

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

FILE NO: HRC-14-072

AGENDA ITEM: J-1

STAFF AUTHOR: Susan Dorr Pansky, AICP
Planning Manager

REQUEST: Approval of a request from property owners Ed and Cathy Smith to construct an addition with associated improvements between the existing house and garage on property zoned Single Family 6,000 (SF6), located at 701 Elizabeth Street, APN 003-273-04.

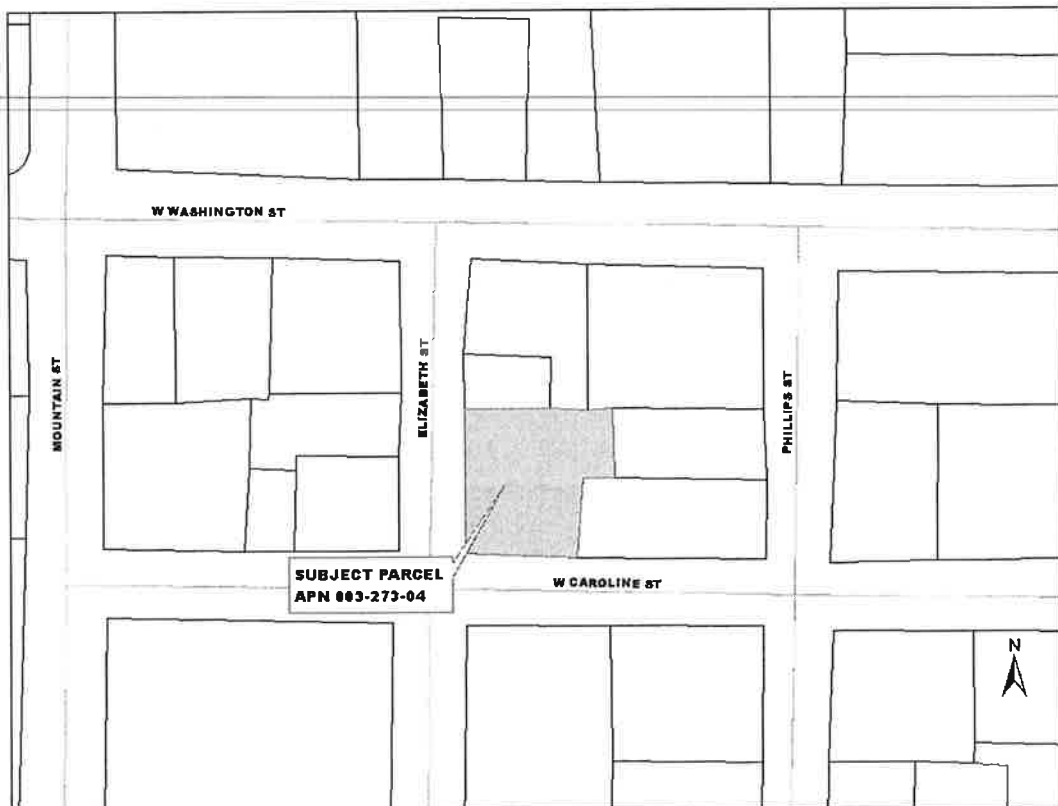
APPLICANT: Ed and Cathy Smith

OWNER: Ed and Cathy Smith

LOCATION: 701 Elizabeth Street

APN: 003-273-04

RECOMMENDED MOTION: “I move to approve HRC-14-072, a request from property owners Ed and Cathy Smith to construct an addition with associated improvements between the existing house and garage on property zoned Single Family 6,000, located at 701 Elizabeth Street, APN 003-273-04, 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 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 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.
6. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with the Building Permit application.
7. 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: Medium Density Residential (MDR)

ZONING: Single Family 6,000 (SF6)

PREVIOUS REVIEWS:

- U-93/94-56 – Special Use Permit to expand an existing non-conforming building

DISCUSSION:

The subject property was constructed in 1960 according to the historic survey for the property on file with the Planning Division; however, the Assessor's database shows that the house was built in 1976. The house is a one-story house with a two-story addition that was constructed in 1994 after the approval of a Special Use Permit to expand the existing non-conforming building. The building is considered non-conforming because the front and street side yard setbacks are less than the minimum required in the Single Family 6,000 zoning district. The property is located within the West Side Historic District but is not eligible for the National Register of Historic Places due to lack of historic integrity as a result of changes to the site and building over time.

The applicant proposes to construct an addition between the existing house and garage that will consist of approximately 90 square feet for a kitchen pantry. This addition will be visible from Caroline Street, which is the side of the existing house. The applicant states that the open area between the two buildings has proven to be troublesome because it accumulates rain water and melted snow that has led to damage of the siding and door jambs.

The addition will replace the main side entrance door with a new two-foot by three-foot window and will fill in a gap between the existing house and garage of approximately six feet four inches. The addition will include hardboard lap siding, cinder block foundation stem wall and black composition shingles for the roof. All of the proposed material will match the existing materials of the house and garage.

