

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

AGENDA ITEM: F-2

FILE NO: HRC-10-031

STAFF AUTHOR: Kathe Green, Assistant Planner

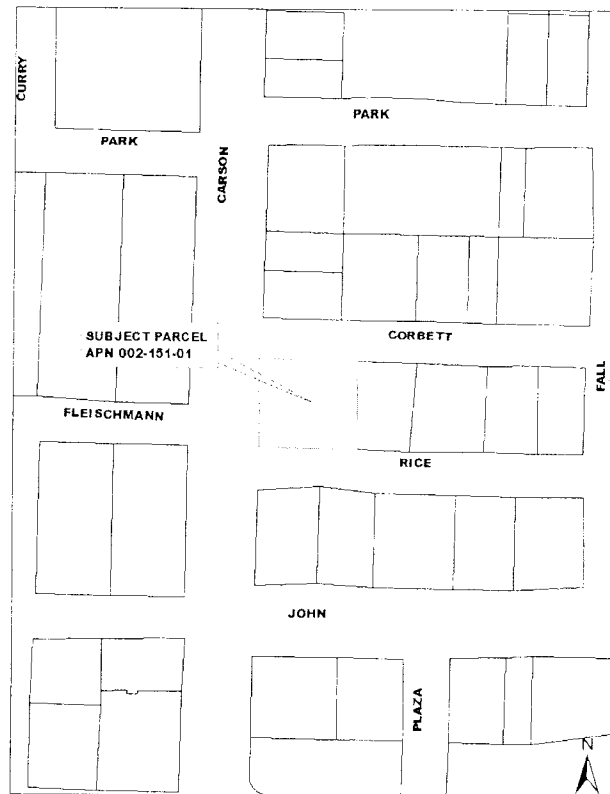
REQUEST: To allow the removal of a shed, construction of a new Carriage House on property zoned Public Community (PC), located at 1207 N Carson Street.

APPLICANT: Carson City

OWNER: Carson City

LOCATION/APN: 1207 N Carson Street/002-151-01

RECOMMENDED MOTION: It is recommended that the Historic Resources Commission "Move to approve HRC-10-031, a request from Carson City to allow the removal of a shed and construction of a new Carriage House on property zoned Public Community, located at 1207 N Carson Street, APN 002-151-01, subject to the conditions of approval contained in the staff report. This approval is based the understanding that any stipulations to the commission by the applicant may be considered as conditions to the approval".



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 by the Planning Commission or Historic Resources Commission, whichever is later. 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. Approval is based on 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 Secretary of the Interior's Standards.
7. 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.
8. The applicant shall utilize the materials on the proposed Carriage House and site improvements approved the HRC, which includes but is not limited to, siding materials, roofing material, carriage-door type, arbor and gate material, window type and shingle material.
9. Submit all proposed exterior light fixtures for review and approval prior to installation. All light fixtures must meet the guidelines of Development Standards Division 1.3. Lighting.
10. The applicant must receive Special Use Permit approval from the Carson City Planning Commission prior to building permit submittal.
11. Comp roofing materials must be at least 30 year materials. The applicant shall provide a sample of the roofing material to Planning Division staff for review prior to construction.
12. The replacement fence to be located on the north side of the site shall be constructed of wood.
13. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

14. Building Division comments follow below. Compliance is required with these comments as a part of the building permit submission and approval process.

LEGAL REQUIREMENTS: CCMC 18.05.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Public/Quasi-Public

ZONING: Public Community (PC)

SITE HISTORY:

- Application SUP-10-028 was submitted to the Planning Commission for review on May 26, 2010 as this property is located on Public zoning.
- HRC-07-211 was submitted December 27, 2007 for this site for a Carriage House and fencing between the eastern property line and the Carriage House. The application was reviewed and approved on January 10, 2008. An extension for one year was granted. The application expired on January 10, 2010
- SUP-07-201 was submitted December 18, 2007 for review and approval of the Carriage House and fencing, in conjunction with HRC-07-211. The application was approved January 30, 2008. This application received an extension of one year. The application expired on January 30, 2010.
- MPR-07-091 was reviewed by city staff on June 19, 2007 for the Carriage House project.
- H-03/04-2 was submitted July 23, 2003 to allow the addition of a two story Carriage House and fencing. The application was approved on August 12, 2003 subject to conditions of approval. The application expired on August 12, 2005.
- H-01/02-7 was a discussion item regarding the proposed Carriage House being a one or two story building.
- H-92/93-31 was submitted May 12, 1993 to request to allow the addition of a storage shed, electric lamps throughout the park yard, fencing and removal of a dormer on the roof that was not part of the original construction. The application was approved.

