

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING  
OF December 13, 2012**

**FILE NO:** HRC-12-123

**AGENDA ITEM:** F-2

**STAFF AUTHOR:** Jennifer Pruitt, Principal Planner

**REQUEST:** To allow installation/replacement of the rear porch/deck, installation of an ADA lift and signage.

**APPLICANT:** Don Smit, Project One

**OWNERS:** John and Mary Shuler

**LOCATION/APN:** 102 S. Nevada Street / 003-217-12

**RECOMMENDED MOTION:** It is recommended that the Historic Resources Commission "Move to approve HRC-12-123, a request from Don Smit (property owners: John and Mary Schuler), to allow installation/replacement of the rear porch/deck, installation of an ADA lift and signage, on property zoned Residential Office, located at 102 S. Nevada Street, APN 003-217-12, based on the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, and with Historic Resources Commission Policies."

**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. All signs must have an appearance, color, size, texture and design which conform to the sign codes and to the historic character of the district.

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

**MASTER PLAN DESIGNATION:** Mixed Use Residential

**ZONING:** Residential Office

**PREVIOUS REVIEWS:** None

**DISCUSSION:**

On October 18, 2012 the HRC Chairman approved the replacement of the existing porch in-kind on the subject site, which would have allowed the applicant to replace the non-code compliant eastern porch. The new property owners are proposing to utilize the subject site for a new use of a beauty establishment.

The existing 1,566 square foot structure was built in 1859; however there is some documentation that the structure was built much later between 1890 and 1907.

The subject site has been utilized a variety of uses over the years. At this time the proposed use will require the new owners to comply with the current requirements from the Building Code.

At this time the applicant is not proposing any alterations to the primary western façade.

**5.19.1 Guidelines for Historic Buildings**

A porch that is part of the original design of a historic building shall be maintained in its original configuration, design, style and detailing if at all possible. If suitable documentary evidence can be presented which demonstrates the original existence of a porch which no longer exists, the porch may be reconstructed to match the original as best as possible. If a porch cannot be demonstrated to have originally existed on the building, a porch may be added with the condition that the configuration, design, style and detailing are suitable and compatible with the architectural style of the building and does not adversely impact the historic integrity of the building. Any new additions to the building shall be performed in such a manner that if removed in the future the original building will not be adversely affected. *(Standard Number: 2, 3, 4, 5, 6, 9, 10)*

The replacement porch and will result in an entry that meets the Carson City Building code requirements.

**5.23 Guidelines for Signs**

Signs in the Historic District are governed by both this Division and Division 4 of the Development Standards. Signage in the Historic District is generally concerned with the conversion of original residential buildings to light office use or with new buildings which

have been constructed as commercial buildings in a style compatible with the basic residential nature of the district.

All signs must have an appearance, color, size, texture and design which conform to the sign codes and to the historic character of the district. Signs should also closely match stylistically with the architectural style of the building. Additionally, the location and/or method of attachment of the sign will be considered. The HRC will review all sign applications within the context of the building and the location in the district.

The proposed signage will result in the screening of the proposed ADA lift structure.



*Mary's About Face & Body Inc.*  
102 South Nevada Street

View looking Northwest

### 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 December 6, 2012, 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:**

With the recommended conditions of approval and based upon the project 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 the application submitted for HRC-12-123 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 materials from the selections provided for the project if needed.

Respectfully Submitted,

PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

*Jennifer Pruitt*

Jennifer Pruitt, AICP, LEED AP  
Principal Planner

Application (HRC-12-123)  
Engineering Division comments

**Carson City Engineering Division  
Historic Resources Commission Report  
102 S. Nevada St.  
File Number HRC 12-123 Revision**

**TO:** Historic Resources Commission

**FROM:** Rory Hogen, Asst. Engineer

**DATE:** November 30, 2012

**SUBJECT TITLE:**

Review of a Historic Resources Commission application for replacing and improving an existing porch and parking space.

**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.

**Carson City Engineering Division**  
**Historic Resources Commission Report**  
102 S. Nevada St.  
File Number HRC 12-123 Revision

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

FOR OFFICE USE ONLY:

**FILE # HRC - 12 - 123**

**HISTORIC RESOURCES COMMISSION**

John and Mary Shuler  
 \_\_\_\_\_  
 PROPERTY OWNER  
 1167 Chaparral Court, Minden, Nevada 8923  
 \_\_\_\_\_  
 MAILING ADDRESS, CITY, STATE, ZIP  
 775.720.4723  
 \_\_\_\_\_  
 PHONE # FAX #  
 \_\_\_\_\_  
 E-MAIL ADDRESS  
Name of Person to Whom All Correspondence Should Be Sent  
 Donald Smit/Project One 775.741.9664 (Cell Number)  
 \_\_\_\_\_  
 APPLICANT/AGENT PHONE #  
 490 Hot Springs Road, Carson City, Nevada 89706  
 \_\_\_\_\_  
 MAILING ADDRESS, CITY, STATE ZIP  
 775.882.2753 (o) 775.882.4016  
 \_\_\_\_\_  
 PHONE # FAX #  
 don@project-one.com  
 \_\_\_\_\_  
 E-MAIL ADDRESS

FEE: None

**RECEIVED**

NOV 19 2012

**SUBMITTAL PACKET**

- Application Form with signed CARSON CITY PLANNING DIVISION
- Written Project Description
- 16 Completed Application Packets-Application form, maps, supporting documentation (1 Original + 15 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.

**REVISED**

<u>Project's Assessor Parcel Number(s):</u> 003.217.12	<u>Street Address</u> 102 South Nevada Street, Carson City, Nevada 89701	<u>ZIP Code</u>
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<u>Project's Master Plan Designation</u>	<u>Project's Current Zoning</u> R/O	<u>Nearest Major Cross Street(s)</u> 2nd Street
--	--	--

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.

Previous approval for the removal and replacement of a non-code compliant entry porch under

HRC-12-123. Owner would like to increase the size of the originally approved deck to create a better sense of arrival.

The deck will be constructed of materials compatible with the original structure's construction, latticework, post design, etc.

As with HRC-12-123 a ADA lift will be incorporated into the new entry porch. Additionally, the Owner is requesting

approval of the proposed business sign as depicted on the attached drawing submittal, sheet A2.4, located on the porch

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

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 16 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

Donald W. Smit

Owner's Printed Name

Applicant's/Agent's Printed Name





remove and replace existing porch

Remove and replace existing parking space add walkway to new porch.





remove and replace existing porch

Remove and replace existing parking space add walkway to new porch.





No changes to the North, West or South portions of the structure



A Proposed Remodel for:

# Mary's About Face

102 s. nevada street, carson city, nv 89701



four nine zero  
hot springs road  
carson city + nevada 89706-0760  
775.882.2753 (o) + 775.882.4016 (f)  
www.project-one.com

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**general notes** | **project team**

- ALL WORK INCLUDING MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST PUBLISHED AND ADOPTED EDITION OF CODES, LAWS STATUTES, RULES, REGULATIONS, ORDERS, DEGREES, ORDINANCES AND OTHER REQUIREMENTS OF CARSON CITY AND PUBLIC UTILITY FRANCHISE HOLDERS HAVING JURISDICTION OVER THIS PROJECT. ALL WORK INCLUDING MATERIALS, WORKMANSHIP AND EQUIPMENT REQUIRED FOR A COMPLETE INSTALLATION OF SPECIFIED (OR OTHERWISE SELECTED) ITEMS SHALL CONFORM TO THE PRODUCT MANUFACTURER'S SPECIFICATIONS AND/OR INDUSTRY STANDARDS WITHOUT EXCEPTION UNLESS THE CONTRACT DOCUMENTS DELINEATE REQUIREMENTS BEYOND SUCH SPECIFICATIONS AND STANDARDS.
- THIS PROJECT SHALL COMPLY WITH THE 2006 INTERNATIONAL BUILDING CODE, 2006 UNIFORM PLUMBING CODE, 2006 UNIFORM MECHANICAL CODE, 2005 NATIONAL ELECTRICAL CODE, 2006 INTERNATIONAL ENERGY CONSERVATION CODE (2009) INTERNATIONAL CODE COUNCIL ANSI A117.1, 2007 NORTHERN NEVADA AMENDMENTS, AND THE CCBP TITLE 15 - BUILDING AND CONSTRUCTION.
- PROJECT CONSIST OF INTERIOR REMODEL OF EXISTING STRUCTURE, BUILDING FOOT PRINT IS NOT EXPANDED, ADDITION OF NEW ADA RESTROOM, NEW EAST ENTRY PORCH W/ ADA LIFT AND INSTALLATION OF ADA LIFT. DELETION OF SELECTED INTERIOR WALLS.
- FROM ISSUANCE OF BUILDING PERMIT , AND NOTICE TO PROCEED, THE WORK SHALL BE SUBSTANTIALLY COMPLETE WITHIN 45 WORKING DAYS AND THE WORK COMPLETED, AND CERTIFICATE OF OCCUPANCY ISSUED.
- COORDINATE ALL FINISH SELECTIONS WITH THE OWNER. NOTIFY OWNER AND CARSON CITY BUILDING DEPARTMENT OF ALL IDENTIFIED DISCREPANCIES AND OR CONFLICTS WITH THE EXISTING BUILDING AND/OR CONSTRUCTION BID DOCUMENTS.

