

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING
OF NOVEMBER 10, 2011**

AGENDA ITEM: F-1

FILE NO: HRC-11-118

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

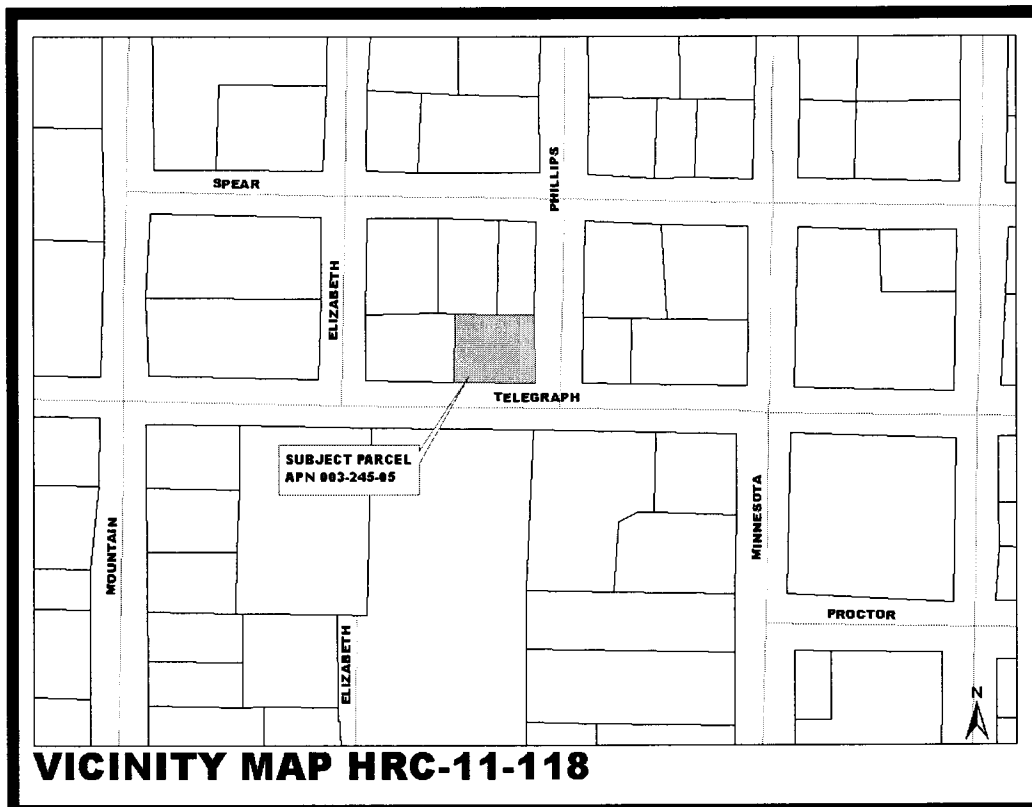
REQUEST: To allow exterior renovations of the single family dwelling unit including the enclosure of the two open sides of the attached car port, on property zoned Single Family 6,000 (SF6).

APPLICANT: Josh Burau Construction

OWNER: Mobley Starren Family Trust 3/1/2001

LOCATION/APN: 402 Phillips Street/ 003-245-05

RECOMMENDED MOTION: It is recommended that the Historic Resources Commission "Move to approve HRC-11-118, a request from Josh Burau Construction, to allow exterior renovations of the single family dwelling unit including the enclosure of the two open sides of the attached car port, on property zoned Single Family 6,000 (SF6), located at 402 Phillips Street, APN 003-245-05, 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.org/building.

LEGAL REQUIREMENTS: CCMC 18.05.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Medium Density Residential

ZONING: Single Family 6,000

DISCUSSION:

This one story vernacular structure is a single story single family dwelling unit. The .14 acre lot is developed with a 1442 square foot structure with an attached car port per the Historic Inventory completed by Anita Watson in 2000, the structure has been bought and sold multiple times since the mid 1800's.

The applicant is proposing to enclose the two open façades of the existing attached carport-workshop. The proposed alterations are specific to the northern and eastern elevations. Staff conducted a site visit on November 02, 2011, and found the plans submitted to be accurately represented by the applicant.

The applicant has provided cut sheets of the proposed Steel House Garage Door on the eastern elevation and the proposed man-door on the northern elevation. The siding proposed (custom milled shiplap) will match the existing wood siding of the single family dwelling unit; the applicant will provide a sample of the siding product at the HRC meeting. The proposed trim will match the existing trim of the single family dwelling unit and will be painted to match. The existing corner post and trim will be removed and replaced with the proposed new wall corner.

The HRC reviewed and approved the 364 square foot (14 feet by 26 feet) carport-workshop addition on May 11, 1984, H-84-09. The proposed alteration will not result in an increase of the square footage of the existing Single Family dwelling unit.

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.

5.15.2 Guidelines for New Construction

New construction within the district needs to be compatible with the historic styles present. The type of building, i.e. residential, outbuilding, or commercial, is a major factor in deciding on an appropriate siding material. Authentic materials such as wood shiplap or clapboard siding are strongly encouraged. Contemporary materials such as masonite or seamless steel are acceptable when sensitively utilized and properly designed and applied. The use of vinyl siding is highly discouraged. (*Standard Number: 6*)

The siding proposed (custom milled shiplap) will match the existing wood siding of the single family dwelling unit; the applicant will provide a sample of the siding product at the HRC meeting on November 10, 2011.

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 November 03, 2011, 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.

Building Division comments:

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.org/building.
3. The minimum allowed width of the footing for this structure is 12" per Table 1805.4.2, 2006 IBC.

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-11-118 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, if needed.

Respectfully Submitted,
PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner

Attachments:

Application (HRC-11-118)
Building Division comments
Engineering Division comments
Garage Door and man-door cut sheets

| | |
|---------------------------------|--------------------------|
| File # (Ex: MPR #07-111) | <i>HRC 11-118</i> |
| Brief Description | <i>Enclose carport</i> |
| Project Address or APN | <i>402 Phillips St.</i> |
| Bldg Div Plans Examiner | <i>Kevin Gattis</i> |
| Review Date | <i>November 10, 2011</i> |
| Total Spent on Review | |

BUILDING DIVISION COMMENTS:

Building Division Comments remain the same as before regarding the proposed alterations.