DISCUSSION:

The existing site is zoned Public Community (PC). Staff conducted a site visit on May 7, 2010. The subject parcel is 11,138 square feet in size. Currently there is an existing historic structure, the Foreman-Roberts House Museum on the site which was built in 1859. The house was previously used as a single family residence, but is currently used as a museum. There is also a utility shed on site which was approved by HRC-92/93-31. This shed is proposed to be removed if the Carriage House is approved.

The historic Foreman-Roberts house is not proposed to be changed. This request is to approve the expired application for the same Carriage House proposal which was previously reviewed and approved. The previous application included approval for removal of the existing shed.

- 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.***

No change is proposed to the historic Foreman-Roberts House Museum. The proposal is to remove the shed approved by H-92/93-31 and replace it with a replica of an 1800's Carriage House to be used as a museum as a component and complement to the Foreman-Roberts House Museum. The proposed size would be 955 square feet with a 145 square foot mezzanine level for the storage of artifacts. In addition, the proposed Carriage House would be used for meetings and office space, with a kitchen and accessible restroom.

- 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.***

The historic Foreman-Roberts House is not proposed to be changed. The non-historic shed is proposed to be removed. The Carriage House is proposed to use materials which will enhance the site while being constructed of modern materials. This application is substantially a resubmission of the previously approved HRC-07-211 approved January 10, 2008 with no major modifications or changes.

- 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.***

No changes are proposed at this time that will create a false sense of historical development. The applicant is proposing the same Carriage House as was previously reviewed and approved, with a fence at the east.

- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.***

The proposed project will allow the historic significance of the structure to be maintained and preserved. No changes are proposed to the historic Foreman-Roberts House. The new Carriage House is proposed to enhance the experience on the site by providing an accessible restroom to the visiting public, as well as additional office and meeting space, along with a kitchen. Storage of artifacts is proposed in the mezzanine area.

- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.***

No distinctive features, finishes and construction techniques will be destroyed. The non-historic shed on the site will be removed.

- 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.***

The historic features on the Foreman-Roberts House Museum are being properly maintained. The applicants will match the exterior color, roof materials and design of the house whenever possible on the Carriage House proposal.

- 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.***

No treatment is proposed to the existing Foreman-Roberts House. Demolition of the existing non-historic shed is proposed. This demolition will cause no damage to the historic Foreman-Roberts House.

Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

No archeological resources will be affected by the removal of the shed and replacement with a Carriage House.

- 8. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.***

The non-historic shed will be demolished and removed as a portion of the replacement on the site with a Carriage House. This demolition will not affect the Foreman-Roberts House. The new work will be separate and distinct from the historic house, while maintaining the same appearance through color of siding and roof materials. As this building will be separate from the historic house, it will be also be differentiated from the historic house by location.

- 9. 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.***

The shed to be removed was approved as a separate entity from the Foreman-Roberts House and can therefore be easily removed the property without damage to the historic features. The Carriage House is also proposed to be separate and distinct from the

Foreman Roberts House and could be removed from the property in the future without damage to the historic portions of the site.

PUBLIC COMMENTS: Public notices were mailed to adjacent property owners to the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045 on April 30, 2010. As of May 6, 2010, no comments have been received in favor or opposition 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 the date submitted.

Engineering Division comments:

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

Building Division comments:

1. Commercial submittals shall show compliance with the following codes, and adopted amendments:

- 2006 International Building Code
- 2006 International Energy Conservation Code
- 2006 International Fire Code
- 2006 Uniform Mechanical Code
- 2006 Uniform Plumbing Code
- 2005 National Electrical Code
- 2003 ICC/ANSI A117.1 (For accessible design)

2. 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.

