

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
SEPTEMBER 11, 2014**

FILE NO: HRC-14-073

AGENDA ITEM: J-2

STAFF AUTHOR: Susan Dorr Pansky, AICP
Planning Manager

REQUEST: Approval of a request from Jed Block (property owner: Curry Musser Proctor and Green, LLC) to remove the existing steeple cover and return the steeple to its original condition on property zoned Downtown Mixed-Use (DT-MU), located at 112 N. Curry Street, APN 003-215-02.

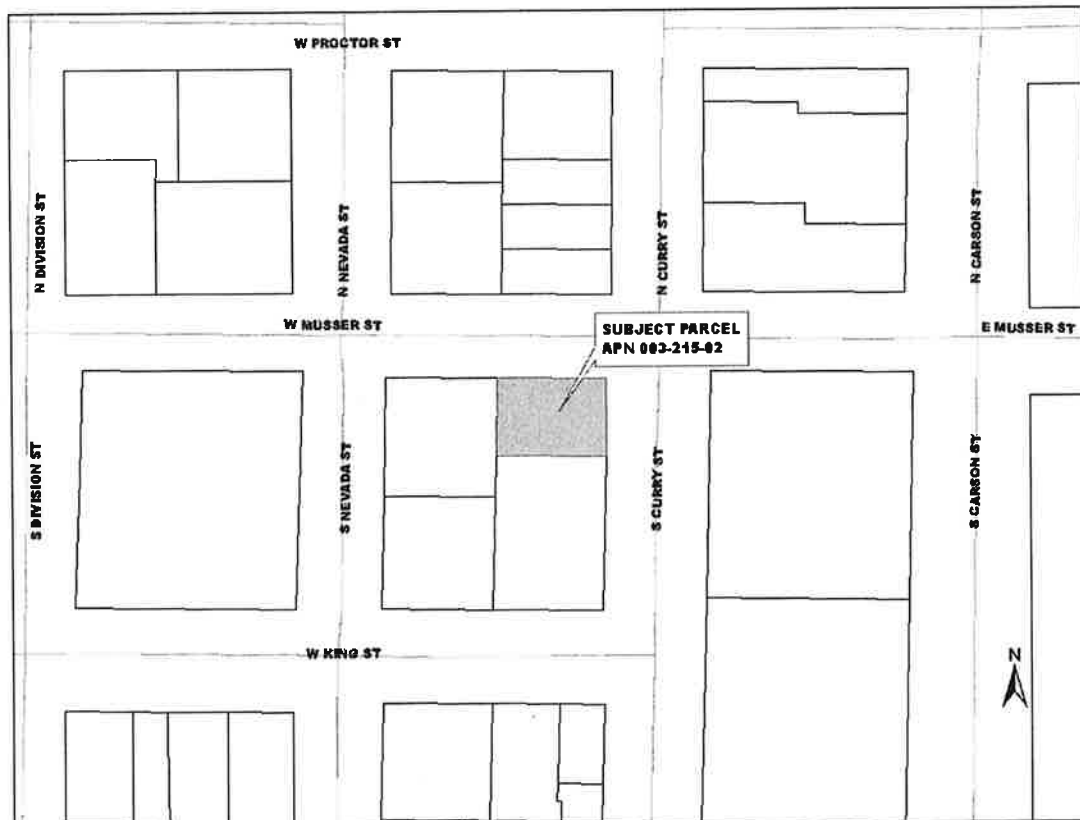
APPLICANT: Jed Block

OWNER: Curry Musser Proctor and Green, LLC

LOCATION: 112 N. Curry Street

APN: 003-215-02

RECOMMENDED MOTION: "I move to approve HRC-14-073, a request from Jed Block (property owner: Curry Musser Proctor and Green, LLC) to remove the existing steeple cover and return the steeple to its original condition on property zoned Downtown Mixed-Use (DT-MU), located at 112 N. Curry Street, APN 003-215-02, based on the findings and conditions of approval outlined in the staff report, the Standards and Guidelines for Rehabilitation, the Carson City Historic District Guidelines and consistent with the 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 may be rescheduled for the next Historic Resources Commission meeting for further consideration.
5. The steeple shall be returned to its original configuration as shown in the historic photo provided by the applicant, rather than the architectural drawing provided. The photo shows the steeple higher than the adjacent building roof and pointed, rather than with a flat ridge. The applicant shall provide revised architectural drawings to the Planning Division for approval with the Building Permit submittal.
6. The roof shingles for the project shall be the Grand Manor shingles specified in the application.
7. The applicant shall repair the loose shingles on the roof of the main structure and remove any loose excess roof material from the main structure as a part of this project.
8. The 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. Plans will be required.
9. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with the Building Permit application.
10. A certified traffic control plan will be required if construction vehicles are to occupy the adjacent street during construction.
11. HRC approval is based upon 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 Interiors Standards.

LEGAL REQUIREMENTS: CCMC 18.06.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Downtown Mixed-Use (DT-MU)

ZONING: Downtown Mixed-Use (DT-MU)

PREVIOUS REVIEWS:

- HRC14-040 – Historic Resources Commission conditional approval of Historic Tax Deferral for property (application withdrawn by applicant prior to being heard by the Board of Supervisors).
- HRC-12-104 – Historic Resources Commission administrative approval of roof replacement on detached garage.
- HRC-06-013 – Historic Resources Commission approval for signage.
- HRC-04-035 – Historic Resources Commission approval for multiple improvements including the same steeple restoration that is requested with the current application.
- H-93/94-10 – Historic Architectural Review Committee approval of roof modifications.
- U-81-58 – Carson City Regional Planning Commission approval of a Special Use Permit for a church.

DISCUSSION:

The subject property is known as the William Roberts House and was built sometime before 1875 as it is shown on the 1875 Bird's Eye View of Carson City. The building is Stick/Eastlake design and has a tall rectangular tower on the northeast corner with a steeple type roof that is unusual but striking. The structure is a fine example of the Stick/Eastlake style and is one of the best representatives of this architectural type in Carson City.

The applicant has indicated that the current steeple roof on the rectangular tower is not the original roof, but merely a cap over the original roof. The evidence of this cap can be seen in photos provided by the applicant, which clearly show a difference in the lower part of the roof versus the very steep part.

