

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING
OF MAY 13, 2010**

AGENDA ITEM: F-4

FILE NO: HRC-10-033

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

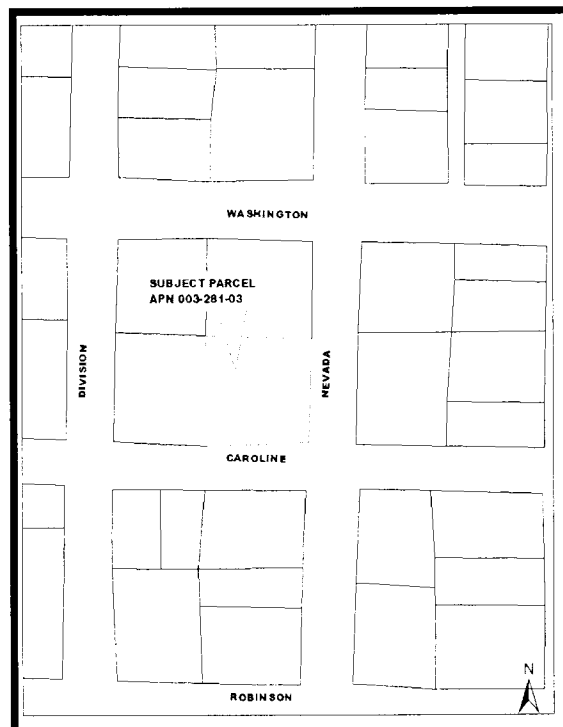
REQUEST: To allow exterior renovations of the single family dwelling unit including siding replacement (horizontal and fish scale), front porch rebuild to replicate existing, and the installation and replacement of windows on property zoned Residential Office (RO).

APPLICANT: Pat Reddick

OWNER: Pat and Gayle Reddick Family Trust

LOCATION/APN: 706 N. Nevada Street / 003-281-03

RECOMMENDED MOTION: It is recommended that the Historic Resources Commission "Move to approve HRC-10-033, a request from Pat Reddick, to allow exterior renovations of the single family dwelling unit including siding replacement, front porch rebuild to replicate existing, and the installation and replacement of windows on property zoned Residential Office (RO), located at 706 N. Nevada Street, APN 003-281-03, 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 (HRC) 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. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
7. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: *RESIDENTIAL PLAN SUBMITTAL REQUIREMENTS: One & Two Family Dwellings and Accessory Structures* This handout may also be found online at: www.carson-city.nv.us/Index.aspx?page=1024
8. Please submit the demolition plans as a part of the submittal for the new single family dwelling.

LEGAL REQUIREMENTS: CCMC 18.05.015 (Procedure for Proposed Project).

MASTER PLAN DESIGNATION: Mixed Use Residential

ZONING: Residential Office

DISCUSSION:

This is a one-story vernacular structure is L-shaped and was surfaced primarily with clapboard siding. Per the information provided in the Carson City Inventory of March 1980, the wood framed structure stands directly on the earth with a stamped tin skirt at ground level. The property owner was issued a Stop Work order by the Building Division

on April 16, 2010, due to the fact that the property owner had started re-supporting of the foundation and siding replacement without the proper permits from the Building Division and without Historic Resources Commission (HRC) approval.

The applicant provided the required HRC application on April 26, 2010. Within the application, the applicant notes the project began by attempting to make repairs to the rear of the recently vacant, single family dwelling unit. The existing shingles were old, broken and had gaping holes. Per the applicant the siding was not suitable for repair. The applicant has provided pictures of the before and after condition of the structure.

On April 28, 2010 the applicant obtained the required permit, with HRC Chairman approval for roofing material replacement. The applicant has since replaced the existing composition roofing material with a 40 year, Elk Timberline Hickory composition over a layer of Oriented Strand Board (OSB).

Staff conducted a site visit on May 05, 2010, currently all work has stopped on site awaiting HRC review of the proposed exterior renovations. The work on site is approximately 65% completed.

The applicant is proposing the following with this application:

- New vinyl single hung, Jeld-Wen windows, primarily six over six with the exception of the two windows (one on the western elevation (four over four slider) and one on the northern elevation (slider).
- Replacement of the existing multiple types of exterior siding with LP quick lap, on all elevations.
- On the primary eastern elevation the applicant is proposing fish scale siding over the existing porch, in addition to the repair and replacement of the existing porch material with a new composite trex decking and vinyl railings and decorative lattice on the base of the existing porch.

5.16 Guidelines for Windows

The majority of buildings in the Historic District are characterized by 19th century styles of architecture. Basic design characteristics of these styles are symmetrically placed, vertically proportioned windows. Houses built in the 1930's to 1960's 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*)

5.13 Secretary of the Interior Standards for Rehabilitation

Rehabilitation is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values.

The Standards for Rehabilitation are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. 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.

10. 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.

5.15 Guidelines for Exterior Siding Materials

The exterior siding materials found in the district include the full range of materials used in the 19th to mid 20th centuries. The most typical is a horizontal wood siding. Generally a horizontal "drop" (shiplap) or clapboard was used. It was not uncommon for milled shingles to be utilized to accent gable ends or other similar portions of a structure. Often these shingles were decorative in nature having sculptured ends so that a variety of textural effects could be achieved. The entire structure was never covered with shingles. Mid-century houses used wide shakes and asbestos shingles. A few residences utilized brick, stone, concrete block or stucco. Other exterior sidings include vertical board and batten and corrugated sheet or standing seam metal. These were typically used on outbuildings. Brick, cut stone and rubble stone masonry and/or combinations were used primarily on commercial buildings. Historically, buildings in the district were painted, often in several colors - they were not stained or left "natural". The colors varied and often several colors were used on the same building to highlight the architectural design. Currently, there are paints as well as opaque stains available for exterior finishes. The HRC can provide assistance to owners wishing more information regarding paint and/or stain colors.