3. As a part of a complete submittal, provide a separate plan sheet, which clearly shows the **Accessible Route / Exit Discharge Plan**. The **Accessible Route / Exit Discharge Plan** shall have the following minimum information from the accessible entrance of the facility to the public right of way. ('06 IBC Section 1007, 1104.1 & ICC/ANSI A117.1-2003

Chapter 4 & 5):

- Indicate accessible route surface
- Indicate accessible route slope
- **Indicate accessible route width** (Minimum width is 36" (thirty-six inches); however, if the wheelchair is near a drop or change in elevation, a guard will be required. The reason is that a disabled person may not be able to hold a straight line with their wheelchair, and it may meander while navigating the accessible route.) (ICC/ANSI A117.1-2003 Section 4 03.5 & Table 403.5)
- Indicate accessible route turn radius
- Indicate all accessible ramps, with a dimensioned cross section details indicating slope & guardrails (where applicable)

- Indicate the location and type of the detectable warning surface at curb ramps, island or cut-through medians (*ICC/ANSI A117.1-2003 Sections 406.13, 406.14 & 705*)
- Indicate all accessible parking, with signage
- Indicate location of all building and site accessible signage, with an elevation view to verify compliance with required text, height, etc.

NOTE: The *Accessible Route / Exit Discharge Plan* shall clearly show the accessible route from the accessible entrance of the facility to the accessible parking, accessible passenger load zones, public transportation stops, public streets and sidewalks – as applicable to the site. (*'06 IBC 1007.2, 1023.6, & 1104.1*)

4. As a part of the submittal, include a complete "Architectural Design Analysis", which shall include a **complete** break down of the allowable area and height versus the actual area and height. The analysis shall indicate separated or non-separated uses for mixed occupancies with a complete itemized breakdown of the assigned Occupancy types (uses) within the various areas of the structure. (*'06 IBC 302.3 & '06 IBC Chapter 5*)

NOTE: If the registered design professional chooses to design the structure with "separated uses" (Occupancy separations), the uses shall be clearly shown on the plans, and the plans shall clearly indicate the location and type of the rated separation between uses. (*'06 IBC 302.3.2 & Table 302.3.2*)

However, if the registered design professional chooses to design the structure with "non-separated uses", which will negate the need for rated separations between uses. Then all of the uses shall be clearly shown on the plans, and the overall construction of the building shall comply most restrictive use. (*'06 IBC 302.3.1*)

5. A complete Geotechnical Report will be required. The Geotechnical report for the proposed location shall include a complete assessment of the potential consequences of any liquefaction and soil strength loss, including estimation of differential settlement, lateral movement or reduction in foundation soil-bearing capacity, and shall address mitigation measures. (*'03 IBC 1802.2.7 #2*)

OR, the structural design of the building shall comply with the most restrictive seismic designation.

6. As a part of the Site design, provide a **Site Demolition Plan**, which will indicate all trees and structures to be removed to accommodate the new construction.

7. The proposed "Carriage House" shall be equipped with an exterior electrical disconnect. If the designer wishes to use a "Shunt Trip", it shall be indicated on the electrical plans with the final location determined through a consultation with the Carson City Fire Department.

With the recommended conditions of approval and based on 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-10-031 subject to the recommended conditions of approval within

this staff report.

PUBLIC WORKS DEPARTMENT, PLANNING DIVISION



Kathe Green, Assistant Planner

Attachments:

- Application (HRC-10-031)
- Building Division comments
- Engineering Division comments

File # (Ex: MPR #07-111)	<i>HRC-10-031</i>
Brief Description	<i>Foreman-Roberts house shell</i>
Project Address or APN	<i>APN #002-151-01</i>
Bldg Div Plans Examiner	<i>Kevin Gattis</i>
Review Date	<i>My 13, 2010</i>
Total Spent on Review	

BUILDING DIVISION COMMENTS:

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CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

1. Address: 1205 North Carson APN 2-151-1
2. Common Name: Roberts House
3. Historic Name: J.D. Roberts House
4. Present Owner: Carson City
5. Address (if not occupant): _____
6. Present Use: park building Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The wood frame Gothic Revival structure is one and a half stories in height. The roof is gabled, intersected by the gable of the southern entry bay, and the foundation is stone. The exterior is clapboard, and a porch with balcony extends the width of the western facade. Double columns with foliated brackets support the porch and a balustrade with slender turned posts. Bargeboard of a cut and pierced half circle design decorates the gable. The southern entrance bay contains a double door with transom and pointed Gothic arched paneling. The second floor balcony is ornamented by a balustrade with an unusual cut design, and bargeboard of Gothic pattern ornaments the steeply pitched gable. Windows in the projecting south bay utilize a variety of pointed arches and pane patterns. One window with a pointed arch is centered in the western facade. The remaining windows of the building are double hung with two lights over two. Patterned trim decorates the eaves. Framing stones for south entry steps are carved with a Gothic design.