The applicant is proposing that the steeple cap be removed and the roof be restored to its original condition. The applicant has provided a historic photo (date of photo unknown), showing the condition of the original roof. The applicant has also provided a drawing that shows the proposed roof as it would be in its restored condition. This project was originally part of an application approved by the Historic Resources Commission (HRC) in 2004 that was never started. As a result of the expired approval, the applicant is required to submit for approval again. The applicant has provided the minutes of the original approval for information purposes in the attached application.

Staff believes that while the drawings in the original approval show the roof being restored back to a design that included a hip roof with a flat ridge, the historic photo provided by the applicant shows a hip roof that creates a point, similar to the steeple cap that exists today. As a result, staff has recommended a condition of approval that modifies the proposed roof to reflect the original nature as shown in the photo.

Staff also notes that the applicant has proposed two different shingle types for the new roof, which include either CertainTeed Grant Manor style or Carriage House style in Georgian Brick color. Staff has recommended a condition of approval to use the Grand Manor shingles rather than the Carriage House shingles as the Grand Manor design will be more compatible with the roof material on the remainder of the structure. Staff notes that the applicant is proposing Georgian Brick, a red color, for the roof shingles. Staff finds this acceptable as it the color will be more compatible with the red roof shingles on the roof of the main structure.

In previous conversations with the applicant, it has been indicated that eventually the roof on the rest of the building will also be replaced, but that there is no structural need at this time. To ensure that the existing roof on the rest of the building reaches its maximum useful life, staff recommends that the applicant repair the loose shingles that exist on the roof as a part of this project. The loose roof shingles are shown on the site photos taken by staff on September 3, 2014.

The following section of the Carson City Development Standards, Division 5 (Historic District) is applicable to the proposed project:

5.14 Guidelines for Roofs

The roof's shape, the roofing material and its special features are extremely important in defining the building's overall architectural style. Many different historic roof shapes are found in the district: gable, hip, gambrel, mansard, shed and flat. The pitch or slope of the roof changes from style to style. Shed roofs were used extensively for additions to buildings. The type and style of roof features also change with the building style. Brick and stone chimneys, cresting and a variety of dormers are also found in the district. Sawn or milled wood shingles of cedar or redwood are the predominate historic roofing materials within the district. Few tile and no slate roofs have been found. Standing seam or corrugated metal were used on outbuildings.

5.14.1 Guidelines for Historic Buildings

Original roofing material and features are to be retained and repaired if at all possible. If new roofing is necessary or desired, the preferred treatment is to replace the original with identical new material. If this is not possible or desirable, then the use of Fireclass A, organic felt or fiberglass matt composition type shingle, preferably in a "thick butt" design is acceptable. These are to be laid approximately five inches to the weather with straight and true exposed edge lines. Other roof features such as chimneys, dormers and/or decorative elements are to be retained. New mechanical systems, solar panels, skylights and/or other devices on the roof are to be placed so they are inconspicuous from the street and in such a manner that no damage is done to any character defining features of the building. (*Secretary of the Interior's Standards for Rehabilitation (Standard Number: 2, 6)*)

Staff finds that, with the recommended conditions of approval for changes outlined in this report, the applicant's proposal is consistent with the Development Standards for Roofs on Historic Buildings.

PUBLIC COMMENTS:

Public notices were mailed to 8 adjacent property owners to the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045 on August 29, 2014. As of the completion of this staff report, no comments have been received in response to the proposed improvements. 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.

Building Division Comments:

- The 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. Plans will be required.

Engineering Division Comments:

- Development Engineering has no preference or objection to the request. The work will require a certified traffic control plan if vehicles will be parked in the street.

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-14-073 subject to the recommended conditions of approval within this staff report.

Attachments:

- Site Photos
- Building Division Comments
- Engineering Division Comments
- 1980 Historic Survey
- 1988 Historic Survey
- 1998 Occupational and Residential Historic Survey
- Application (HRC-14-073)





File # (Ex: MPR #07-111)	<i>HRC-14-073</i>
Brief Description	<i>Remove Steeple and Restore Roof to Original Configuration</i>
Project Address or APN	<i>APN #003-215-02</i>
Bldg Div Plans Examiner	<i>Ray Proffitt</i>
Review Date	<i>9/2/14</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.

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. Plans and will be required.



Carson City Engineering Division
Historic Resources Commission Report

112 N. Curry St.

File Number HRC 14-073

To: Historic Resources Commission

From: Rory Hogen, E.I.

Date: September 3, 2014

Subject Title:

Review of a Historic Resources Commission application to repair a roof steeple at 112 N Curry St.,
apn 003-215-02.

Recommendation:

Development Engineering has no preference or objection to the request. The work will require a certified traffic control plan if vehicles will be parked in the street.

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 RESOURCES INVENTORY

IDENTIFICATION:

1. Address: 112 North Curry APN 3-215-2
2. Common Name: Sunset Wedding Chapel
3. Historic Name: _____
4. Present Owner: Jack Lagrange, Jr. (Monika Lagrange Adams)
5. Address (if not occupant): 214 Smithridge Park; Reno, Nevada 89502
6. Present Use: wedding chapel Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