The project will also include the following items:

- Replacement of an existing four-foot by four-foot window immediately adjacent to the new addition
- Replacement of all existing one-inch by six-inch exterior trim with one-inch by four-inch exterior trim
- Installation of decorative shutters on all windows
- Replacement of the existing front door with upper decorative cut glass panel with a new front door with decorative cut full glass panel
- Trim of foundation vents with 1.5 inch by .5 inch wood trim
- Replacement of damaged hardboard siding with new similar siding as needed.

All new windows will be white vinyl which is consistent with the existing windows on the house.

Staff notes that the proposed project does not require a Special Use Permit for expansion of a non-conforming use because the proposed addition is within the street side yard setback and does not further expand the non-conforming portion of the building.

Staff finds that the applicant's proposal is consistent with Carson City Development Standards, Division 5 (Historic District) for the applicable sections outlined below:

5.15 Guidelines for Exterior Siding Material

The applicant proposes to maintain the original siding of the house with the new addition and any areas of replacement would also be of the same material, which meets the guidelines for exterior siding material in the Historic District.

5.16 Guidelines for Windows

The proposed windows will duplicate the style of the existing windows on the house and will be of the same material, which meets the guidelines for windows in the Historic District.

5.17 Guidelines for Doors

The proposed new front door is fiberglass with a full length cut glass panel that will replace an existing door with top cut glass panel. The proposed door is elaborate in

comparison to the simple architecture of the overall house, its windows and other trim features. However, the existing door is also relatively elaborate with the cut glass top panel. A more appropriate glass door may be something more simplistic but because the door is proposed to replace an existing similar door, staff finds the proposal acceptable.

5.20 Guidelines for Exterior Trim Details

The proposed trim will be similar to the trim that currently exists on the building and will be compatible with the building as a whole, and the proposed shutters are consistent with the use of shutters in both older and newer historic buildings, which meets the exterior trim detail guidelines in the Historic District.

5.26 Guidelines for Additions to Historic Buildings

The applicant's proposal for the addition on the Caroline Street side of the house will be compatible with the existing building in both materials and configuration, which meets the guidelines for additions in the Historic District.

PUBLIC COMMENTS:

Public notices were mailed to 11 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.

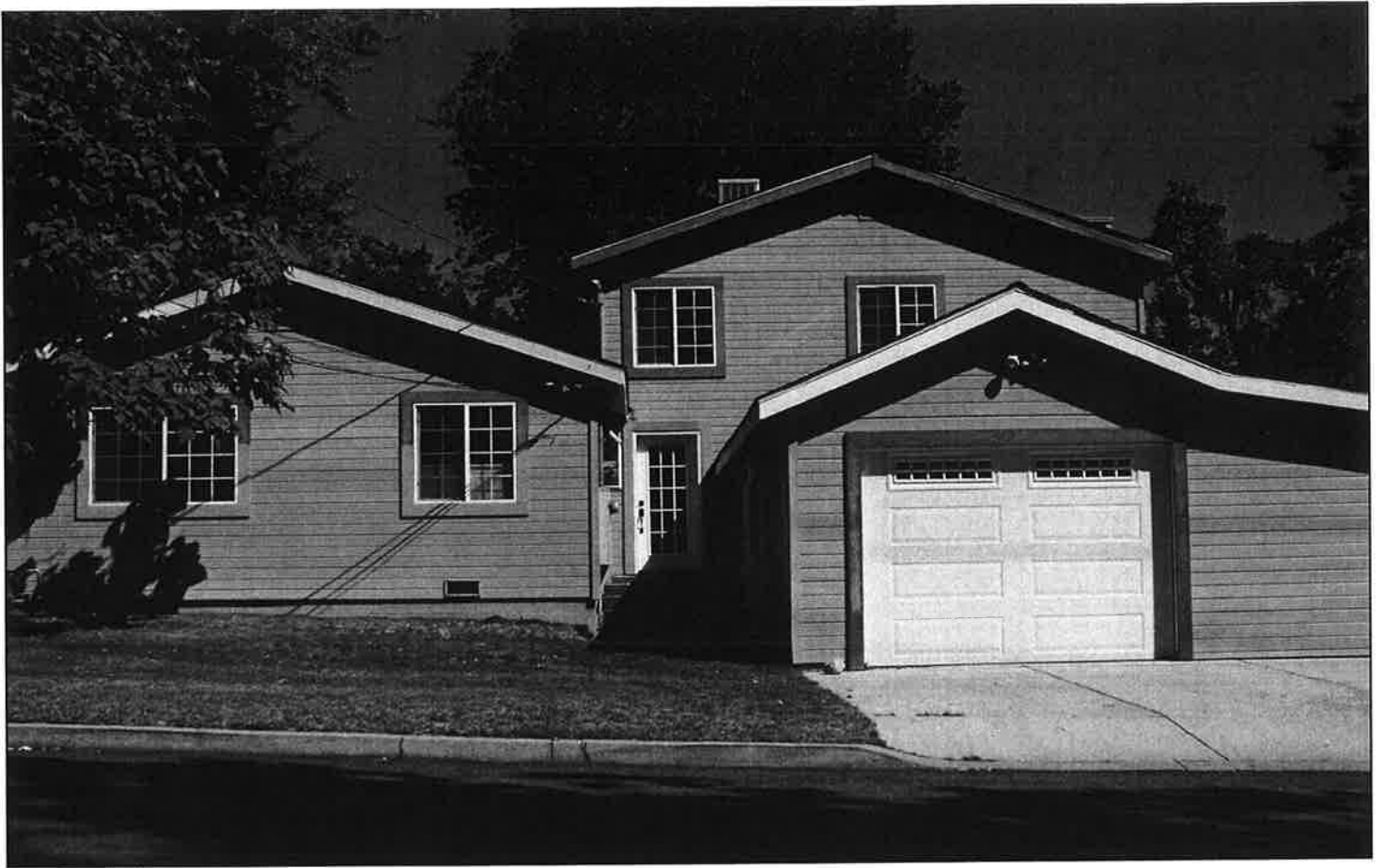
Engineering Division Comments:

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

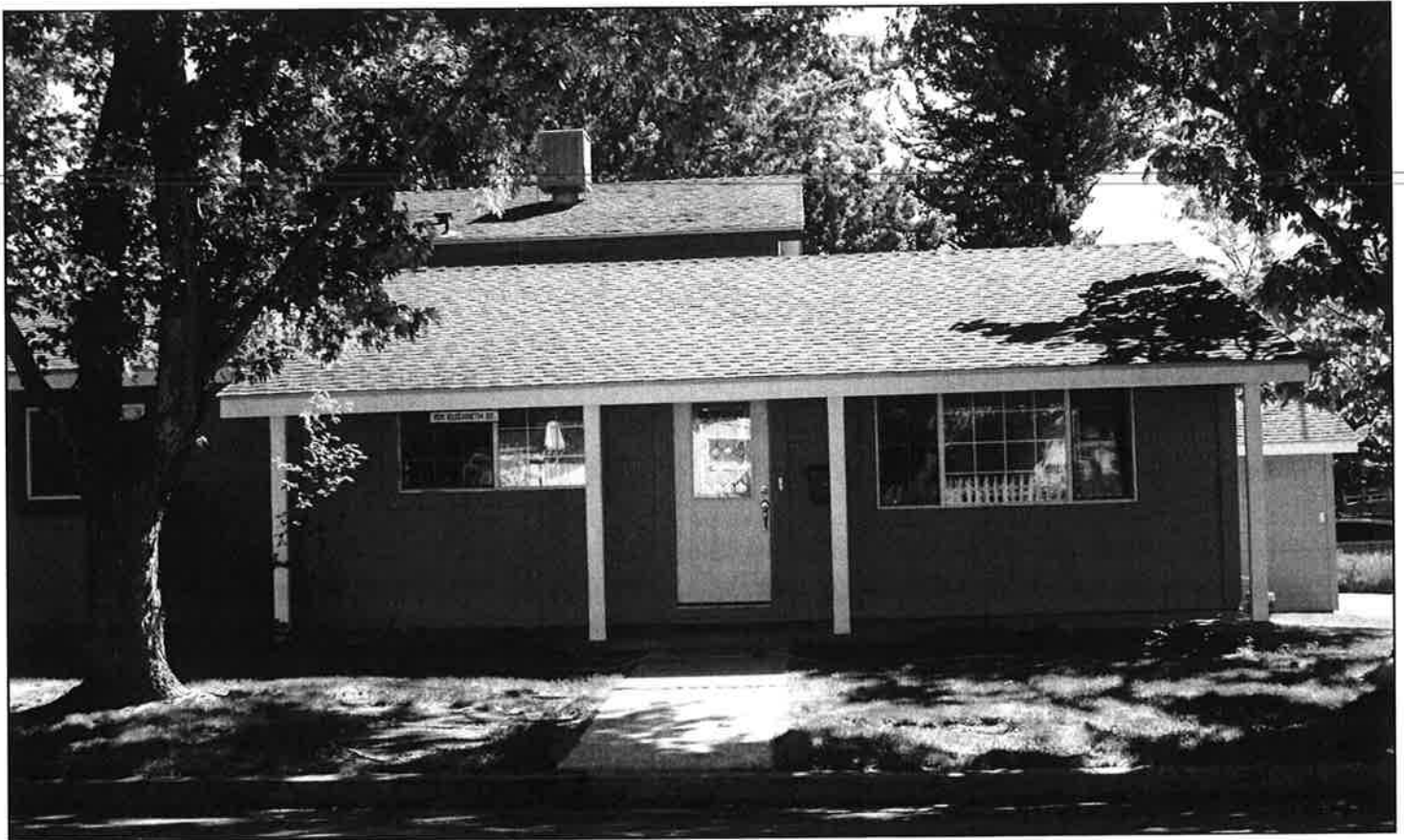
With the recommended conditions of approval and based upon the project complying with the Carson City Historic District Guidelines, the Historic Resources Commission Policies, and that the plans as submitted are in general conformance, it is recommended that the Historic Resources Commission approve the application submitted for HRC-14-072 subject to the recommended conditions of approval within this staff report.