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

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.org/building.
3. The minimum allowed width of the footing for this structure is 12" per Table 1805.4.2, 2006 IBC.

**Carson City Engineering Division
Historic Resources Commission Report
402 Phillips St.
File Number HRC 11-118**

TO: Historic Resources Commission

FROM: Rory Hogen, Asst. Engineer

DATE: October 26, 2011

SUBJECT TITLE:

Review of a Historic Resources Commission application for the minor remodel of an existing historic structure to enclose a car port and make it a garage at 402 Phillips St., apn 03-245-05.

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. Construction must meet all requirements of the State of Nevada and Carson City.

RECEIVED
OCT 24 2011
CARSON CITY
PLANNING DIVISION

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:

FILE # HRC - 11 - 118

HISTORIC RESOURCES
COMMISSION

Mobley Starren Fam Trust 3/1/01
PROPERTY OWNER
402 Phillips St. C.C. NV 89703
MAILING ADDRESS, CITY, STATE, ZIP

FEE: None

PHONE # _____ FAX # _____

SUBMITTAL PACKET

E-MAIL ADDRESS
Name of Person to Whom All Correspondence Should Be Sent

- Application Form with signatures
- Written Project Description
- 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

Josh Bureau Construction - (775) 232-6856
APPLICANT/AGENT PHONE #

Application Reviewed and Received By:
J. D. [Signature]

1416 Northhill Dr. Carson City, NV 89706
MAILING ADDRESS, CITY, STATE ZIP

Submittal Deadline: See attached HRC application submittal schedule.

775-232-6856 775-461-0253
PHONE # FAX #

Jbureau@sbcglobal.net
E-MAIL ADDRESS

| | | |
|---|---|---|
| Project's Assessor Parcel Number(s): <u>003-245-05</u> | Street Address <u>402 Phillips St. 89703</u> | ZIP Code |
| Project's Master Plan Designation <u>MDR</u> | Project's Current Zoning <u>SF6</u> | Nearest Major Cross Street(s) <u>Telegraph St.</u> |

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.

Home owner want to turn there current car port which is open on two sides into a enclosed Garage to protect the vehicles from the elements

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:

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

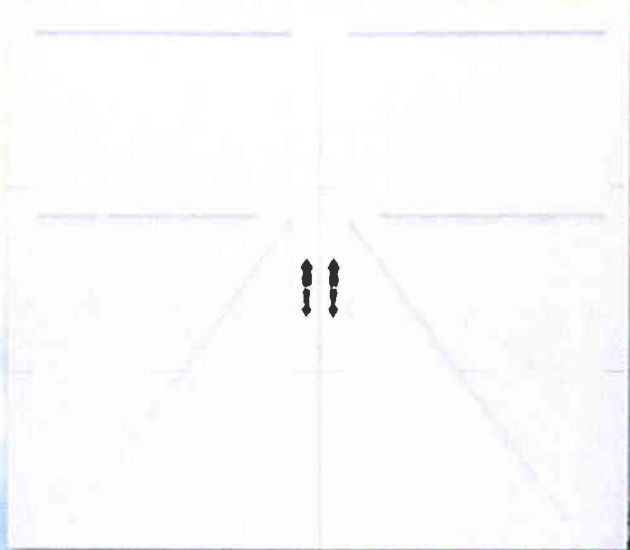
Owner's Printed Name

Josh L. Buran
Applicant's/Agent's Printed Name



Dollar for dollar the Original **STEELHOUSE™** Door is the best investment in a home's exterior to enhance its value and appearance. The visual impact is as dramatic as the difference between a home with 8-foot ceilings and a home with 12-foot ceilings.

Bradford



B1

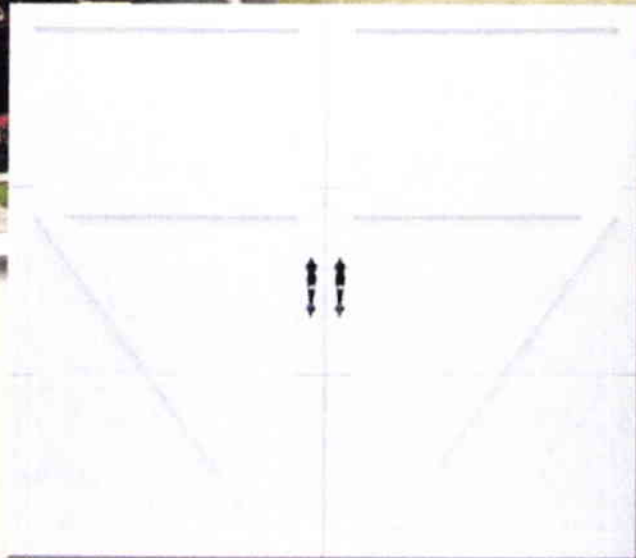


B8 Shown with optional hardware and Stockbridge Two Bar lites

Woodview



W4 Shown with optional hardware and Large Stockton Double Arch top



W1 with optional hardware

For new homes, or older homes where a replacement door is needed, the Original **STEELHOUSE™** Door can help differentiate similar style homes from one another. After options are chosen and the door is painted and installed, the result will be a new home feature to be proud of.

Steelhouse Specifications

Original **STEELHOUSE™** Modern Carriage Door Series Specifications
 Sections are 2-inches thick in 24-inch and 28-inch heights and are manufactured from heavy-duty 23 gauge hot-dipped galvanized steel. Sections are prime painted white and rotary embossed with a woodgrain texture. Tongue and groove meeting rails are roll formed into the panel incorporating the RITS reinforced integral truss system. CFC-free polystyrene insulation with a 20 mil high impact vinyl or 25 gauge woodgrain embossed steel backer provides the insulation for the section. Vertical stile members are 19 gauge hot-dipped galvanized I-beams pre-painted white to match the interior color of the door. Textured steel "C" channel, foam filled, facing boards 4" x .5625" are laminated to the face of the steel door with mechanical fasteners and an epoxy based cement. Bottom sections are reinforced with an aluminum "L" reinforcement angle mechanically fastened and bonded to the bottom of the section for supporting a replaceable UV protected grooved weather seal.