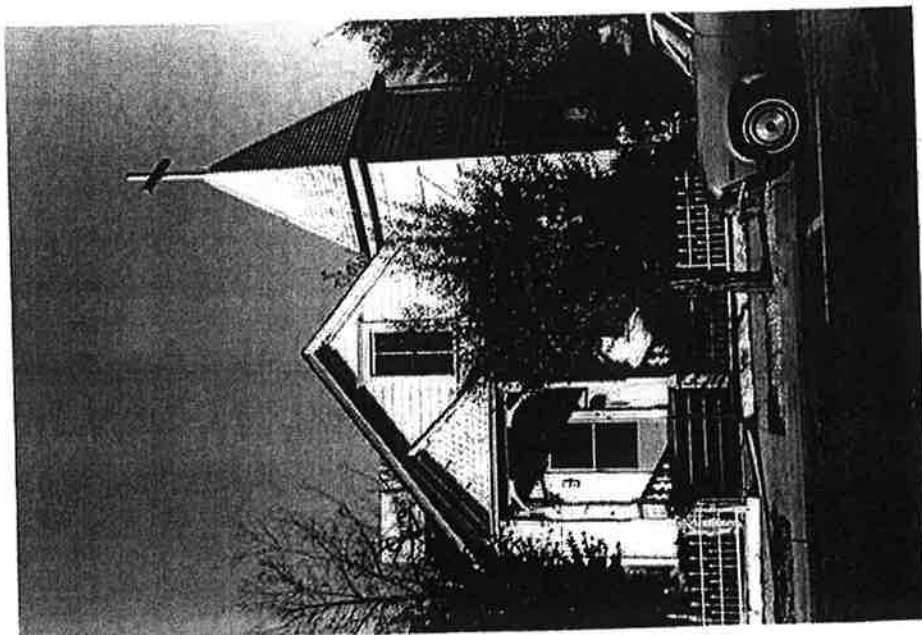
The structure is one and a half stories in height, and exhibits Stick/Eastlake forms and detailing in its design. A tall rectangular tower stands at an angle in the corner of the house. The structure has a stone foundation, a gabled roof, and the exterior surface material is shiplap. Ornamentation includes fish scale shingles in the porch, a fine iron fence, a diagonal Stick pattern in the tower, and windows with stained glass surrounds.

The rear porch is screened and the southern porch canopy appears later. A large sign stands on the roof and another one is free standing, mounted in the lawn.

A small stone building stands at the rear. It is not certain whether the adjacent metal garage stands on this or adjacent property.

RELATIONSHIP TO SURROUNDINGS:

The building is smaller than structures to the east and south but larger than those to the north. The style is unusual in this area of mixed building types.



Street Furniture: fine iron fence, inappropriate signage

Landscaping: bushes, a few mature 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 _____ further Private Development X

Zoning PC Public Works Project _____

Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

commercial/government/residential

PHYSICAL CONDITION:

Excellent _____ Good _____ Fair X Deteriorated _____

APPROXIMATE SETBACK: 12 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

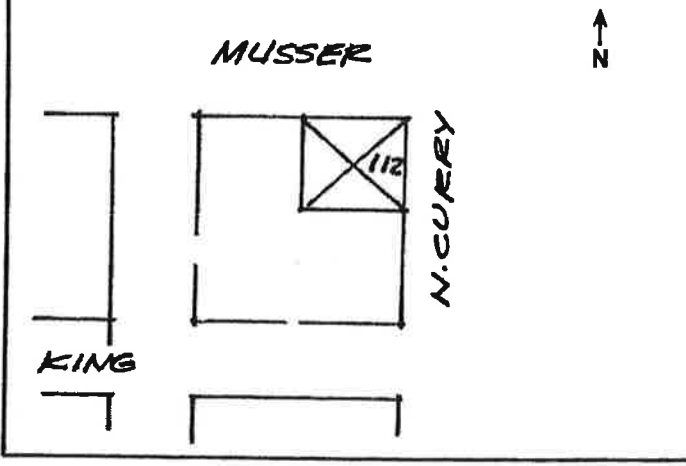
Date of Construction pre-1875 Estimated _____ Factual X Source: 1875 Bird's Eye Map

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

SIGNIFICANCE:

The structure is a fine example of this style, well executed and interestingly detailed. The angled rectangular tower is an unusual and striking form, and is particularly appropriate to this location. The building is an interesting composition and well sited for its design. The style is rather rare in Carson City, and this building is one of the best representatives in the city.

SITE MAP



SOURCES:

1875 Bird's Eye View Map

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

CARSON CITY RESOURCES INVENTORY

1988 CC Resources Inventory A-M
(1980 updated)

IDENTIFICATION:

1. Address: 112 North Curry 09 3-215-02
 2. Common Name: _____ ABRAMS, DONALD & JACQUELYN L
 5625 MEACHUM ST
 3. Historic Name: _____
 4. Present Owner: _____ CARSON CITY NV 89704
 5. Address (if not occupant): _____
 6. Present Use: vacant Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The structure is one and a half stories in height, and exhibits Stick/Eastlake forms and detailing in its design. A tall rectangular tower stands at an angle in the corner of the house. The structure has a stone foundation, a gabled roof, and the exterior surface material is shiplap. Ornamentation includes fish scale shingles in the porch, a fine iron fence, a diagonal Stick pattern in the tower, and windows with stained glass surrounds.

The rear porch is screened and the southern porch canopy appears later. A large sign stands on the roof and another one is free standing, mounted in the lawn.

A small stone building stands at the rear. It is not certain whether the adjacent metal garage stands on this or adjacent property.

RELATIONSHIP TO SURROUNDINGS:

The building is smaller than structures to the east and south but larger than those to the north. The style is unusual in this area of mixed building types.



Street Furniture: fine iron fence, inappropriate signage

Landscaping: bushes, a few mature 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 _____ further
Private Development X
Zoning RC Public Works Project _____
Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

Commercial/government/residential _____

PHYSICAL CONDITION:

Excellent _____ Good _____ Fair X Deteriorated _____

APPROXIMATE SETBACK: 12 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

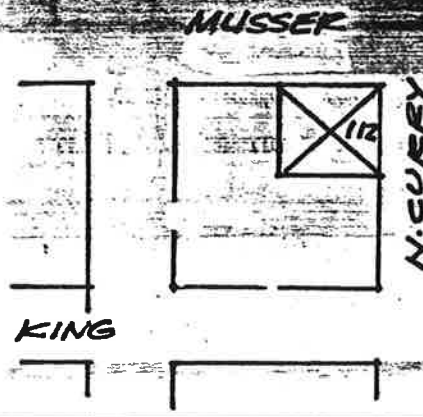
Date of Construction pre-1875 Estimated _____ Factual X Source: 1875 Bird's Eye M.

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SITE MAP



SOURCES:

1875 Bird's Eye View Map

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

1988 Update by: Ana Koval
Rainshadow Associates
P.O. Box 352
Carson City, NV 89702
(702) 849-1438

Historic Survey 1860-1948
Occupational & Residential

**HISTORICAL SURVEY
CARSON CITY HISTORICAL DISTRICT
CARSON CITY COMMUNITY DEVELOPMENT**



NAME: William Roberts House
ADDRESS: 112 N. Curry
LOCATION: Southwest corner N. Curry and W. Musser
CONSTRUCTION DATE: 1931 (assessor); pre-1875 (SHPO)

HISTORICAL BACKGROUND

This building is Stick/Eastlake in design, and one and a half stories in height. There is a tall tower on the northeast corner of the structure, rectangular in shape with a steeply pitched shingled roof. The building appears on the 1875 Bird's Eye view of Carson City. A porch was added sometime later.