Attachments:

- Site Photos
- Building Division Comments
- Engineering Division Comments
- 2007 CC Mid-Century Historic Resources Survey of Property Application (HRC-14-072)



Caroline Street Side



Elizabeth Street Side

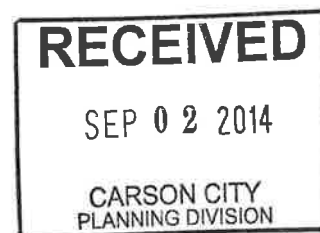
File # (Ex: MPR #07-111)	<i>HRC-14-072</i>
Brief Description	<i>90 sq ft addition, replace window and add shutters and trim</i>
Project Address or APN	<i>APN #003-273-04</i>
Bldg Div Plans Examiner	<i>Ray Proffitt</i>
Review Date	<i>9/1/14</i>
Total Spent on Review	

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 will be required.



Carson City Engineering Division
Historic Resources Commission Report

701 Elizabeth Street

File Number HRC 14-072

To: Historic Resources Commission

From: Rory Hogen, E.I.

Date: September 3, 2014

Subject Title:

Review of a Historic Resources Commission application for a minor remodel to 701 Elizabeth St. to replace a door and window and add a pantry 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.

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

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

1. PROPERTY NAME

1A. Historic Name

--

1B. Current/Common Name

701 Elizabeth St

2. PROPERTY ADDRESS

Street Address	701 Elizabeth St
City, Zip Code	Carson City, NV 89703
County	Carson City County (formerly Ormsby County)

3. PROPERTY OWNERSHIP

3A. Original Owner

Name	
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3B. Current Owner

Name	Smith, Edwin & Catherine M.
Mailing Address	701 Elizabeth, Carson City, NV 89703
Assessor's Parcel Number (APN)	003-273-04

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 checked="" type="checkbox"/>	Residential - SF	<input 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

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

6. CURRENT ACCESS

	Permitted-local public resource	<input checked="" type="checkbox"/>	By owner permission only
	Permitted-state public resource		Restricted
	Permitted-federal public resource		Other (specify)

7. ACREAGE

.170	Estimated
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9. PROPERTY LOCATION

8A. UTM Location/Reference(s)

Zone 11 260753E E 4338858N (NAD27) (Approximate)

8B. Township/Range/Section/Map

T15N, R20E, Sec 19, Mt. Diablo Base Meridian

9. RESOURCE DESCRIPTION

9A. Resource Type

<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	Porch		Balcony
	Dormer(s)	<input checked="" type="checkbox"/>	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-25 Other – manufactured wood
9E. Building Structural System	9F. Foundation Structural System
SS-9 Wood - Platform	F-2 Concrete; F-3 Concrete block

9G. Written Description

See continuation sheet

9H. Associated Structures/Features

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

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

9J. Condition

X	Good		Fair
	Poor		Ruins

9K. Threats

None known

10. RESOURCE DATE AND SIGNIFICANCE

10A. Architect/Engineer/Designer

Unknown

10B. Builder/Contractor

Unknown

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

Post World War II - Ranch

10D. Construction Date(s)

1960		Circa (Assessor)
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10E. Date(s) of Significance

None

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

Building is lacking in integrity; see 9I

11. BIBLIOGRAPHY

See continuation sheet

12. FORM INFORMATION

Report Number/Name	Carson City Mid-Century Survey Phase I
Date Surveyed	May 7, 2007
Surveyor Name	Diana J. Painter, PhD
Company	Painter Preservation & Planning
Address	2685 A Petaluma Blvd. N., Petaluma, CA 94952
Telephone Number	(707) 658-0184