**OWNER**  
John and Mary Shuler  
1167 chaparral court  
minden, nevada 8423  
775.xxx.xxxx residence

**GENERAL CONTRACTOR/DESIGNER**  
project one  
contact: donald w. smit  
490 hot springs road  
carson city, nevada 89706  
775.882.2753 office  
775.882.4016 facsimile  
don@project-one.com email  
registration number: 183-P

**STRUCTURAL ENGINEER**  
wayne h. reid, s.e.  
contact: wayne h. reid  
490 hot springs road  
carson city, nevada 89706  
775.230.2747 office  
775.882.4016 facsimile  
reidse2@charter.net

**project description summary** | **sheet index**

- REMOVAL OF SELECTED INTERIOR WALLS TO ACCOMMODATE REVISED ROOM LAYOUT.
  - INSTALLATION OF NEW SUPPORTING STRUCTURAL FRAME WORK WHERE LOAD BEARING WALLS ARE REMOVED.
  - REMOVAL, AND REPLACEMENT, OF EXISTING RESTROOM WITH NEW ADA COMPLIANT UNISEX RESTROOM.
  - INSTALL NEW ADA COMPLIANT ACCESS, WALK WAY PARKING SPACE, ASSOCIATED PARKING AREA STRIPPING + SIGNAGE, AND ADA LIFT.
  - INSTALL GROUNDED 4-GANG ELECTRICAL OUTLETS.
  - INSTALL NEW CASEWORK, PLUMBING AND FIXTURES AS INDICATED IN DRAWINGS.
  - INSTALL NEW EAST ENTRY DECK, RAILING, AND DECK SURFACE.
  - PROVIDE STRUCTURAL SUPPORTING MEMBERS WHERE REQUIRED, AND UNCOVERED DURING DEMOLITION PROCESS.
- THE EXISTING BUILDING FOOT PRINT WILL NOT BE EXPANDED.

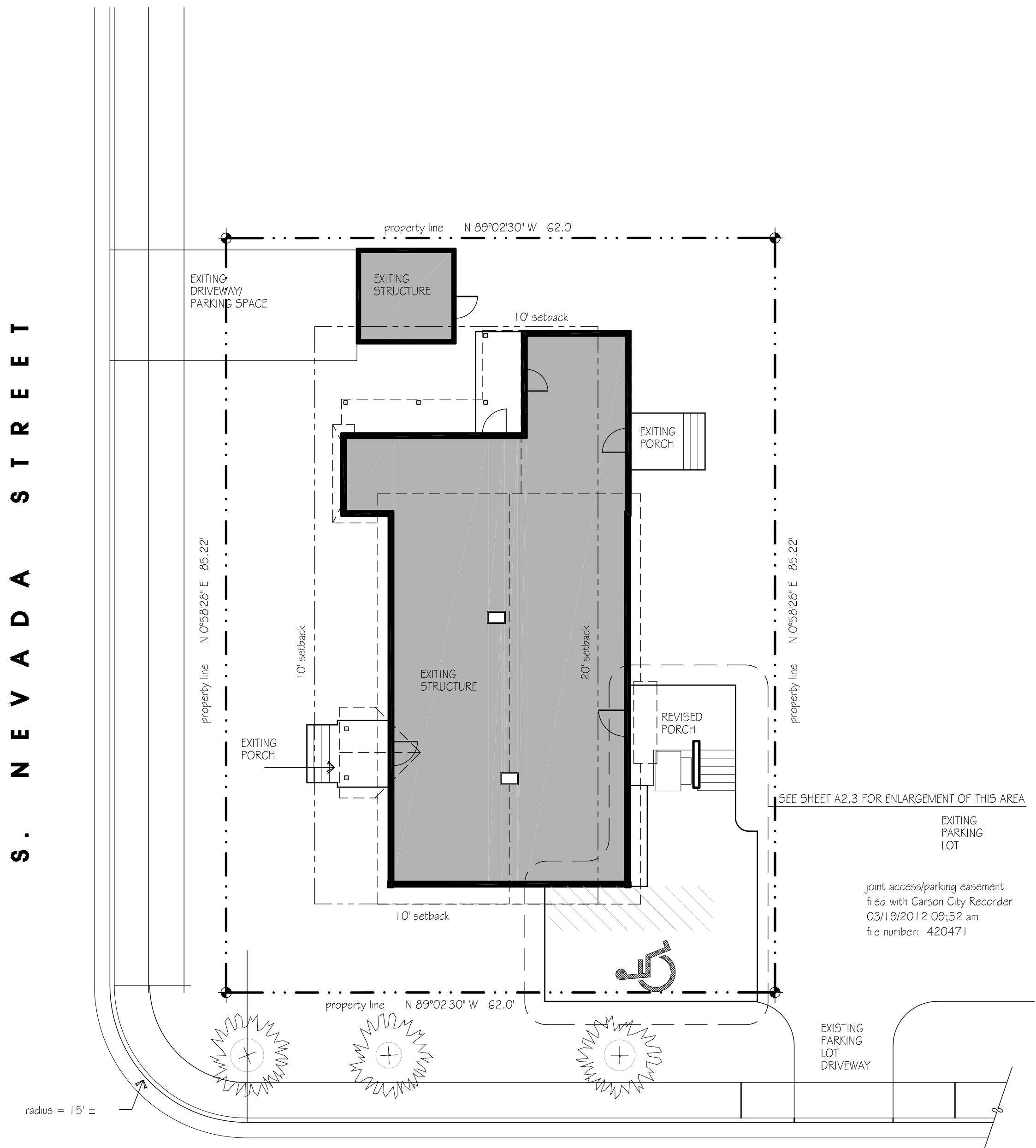
- A1.1 general information, site plan, vicinity map
- A1.2 demolition exterior elevations
- A2.1 existing floor plan
- A2.2 demolition floor plan
- A2.3 floor plan
- A2.4 new entry porch & ADA parking space
- A2.5 enlarged restroom & accessibility details
- E1.1 electrical plan

**vicinity map** (n.t.s.) | **building / site data**



**BUILDING INFORMATION**

address:	102 South Nevada Street
a.p.n.:	003.217.12
land use code/zoning:	R/O
flood zone:	N/A
setbacks:	front: 10' sides: 10' rear: 20'
lot size:	0.12 acre (5,284 ± sq. ft.)
building area:	main level (e) 1,584.5 ± square feet main level expansion 0.0
construction type:	v-n
sprinklers:	no
occupant load:	38 - refer to occupancy calculation sheet A2.3



**LEGAL DESCRIPTION**

ADDRESS:	102 S. Nevada Street	FLOOD ZONE:	N/A
APN:	003.217.12	SETBACKS:	FRONT/SIDE - 10' REAR - 20'
ZONING:	R/O	LOT SIZE:	5,284 ± sq. ft., 0.12 acre
YEAR CONSTRUCTED:	1859		

consultant:

project:

**MARY'S ABOUT FACE**

102 south nevada street  
carson city, nevada 89701  
003.217.12

client: **JOHN & MARY SHULER**

date: **06.06.2012**

notes: I, the undersigned, hereby acknowledge that my bid, dated \_\_\_\_\_, matches the scope of work contained within this bid drawing & specification set.

vendor:

project no.: 1209

file: 1209 A1.1

drawn: dws

checked: dws

date: 08.17.2012

revision: description:

PLAN CHECK RESPONSE  
OCTOBER 29, 2012

reference north

sheet title:

general information, site plan & vicinity map

sheet number: of

**a1.1 8**

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## MATERIAL INDEX

1. (E) ASPHALT SHINGLES.
2. (E) SHIPLAP SIDING TO REMAIN THROUGHOUT EXCEPT AT NEW EAST ENTRY DOOR. SEE ELEVATIONS AND FLOOR PLAN.
3. (E) DOUBLE HUNG WINDOWS WHERE REPLACED AT AN UNKNOWN DATE.
4. (E) WOOD TRIM PAINTED GRAY.
5. (E) WOOD WINDOW CROSSHEAD PAINTED GRAY.
6. (E) WOOD WINDOW SILL PAINTED GRAY.
7. (E) WOOD BRACKET PAINTED WHITE.
8. (E) WOOD DETAIL PAINTED WHITE.
9. (E) WOOD DETAIL PAINTED WHITE.
10. (E) METAL MAIL SLOT PAINTED WHITE.
11. (E) METAL MAIL SLOT PAINTED WHITE.
12. (E) METAL WALL PORCH LIGHT ADDED WITH EAST ENTRANCE. PAINTED WHITE.
13. (E) WOOD DOOR PAINTED WHITE AND WOOD TRIM AND CROSSHEAD PAINTED GRAY. TO REMAIN.
14. (E) FRONT DOOR PAINTED WHITE.
15. (E) WOOD POST AND TRIM PAINTED GRAY.
16. (E) WOOD RAIL PAINTED WHITE WITH CLAREMONT BALLUSTERS PAINTED GRAY.
17. (E) DECORATIVE WOOD HEADER PAINTED WHITE.
18. (E) SCALLOPED WOOD SIDING PAINTED WHITE.
19. (E) WOOD CORNER MOLDING PAINTED WHITE.
20. (E) MOLDED WOOD FASCIA PAINTED WHITE.
21. (E) ENTRANCE OVERHANG ADDED AN UNKNOWN DATE.
22. (E) WOOD DECK, RAILING AND STEPS TO BE REMOVED.
23. (E) WOOD LATTICE PAINTED WHITE.
24. (E) STONE FOUNDATION WALL.
25. (E) WOOD STEPS PAINTED WHITE.
26. (E) WOOD SCALLOPED ROOFING PAINTED WHITE.
27. (E) BRICK CHIMNEY.
28. (E) SHEET METAL FLUE.
29. (E) WOOD POST PAINTED WHITE.
30. (E) METAL LOUVER VENT WITH WOOD TRIM AT FOUR SIDES.
31. (E) ELECTRICAL SERVICE PANEL, METER, AND UTILITIES.
32. (E) DECK AND STEPS TO REMAIN.
33. (E) WOOD DOOR PAINTED WHITE IN NORTH ADDITION.
34. (E) WOOD RAIL AND BALLUSTERS PAINTED WHITE.