The property was owned by a number of individuals in the 1860s: Theodore Winters, James Hearty, and Matthias Rinckel. In 1871 the parcel was purchased by William and Ellen Roberts. The Roberts were probably recently arrived in Carson City; they were not listed on the 1870 census. In the 1871 city directory, however, William Roberts was included and listed his occupation as carpenter. He lived on King Street at that time, but by the

1878 directory he was living on Curry between King and Musser, where 112 N. Curry is located.

Ownership is a bit murky after that, but by 1896 the house was owned and occupied by **Joseph Raycraft**, who was retired. It passed to **Ellen Raycraft** from Joseph's estate in 1907. Two years later the house was sold to **Margaret Kelly** and stayed in the Kelly family until 1948. During that time the house was rented by other individuals. **Callie M. Beckwith**, a widow lived there in 1917 with **Carolyn Beckwith** who was a clerk for J. E. Bray. That same year **Charles J. Rulison**, a master mechanic for the V & T Railroad was a roomer at 112 N. Curry. By 1920 members of the Kelly family were back in the house; **Arthur Kelly**, a carrier for the post office lived there with **Mrs. Maude M. Kelly**, a telephone operator for Bell Telephone. Maude Kelly was still living there in 1948.

In 1948 the house was purchased by **G. H. Ross**, who was a Carson City physician and member of the Nevada State Board of Medical Examiners from 1943 to 1961. Dr. Ross came to Carson City from Virginia City to fill in for Dr. Richard Petty, who was going off to World War Two, and stayed for the remainder of his years in practice.

The building was used as a wedding chapel for a number of years and a tall wooden cross was added to the roof of the tower. That cross has been removed, and currently the property houses an antique business.

OTHER NAMES ASSOCIATED WITH PROPERTY:

1906, George Meyers; 1908, Marcella Rinckel; 1914, A. J. Kelly; 1925, Glenn O. Kelly.

SOURCES:

Stewart Title; Carson City Resources Inventory; Carson City Directories; Carson City Telephone Directories; *Reflection, Recollection, and Change* (52)



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 - 14 - - HRC - 14 - 073

HISTORIC RESOURCES COMMISSION

John Block 775-882-1013
APPLICANT PHONE #

FEE: None

112 North Curry Street, CC NV 89703

MAILING ADDRESS, CITY, STATE, ZIP

jed@stateagent.com

EMAIL ADDRESS

Curry Musser Proctor & Green LLC 775-882-1013

PROPERTY OWNER

PHONE #

112 North Curry Street, CC NV 89703

MAILING ADDRESS, CITY, STATE, ZIP

jed@stateagent.com

EMAIL ADDRESS

John Block 775-882-1013

APPLICANT AGENT/REPRESENTATIVE

PHONE #

112 North Curry Street, CC NV 89703

MAILING ADDRESS, CITY, STATE ZIP

jed@stateagent.com

EMAIL ADDRESS

SUBMITTAL PACKET

- Application Form with signatures
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.

Project's Assessor Parcel Number(s):

Street Address

ZIP Code

003-215-02

112 North Curry Street, CC NV 89703

Project's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)

BE DT-MU

Musser

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.

Remove the existing Steeple for roof repairs. The existing Steeple was installed in the late 1970's over an original hat and anchored with 6 metal straps with 12 lag bolts. The original hat will be restored back to it's original condition as seen in the attached 1900's photo. FYI this project was contained within a larger project that was approved on March 9, 2004.

The roofing material will be either CertainTeed Grand Manor or Carriage House Shingles in Georgian Brick

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

NO

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

NO

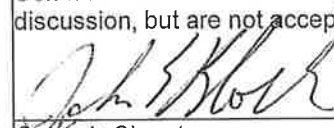
Reason for project:

needed roof repairs

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.