13. ATTACHED DOCUMENTATION

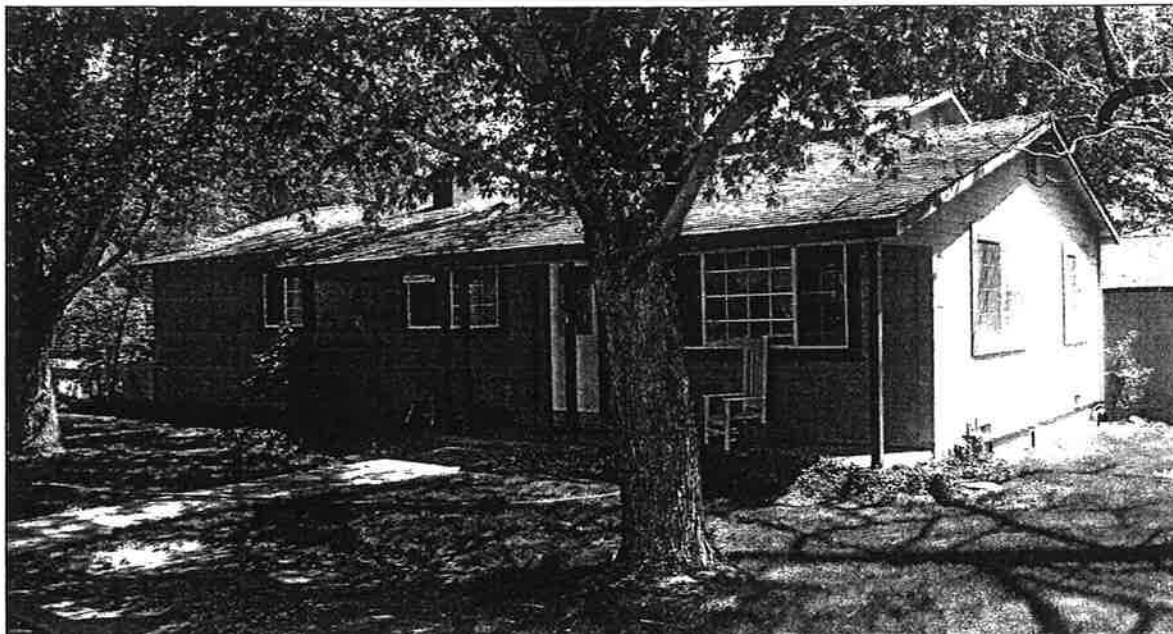
X	Continuation sheets
X	Photographs
X	Location maps
	Plans
	Other (please specify)
	Associated Structures Summary Form
	Historic District Addendum (if applicable)

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

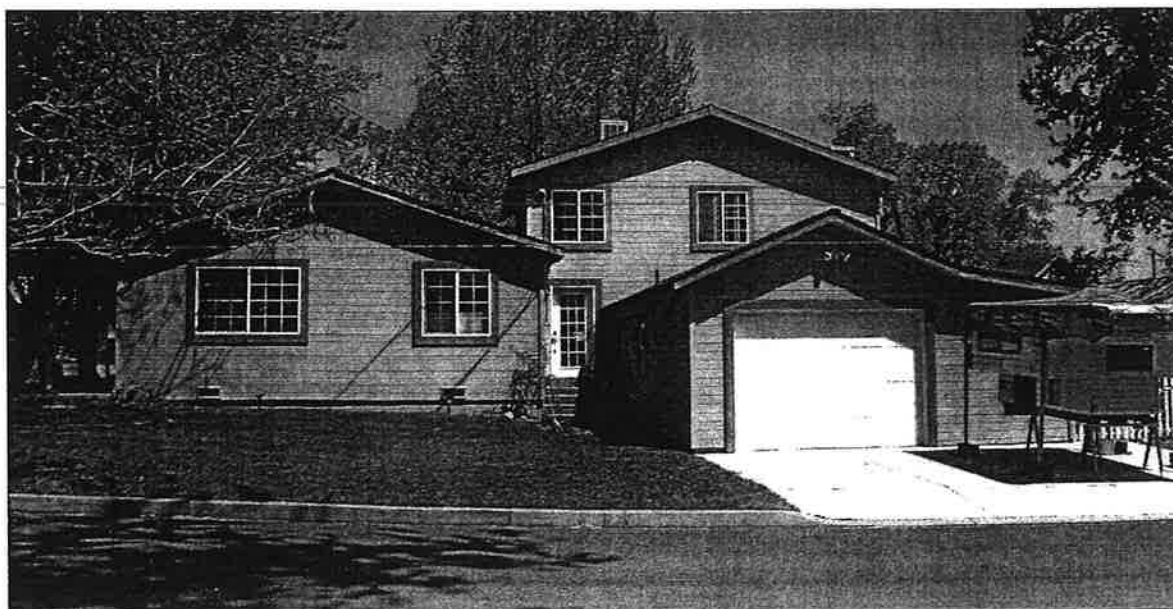
Property Name: 701 Elizabeth St

City, County: Carson City, County

SECTION NO. 9G PAGE NO. 3



East facade



South facade

This is a one-story house with a two-story addition to which is attached a one-story garage. It has a nearly square footprint. The original portion of the building, which faces Elizabeth Street, has a moderately pitched side gable roof with narrow eaves and exposed

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: 701 Elizabeth St

City, County: Carson City /County

SECTION NO. _____9G_____

PAGE NO. _____3_____

rafter ends. The rear portion, which faces onto Caroline Street, has a front gable roof, as does the garage. The building is wood frame construction with manufactured wood siding, with a combination of concrete block, perimeter concrete and possibly slab concrete foundation. It has a composition shingle roof and an interior, metal-clad chimney. The original portion of the building has elements of the Ranch style. It was constructed in 1960 (*Assessor data*). The addition was built some time in the last twenty years.

Windows throughout are vinyl-frame with primarily sliding sash and false muntins and simple wide wood surrounds. The façade facing Elizabeth Street has a slightly off-center contemporary entry door with leaded glass in the upper portion. To the right is a large window with fixed single light flanked by casement windows. The ensemble is under an extension of the side gable roof which is supported by simple wood posts. The long front porch is nearly at grade. Windows to the left of the entry consist of one vertically oriented and one horizontally oriented sliding window. The south facing façade of this building has two large windows of a similar design as the remainder of the building. This is matched by the north façade.