Concrete steps and walk at the west have been added and the door is later. The original kitchen and bath in a lean-to at the rear have been removed and a small dormer facing south is a later addition.

RELATIONSHIP TO SURROUNDINGS:

The structure is a relatively isolated residential building on a highly commercial street. The building does relate somewhat to nearby residential structures on Rice Street in terms of scale, material and 19th century era.



Street Furniture: picket fence with curve designed picket tops

Landscaping: well landscaped park of new and mature plant material

Architectural Evaluation: PS _____ NR X
 District Designation: PD _____ 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 GC/RP Public Works Project _____
 Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

commercial/residential

PHYSICAL CONDITION:

Excellent Good _____ Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 30 feet from Carson
50 feet from Rice

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1859 Estimated _____ Factual Source: C.C. Historic Cook

Is Structure on Original Site? _____ Moved? Unknown _____

SIGNIFICANCE:

The structure is the finest residential example of the Gothic Revival style in Carson City. It is an outstanding structure in terms of design quality and execution. The small urban park for which it is a focal point is visually a most appropriate setting, enhanced by a picket fence and mature trees. Its placement on Carson Street detracts from its residential quality and scale however, and traffic volume limits its appreciation by the public.

The structure was built in Washoe City in 1859 and moved to its present location in 1873. The last resident was Thurman Roberts, a miner and Carson-Colorado Railroad worker. Hattie Hale, his wife, was a direct descendant of Revolutionary War hero, Nathan Hale.

SOURCES:

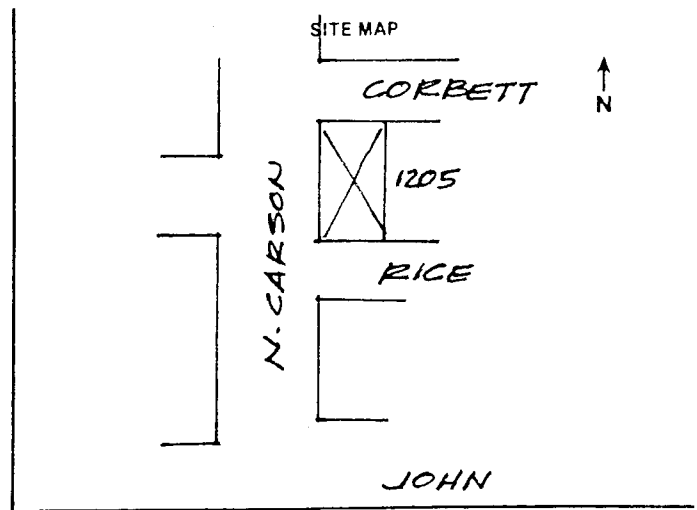
Carson City Historic Tour
 Carson City Historic Cookbook
 Noreen Humphreys