## SHEET NOTES

1. THE EXISTING STRUCTURE, TRIM AND FINISHES ARE TO REMAIN UNMODIFIED UNLESS SPECIFICALLY NOTED. THE ONLY MODIFICATIONS TO THE EXISTING AT TO BE AT THE NEW REVISED EAST ENTRANCE WAY WHICH IS BEING CONSTRUCTED TO ACCOMMODATE ACCESSIBILITY INTO THE EXISTING BUILDING.
2. THE ORIGINAL HOUSE WAS CONSTRUCTED IN 18?? AND TO THE BEST OF OUR KNOWLEDGE THERE WHERE TWO SUBSTANTIAL ADDITIONS. THE EAST ENTRANCE AND THE NORTHERN PORTION OF THE BUILDING. SEE THE ELEVATIONS FOR DELINEATIONS. THE DATE OF THESE ADDITIONS IS UNKNOWN.

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consultant:

project:

## MARY'S ABOUT FACE

102 south nevada street  
carson city, nevada 89701  
003.217.12

client: JOHN & MARY SHULER

date: 06.06.2012

notes: I, the undersigned, hereby acknowledge that my bid, dated \_\_\_\_\_, matches the scope of work contained within this bid drawing & specification set.

vendor:

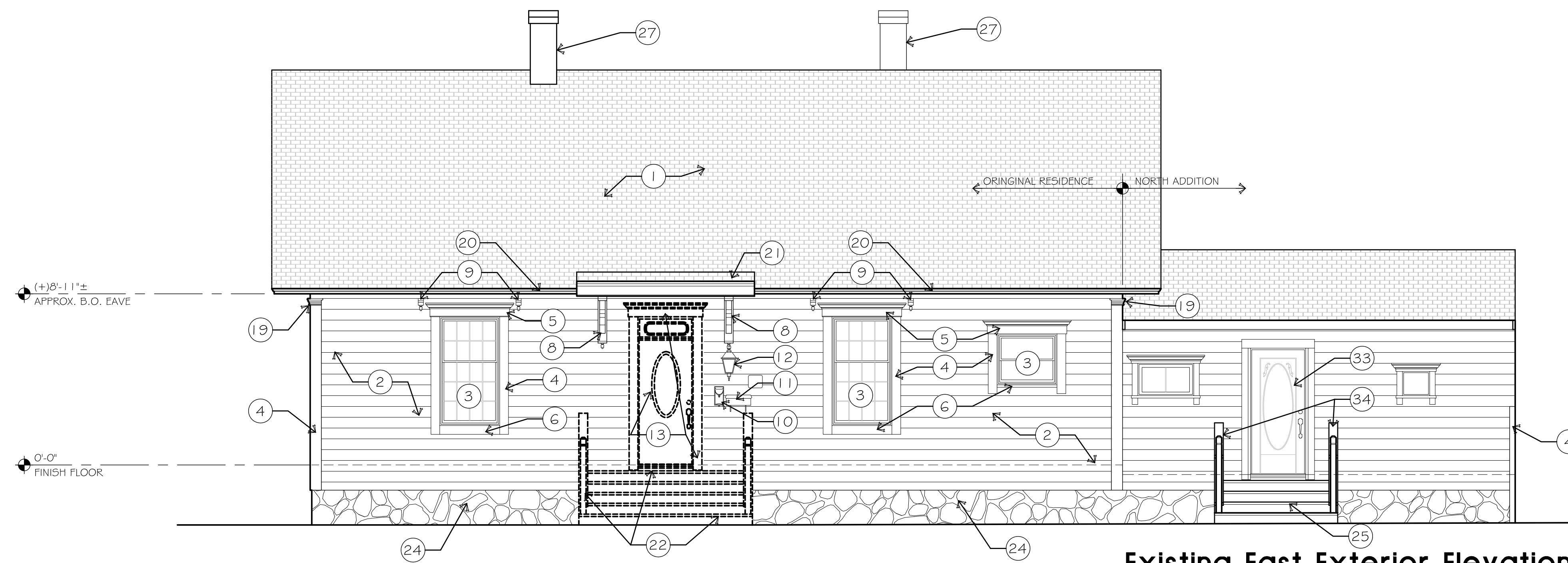
project no.: 1209  
file: 1209 A1.2  
drawn: dws  
checked: dws  
date: 08.17.2012  
revision: description:

reference north

sheet title:  
**demolition exterior elevations**

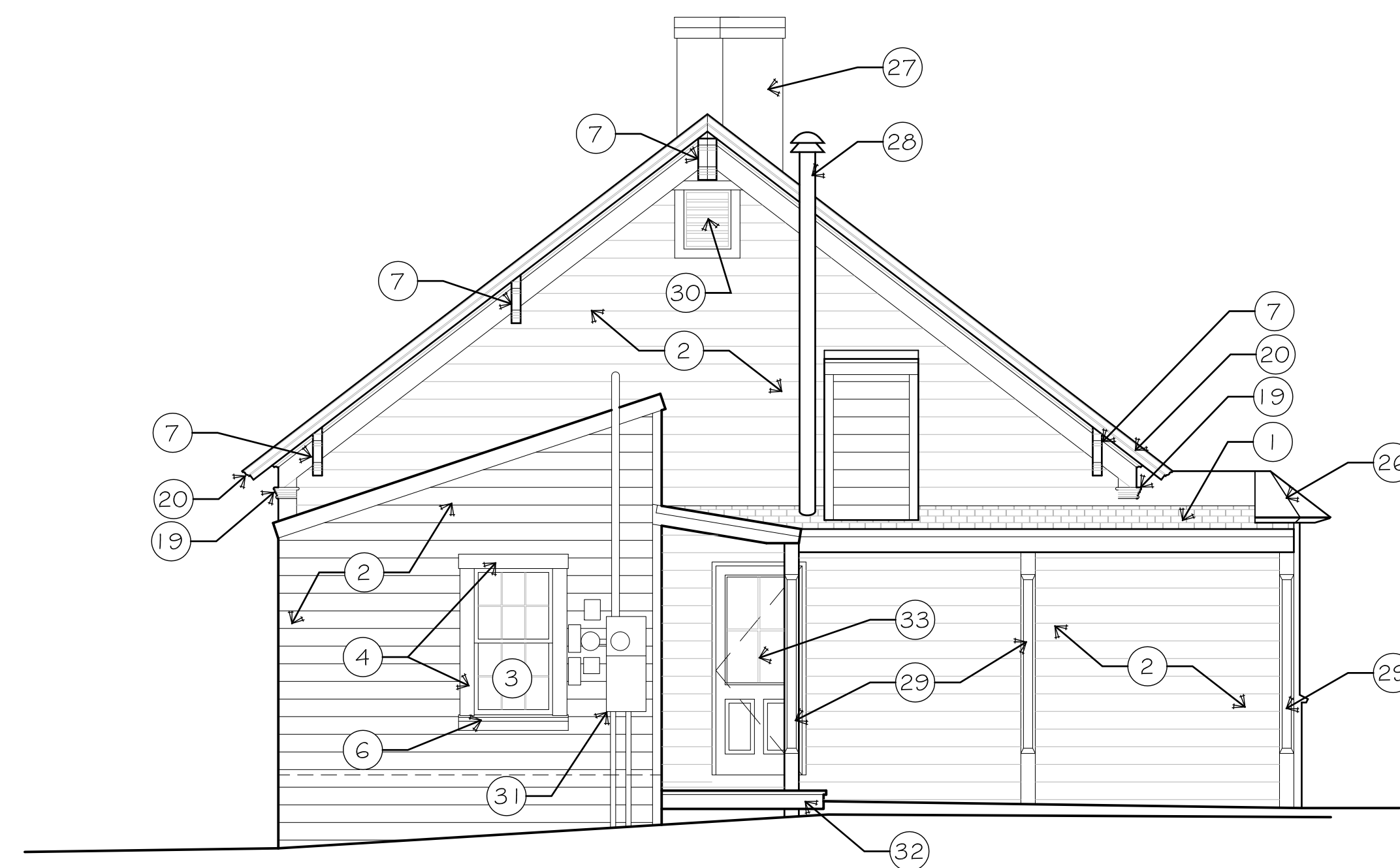
sheet number: of  
**a1.2 8**

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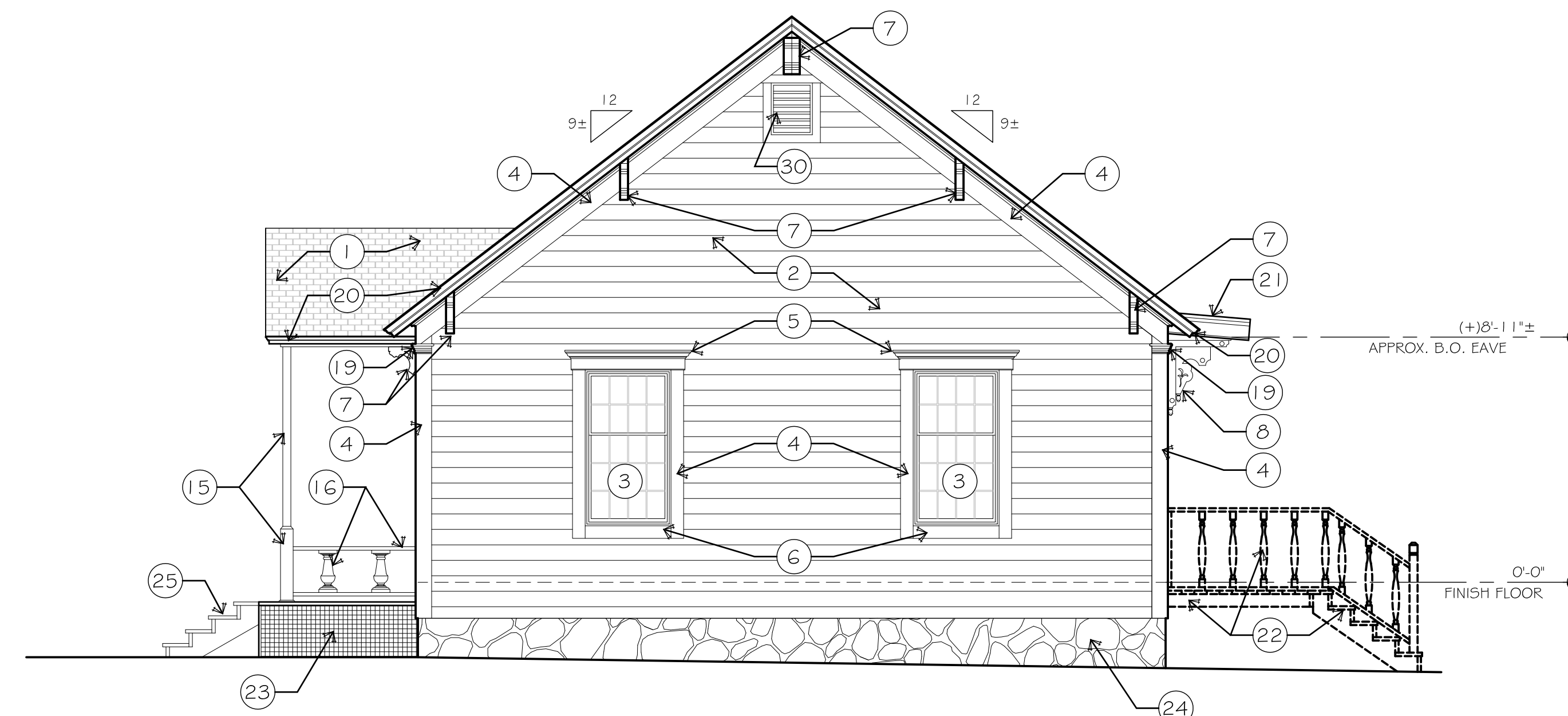
**Existing East Exterior Elevation**