To the east of the original house, fronting on the street, is a large single car garage with contemporary overhead door. It is finished in the same manufactured wood siding as the rest of the complex. The garage has narrow eaves and exposed rafter ends and a shed roof extension to the east side. The west façade has two vinyl windows and the east façade has two flush, hollow-core doors. The foundation is concrete block.

The addition to the building is set back from the street. The walkway to the rear addition occurs between the original building and the garage. The entry door, which is a full-height multiple-light door, is accessed via four wood steps. The south façade of the building at the second level has two vertically-oriented sliding windows. Under the gable is a louvered vent. The east façade of the addition has a secondary entrance door at the ground level, an exterior chimney faced with wood, and a double-hung window at the second level.

SECTION NO. _____9I_____

PAGE NO. _____3_____

Changes over time. This site had a small stable in the early part of the century, apparently associated with the house at 600 W. Caroline. By 1923 the lot was vacant and apparently remained vacant until this house was constructed in 1960. A large two-story addition was added some time in the last twenty years. It is not known whether the garage was built at that time or earlier.

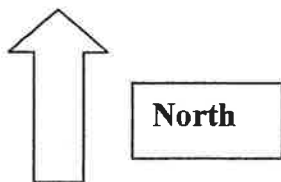
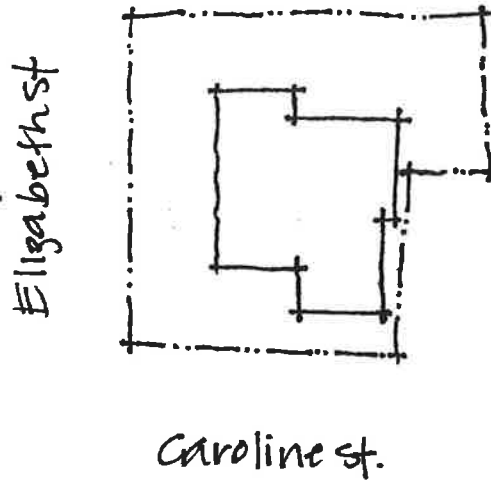
NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: 701 Elizabeth St

City, County: Carson City, /County

SECTION NO. Sketch map

PAGE NO. _____



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 - 072

HISTORIC RESOURCES COMMISSION

Ed and Cathy Smith 775-885-9783
APPLICANT PHONE #

FEE: None

701 Elizabeth St, Carson City, NV 89703

MAILING ADDRESS, CITY, STATE, ZIP

smithe@unce.unr.edu

EMAIL ADDRESS

Ed and Cathy Smith 775-885-9783

PROPERTY OWNER PHONE #

701 Elizabeth St, Carson City, NV 89703

MAILING ADDRESS, CITY, STATE, ZIP

smithe@unce.unr.edu

EMAIL ADDRESS

NA

APPLICANT AGENT/REPRESENTATIVE PHONE #

NA

MAILING ADDRESS, CITY, STATE ZIP

NA

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):

003-273-04

Street Address

701 Elizabeth St, Carson City, NV

ZIP Code

89703

Project's Master Plan Designation

Project's Current Zoning

SF6

Nearest Major Cross Street(s)

Caroline St

Briefly describe the work to be performed requiring HRC review and approval. In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. NOTE: The Historic District Ordinance and Historic District Design Guidelines, as well as Policy Statements, are available in the Planning Division to aid applicants in preparing their plans. If necessary, attach additional sheets.

We propose to fill an existing space between the house and the garage with a 90 sq. ft. kitchen pantry.

In addition, we propose to: 1) replace a 4-0 x 4-0 window with a similar 4-0 x 3-0 window, 2) replace existing 1" x 6" trim with similar 1" x 4", 3) add shutters to all windows, and 4) replace the front door. See Attachment #1.

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

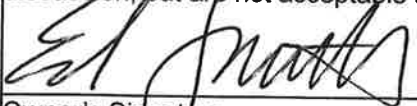
Will the project involve demolition or relocation of any structure within or into the Historic District? Yes No If Yes, please describe:

Reason for project:
1) to provide increased storage for the kitchen and 2) improve roof runoff drainage (water and snow currently collect in this area).

SUPPORTING DOCUMENTATION

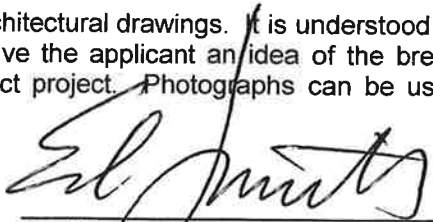
Each application requires 16 copies, folded to 8 1/2 x 11 inches, of quality site plan and drawings showing work to be performed on the subject project which requires HRC approval. Basically, this is any work which will affect the exterior of any structure and any modifications to the site, i.e., fences, 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
Ed Smith