5.15.1 Guidelines for Historic Buildings

The original exterior siding material shall be retained and repaired when at all possible. When replacement is necessary the new material shall match the original in size, design, composition and texture. The use of steel, aluminum and vinyl siding materials is not appropriate for historic buildings. (*Standard Number: 6,2*)

When contemplating work on the exterior of a historic building, cleaning the existing material should be the first step to determine its condition and a course of action. Cleaning shall be by the gentlest means possible. Sandblasting and other cleaning methods which cause damage to original historic materials shall not be undertaken. (*Standard Number: 7*)

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.

5.17.1 Guidelines for Historic Doors

Original doors shall be retained, repaired and replaced in their original locations when at all possible. When replacement is necessary the original shall be matched in color, size, material, design, ornamentation and configuration. The original trim and surround molding should be retained intact and/or duplicated when a door is replaced. (*Standard Number: 2, 3, 5, 6*)

5.16 Guidelines for Windows

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

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. As of May 08, 2010, no comments have been received in favor or opposed to 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, and no recommended conditions of approval.

Building Division comments:

NOTE: These comments do not constitute a complete plan review, but are merely observations based on the information provided.

Scope of Application

Remodel and repair SFD

General

1. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
2. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: *RESIDENTIAL PLAN SUBMITTAL REQUIREMENTS: One & Two Family Dwellings and Accessory Structures* This handout may also be found online at: www.carson-city.nv.us/Index.aspx?page=1024
3. Please submit the demolition plans as a part of the submittal for the new single family dwelling.

With the recommended conditions of approval and based upon the project complying with the Secretary of the Interior's 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, it is recommended that the Historic Resources Commission approve HRC-10-033 subject to the recommended conditions of approval within this staff report. Staff will encourage the HRC to assist the applicant with the selection of appropriate replacement materials for the proposed project.

Respectfully Submitted,

PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner
Attachments:

Application (HRC-10-033)
Building Division comments
Engineering Division comments

**Carson City Engineering Division
Historic Resources Commission Report**
706 N. Nevada St.
File Number HRC 10-033

TO: Historic Resources Commission

FROM: Rory Hogen, Asst. Engineer

DATE: April 29, 2010

SUBJECT TITLE:

Review of Historic Resources Commission application for exterior renovation of historic home at 706 N. Nevada St., APN 003-281-03.

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.

File # (Ex: MPR #07-111)	<i>HRC-10-033</i>
Brief Description	<i>Remodel/repair SFD</i>
Project Address or APN	<i>APN #003-281-03</i>
Bldg Div Plans Examiner	<i>Kevin Gattis</i>
Review Date	<i>May 13, 2010</i>
Total Spent on Review	

BUILDING DIVISION COMMENTS:

NOTE: These comments do not constitute a complete plan review, but are merely observations based on the information provided.

Scope of Application

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3. Please submit the demolition plans as a part of the submittal for the new single family dwelling.

RECEIVED

APR 26 2010

CARSON CITY PLANNING DIVISION

Carson City Planning Division
2621 Northgate Lane, Suite 62 • Carson City NV 89706
Phone: (775) 887-2180 • E-mail: plandept@ci.carson-city.nv.us

FOR OFFICE USE ONLY:

HISTORIC RESOURCES COMMISSION

FEE: None

SUBMITTAL PACKET

- Application Form with signatures
- 12 Completed Application Packets-Application form, maps, supporting documentation (1 Original + 11 Copies)
- CD containing application data (pdf format)
- Documentation of Taxes Paid-to-Date

Application Reviewed and Received By:

Submittal Deadline: See attached HRC application submittal schedule.

FILE # HRC - 10 -

Pat and Gayle Reddick Family Trust

PROPERTY OWNER

P.O. Box 3 Minden, NV 89423

MAILING ADDRESS, CITY, STATE, ZIP

775-267-2195 775-267-2195

PHONE #

FAX #

Patngayle@charter.net

E-MAIL ADDRESS

Name of Person to Whom All Correspondence Should Be Sent

Pat Reddick 775-267-2195

APPLICANT/AGENT

PHONE #

P.O. Box 3 Minden, NV 89423

MAILING ADDRESS, CITY, STATE ZIP

775-267-2195 775-267-2195

PHONE #

FAX #

Patngayle@charter.net

E-MAIL ADDRESS

Project's Assessor Parcel Number(s):

003-281-03

Street Address

706 N. Nevada St.

ZIP Code

89703

Project's Master Plan Designation

MUR

Project's Current Zoning

RO

Nearest Major Cross Street(s)

Washington St.

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.

1. Replace siding and windows. 2. Rebuild front porch to replicate existing porch. 3. Re-roof structure. 4. Add

decorative "fish scale" style lap siding to gables and decorative trim to eaves.

I began attempting to make repairs to the back (west) side of the house. Shingles were used as siding on this side

only. As I removed one broken shingle, three would fall off. Underneath the shingles was old, broken siding with gaping

holes. It was not a suitable surface to nail to. There was no insulation in the wall. There was no way to repair the wall

like I thought. The only way to do it right and protect the structure was to use new materials and built it to meet

current building standards. This repair project snowballed into something bigger than I planned.

I plan to rent this as a single family home when the renovation is complete.

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:

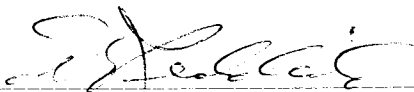
Reason for project:

Existing siding, windows, porch and roof are deteriorated beyond repair. Replacing them will preserve the structure.

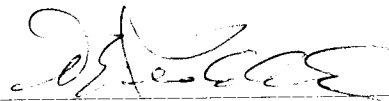
SUPPORTING DOCUMENTATION

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.



Owner's Signature



Applicant's/Agent's Signature

PAT REDDICK

Owner's Printed Name

PAT REDDICK

Applicant's/Agent's Printed Name

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- 1. Address: 706 North Nevada APN 3-281-03
- 2. Common Name: _____
- 3. Historic Name: _____
- 4. Present Owner: Raymond and Irene Berwick
- 5. Address (if not occupant): 6525 Sunrise Blvd. #10; Citrus Heights, CA 95610
- 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

This one story vernacular utilitarian structure is L-shaped and surfaced primarily with clapboard siding. The wood frame building stands directly on the earth with a stamped tin skirt surrounding it at ground level. The intersecting gabled roof is broken by one brick chimney. The windows are double hung with six lights over six and surrounded with simple moldings. Window moldings, a plain board frieze, and a door with an oval window provide the structure's only ornamentation.