SC: 1/4" = 1'-0"



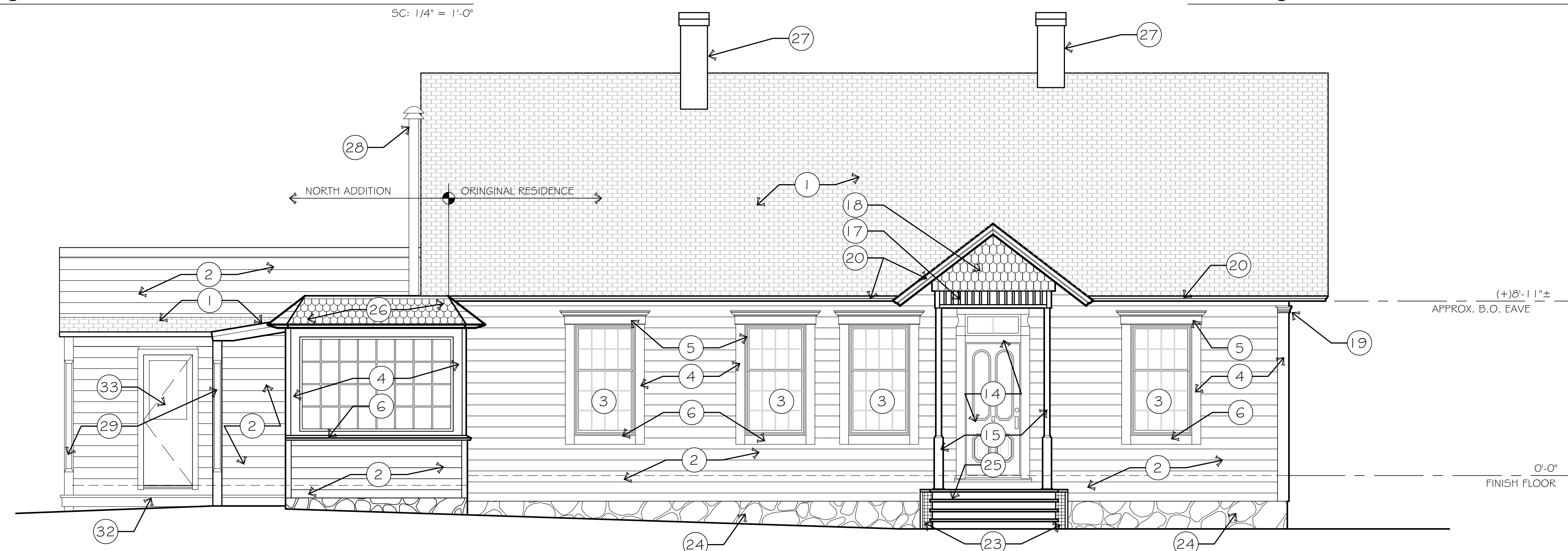
**Existing North Exterior Elevation**

SC: 1/4" = 1'-0"



**Existing South Exterior Elevation**

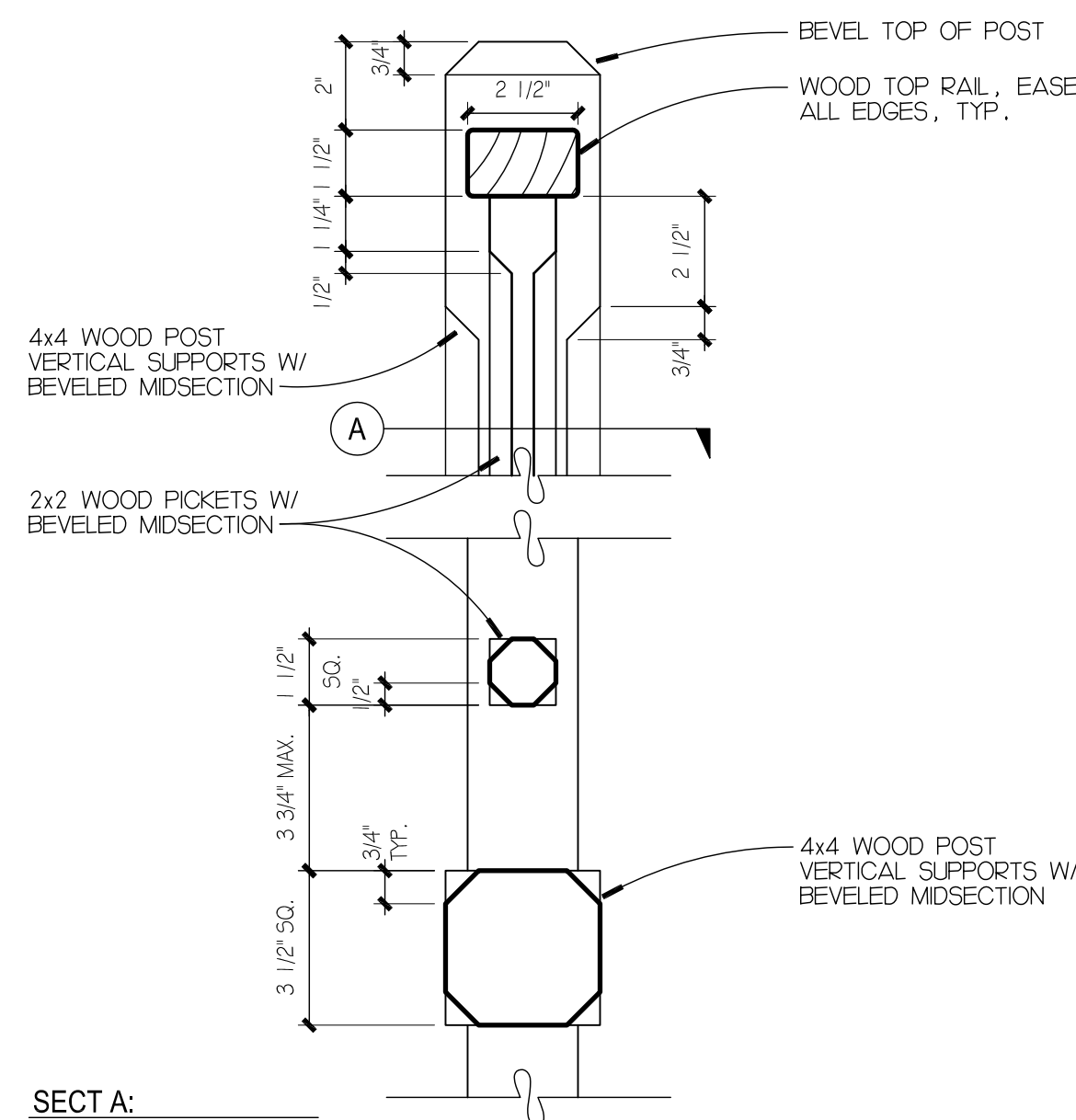
SC: 1/4" = 1'-0"



