criteria.

To be eligible for listing in the National Register, a resource must meet at least one of the following criteria:

- Is associated with events that have made a significant contribution to the broad patterns of our history (Criterion A).

The existing primary office structure on site is not associated with the proposed demolition request. The structures proposed for demolition are not recognized on any surveys completed by Carson City.

- Is associated with the lives of persons significant in our past (Criterion B).

It is not known if the structures proposed for demolition are associated with the lives of persons significant in our past, since as noted above the structures are not mentioned in any of the previous historical surveys completed by Carson City.

- Embodies the distinctive characteristics of a type, period or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction (Criterion C).

The primary structure on site, the medical office, is not proposed for demolition, just the two structures on site that are in poor condition and a safety hazard per the applicant.

- Has yielded, or may be likely to yield, information important in history or prehistory (Criterion D).

The applicant has not provided any documentation that the two proposed structures for demolition have any importance. City staff has reviewed all surveys completed and has not found any historic information.

2. A site development plan has been submitted to, and approved by, the HRC. HRC shall recommend approval or shall endeavor to arrange a sale of the property, removal or some other alternative to demolition.

The applicant has provided a site demolition plan on October 18, 2010, for the review and approval for the HRC on November 12, 2010.

3. Demolition of a historic place or cultural resource may begin only after approval by the HRC and issuance of other necessary approvals for a replacement building or site improvement.

A condition of approval has been included in this staff report, noting the above requirement. The Planning Division staff will require the applicant to obtain the demolition permit. At this time there are no replacement plans for the two structures proposed for demolition.

4. Unless time is extended with the consent of the applicant, an application for demolition or removal shall be deemed recommended for approval if the HRC has failed to take action within sixty (60) days after official receipt by Planning and Community Development.

It is anticipated that action will be taken by the HRC on this item HRC-10-099 at the November 12, 2010 meeting.

With the recommended conditions of approval and based upon the demolition complying with the Carson City Historic District Guidelines, the Historic Resources Commission Policies, and that the plans as submitted are in general conformance, it is recommended that the Historic Resources Commission approve HRC-10-099 subject to the recommended conditions of approval within this staff report.

PUBLIC COMMENTS:

Public notices were mailed to the adjacent property owners to the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. No comments have been received in favor or in opposition of the proposed project. Any comments that are received after this report is completed will be submitted prior to or at the Historic Resources Commission meeting, depending on their submittal date to the Planning Division.

Engineering Division comments:

- Development Engineering has no preference or objection to the request.

Building Division comments:

- A demolition permit will be required for the removal of the structures.

Respectfully Submitted,

PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner

Attachments:

Application (HRC-10-099)
Building Division comments
Engineering Division comments

File # (Ex: MPR #07-111)	<i>HRC-10-099</i>
Brief Description	<i>Demo existing structures</i>
Project Address or APN	<i>001-187-01</i>
Bldg Div Plans Examiner	<i>Kevin Gattis</i>
Review Date	<i>11-12-2010</i>
Total Spent on Review	

BUILDING DIVISION COMMENTS:

A demolition permit will be required for the removal of the structures.

**Carson City Engineering Division
Historic Resources Commission Report**

913 N. Nevada St.

File Number HRC 10-099

TO: Historic Resources Commission

FROM: Rory Hogen, Asst. Engineer

DATE: October 29, 2010

SUBJECT TITLE:

Review of a Historic Resources Commission application for demolition of a rental home at 913 N. Nevada St., apn 01-187-01

RECOMMENDATION:

Development Engineering has no preference or objection to the request.

DISCUSSION:

The Engineering Division has reviewed the request within our areas of

purview relative to adopted standards and practices. The demolishing of any structures must meet all State of Nevada and Carson City requirements.

The sewer and water laterals to the 913 B structure must be properly capped and abandoned as near to structure 913 A as possible.