The south wing surfaced in plain siding may either have been altered or is an addition. There are also rear addition to the structure.

RELATIONSHIP TO SURROUNDINGS:

Although small in scale, height, and massing, this home is compatible with surrounding structures. The structure appears rather isolated on its corner lot without a garden or fence to relate it to its site.



Street Furniture: ---

Landscaping: there is no yard as such, only a few isolated trees

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

THREATS TO SITE:

None Known _____ Private Development _____
Zoning RD Public Works Project _____
Vandalism _____ Neglect X Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent _____ Good _____ Fair _____ Deteriorated X

APPROXIMATE SETBACK: 40 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

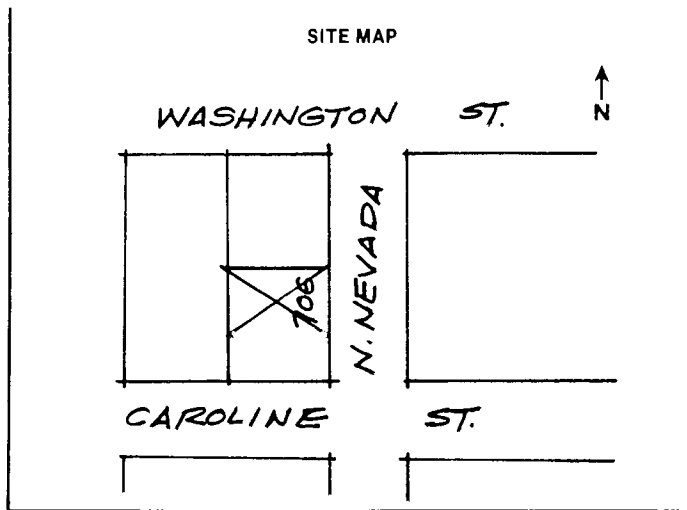
Builder (if known) _____

Date of Construction 1870's Estimated X Factual _____ Source: _____

Is Structure on Original Site? _____ Moved? X Unknown _____

SIGNIFICANCE:

Reportedly relocated to this site, the house is a survivor of working man's housing in the early years of the state's development. Although very altered, the structure still conveys a sense of its original era and function and contributes to the northern boundary of District #2. The small house without a yard or fence appears rather isolated on this large corner lot.



SOURCES:

interview with resident

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

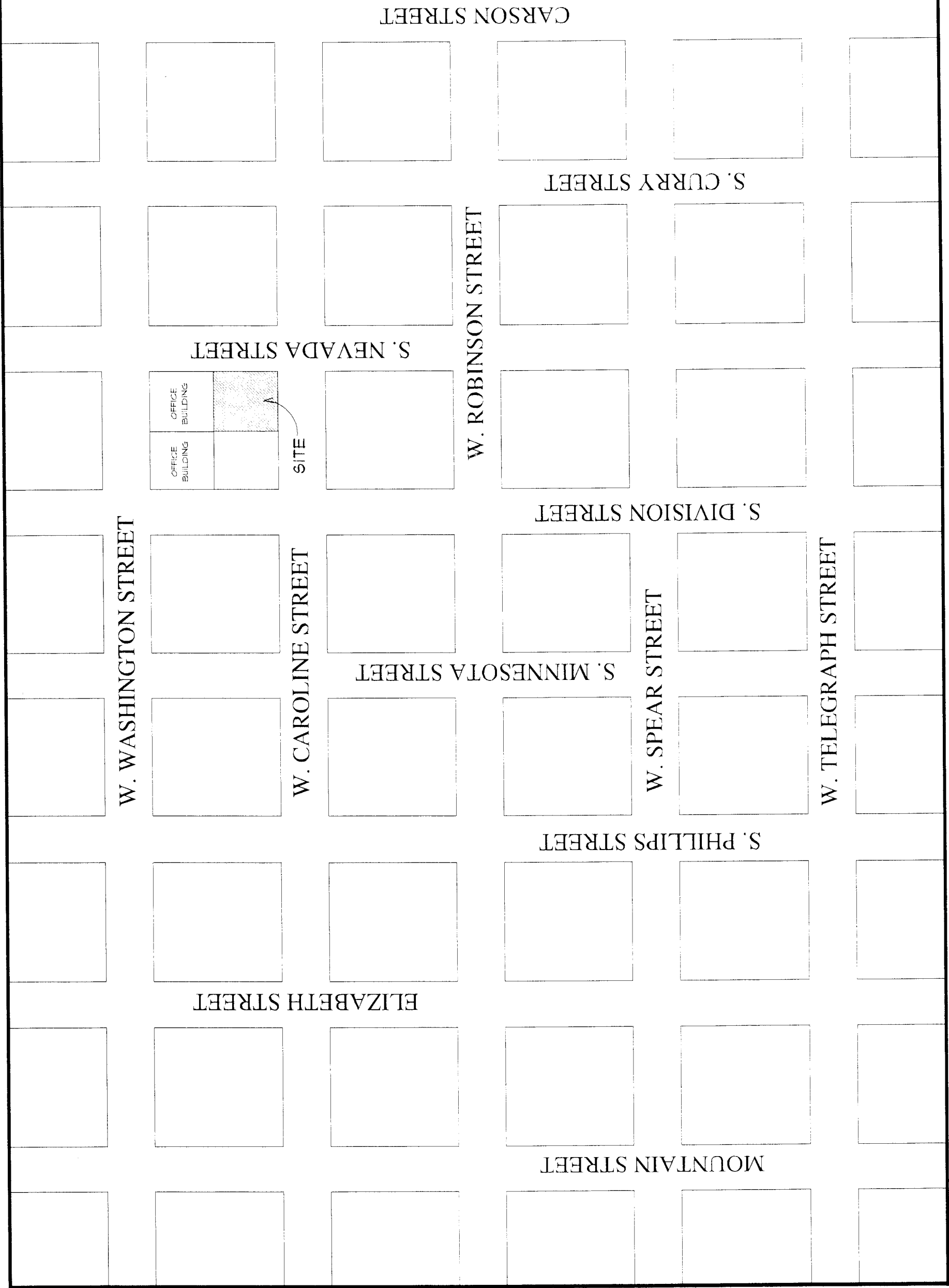
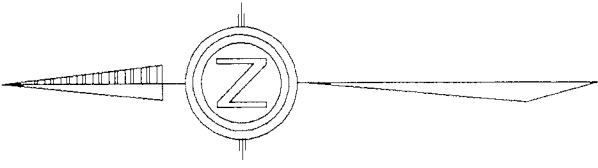
Zoning:

VICINITY MAP

PROPOSED REPAIRS BY AND FOR:
PAT REDDICK:

PAT AND GAYLE REDDICK FAMILY TRUST

JOB: 706 NORTH NEVADA STREET
CARSON CITY, NEVADA - TELEPHONE: (775) 267-2195



CARSON STREET

S. CURRY STREET

S. NEVADA STREET

W. ROBINSON STREET

S. DIVISION STREET

W. WASHINGTON STREET

W. CAROLINE STREET

S. MINNESOTA STREET

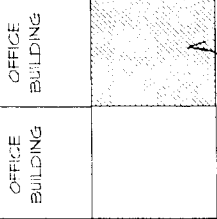
W. SPEAR STREET

W. TELEGRAPH STREET

S. PHILLIPS STREET

ELIZABETH STREET

MOUNTAIN STREET



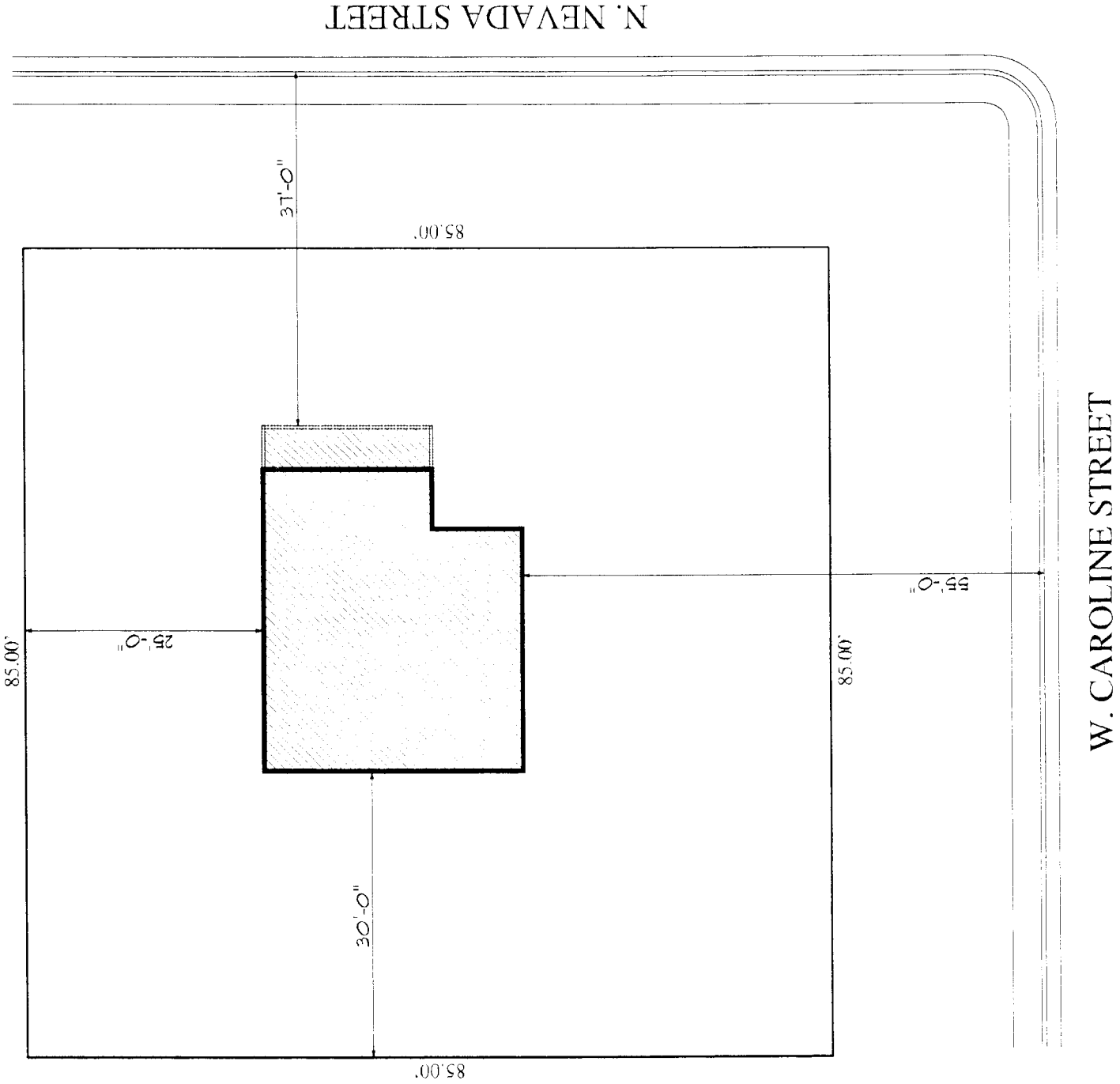
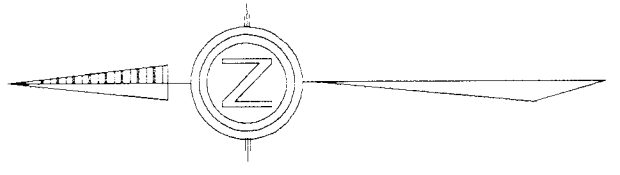
SITE