INSULATION: CFC-free polystyrene insulation with a rigid high impact vinyl back skin with an R-factor of 6.25, or a 26 gauge steel woodgrain embossed back skin. Calculated door section R-Values are in accordance with DASMA TDS-163.

H-3 HARDWARE AND TRACK: Heavy Duty commercial top and bottom fixtures with 14 gauge wide body hinges. 10 Ball white nylon rollers, galvanized torsion tube, coated spring wire, self-locking fasteners, red interior lift handles, interior lock, and .051 Vertical tracks and .060 Horizontal track.

COLOR: All doors are primed, painted white from the factory and require post-painting. The examples shown have been painted to show some of the possibilities that further enhance the wood effect.

Warranty: Is a limited lifetime warranty. Contact your distributor for additional information.

Products offered by First United Door Technologies, L.L.C. and its subsidiaries are covered by issued and pending US patents. The product names indicate approved use of the terms and are trademarks and registered marks are owned by First United Door Technologies, L.L.C.

23 Gauge Wood grain embossed steel



26 gauge steel back plate - mechanically fastened & bonded

4"x9/16"x25 gauge wood grain embossed roll formed steel "C" channel

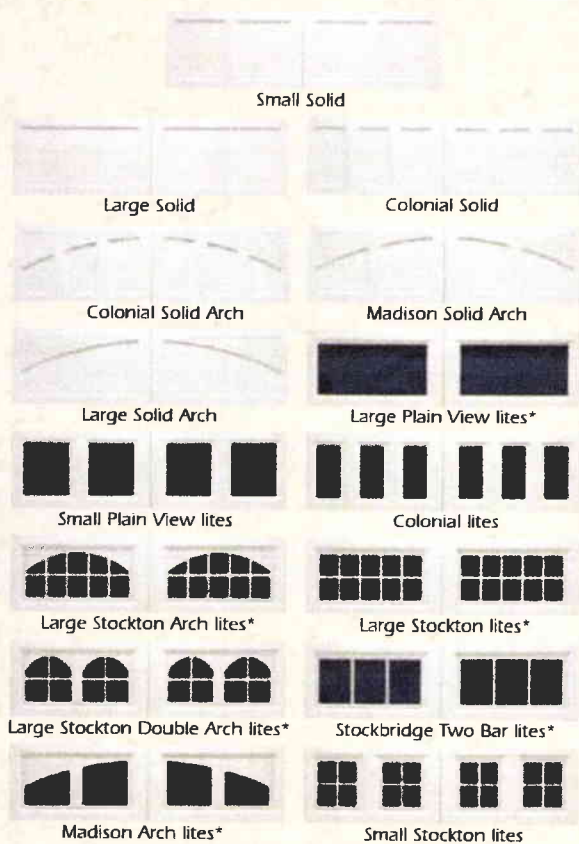
1.625 EPS foam insulation

High-Impact Vinyl or optional 26 Gauge textured steel back



Upgrade Options

Original STEELHOUSE™ Series Optional Top Section Designs



DESIGNER GLASS OPTIONS: Nine glass designs are available, and the glass types offered are: DSB clear, Tinted, Obscure, and Seedie. *Large glass lites are not available with Seedie or Obscure glass.

The original STEELHOUSE™ Modern Carriage Door is rotary embossed with directionally accurate woodgrain texture.

MODELS:

Andover, Bradford, Cascade, Essex, Pinehurst, Rancho, Sage Creek, Tehama and Woodview

WIDTHS & HEIGHTS:

Widths: 8', 9', 10', 16', & 18'
Heights: 7' (3 section), & 8' (4 section)

Carriage Door Hardware

Introducing a new series of low-cost, affordable and durable Carriage Door Hardware. We have the hardware to match your design, giving you the authentic look of a classic Carriage House Door.

Steel Cast Hinges



Arrowhead Hinge-12" #CCAH-B10



Rosette Hinge-12" #CCRH-B11



Dome Hinge-12" #CCDH-B12



Spade Hinge-12" #CCSH-B13

Steel Cast Handles



Standard Handle #CCSH-B1 [Stamped]



Rosette Handle #CCRH-B4

Dome End Twist Handle #CCDE-B3

Door Pulls



Drop Ring Pull Handle #CCDRP-B6



Drop Ring Twist Handle #CCDRT-B7



Twisted Lever Handle #CCTLH-B14 (Pair/Fixed Position)

Hardware is available only in black. All hardware includes black screws. Patents pending.



Email



Post It



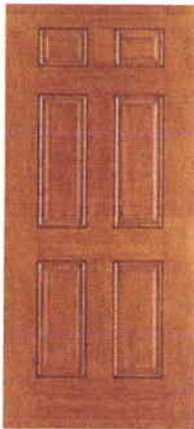
Share



Print



Door Details



Meet the very first fiberglass front door — the door that revolutionized an industry. Therma-Tru's Fiber-Classic® door changed how doors are made, and still sets the standard for today's fiberglass entry doors.

Our original vision was an entry door that would not crack, split, splinter, or warp like wood. The result? Therma-Tru's Fiber-Classic fiberglass entry door that's durable, stylish, economical and most preferred by builders and remodelers.

Now available with new [vented sidelites](#).

Fiberglass Entry Door Systems: Fiber-Classic Oak

About this entry door system

This entry door system is available with different features. The table below breaks down the various product options by size and available features. You should work with an authorized Therma-Tru dealer and/or your builder to determine the best option for your home based on environment and region of the country.

Door

| 6 Panel Style IDs | Available Sizes | Available Options |
|-------------------|---|-------------------|
| FC60 | 2'10" x 6'8" 2'6" x 6'8" 2'8" x 6'8" 3'0" x 6'8" | Impact Rated |

Finish Option: Stainable Paintable



Installation Instructions



Where to buy

[Click](#) to locate an authorized Therma-Tru dealer near you.

* Note: Glass privacy ratings are determined by the 1/8 lite size glass. As a result, the amount of privacy/glass transparency may be more or less than indicated by the privacy rating, based on glass design and the size of the glass that's inserted into the door, sidelite or transom. Please consult your Therma-Tru dealer for more details.