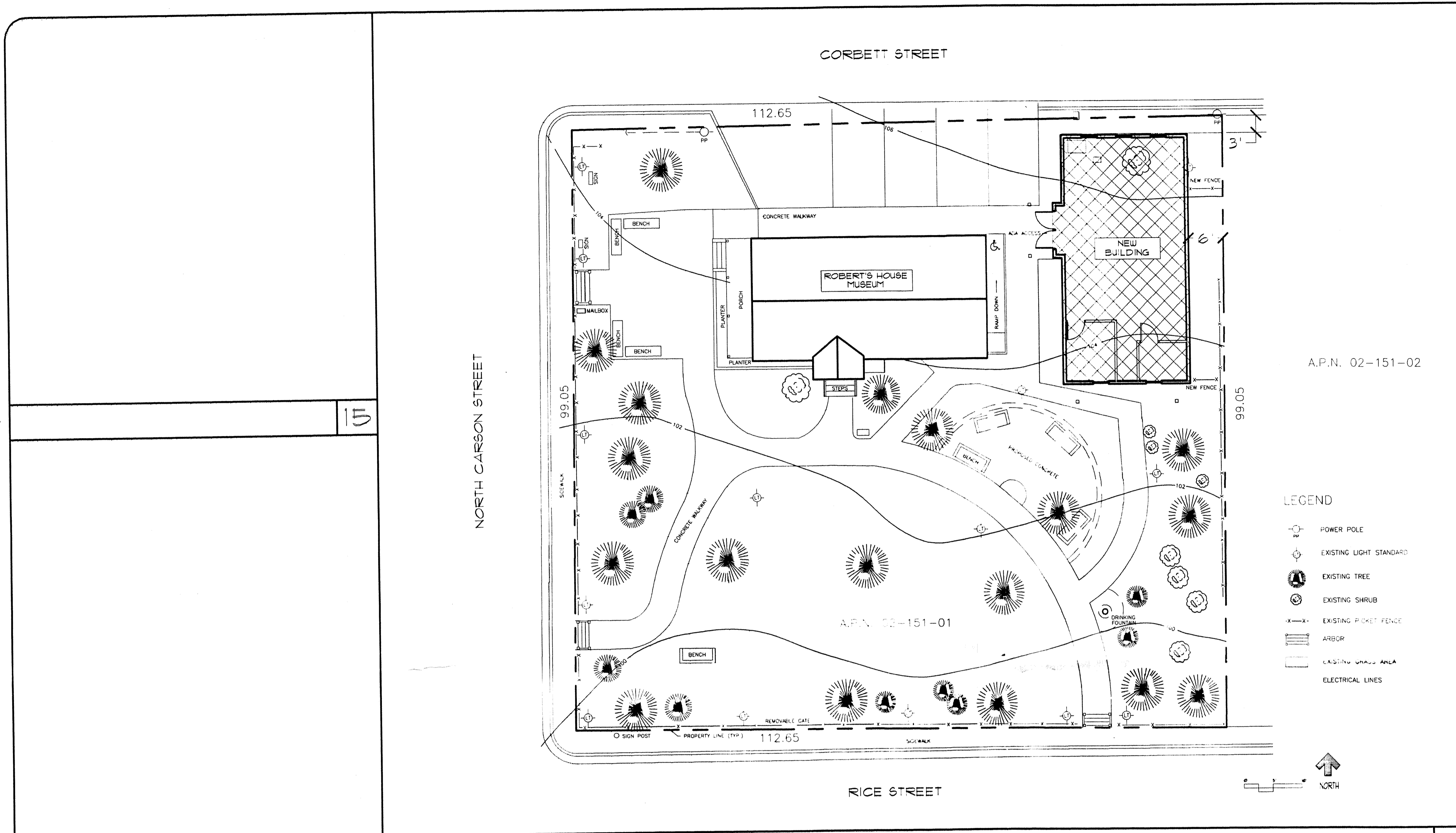
SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