OFFICE BUILDING

OFFICE BUILDING

2

EXISTING SITE PLAN
PROPOSED REPAIRS BY AND FOR:
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CARSON CITY, NEVADA - TELEPHONE: (775) 267-2195



EXISTING FLOOR PLAN

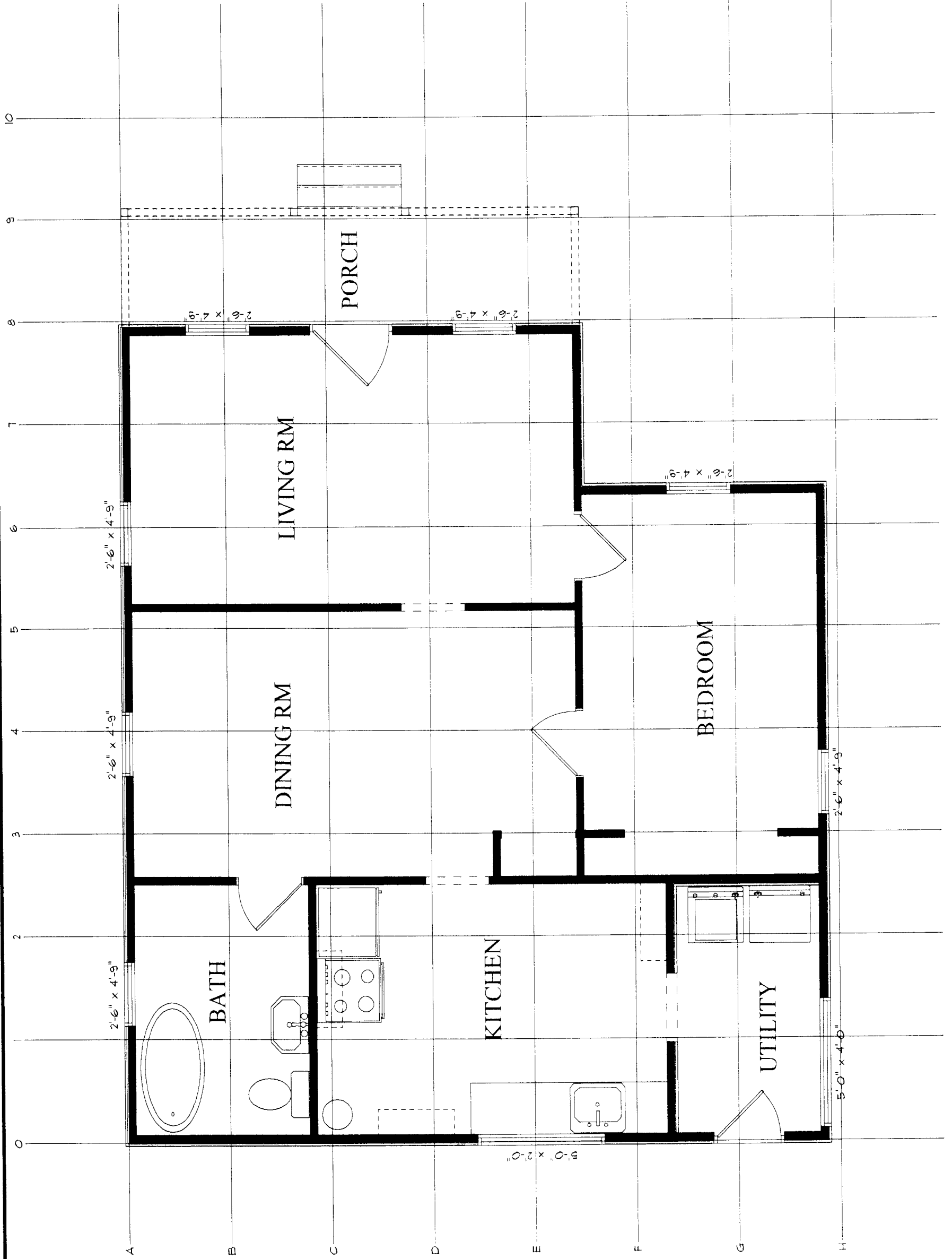
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4A

PHOTO'S OF EXISTING

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SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

4B

PHOTO'S OF EXISTING

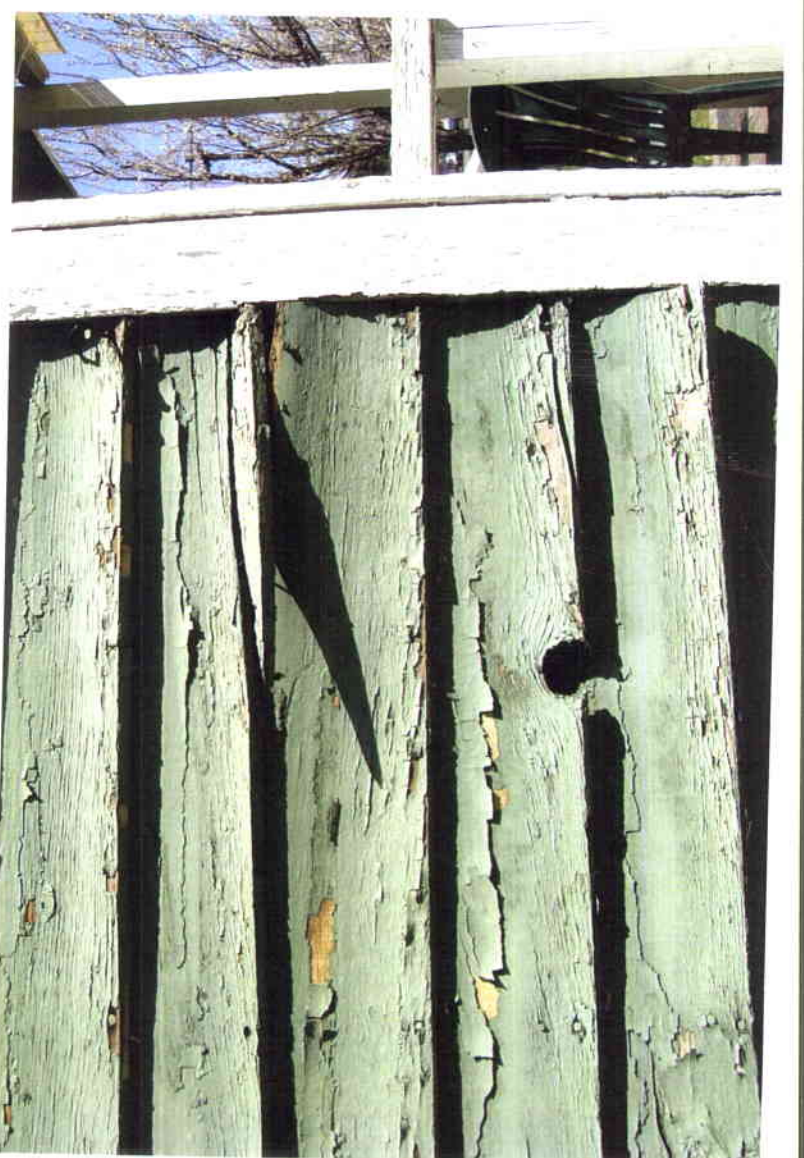
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PHOTO'S OF EXISTING