Historical Survey 2000
Carson City Historic District
Carson City Community Development



Address: 402 N. Phillips

Location: Northwest corner Phillips and W. Telegraph

Construction Date: 1872 (assessor)

Historical Background

The sale of this address, lot 5, began in 1862 when H.L. Phillips sold the lot to Mart Nieuwenkinzer. Charles Flandran, Michael and Ann Regan, and John Fox also owned this lot in the 1860s and 1870s. The parcels associated with this lot were bought and sold repeatedly during the 19th century.

By 1910, however, Thomas and Margaret Gordon were living there. The Gordons were both from Canada. Thomas had immigrated in 1872 and worked as a carpenter. He was still living there in 1917. By 1920, Marie de Montalvo and Mrs. Anne Wolf were living in the house. In 1927 Edgar Norton, a bookkeeper for the State Highway Department, was in residence.

Frank and Roberta Lyman lived in the home between 1930 and 1935. He was a draftsman for the state Highway Department. The house was next occupied, in 1937, by the Chenowith family, Fred and Harriet. Fred Chenowith was a carpenter; Frances Chenowith, who worked as a stenographer, also lived in the

house. Stanley Springmeyer lived there in 1938. By 1948 Bessie I. Dumble, the widow of W.J. Dumble, was in the house.

Sources: Stewart Title Posting Books; Carson City Directories; Carson City Telephone Directories; United States Census

| NO. | DATE | REVISIONS |
|-----|------|-----------|
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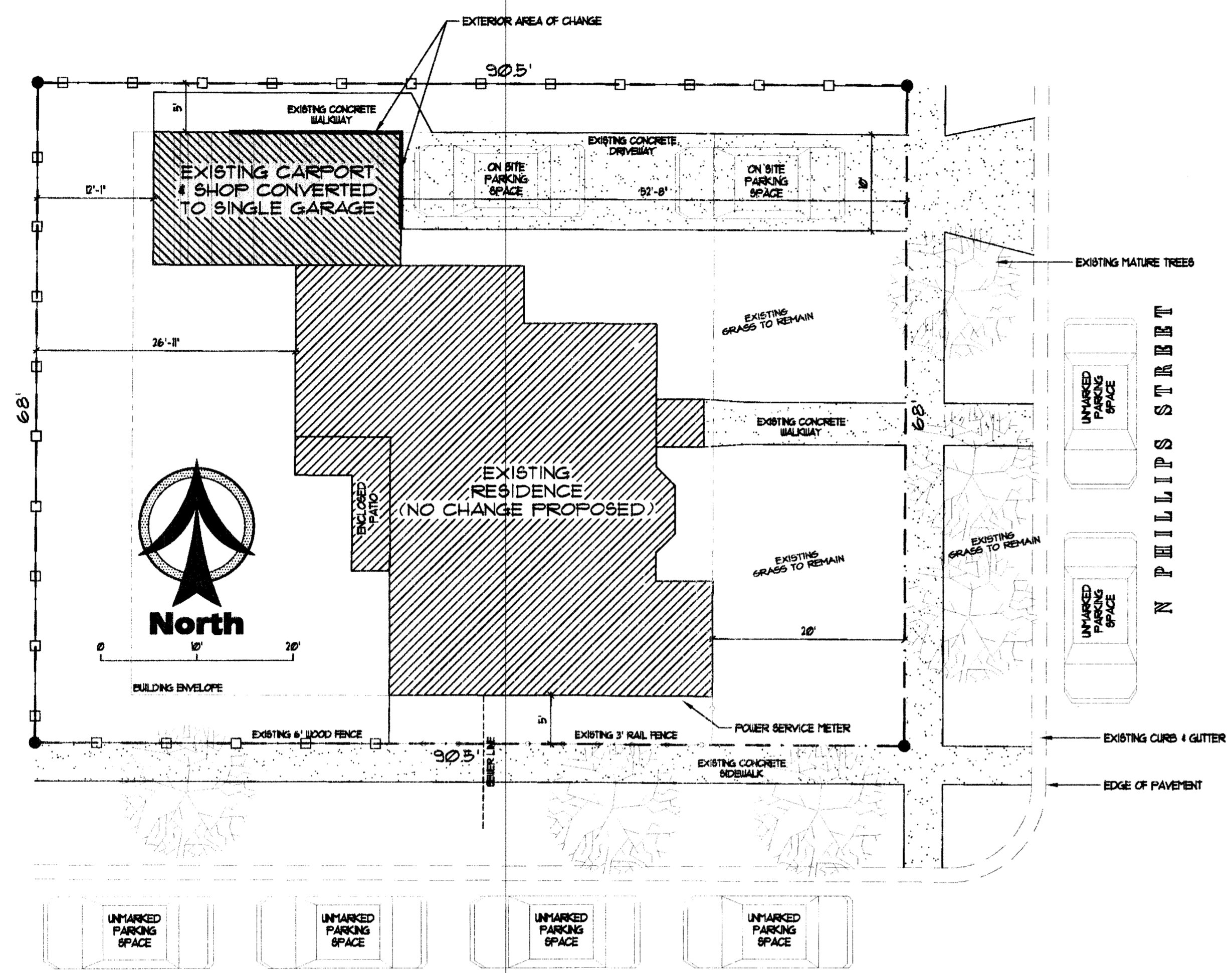
| AREA BREAKDOWN | |
|----------------|-----------|
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| 0.2 ACRES | 0.4 ACRES |
| 0.2 ACRES | 0.4 ACRES |
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| 0.2 ACRES | 0.4 ACRES |

| PROJECT INFORMATION | |
|---------------------|-------------------------|
| OWNER | JOHN & JANE SMITH |
| DESIGNER | JOSH BURAN CONSTRUCTION |
| DATE | 10/31/2012 |
| PROJECT NO. | 1416 NORTH HILL DRIVE |
| ADDRESS | CARSON CITY, NV 89706 |
| PHONE | 775-232-6856 |
| FAX | 775-232-6856 |