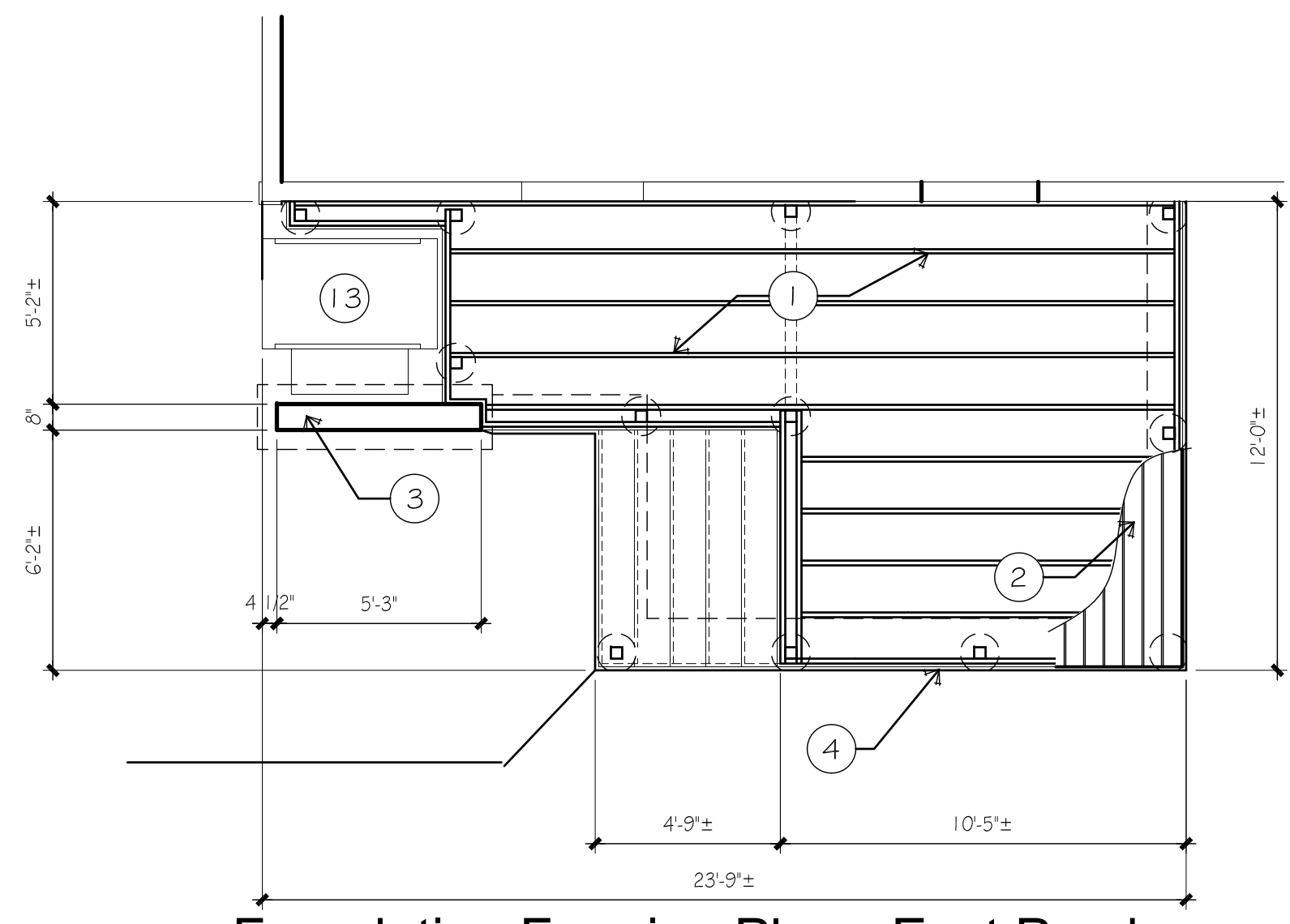
**Existing West Exterior Elevation**

SC: 1/4" = 1'-0"