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REVISED FLOOR PLAN

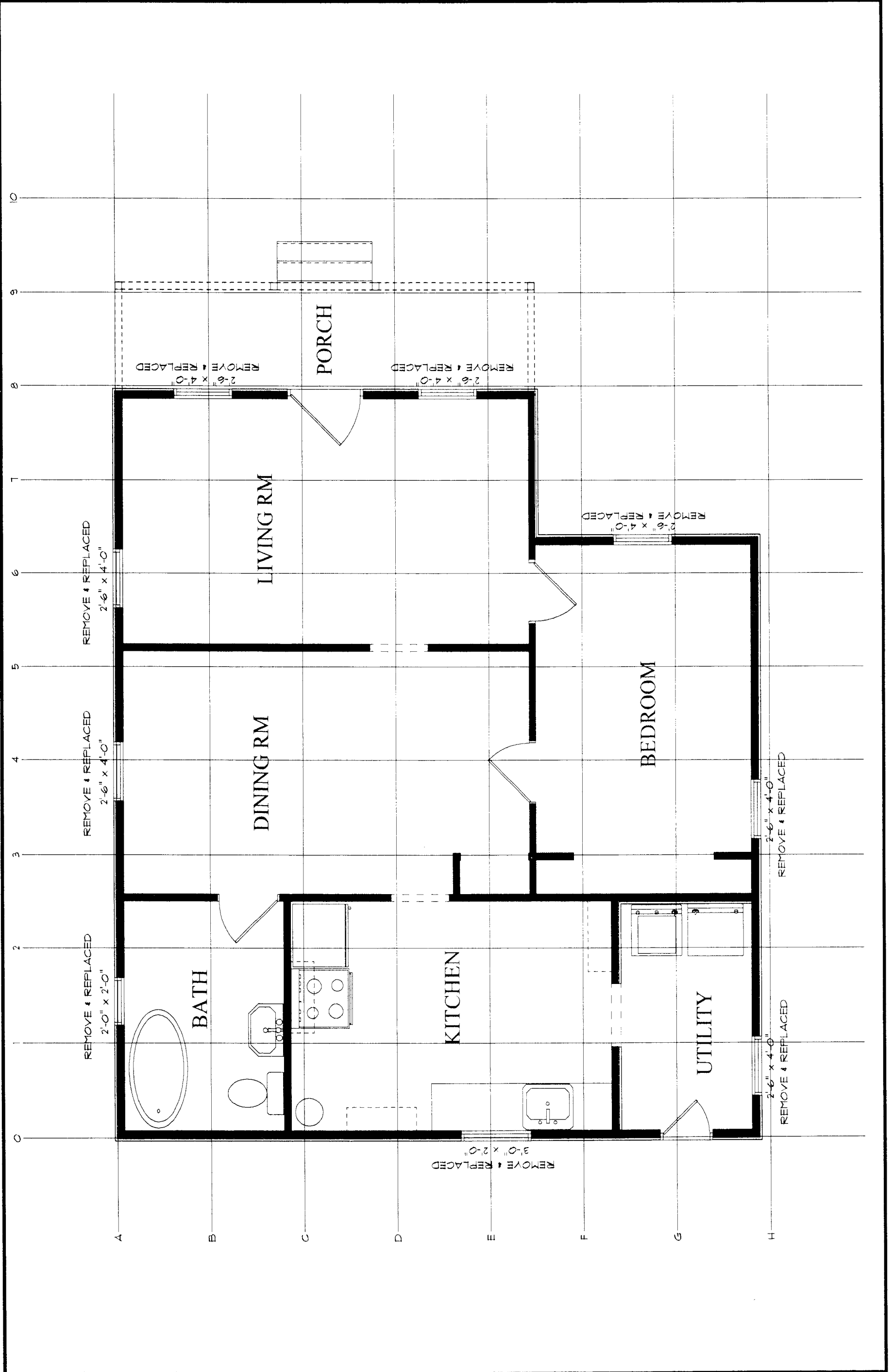
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FRONT ELEVATION

PROPOSED REPAIRS BY AND FOR:

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GAF MATERIALS REPAIR / REPLACE ROOF:
40 YEAR TIMBERLINE "HICKORY" PRESTIQUE 40
HIGH DEFINITION SHINGLES % 15* FELT % 1/2" OSB %
SKIP SHEATHING w/8d @ 6"/8" OC