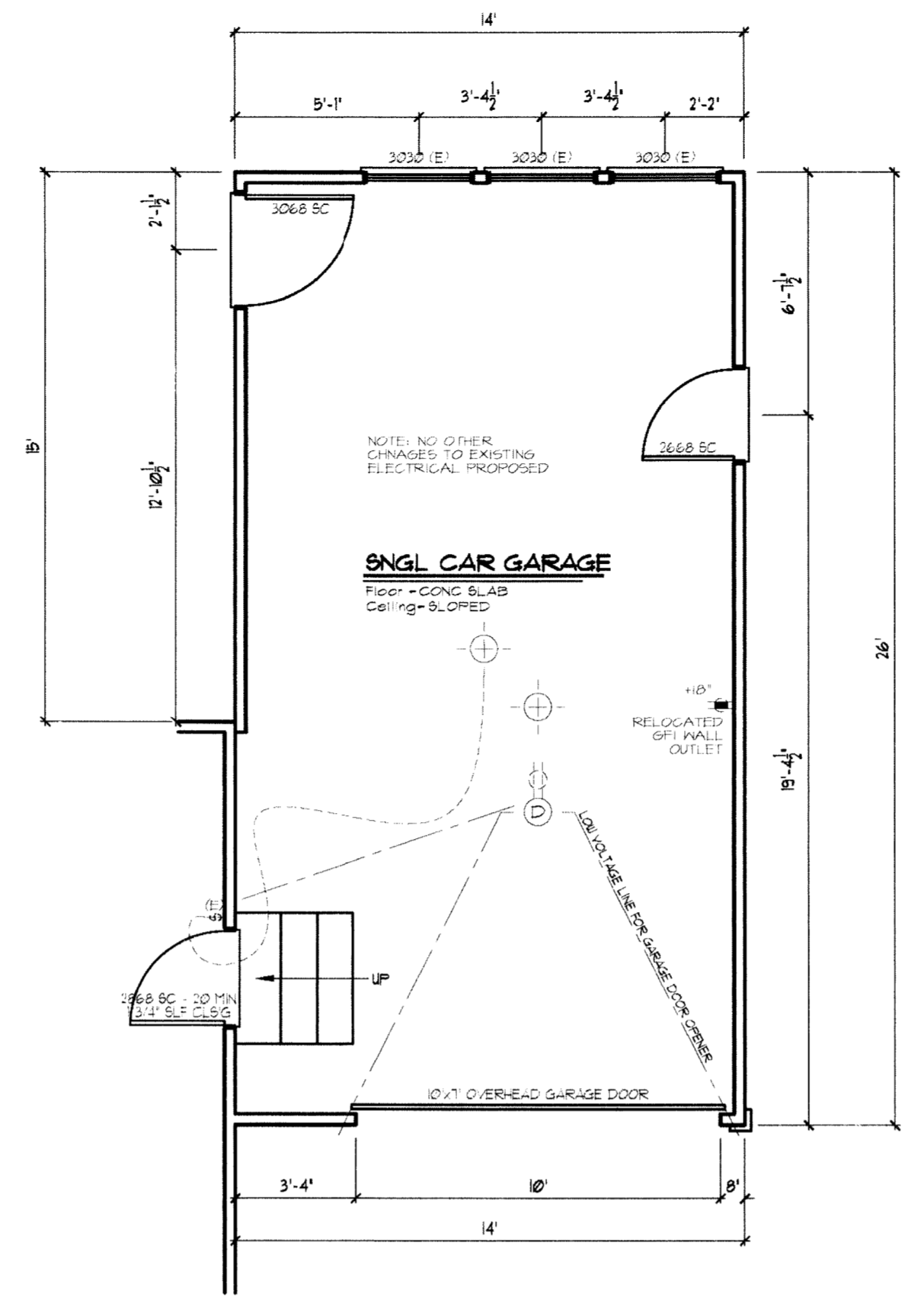
JOSH BURAN CONSTRUCTION P.O. (775) 232-6856
 Josh Buran, Principal Lic. No. 0061139
 1416 North Hill Drive Expires: 10/31/2012
 Carson City, NV 89706 Limit: \$650,000

ARCHITECTURAL DRAWINGS
PROPOSED CARPORT CONVERSION TO ENCLOSED GARAGE

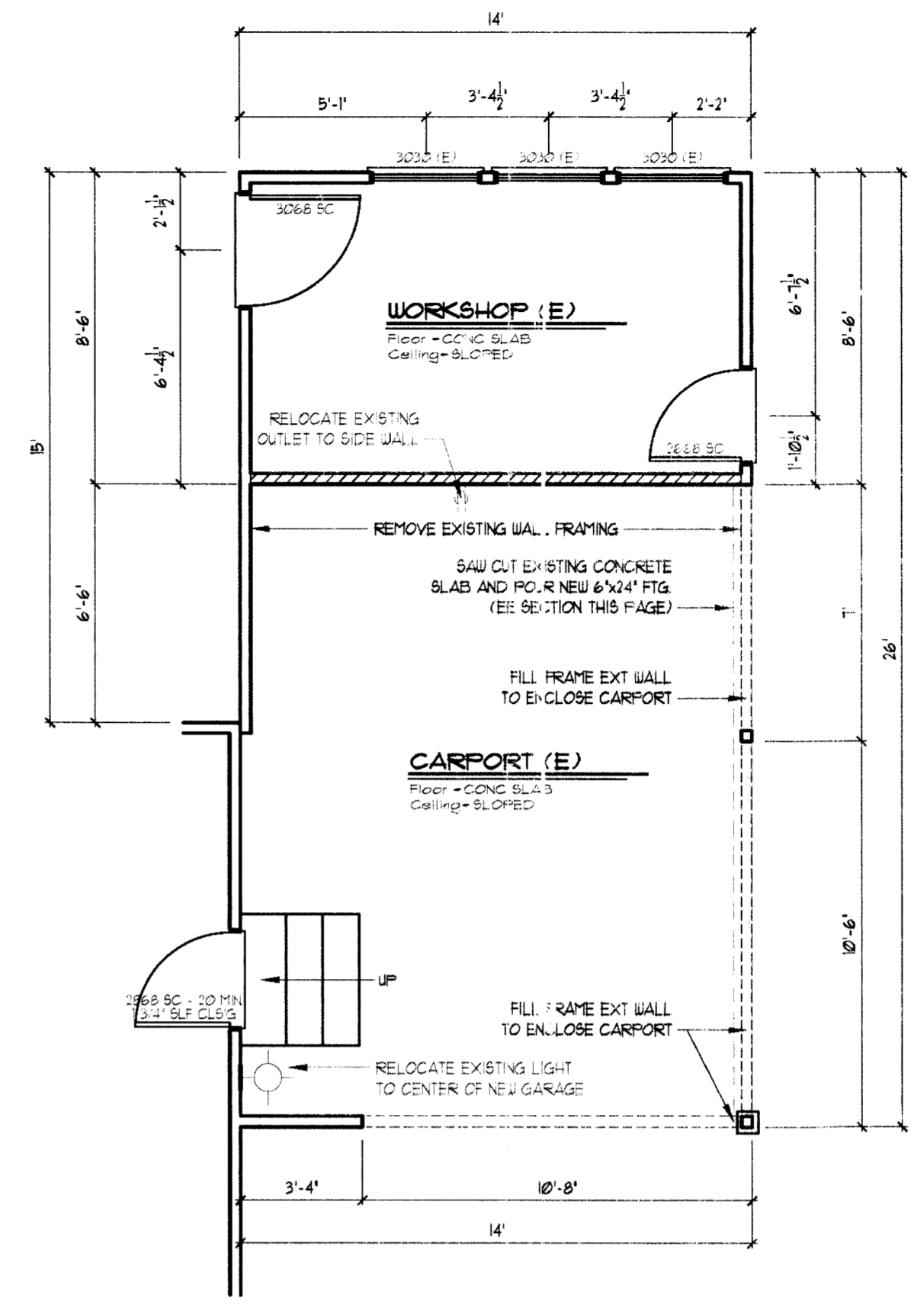
RECEIVED
 OCT 25 2011
 CARSON CITY PLANNING DIVISION
 J. HRC - 11-118
 Josh Buran