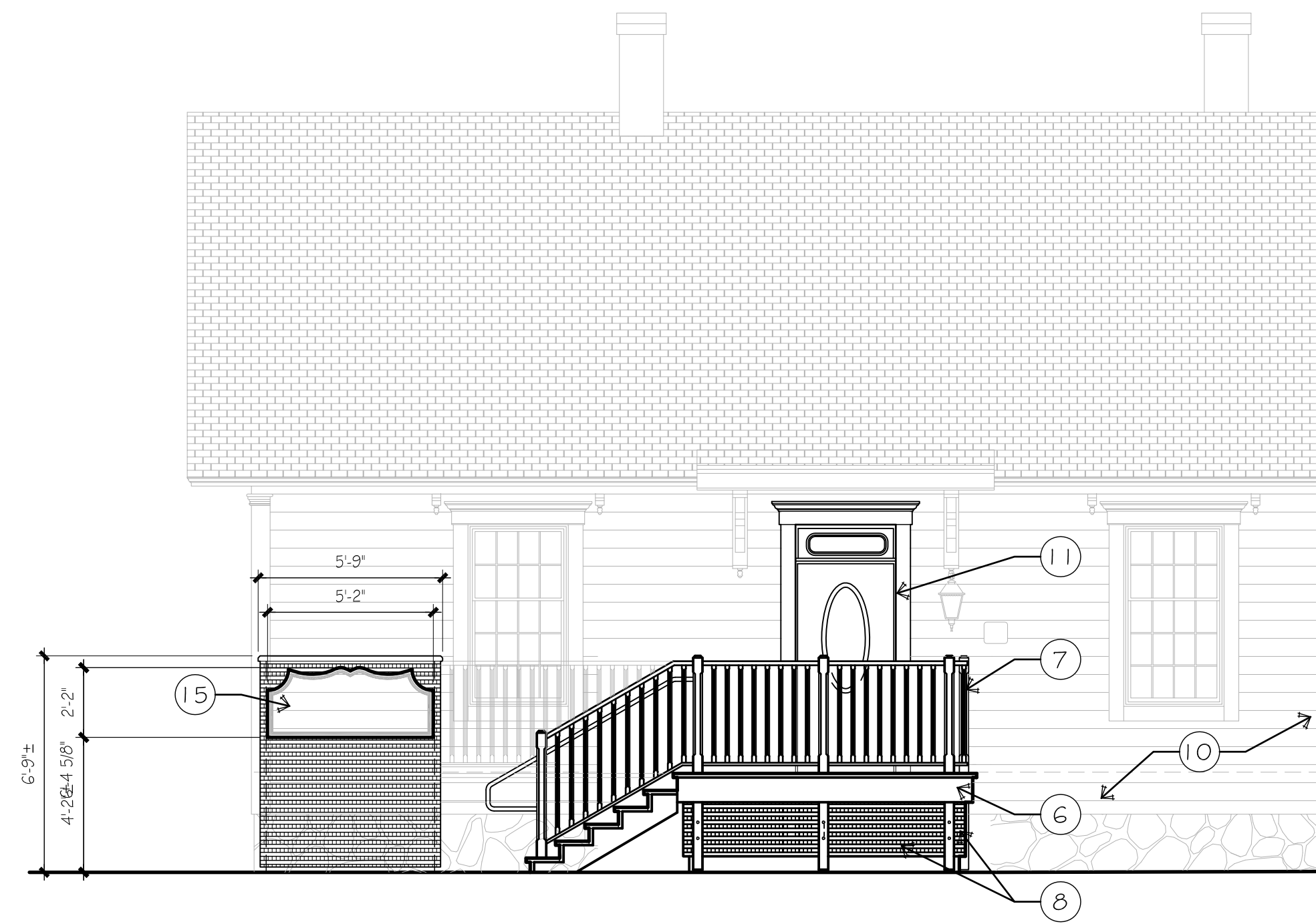




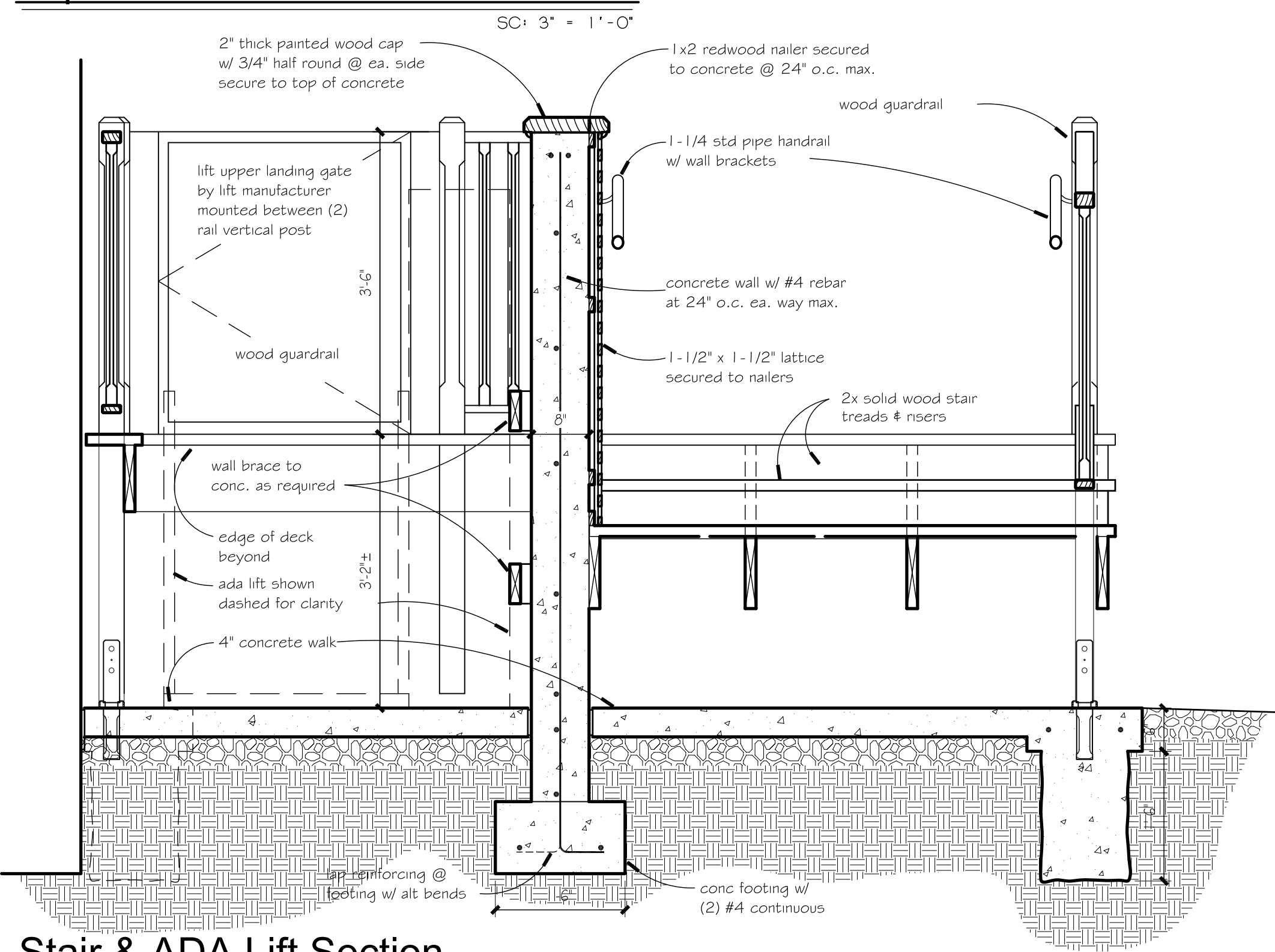
Top Rail



Foundation Framing Plan - East Porch



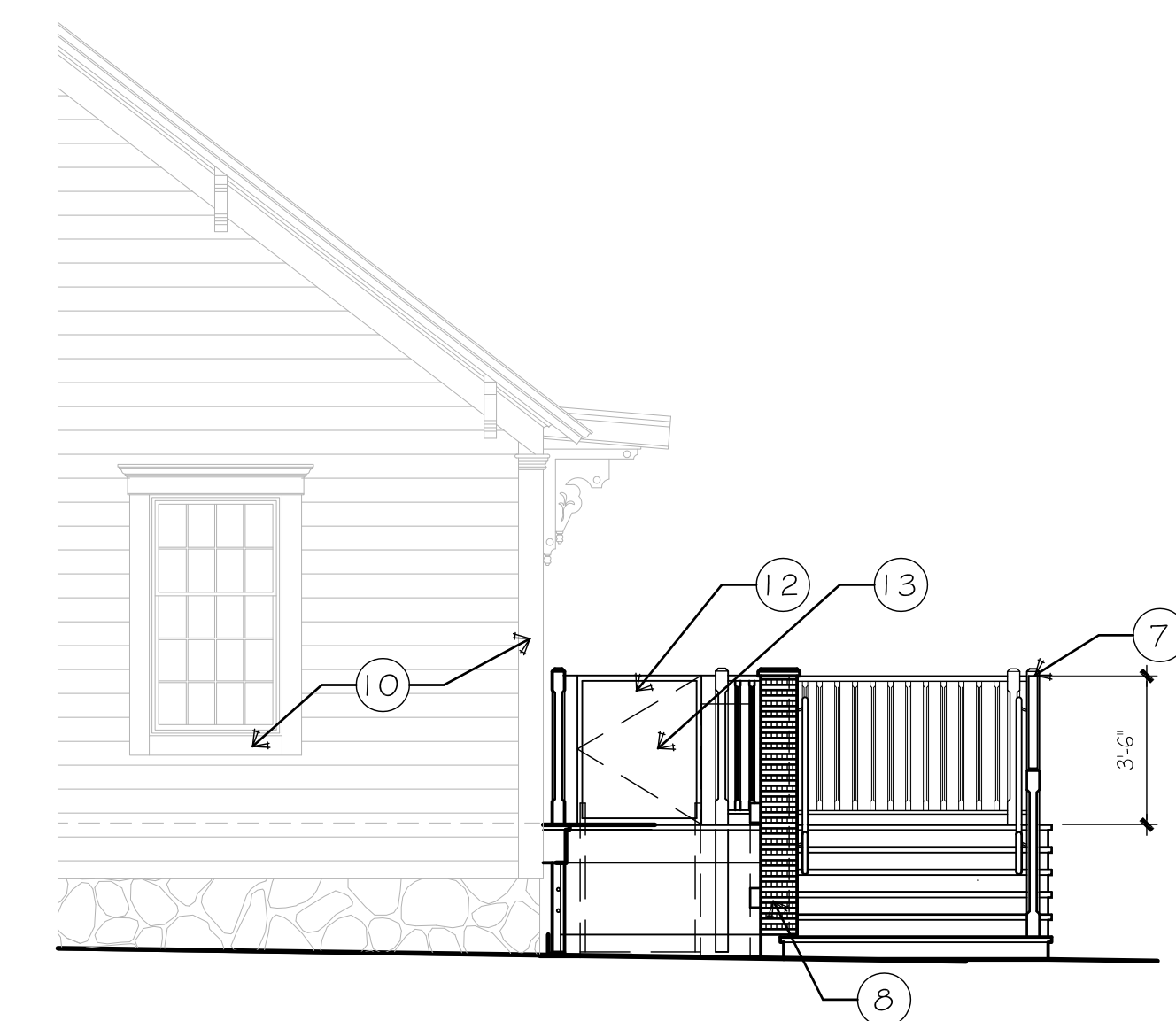
Partial East Elevation - East Porch



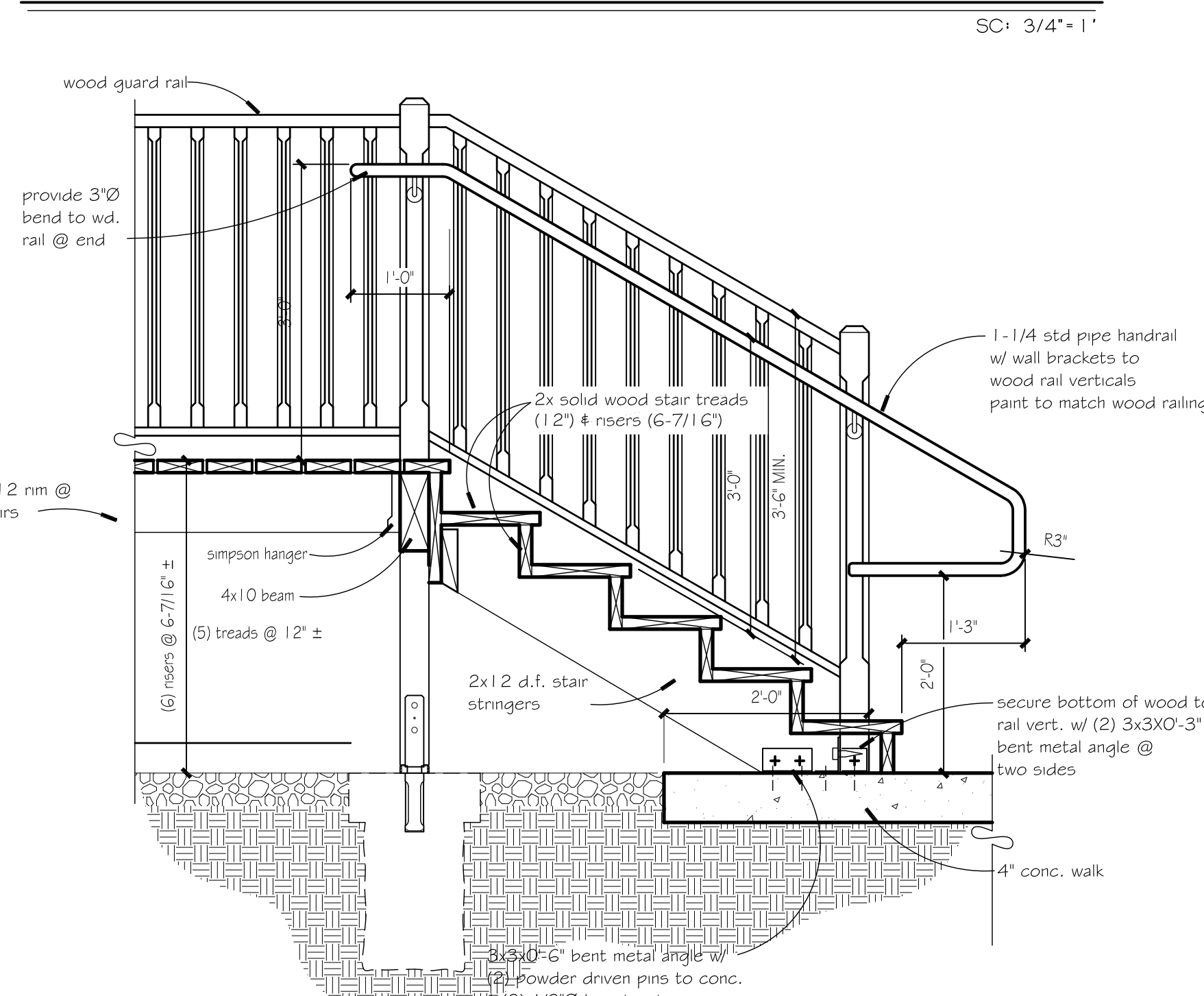
Stair & ADA Lift Section



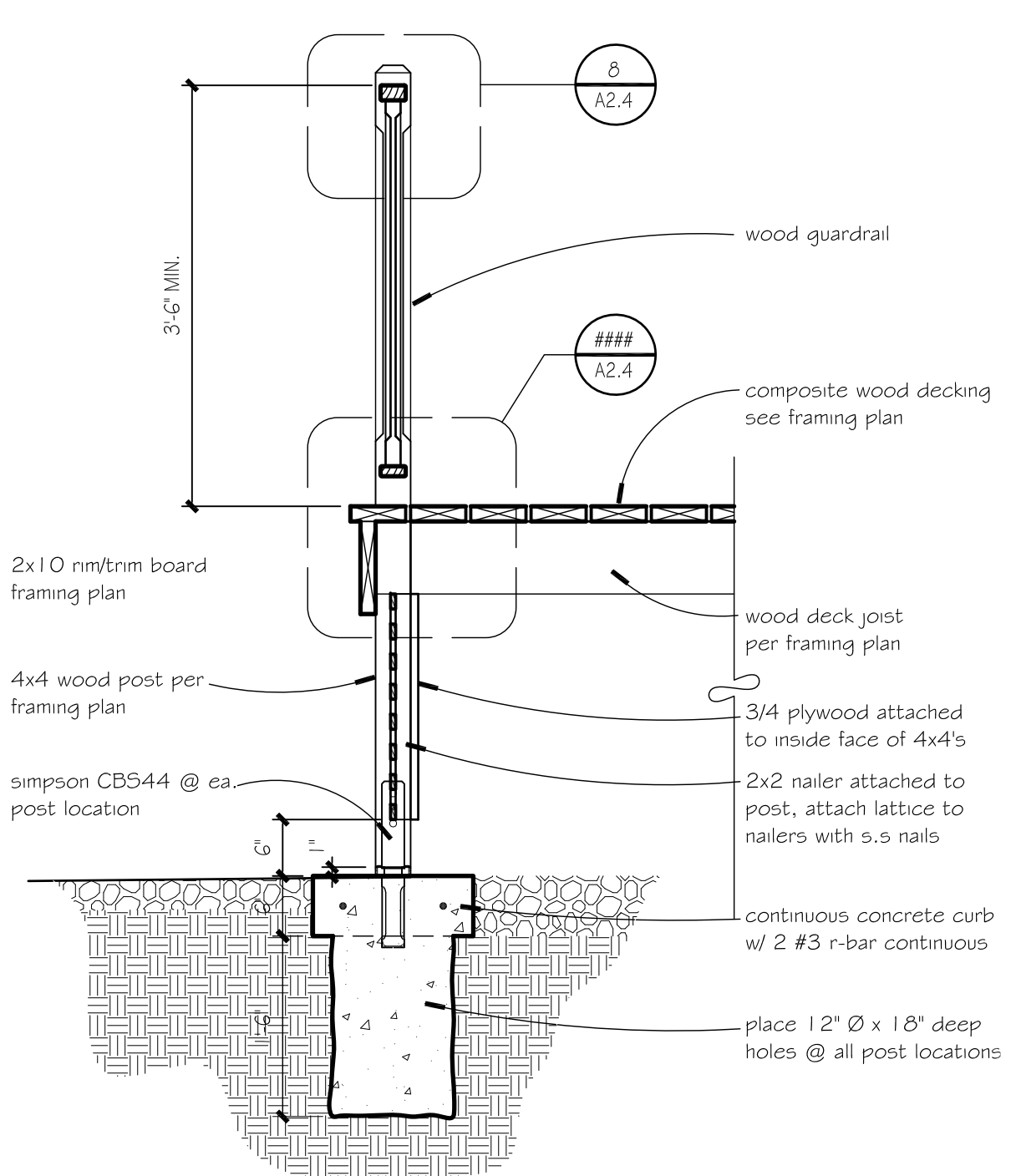
Proposed Business Signage



Partial South Elevation - East Porch



Stair Section

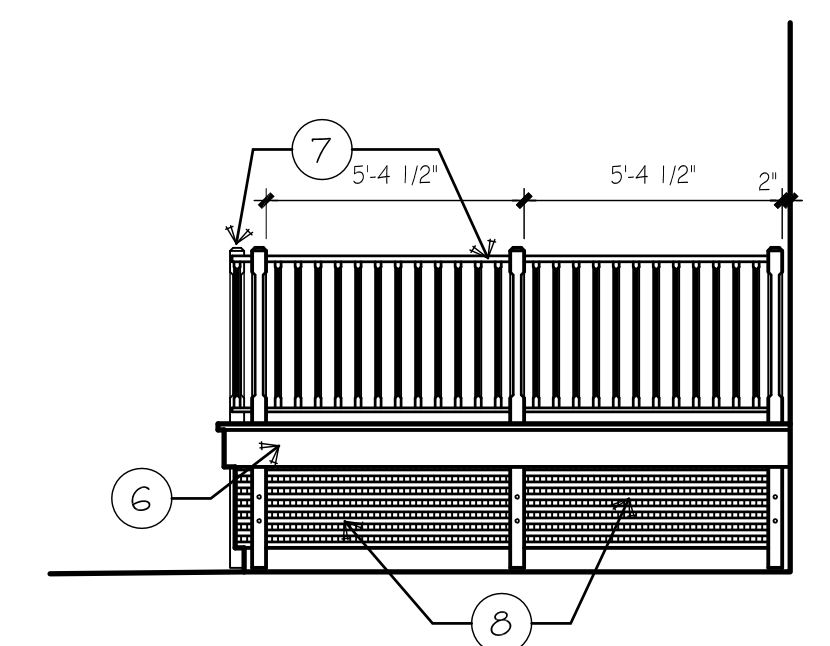


Deck and Railing Section

**MATERIAL INDEX**

- 2x8 DECK FRAMING AT 16" O.C.
- COMPOSITE DECKING TO RUN PERPENDICULAR TO DECK FRAMING.
- 6" CONCRETE STEM WALL OVER 1'-4" WIDE x 10" DEEP FOOTING.
- 2x12 STAR STRINGER EVENLY SPACED AT 16" O.C. MAX.
- 4" THICK CONCRETE WALK BETWEEN EXISTING PARKING SPACE AND STAIRS/ADA LIFT. PROVIDE CONTROL JOINTS (C.J.) AS SHOWN. SLOPE TO DRAIN WATER AWAY FROM BUILDING AND STAIRS/ADA LIFT WITH A MAX 1-1/2% SLOPE IN ANY DIRECTION.
- 2x10 RIM JOIST
- WOOD GUARDRAIL - PAINT WHITE TO MATCH (E) BUILDING.
- WOOD LATTICE OVER 1X2 PT NAILERS OVER CONCRETE WALL W/ HORIZONTAL ORIENTATION TO MATCH (E), PAINT WHITE TO MATCH (E) BUILDING.
- WOOD CAP OVER TOP OF CONCRETE WALL. SECURED TO WALL. PAINT WHITE TO MATCH (E) BUILDING.
- EXISTING BUILDING BEYOND. (E) FINISHES AND MATERIALS TO REMAIN EXCEPT AS NOTED SEE SHEET A1.2 FOR MATERIAL NOTES.
- UPPER LANDING GATE BY LIFT MANUFACTURE MOUNTED BETWEEN VERTICAL RAIL POSTS, VERIFY REQUIRED ROUGH OPENING WITH LIFT MANUFACTURE.
- ADA WHEEL CHAIR LIFT, INSTALLED PER MANUFACTURER'S REQUIREMENTS.
- 8" CONCRETE LIFT SUPPORT WALL.
- PROPOSED BUSINESS SIGNAGE

Partial North Elevation - East Porch



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consultant:

project:

**MARY'S ABOUT FACE**

102 south nevada street  
carson city, nevada 89701  
003.217.12

client: JOHN & MARY SHULER

date: 06.06.2012

notes: I, the undersigned, here by acknowledge that my bid, dated \_\_\_\_\_, matches the scope of work contained within this bid drawing & specification set.

vendor:

project no.: 1209

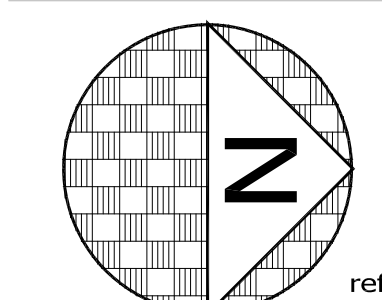
file: 1209 A2.4

drawn: dws

checked: dws

date: 11.18.2012

revision: description:



sheet title:

revised entry porch

& proposed

signage

sheet number: of

a2.4 8

**NEVADA STATE HISTORIC PRESERVATION OFFICE  
HISTORIC RESOURCES INVENTORY FORM**

Rev. 3/00

<b>For Office Use Only</b>	
YR Built	_____
NR Eligible?	Y / N
District?	Y / N

**1. PROPERTY NAME**

**1A. Historic Name**

None
------

**1B. Current/Common Name**

102 S Nevada St
-----------------

**2. PROPERTY ADDRESS**

Street Address	102 S Nevada St
City, Zip Code	Carson City, NV 89703
County	Carson County (formerly Ormsby County)

**3. PROPERTY OWNERSHIP**

**3A. Original Owner**

Name	Unknown
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**3B. Current Owner**

Name	Donald and Eilene H Summo
Mailing Address	901 Mitch Drive, Gardnerville, NV 89410
Assessor's Parcel Number (APN)	003-217-07

**4. CURRENT PROPERTY STATUS**

<input checked="" type="checkbox"/>	Occupied	<input type="checkbox"/>	Vacant