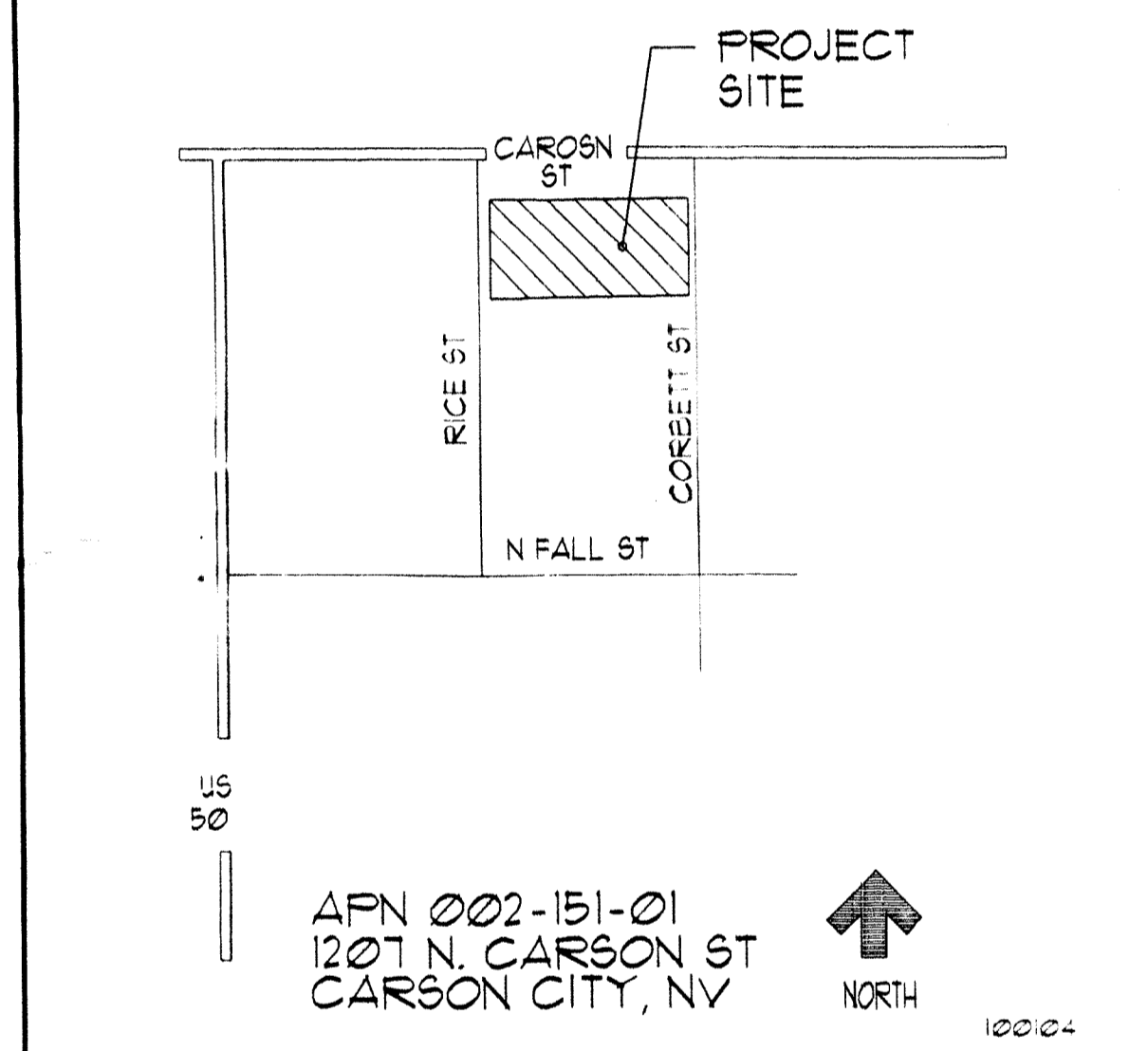
Facade Changes:

Zoning:





- LEGEND**
- POWER POLE
 - EXISTING LIGHT STANDARD
 - EXISTING TREE
 - EXISTING SHRUB
 - EXISTING PICKET FENCE
 - ARBOR
 - EXISTING GRASS AREA
 - ELECTRICAL LINES



SITE PLAN - APPLICATION FOR SPECIAL USE PERMIT

1"=10'-0"

LOCATION MAP NO SCALE

Owner
 Carson City Parks & Rec. Dept.
 3303 Butti Way, Bldg #9
 Carson City, NV 89701
 Phone: (775) 887-2115
 Fax: (775) 887-2145

Project Location
 1207 N Carson ST
 Carson City, NV 89701
 APN: 002-151-01

Applicant
 Fred Stanio
 Carson City Historical Society
 181 Heidi Circle
 Carson City, NV 89701
 Phone: (775) 882-7403
 Fax: (775) 882-1321

Zoning: Public Community
 Master Plan Use Designation: Public

APPLICATION FOR SPECIAL USE PERMIT

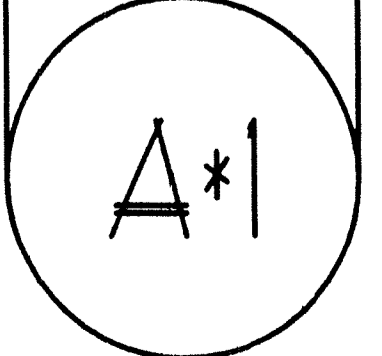
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CARSON CITY PLANNING DIVISION

CARRIAGE HOUSE for the
FOREMAN - ROBERTS HOUSE
 for the CARSON CITY HISTORICAL SOCIETY
 1207 N. CARSON ST., CARSON CITY, NEVADA

J.P. COPOULOS
 ARCHITECT ©
 P.O. BOX 2511
 CARSON CITY
 NEVADA
 89702
 775-885-1907



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P.O. Box 2517
Carson City
Nevada
89702

T 775-885-7907
F 775-885-6806

ioannis@edurus.com

Owner:
Carson City Parks & Rec.
Dept.
3303 Butti Way, Bldg #9
Carson City, NV 89701
Phone: (775) 887-2115
Fax: (775) 887-2145