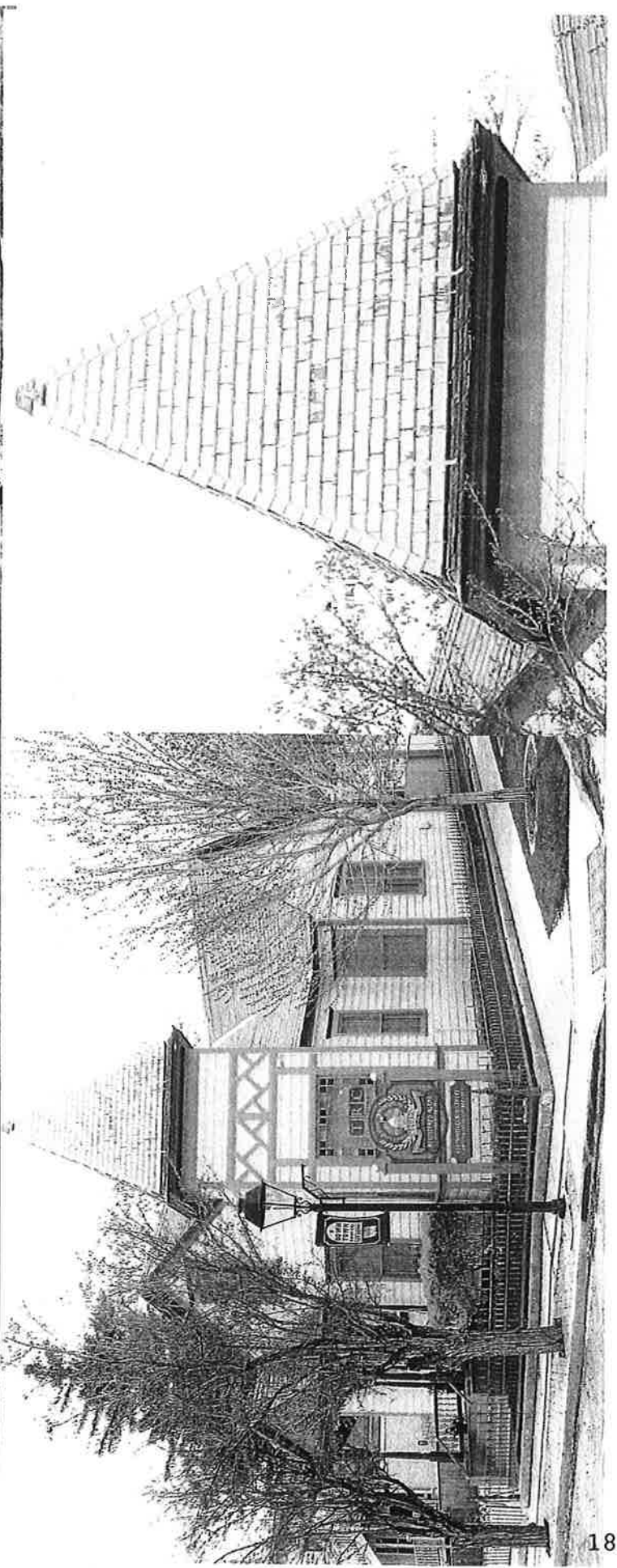
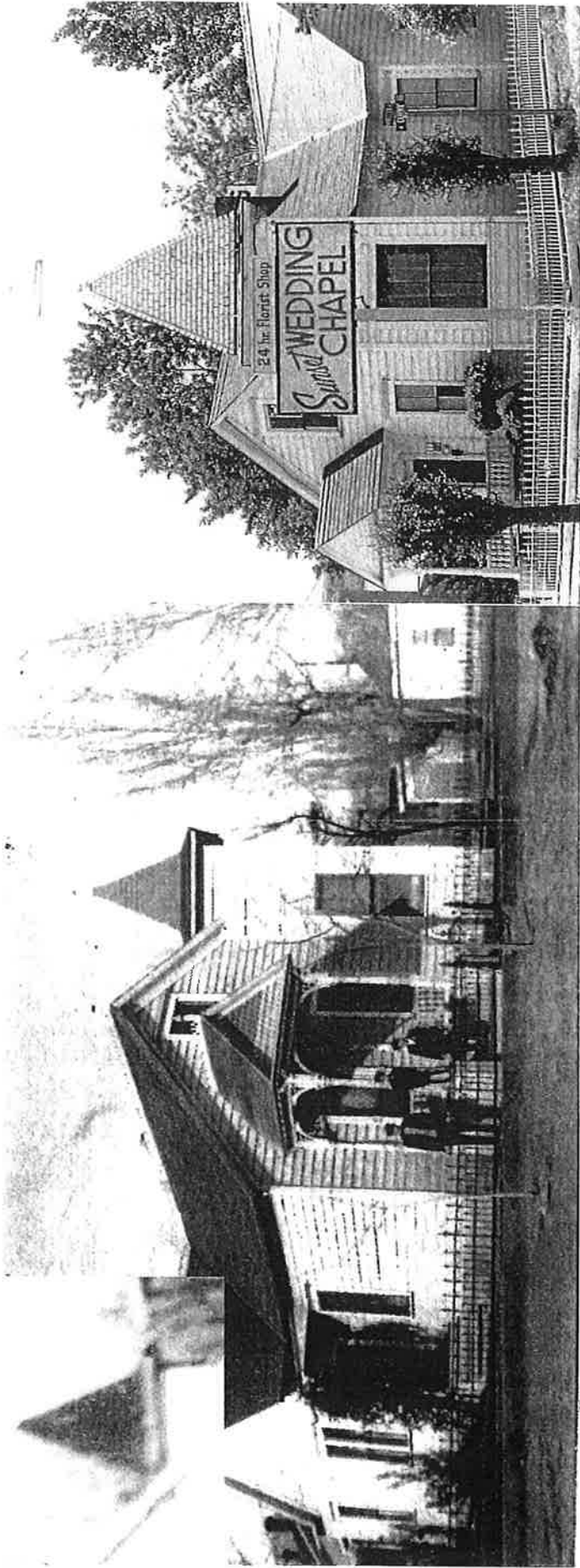
Attached is a Plan Checklist to aid preparation of plans and architectural drawings. It is understood that all checklist items will not be included in all projects. The list is intended to give the applicant an idea of the breadth of review by the Commission on those items which are included in the subject project. Photographs can be used for illustration and discussion, but are not acceptable as substitutes.


Owner's Signature

John E. Block
Owner's Printed Name


Applicant's/Agent's Signature

John E. Block
Applicant's/Agent's Printed Name





C
COND EXISTING BLDG REMOVE EXISTING WINDOW/REUSE IN NEW LOCATION EXIS STON

EXISTING EAST ELEVATION

SCALE: 1/8" = 1'-0"



ORIC BEYOND REMODELED EXISTING BLDG EX

PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the March 9, 2004 Meeting

Page 3

submission of agenda materials for the April Commission meeting. Additional discussion took place with regard to possible uses of the subject property, and consensus of the Commission was to continue this item to the next meeting. Ms. Pruitt discussed the major project review process and suggested it as an option if a special use permit is required for the project.

F-3. HRC 04-035 ACTION REGARDING A REQUEST FROM JED BLOCK, APPLICANT (PROPERTY OWNERS: CURRY MUSSER PROCTOR & GREEN LLC) FOR RENOVATIONS ON BUILDINGS AND GROUNDS ON PROPERTY LOCATED AT 112 NORTH CURRY STREET, APN 003-215-02 (1-0484) - Jed Block, Betty Brogan, and Greg Starkman introduced themselves for the record. Mr. Block provided background information on the proposed project and on the structure. Ms. Pruitt noted that all seven Commissioners were present, together with the applicant, for the site visit which was agendized prior to the start of the meeting. In response to a question, Mr. Block reviewed the proposed project phases, as depicted in the plans included in the agenda materials. He responded to additional questions regarding negotiations over access with a neighboring property owner.