Owner's Printed Name



Applicant's/Agent's Signature
Ed Smith

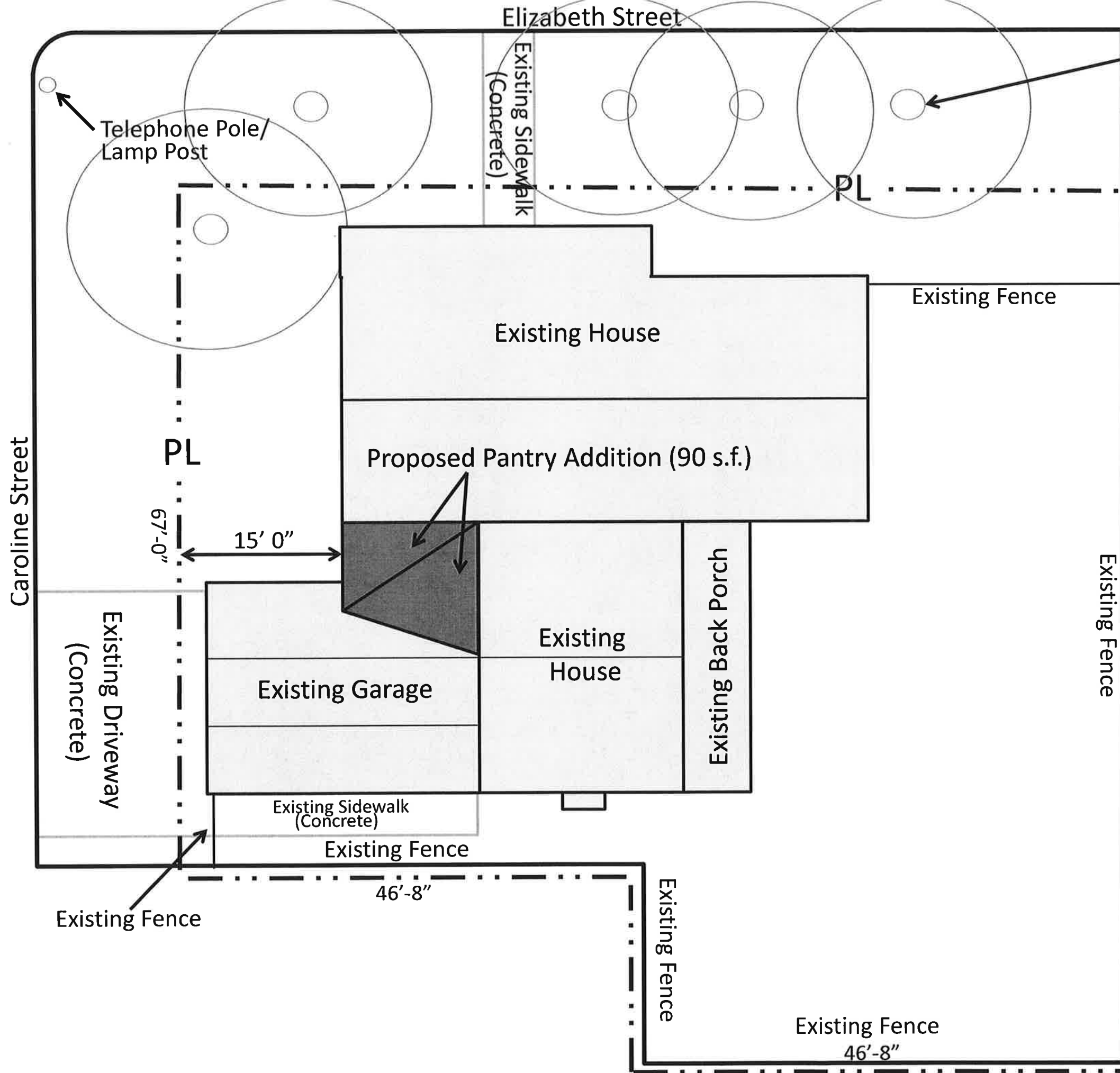
Applicant's/Agent's Printed Name

Attachment #1

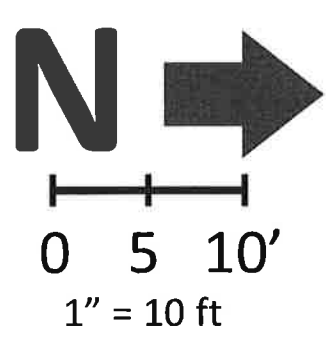
Proposed Kitchen Pantry Addition to 701 Elizabeth Street

Primarily, we propose to build a 90 sq. ft. kitchen pantry that will occupy a currently vacant space between our house and garage. The addition, as viewed from the street, will be approximately 6' 4" in width and constructed with materials that match the existing exterior materials of the house and garage (i.e., hardboard lap siding, cinder block foundation stem wall, white vinyl window and black composition shingles). The addition will replace a side entrance door to the house, wood steps to the door and cover an existing concrete slab. The existing situation has been troublesome because rainwater and snow melt from the roofs accumulate in this area. As a result, the siding and door jambs experience water damage. The proposed addition and associated roof cricket will help resolve this issue. Secondly, we propose to:

- Replace an existing 4-0' x 4-0' window with a similar white vinyl 3-0' x 4-0' window. This is to accommodate an interior kitchen remodel task of moving the sink to an exterior wall.
- Replace all existing 1"x 6" exterior trim with 1"x 4" trim.
- Install decorative shutters on all windows.
- Replace the existing front door with a Relibilt fiberglass door or similar door.
- Trim foundation vents with 1 ½" x ½ " wood trim.
- Replace damaged hardboard siding with new similar siding as needed.