RECEIVED

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

FOR OFFICE USE ONLY:

OCT 18 2010

FILE # HRC - 10 - 099 HRC - 10 - 099

HISTORIC RESOURCES COMMISSION
CARSON CITY PLANNING DIVISION

C & A Investment LLC
PROPERTY OWNER

FEE: None

P.O. Box 1984, CARSON CITY, NV
MAILING ADDRESS, CITY, STATE, ZIP 89702

SUBMITTAL PACKET

775 690-7008 775 882-0482
PHONE # FAX #

- Application Form with signatures
- 14 Completed Application Packets-Application form, maps, supporting documentation (1 Original + 13 Copies)
- CD containing application data (pdf format)
- Documentation of Taxes Paid-to-Date

MARK GAMES @ SRC GLOBAL. NET
E-MAIL ADDRESS

Application Reviewed and Received By:

Name of Person to Whom All Correspondence Should Be Sent

MARK GAMES 775-0925
APPLICANT/AGENT PHONE #

Submittal Deadline: See attached HRC application submittal schedule.

1380 HUMBOLDT ST
MAILING ADDRESS, CITY, STATE ZIP

RENO NV
PHONE # FAX #

E-MAIL ADDRESS

11/12/10
meeting

Project's Assessor Parcel Number(s): 001-187-01	Street Address 913 B N. NEVADA	ZIP Code
----------------------------------------------------	-----------------------------------	----------

Project's Master Plan Designation MIXED USE RES.	Project's Current Zoning RES. R.O.	Nearest Major Cross Street(s) SOPHIA
-----------------------------------------------------	---------------------------------------	-----------------------------------------

Briefly describe the work to be performed requiring HRC 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.

DEMOLISH & REMOVE CABIN / SHED / GARAGE AT
REAR & SIDE OF 913 N. NEVADA EXISTING
MAIN STRUCTURE WHICH IS IN USE, IS TO
REMAIN INTACT

Does the project require action by the Planning Commission or the Board of Supervisors? Yes No If Yes, please explain:

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

DEMOLISH & REMOVE CABIN/SHACK AT EAST SIDE OF PROPERTY REMOVE GARAGE STRUCTURE AT SOUTH SIDE. MAIN HOUSE IS TO REMAIN

Reason for project:

DEMOLISH & REMOVE FOR VALUE & SAFETY REASONS (SEE ATTACHED PHOTOS. MAIN HOUSE & YARD AREA INCLUDING VEGETATION TO REMAIN

SUPPORTING DOCUMENTATION

Each application requires 12 copies, folded to 8 1/2 x 11 inches, of quality site plan and drawings showing work to be performed on the subject project which requires HRC approval. Basically, 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.

Attached is a Plan Checklist to aid preparation of plans and architectural drawings. It is understood that all checklist items will 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.