At Chairperson Drews' suggestion, the Commissioners reviewed and discussed the eight items listed in the application. Discussion included siding, the existing roof and proposed replacement material, and the existing windows. In response to a question, Ms. Pruitt advised that staff would prefer to have shared access between Mr. Block's property and the adjacent property owner. She expressed a concern with regard to the proposed ADA parking space. Mr. Block acknowledged that he will be requesting a parking waiver of the Redevelopment Authority. He agreed to check with Plans Examiner Lynn Winters regarding the proposed location of the ADA parking space. **Vice Chairperson Lopiccio moved to approve HRC-04-035, a request from Jed Block, applicant (property owners: Curry Musser Proctor & Green LLC) in the form of the motion provided by staff with the five conditions of approval, and a sixth condition of approval to create the parking area on the south side contingent upon all other factors being met, such as waivers, easements, etc., and on the north elevation including a jog to create a roof line differentiation, and changing the siding to look like that which is depicted in the historic photograph submitted by Mr. Block. Commissioner Speulda seconded the motion. Motion carried 5-0-2, Commissioners Darney and Smith abstaining.** Commissioner Ossa advised Mr. Block of the rehabilitation tax credit program.

G. FUTURE COMMISSION ITEMS (1-1050) - Chairperson Drews noted the continuation of item F-2, and requested the Commissioners to be prepared to finalize Historic Preservation Award nominations at the next meeting. Commissioner Smith advised of having inquired into the possibility of CDBG rehabilitation grant funding. Economic Development/Redevelopment Manager Joe McCarthy informed him that the City has submitted a grant application. In response to a question, Ms. Pruitt advised that the grants applied for by the Commission will continue to be handled by Planning and Community Development Department staff. Mr. McCarthy will be handling CDBG grant administration, and is in the process of recruiting a grants administrator. Ms. Pruitt suggested agendizing discussion with Mr. McCarthy once the grants administrator is hired. In response to a question, she provided an update on the process for retaining the consultant to conduct the east side inventory.

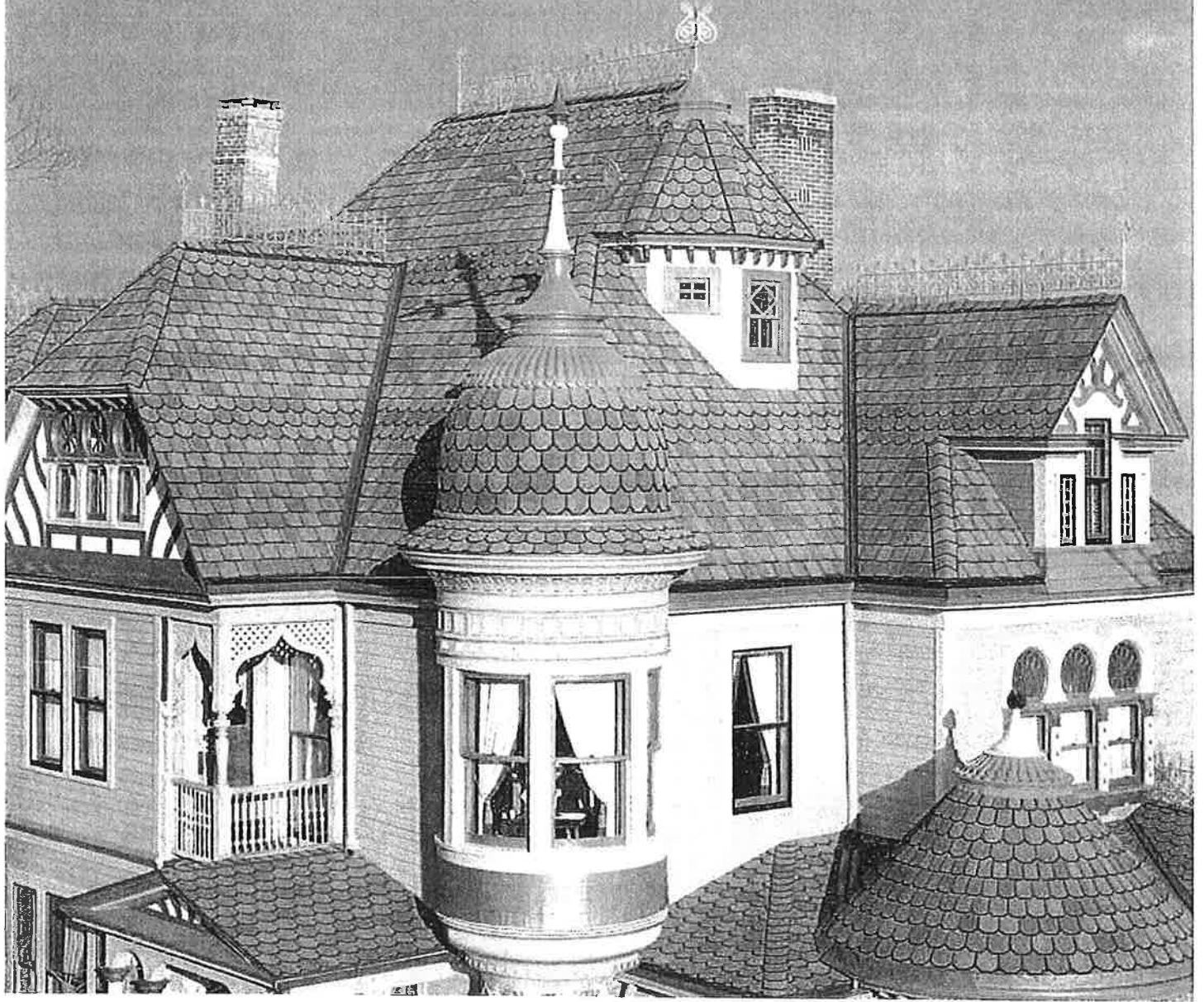
H. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS

H-1. COMMENTS AND STATUS REPORTS FROM STAFF (1-1158) - None.