Project Address:
1207 N. Carson St.
Carson City, NV 89701
A.P.N. 002-151-01

Applicant:
Fred Stanio
Carson City Historical
Society
181 Heidi Circle
Carson City, NV 89701
Phone: (775) 882-7403
Fax: (775) 882-1321

Zoning: Public Community
Master Plan Use
Designation: Public

APPLICATION FOR
SPECIAL USE PERMIT

No.	Description	Date

Carson City

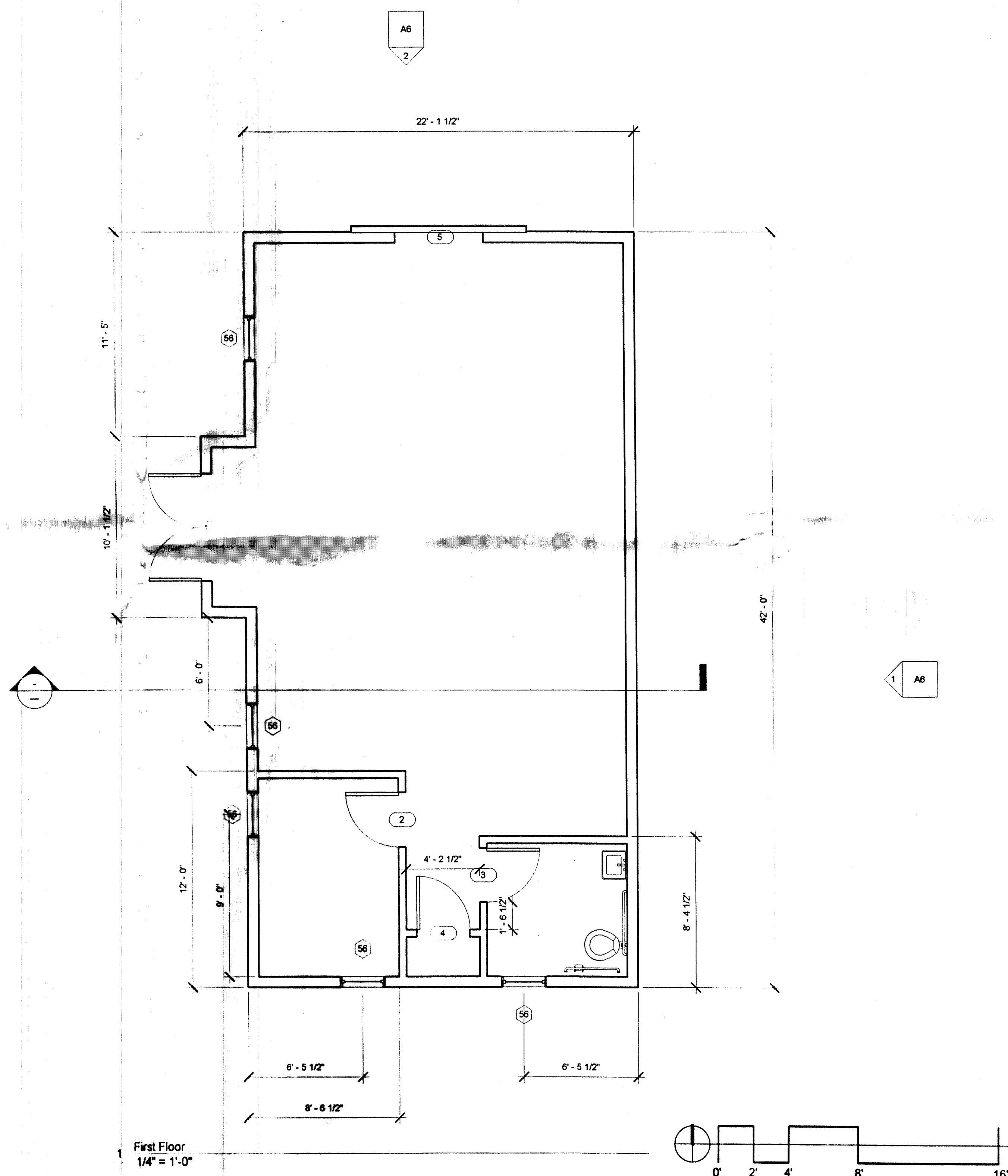
Carriage House

First Floor Plan

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A1a

Scale 1/4" = 1'-0"



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