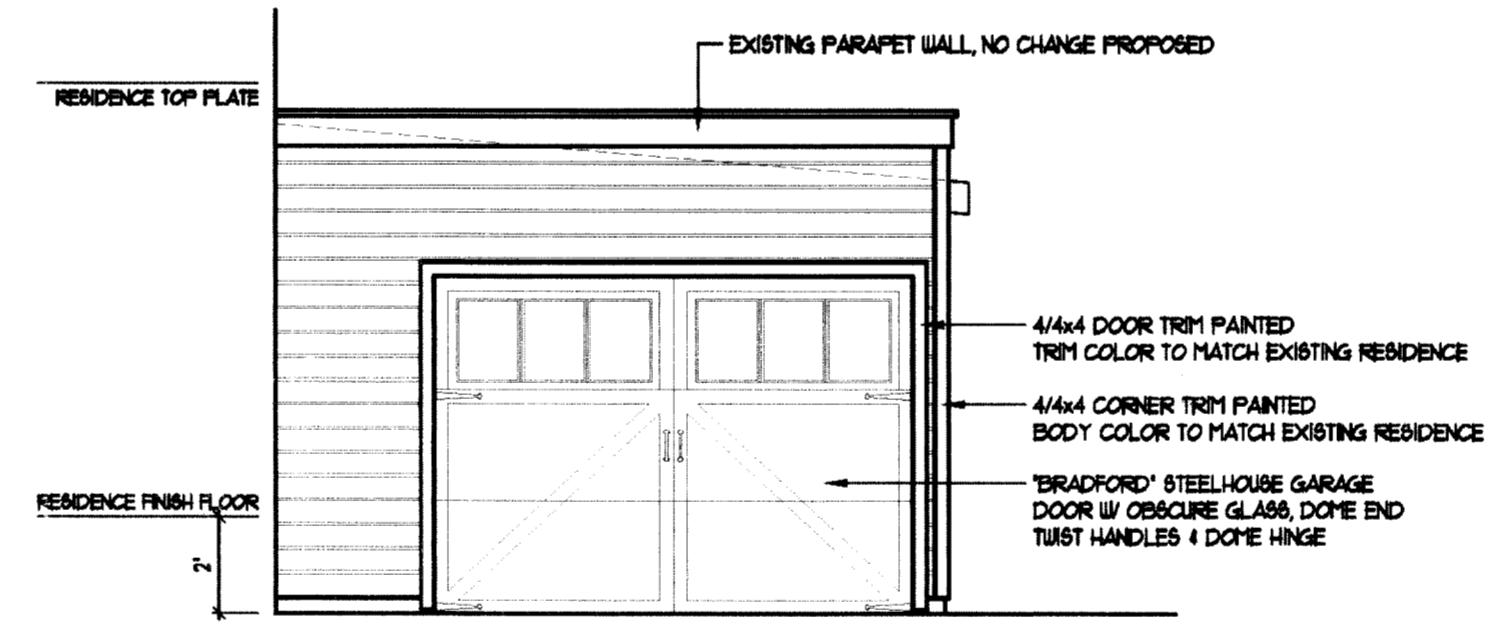
W TELEGRAPH STREET
PLOT PLAN
 SCALE: 1"=10'-0"