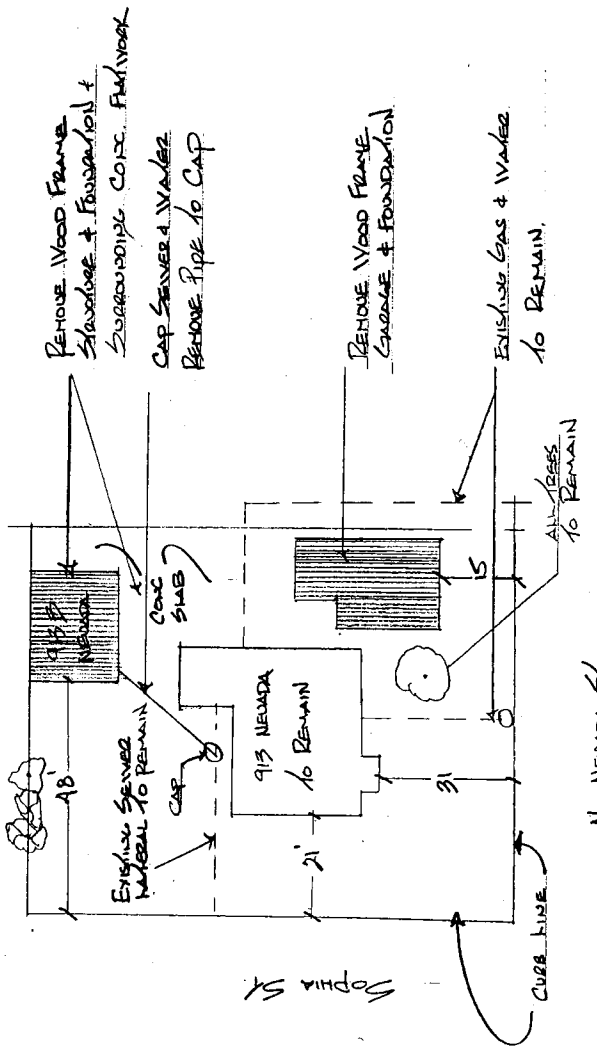
Joanne Ballardini
Owner's Signature

M J E James JP.
Applicant's/Agent's Signature

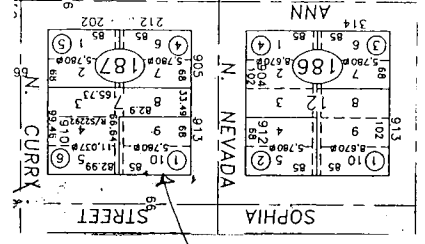
JOANNE BALLARDINI
Owner's Printed Name

EARL E. GAMES INC. NCH 210A
Applicant's/Agent's Printed Name

Project: DEMOLITION 913 B NEVADA ST.
 DIVIDER: C & A INVESTMENTS
 #10 Box 1984
 CAESAR CITY NV
 APN: 001-187-01
 CONTACT: MARK GAMES 741-0925



North
 Scale: 1" = 20' 40'



SUBJECT PARCEL

G
 EARLE E. GAMES INC.
 GENERAL ENGINEERING CONTRACTORS
 SINCE 1924
 Lic. #210

HRC - 10 - 099

RECEIVED

OCT 18 2010

CARSON CITY
 PLANNING DIVISION

HISTORICAL SURVEY
CARSON CITY HISTORICAL DISTRICT
CARSON CITY COMMUNITY DEVELOPMENT



NAME: Peterson House
ADDRESS: 913 N. Nevada
LOCATION: Southeast corner N. Nevada and W. Sophia
CONSTRUCTION DATE: 1918 (assessor); pre-1875 (Bird's Eye)

HISTORICAL BACKGROUND

This property has been owned by many people over the last century or so, and many of them are relatively anonymous. The first transaction involved the entire block and Abe Curry, but in 1864 **Jacob Peterson** purchased the lots at 913 N. Nevada.

Peterson and his wife **Maria Peterson** had emigrated from Prussia. Born around 1918, Peterson was a carpenter, and was working in Carson City as early as 1861. Jacob Peterson continued to work as a carpenter, and probably built their home, but he died in 1874. Maria Peterson sold the property to **R. S. Daniel**.

By 1883 the property was in the possession of the Koehl family, first **Mary Koehl** then **John Koehl**. John Koehl was living in Carson City, but his address was not listed in the directory

for that year.

Chris Klotz purchased the property from John Koehl in 1899, and owned it for eight years before it passed through the hands of **E. E. Roberts** then on to C. H Peters.

Charles H. Peters was involved in real estate and insurance with an office on E. Musser Street. His name was associated with many properties in Carson City, and with this parcel several times between 1907 and 1912.

In 1915 **C. F. Cutts**, who owned a dry goods store at 212 N. Carson Street, transferred the property to **William Brunn** and his wife. Brunn was a tailor who also had a shop on N. Carson, just up the street from Cutts at 312. Brunn was living in the house at 913 N. Nevada in 1917.

The property changed owners again in 1928, when it passed through **G. F. Engle** to **Clyde Garrett** and his wife in 1928. Garrett, who was a miner, had been living on Minnesota Street in 1920.

They owned the property for two years, then **Edward Doyen** purchased the house. Doyen was an upholsterer, with a notions shop on Carson Street. He and his wife **Edith Doyen** lived at 213 W. Sophia, with **Edna Doyen**, who worked as a clerk at the shop.

Grace G. Thomas bought the home in 1935. She lived with her husband Beverly G. Thomas, a mining engineer, at 402 N. Division. Grace Thomas operated a beauty shop on N. Carson Street. Their son **Beverly G. Thomas** was an assistant at Capital City Mortuary. Their daughter **Grace M. Thomas** was a stenographer at the Highway Department in 1937. By that year the Thomas's had moved to 311 West Third.

The house sold in 1942 to **William Gordon Hunter**, a physician who was living there in 1948.

OTHER NAMES ASSOCIATED WITH PROPERTY:

1860, Mary Curry; 1910, Mrs. Louise Bell; 1912, P. M. Newgard; 1919, Lucy Mara, Helene Epstine

SOURCES:

Stewart Title; 1870 Census; Carson City Directories