<input type="checkbox"/>	Other (please specify)		

**5. PROPERTY USE**

**5A. Current Use**

<input type="checkbox"/>	Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Religious
<input type="checkbox"/>	Educational	<input type="checkbox"/>	Governmental	<input type="checkbox"/>	Industrial
<input type="checkbox"/>	Other (please specify)				

**5B. Historic Use**

X	Residential - SF		Commercial		Religious
	Educational		Governmental		Industrial
	Other (please specify)				

**6. CURRENT ACCESS**

	Permitted-local public resource	X	By owner permission only
	Permitted-state public resource		Restricted
	Permitted-federal public resource		Other (specify)

**7. ACREAGE**

0.10 acres (Assessor)		Estimated
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**9. PROPERTY LOCATION**

**8A. UTM Location/Reference(s)**

Zone 11 260809 m E 4338562 m N (WGS84)
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**8B. Township/Range/Section/Map**

T15N/ R20E/Sec 17, Mt. Diablo Base Meridian/ Carson City, NV (1994) USGS 7.5' Quadrangle
--

**9. RESOURCE DESCRIPTION**

**9A. Resource Type**

X	Building		Structure		District		Object		Site
	Other (specify)								
	Contributing element to a historic district (specify district name)								

**9B. Exterior Resource Features**

	Basement	1	Number of stories
X	Porch		Balcony
	Dormer(s)	X	Chimney
	Other (please specify)		

**9C-F. Materials and Systems (See instructions and enter codes from Appendix A)**

9C. Roofing Material(s)	9D. Exterior Surface Material(s)
R-3 Composition Shingle	ES-19 Shiplap siding
9E. Building Structural System	9F. Foundation Structural System
SS-9 Wood - Platform	F-10 Other: Mortared Stone



**9G. Written Description**

See continuation sheet

**9H. Associated Structures/Features**

Associated structures/features (submit <i>Associated Structures Summary</i> )	X	Yes		No
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**9I. Integrity**

X	Original site		
X	Altered (describe on continuation sheet)	Date altered	
	Moved	Date moved	
	Moved from		

**9J. Condition**

X	Good		Fair
	Poor		Ruins

**9K. Threats**

Possible infill housing development; commercial conversion

**10. RESOURCE DATE AND SIGNIFICANCE**

**10A. Architect/Engineer/Designer**

Unknown

**10B. Builder/Contractor**

Unknown

**10C. Architectural Style/Period (See Appendix B)**

Vernacular

**10D. Construction Date(s)**

Ca 1900 (Sanborn Fire Insurance maps)	X	Estimated
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**10E. Date(s) of Significance**

Ca. 1900

**10F. Historic Resource Theme (See Appendix C)**

Townsite Development and City Planning

**10G. National Register Eligibility (See Appendix D)**

	Listed	Date Listed	
	Eligible under:		
	Criterion A	Criterion B	Criterion C
	Other (specify)		
X	Not Eligible for the National Register		
	Unevaluated		

**10H. Justification**

No known significant association with patterns of local history/persons; building design is lacking in architectural integrity.