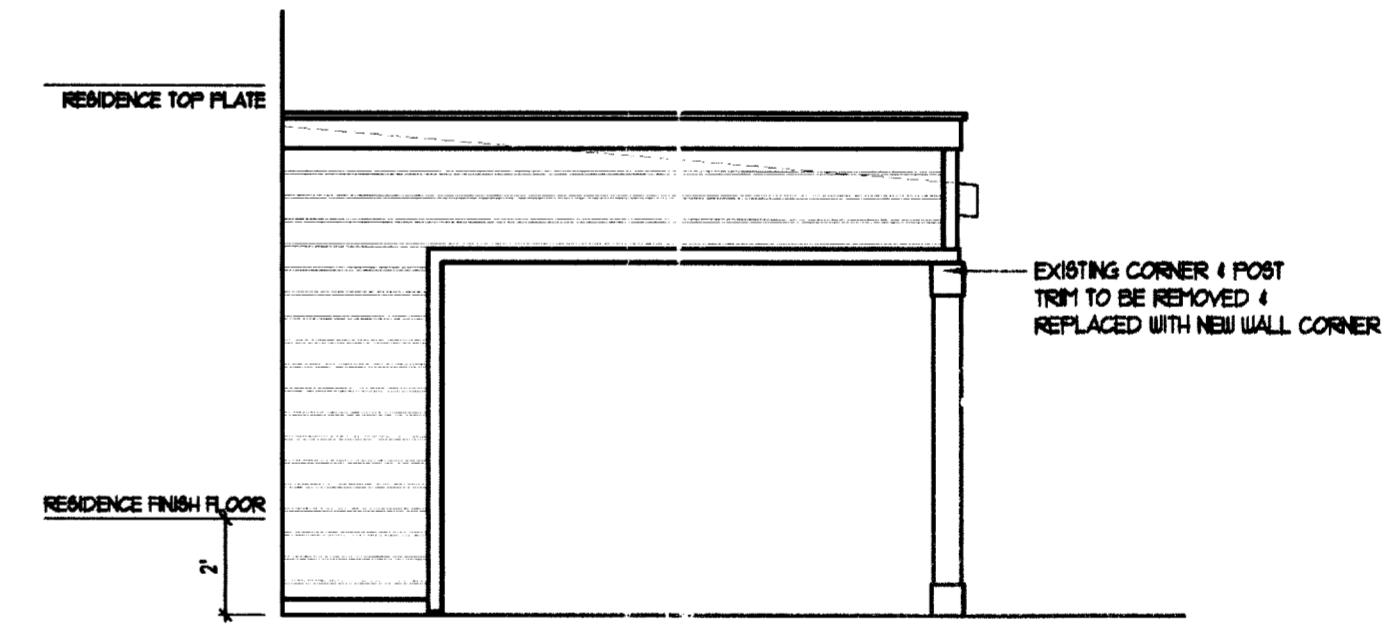
PROPOSED FLOOR PLAN
 SCALE: 1/4"=1'-0"



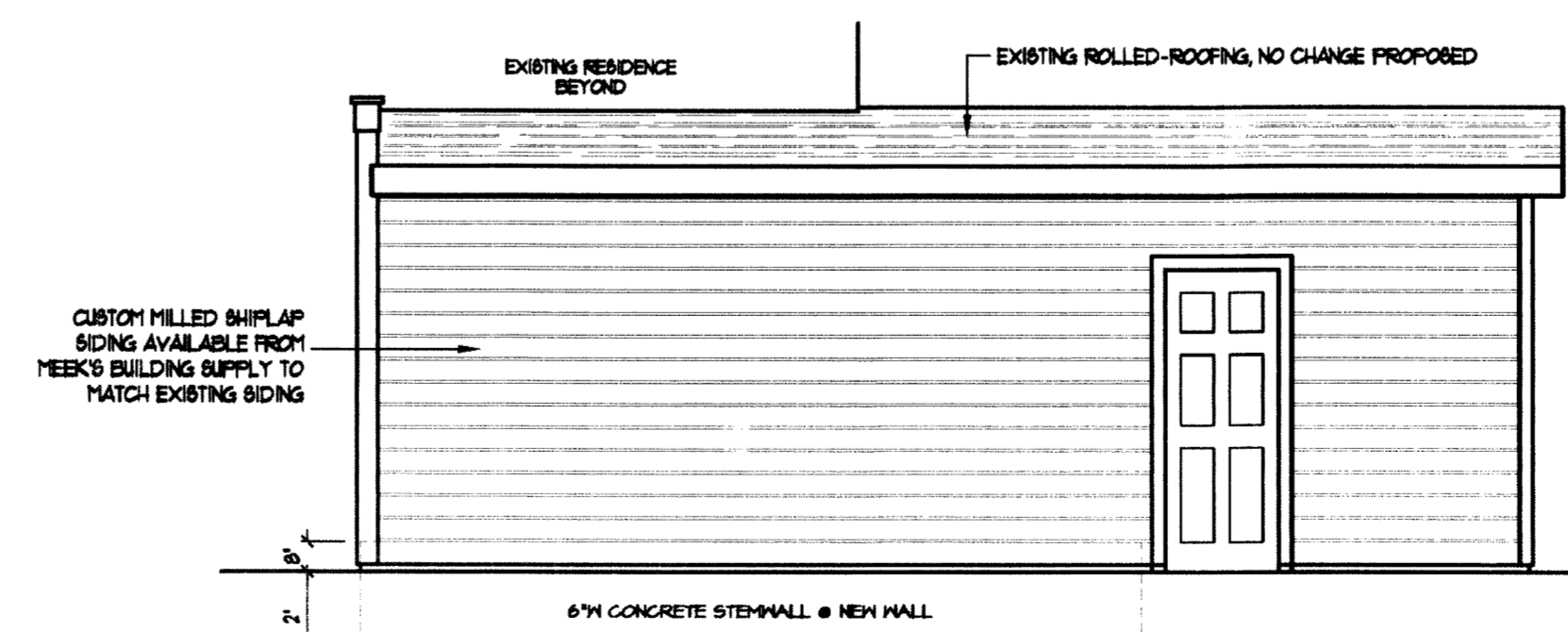
EXISTING FLOOR PLAN
 SCALE: 1/4"=1'-0"