INSTALL NEW GABLE END VENT

INSTALL NEW DECORATIVE LAF SIDING
TYPICAL ALL GABLES

INSTALL NEW DECORATIVE FASCIA TYPICAL

REPAIR AND REPLACE PORCH MATERIALS

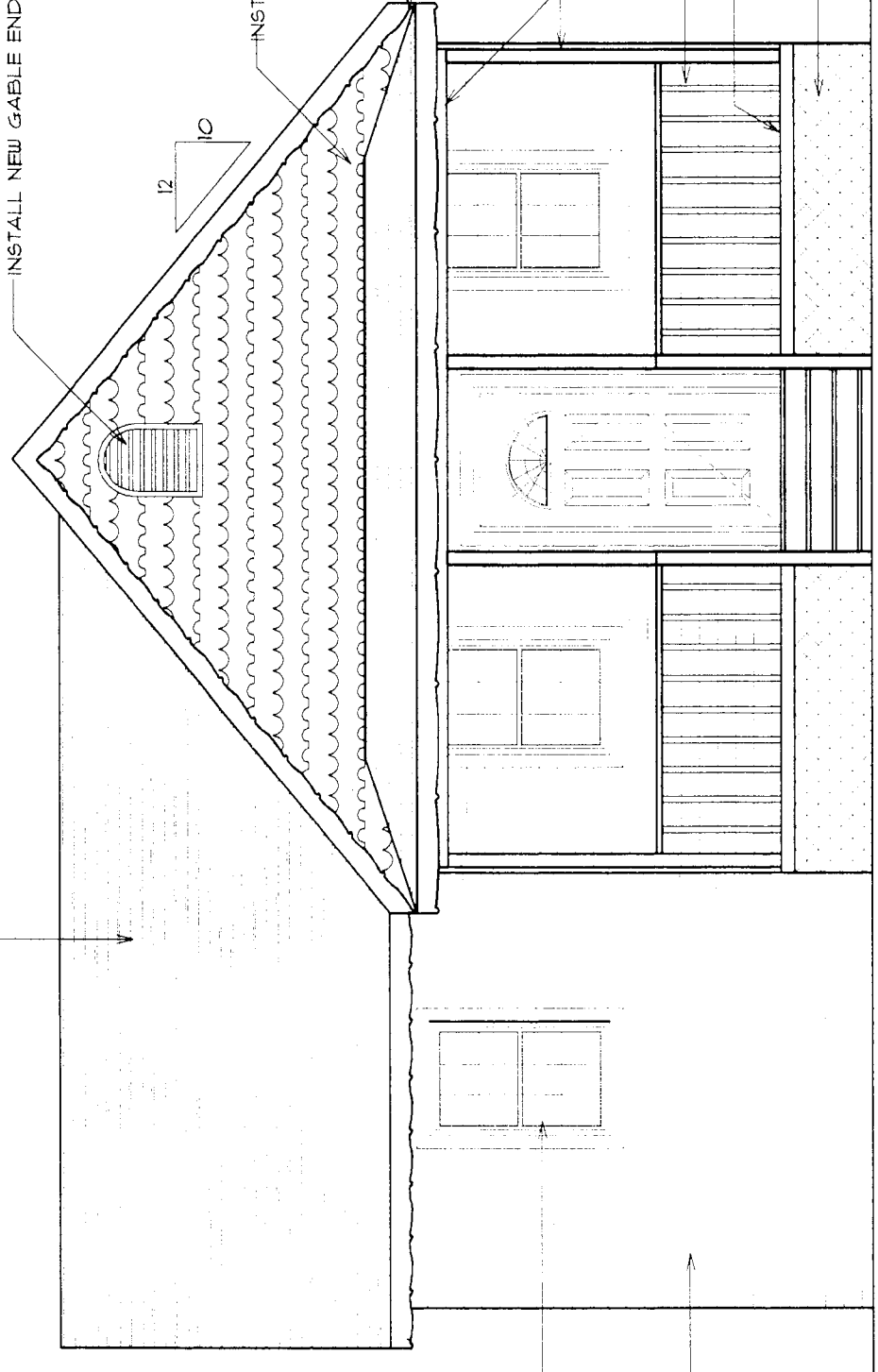
INSTALL NEW VINYL RAILINGS TO REPLACE EXISTING

INSTALL NEW COMPOSITE (TREX) DECKING

DECORATIVE LATTICE

REPLACE WINDOWS w/JELD-WEN VINYL FRAME
SINGLE HUNG (6 OVER 6 GRIDS)