**11. BIBLIOGRAPHY**

See continuation sheet

**12. FORM INFORMATION**

Report Number/Name	Carson City Mid-Century Survey Phase II
Date Surveyed	March 12, 2009
Surveyor Name	Diana J. Painter, PhD
Company	Painter Preservation & Planning
Address	7 Fourth Street, Suite 44, Petaluma, CA 94952
Telephone Number	(707) 763-6500

**13. ATTACHED DOCUMENTATION**

X	Continuation sheets
X	Photographs
X	Location maps
	Plans
	Other (please specify)
	Associated Structures Summary Form
	Historic District Addendum (if applicable)

**NEVADA STATE HISTORIC PRESERVATION OFFICE  
 HISTORIC RESOURCE INVENTORY FORM  
 ASSOCIATED STRUCTURES/FEATURES SUMMARY FORM**

**PAGE NO. 5**

**Property Name:** 102 S Nevada St

**City, County:** Carson City/County

If this inventory involves associated structures or features, please include this form with the SHPO submission. Include continuation sheet, if necessary.

ASSOCIATED STRUCTURES/FEATURES SUMMARY			
Number of associated structures: 1		Contributing	Noncontributing
Number of associated features: _____		Contributing	Noncontributing

Structure/Feature #1		Structure/Feature #2	
Historic Name		Historic Name	
Property Type	Building	Property Type	
Historic Use	Shed	Historic Use	
Current Use	Shed	Current Use	
Style (if applicable)	None	Style (if applicable)	
Materials	T1-11 siding	Materials	
Construction date	Unknown	Construction date	
Integrity	NA	Integrity	
Map Reference Code		Map Reference Code	
Structure/Feature #3		Structure/Feature #4	
Historic Name		Historic Name	
Property Type		Property Type	
Historic Use		Historic Use	
Current Use		Current Use	
Style (if applicable)		Style (if applicable)	
Materials		Materials	
Construction date		Construction date	
Integrity		Integrity	
Map Reference Code		Map Reference Code	

**NEVADA STATE HISTORIC PRESERVATION OFFICE  
HISTORIC RESOURCE INVENTORY FORM  
CONTINUATION SHEET**

**Property Name:** 102 S Nevada St

**City, County:** Carson City/County

**SECTION NO.** 9G

**PAGE NO.** 6

The building at 102 S. Nevada Street is a one-story building with a largely rectangular footprint and a side gable roof with narrow eaves. It is located at the intersection of S. Nevada Street and W. Second Street, and faces west onto S. Nevada Street. It is a wood-frame building finished in v-groove, shiplap siding and has a mortared stone foundation and a composition shingle roof. It is a vernacular building. Although Assessor records state that the building was constructed in 1859, Sanborn Fire Insurance maps reveal that it was constructed between 1890 and 1907.

The main entry to the house is located on the south side of the west façade. It is accessed via three wood steps that lead to a small porch with a wood rail. It has a paneled entry door surmounted by a transom window. An enclosed gable with a shingle finish shelters the entry. It is supported by chamfered posts and features a spindle frieze and classically-inspired wood rail. Typical windows are eight-over-twelve-light, double-hung windows with wood frames and wide wood surrounds.

On the north end of the building is a small projection with replacement vinyl windows. A covered walkway on the north side of this projection leads to a one-story addition set back from the main body of the building. (Sanborn maps show that this addition was original to the building, and the front porch originally wrapped around the north side of the building). This addition has a door with a single light in the upper portion, and crown molding above the door surround.

There are two secondary entrances on the east, rear façade. The main entry is centered on the east façade and accessed via five wood steps leading to a wood porch with a turned balustrade. The door has an oval light. Above is a transom window. Covering the entry is a flat roof mounted on heavy, decorative brackets. The secondary entry on the north side of this façade has similar features, with the exception of the roof over the door.

Character-defining features of the building include the following: The building has a narrow frieze board at the eaves, supported by small decorative brackets. It features two interior chimneys. Corner boards have a small, decorative capital. Windows surrounds have crown molding and decorative brackets at the upper corners. Some windows surrounds additionally feature small brackets at the sill. The house is in good condition and has fair integrity.

At the north side of the lot is a small shed with T 1-11 siding, a shed room, a concrete slab foundation and asphalt roof.

**NEVADA STATE HISTORIC PRESERVATION OFFICE  
HISTORIC RESOURCE INVENTORY FORM  
CONTINUATION SHEET**

**Property Name:** 102 S Nevada St

**City, County:** Carson City/County

**SECTION NO.** Photographs

**PAGE NO.** 7



Front (west) facade



Rear (east) facade



Side (south) facade

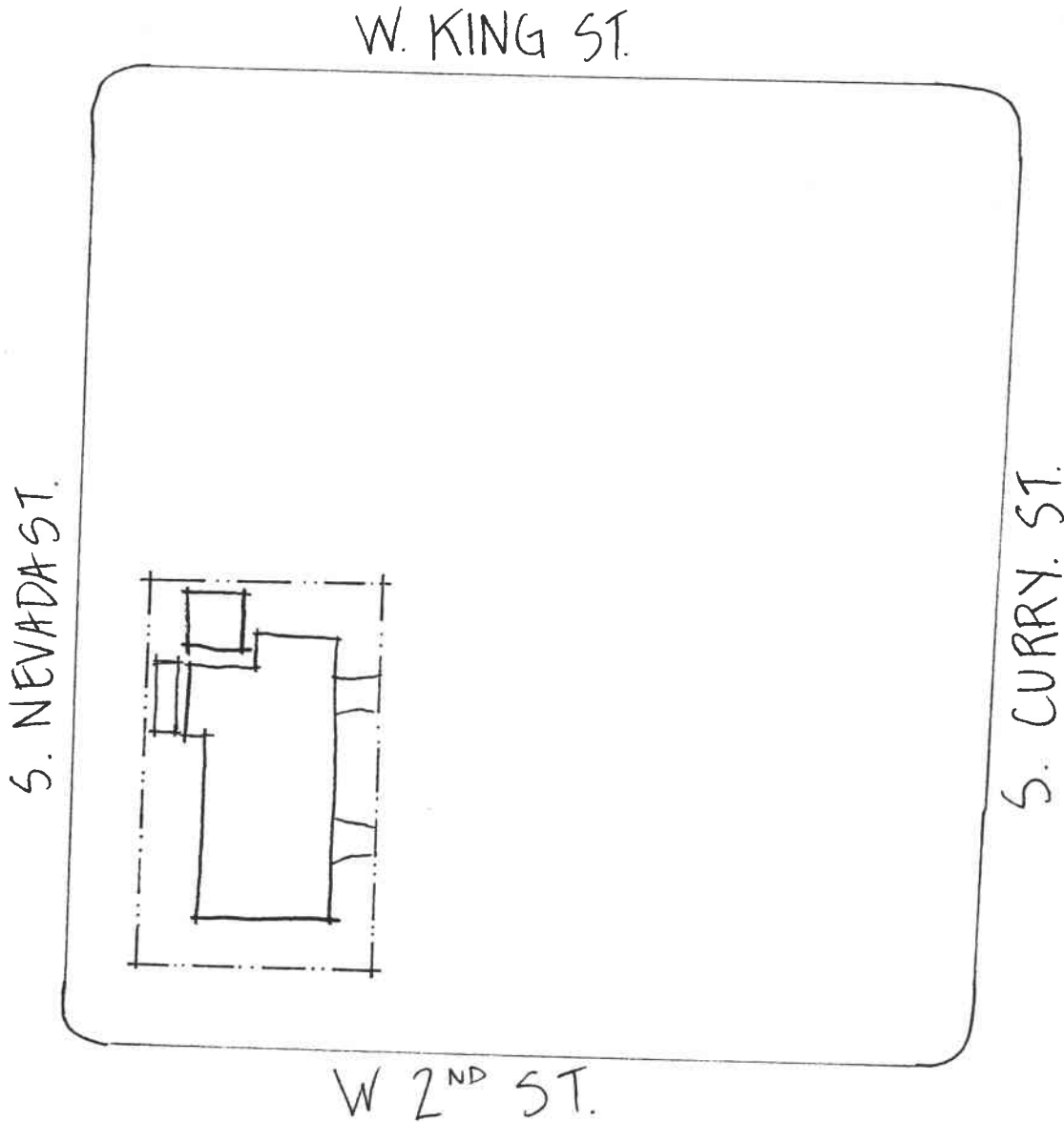
NEVADA STATE HISTORIC PRESERVATION OFFICE  
HISTORIC RESOURCE INVENTORY FORM  
CONTINUATION SHEET

Property Name: 102 S. Nevada St.

City, County: Carson City/County

SECTION NO. 13

PAGE NO.



SKETCH MAP