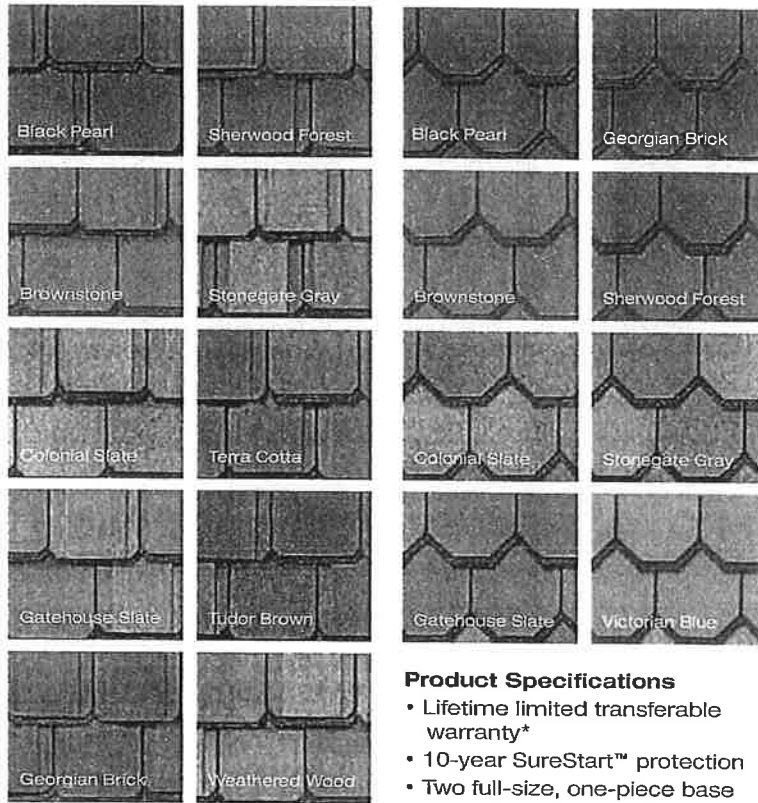
CertainTeed

ROOFS OF *D*ISTINCTION

Designing with Grand Manor[®] and Carriage House[™] Shingles



CertainTeed
SAINT-GOBAIN



Product Specifications

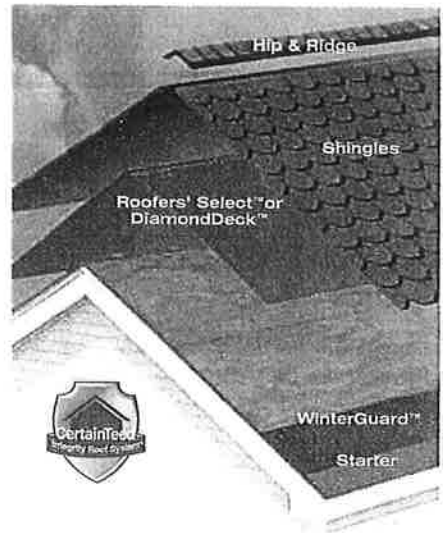
- Lifetime limited transferable warranty*
- 10-year SureStart™ protection
- Two full-size, one-piece base fiber glass shingles, beneath a massive weather tab (virtually five-layer coverage when applied)
- 425 lbs. per square
- Dimensional tolerance ±1/16"
- UL Class A Fire Resistance
- ASTM D3161 Class F, 110 mph wind resistance
- UL Certified to meet ASTM D3462
- Miami-Dade accepted
- 15-year algae resistance warranty
- 15-year, 110 mph wind warranty
- Conforms to CSA Standard A123-5

Product Specifications

- Lifetime limited transferable warranty*
- 10-year SureStart™ protection
- Two full-size, one-piece base fiber glass shingles (four-layer coverage when applied)
- 355 lbs. per square
- Dimensional tolerance ±1/16"
- UL Class A Fire Resistance
- ASTM D3161 Class F, 110 mph wind resistance
- UL Certified to meet ASTM D3462
- Miami-Dade accepted
- 15-year algae resistance warranty
- 10-year, 110 mph wind warranty
- Conforms to CSA Standard A123-5

**See actual warranty for specific details and limitations*

NOTE: Due to limitations of printing reproduction, CertainTeed can not guarantee the identical match of the actual product color to the graphic representations throughout this publication.



A systems approach combines high-performance components – underlayments, shingles, accessory products and ventilation – to make the Integrity Roof System a complete roofing solution. When you choose an Integrity Roof System, you gain the advantage of having CertainTeed as your single manufacturing source to stand behind its roof system components.

Accessory shingles are used to finish the hips and ridges of the roof and are designed to complement the appearance of CertainTeed shingles.

High-quality shingles available in a wide variety of styles and colors, covered by the strongest warranty in the business. Flintlastic® roll roofing products are also available for flat roof areas.

High-performance underlayment provides a protective water-resistant layer over the roof deck and a secondary barrier against leaks.

Waterproofing shingle underlayment prevents leaks from wind-driven rain and ice dams in vulnerable areas.

Starter shingles are designed to work specifically with each different type of CertainTeed shingle for maximum performance.

ASK ABOUT ALL OF OUR OTHER CERTAINTEED® PRODUCTS AND SYSTEMS:

ROOFING • SIDING • TRIM • DECKING • RAILING • FENCE • FOUNDATIONS
 GYPSUM • CEILINGS • INSULATION • PIPE

www.certainteed.com <http://blog.certainteed.com>

CertainTeed Corporation
 P.O. Box 860
 Valley Forge, PA 19482

Professional: 800-233-8990
 Consumer: 800-782-8777

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This Page: Carriage House in Brownstone with red rosettes.

Make a Design Statement

Expert Craftsmen. This elaborate Victorian-style home featuring Carriage House in Brownstone. The color and texture of the slate is highlighted on the steeply pitched sections of the roof.

This roof features two Grand Manor and Carriage House in the same color available, yet appearing different. Notice how well Grand Manor works for this steeply pitched roof.

Carriage House, with its unique scalloped-edge look, is particularly suited to the creation of geometric designs. In this example, a combination of three colors was used to fashion different patterns.

Do you live in an older home? Tell the world when it was built, as shown here using Carriage House in Georgian Brick, on a background of Grand Manor and Carriage House in Stonegate Gray.

CREATE A UNIQUE ROOF DESIGN WITH GRAND MANOR... OR CARRIAGE HOUSE... OR BOTH!

Geometric patterns... florette designs... even the year your home was built! When you choose CertainTeed Grand Manor shingles, Carriage House shingles — or both — for your roof, you open the door to a world of design options. Here are examples of just a few of the almost limitless possibilities. Your contractor can help turn your ideas into beautiful, eye-catching reality.