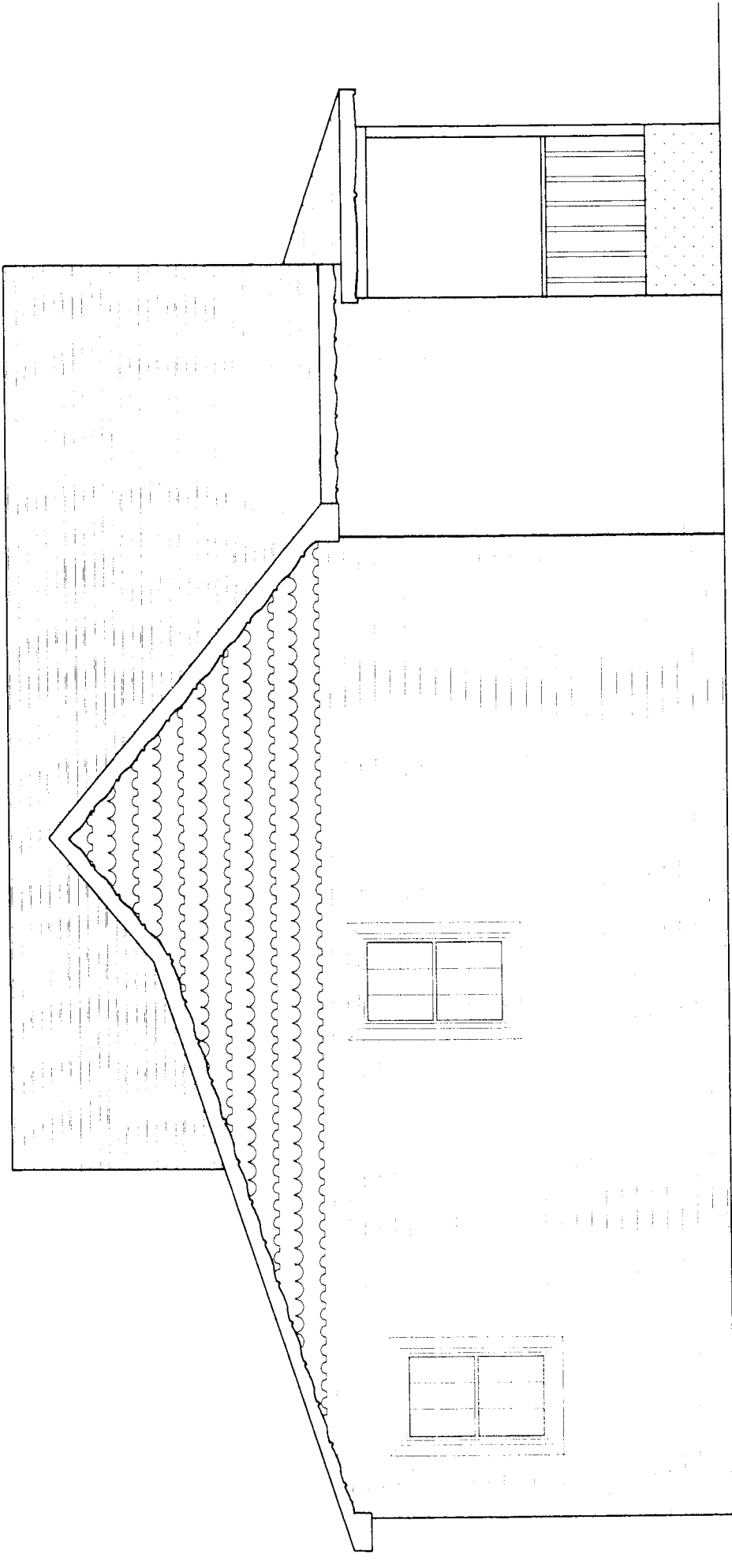
REPLACE EXISTING SIDING w/LP QUICKLAP



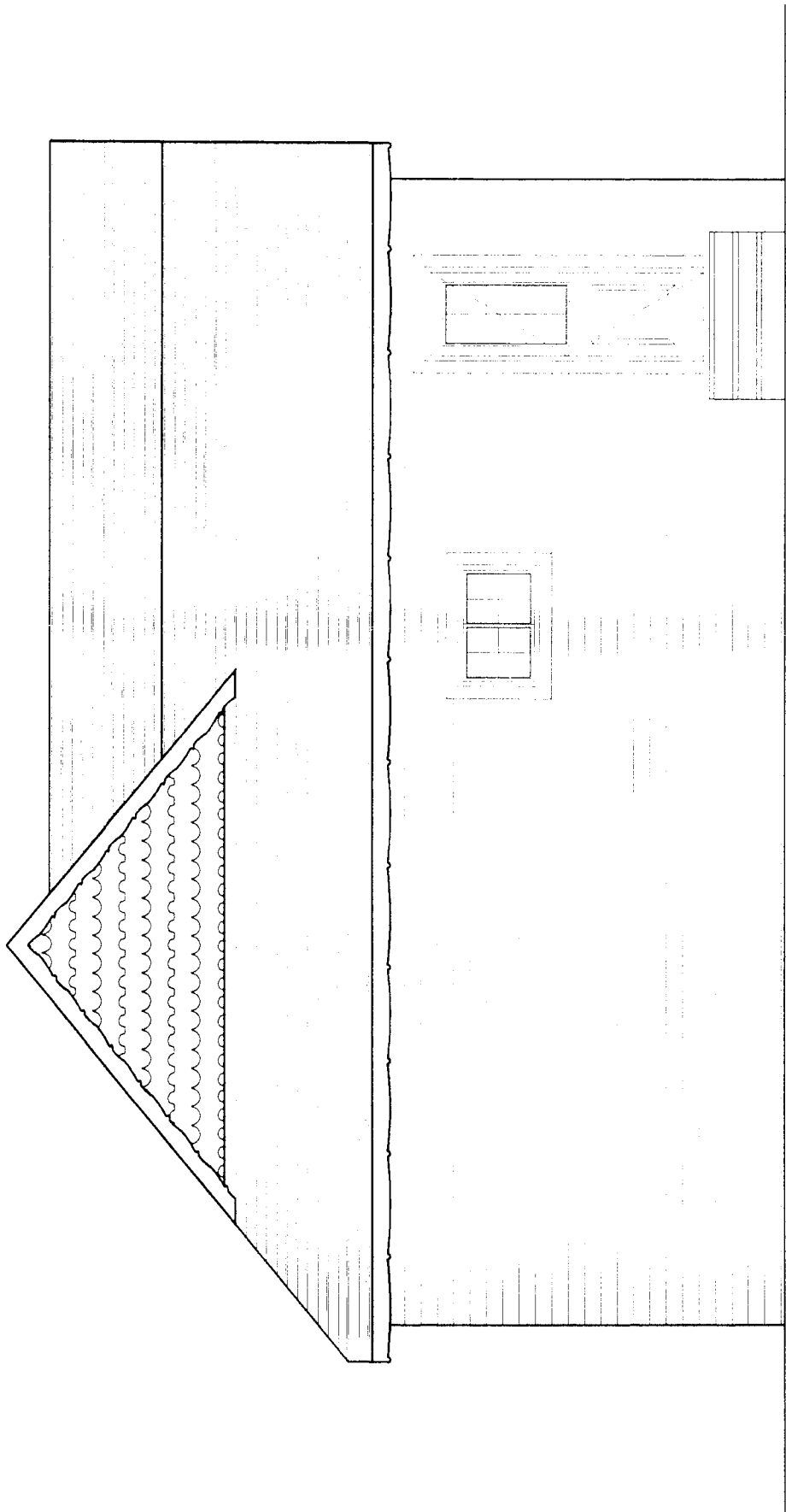
7

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LEFT SIDE



REAR ELEVATION
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RIGHT SIDE