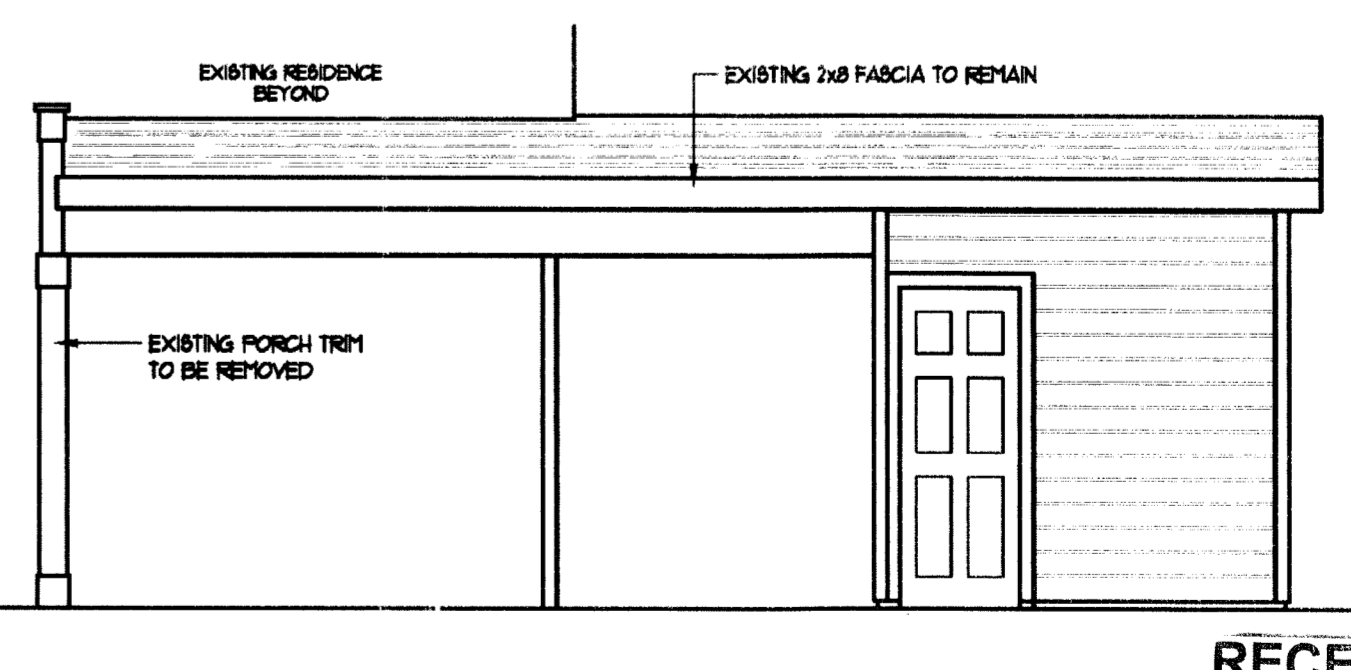
PROPOSED FRONT ELEVATION
 SCALE: 1/4"=1'-0"



EXISTING FRONT ELEVATION
 SCALE: 1/4"=1'-0"



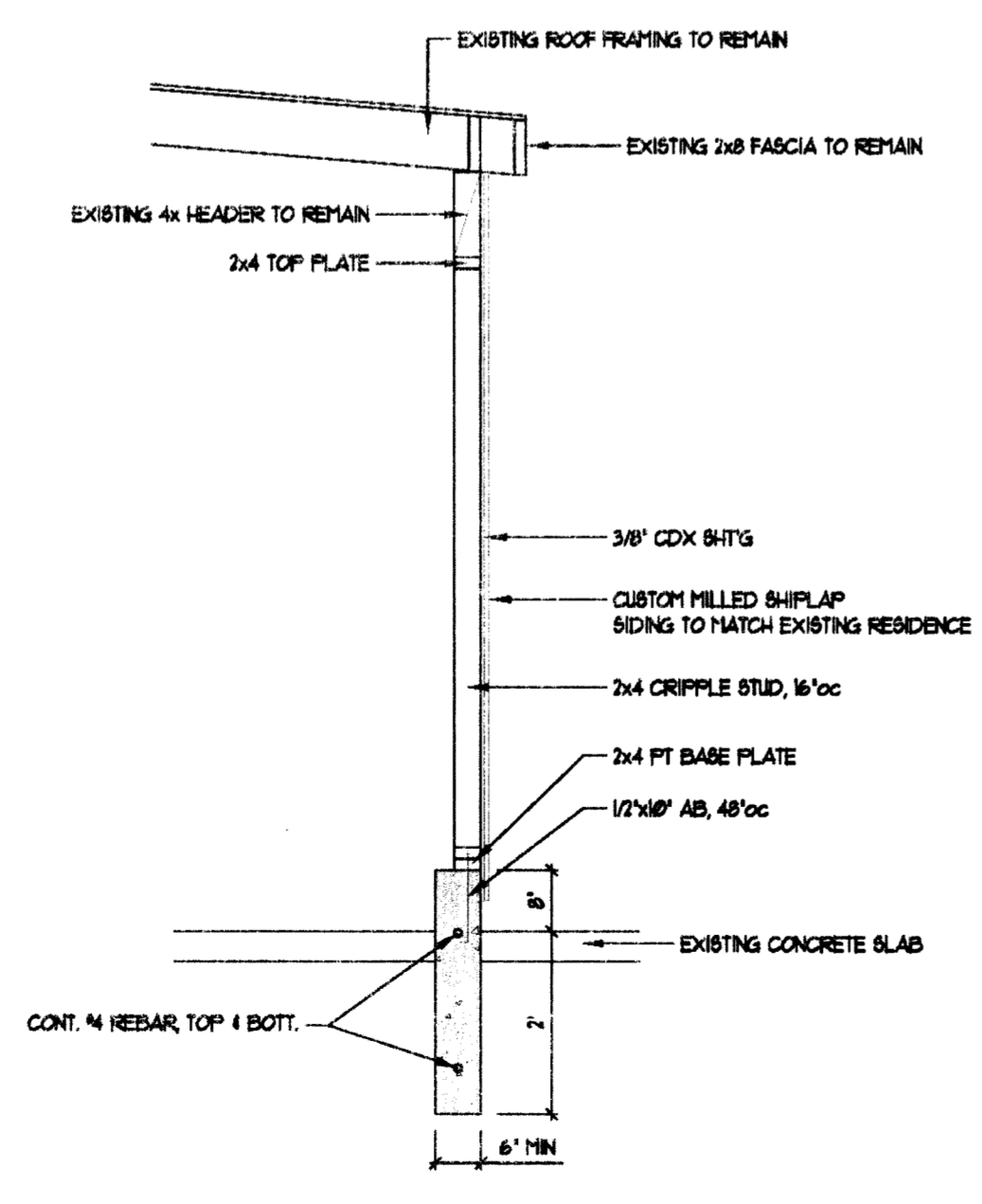
PROPOSED SIDE ELEVATION
 SCALE: 1/4"=1'-0"



EXISTING SIDE ELEVATION
 SCALE: 1/4"=1'-0"

ELECTRICAL SYMBOLS

| | |
|--|------------------------------|
| | 20 VOLT DUPLEX OUTLET |
| | 20 VOLT GFCI DUPLEX OUTLET |
| | SINGLE POLE SWITCH |
| | CEILING MOUNT LIGHT FIXTURE |
| | WALL MOUNT LIGHT FIXTURE |
| | AUTOMATIC GARAGE DOOR OPENER |



WALL SECTION
 SCALE: 1/2"=1'-0"