GRAND MANOR™

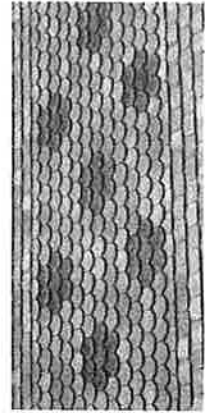
Substantial, impressive, reminiscent of hand-crafted slate. The perfect complement to homes with steeply pitched roofs.

- Two full-size, one-piece base shingles
- Random tabs and shadow lines for depth and dimension
- Colors: Black Pearl, Brownstone, Colonial Slate, Gatehouse Slate, Georgian Brick, Sherwood Forest, Stonegate Gray, Terra Cotta, Tudor Brown, Weathered Wood
- Virtually five layers of protection when applied

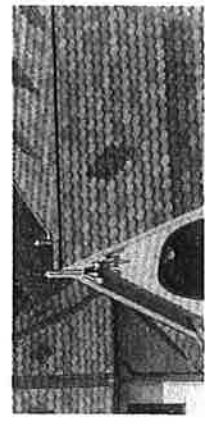
CARRIAGE HOUSE™

The look of old-fashioned craftsmanship in an innovative, high-performance shingle. A bold design statement for traditional, contemporary and Victorian homes.

- Two full-size, one-piece base shingles
- Chamfered edge treatment, deep 8" tabs and distinctive shadow lines recreate the look of scalloped-edge slate
- Colors: Black Pearl, Brownstone, Colonial Slate, Gatehouse Slate, Georgian Brick, Sherwood Forest, Stonegate Gray, Victorian Blue
- Four layers of protection when applied



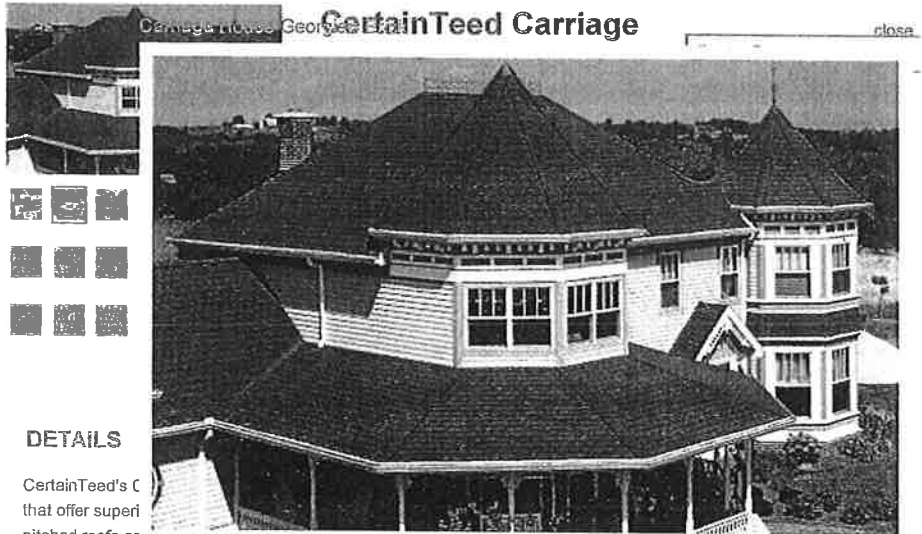
12 courses of Carriage House were incorporated into this Grand Manor roof. The same color (Stonegate Gray) was used for both, with small florette designs created using Carriage House in Georgian Brick and Sherwood Forest.



Carriage House in Colonial Slate with caps and diamond accents in Georgian Brick and three courses in Sherwood Forest.

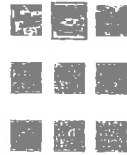
YOU HAVE SELECTED:
CertainTeed Carriage House
Shingles

[< BACK TO LISTING](#)



DETAILS

CertainTeed's Carriage House Shingles that offer superior performance on steep pitched roofs are made of asphalt and fiberglass. They create beautiful lines on the roof of a home.



Previous
3 of 12

1 x CertainTeed Carriage House Shingles
Next

Carriage House Georgian Brick

[ESTIMATE >](#)

COLORS

- Black Pearl
- Brownstone
- Colonial State
- Gatehouse Slate
- Georgian Brick
- Sherwood Forest
- Stonegate Grey
- Victorian Blue

[Delivery Service](#)
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TECH SPECS

Weight/Square (approx.): 355 lb.
Dimensions (overall): 18" x 36" (English)
Shingles/Square: 50
Weather Exposure: 8"

RELATED PRODUCTS



CertainTeed Shingle Ridge

\$0.00

[GET DETAILS](#)

CertainTeed Winterguard: 1 Roll

CERWG2

\$59.00

Lisa Monroe & Associates, Inc.
P.O. Box 2252
Sparks, NV 89432
Phone/Fax: 775-355-1011
Email Address: lm-associates@att.net

Bulk Sample Asbestos Report

Date of Report: 3-3-11

Date of Inspection: 2-25-11

Company/Client: State Agent and Transfer Syndicate, Inc.

Address: 112 North Curry Street

City, State & Zip: Carson City, NV 89703

Building Name:

Building Address: 112 North Curry Street, Carson City, NV

Area of Building Inspected: Exterior

A visual inspection at 112 North Curry Street noted that the exterior siding that will be removed is a wood shingle siding and did not require the collection of any bulk samples.

Asbestos Overview

Environmental regulatory agencies and health professionals consider any substance with an asbestos content of one percent or greater to pose a significant health hazard in the event of disturbance. Asbestos was used in a wide variety of building materials, such as thermal or acoustical insulators or as a binder for tensile strength. Some examples of where asbestos can be found include spray acoustic on ceilings, wall textures, joint compounds, floor tiles, linoleum flooring and the mastic used to adhere the flooring. Because asbestos containing building materials are still being manufactured, mainly in other countries, all building materials that will be disturbed by renovation or demolition activities should be tested for asbestos content.

The inspection that was performed involved only the areas that the client requested and the delivery of this report does not guarantee that all asbestos was identified or that all suspect asbestos containing materials were sampled within the building.

Submitted by:

Lisa D. Monroe, President

Lisa Monroe & Associates, Inc.

NV DIROSHES: IJPM0061

CAC: 92-0660