All Existing Trees to Remain



Sheet 1
Site Plan

Project: Pantry addition
Address: 701 Elizabeth St, Carson City
Property Owners: Ed and Cathy Smith
Preparation of Plans By: Ed Smith, Property Owner

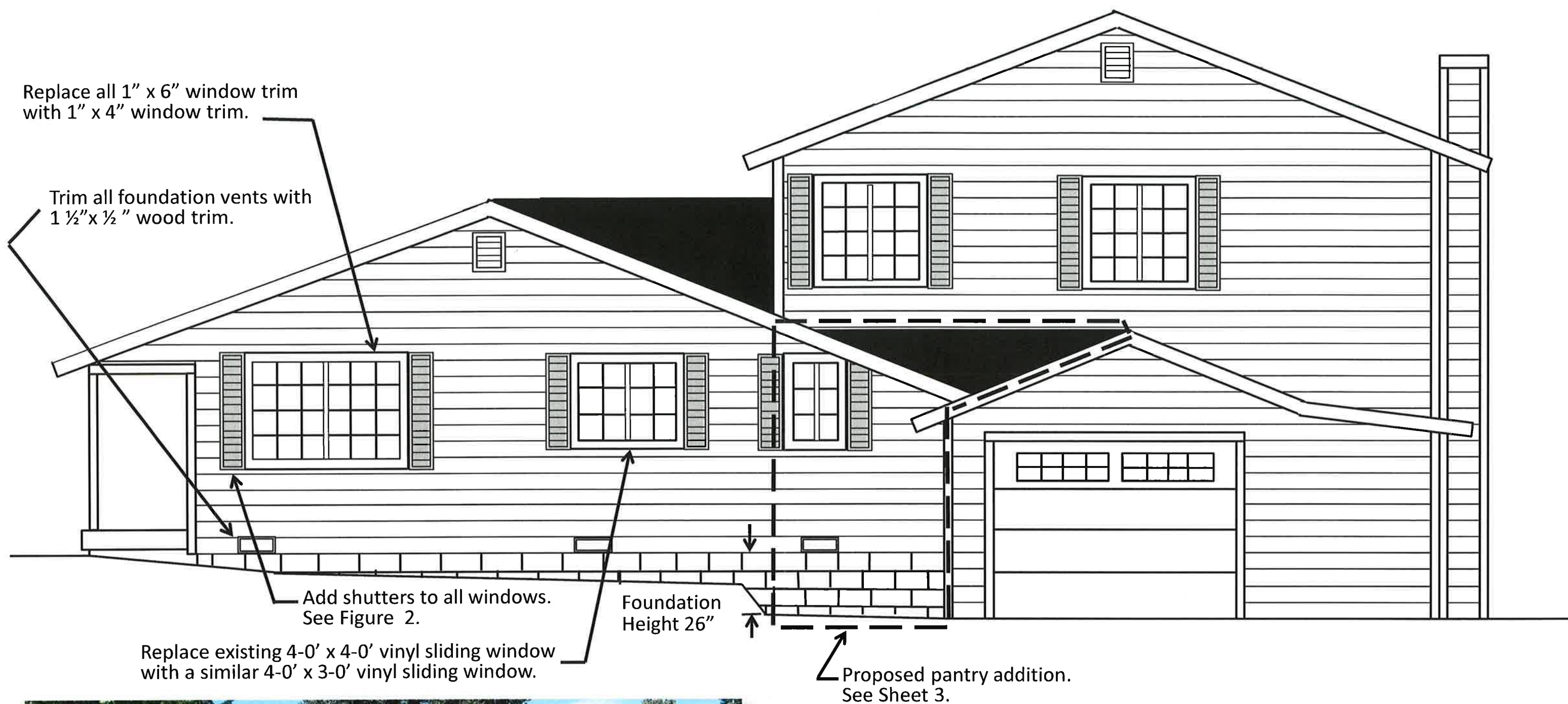


Figure 1. Existing south elevation view.



Figure 2. Proposed window shutters or similar.



Figure 3. Proposed foundation vents or similar.

1" = 4 ft.

Sheet 2 South Elevation

Project: Proposed Pantry Addition
 Address: 701 Elizabeth St, Carson City
 Property Owners: Ed and Cathy Smith
 Preparation of Plans By: Ed Smith, Property Owner



Figure 4. Close-up of existing West Elevation and the space to be occupied by the proposed pantry. Proposed pantry would occupy the space between the garage and the existing kitchen. The side entrance door and steps would be eliminated and electrical panel moved indoors.

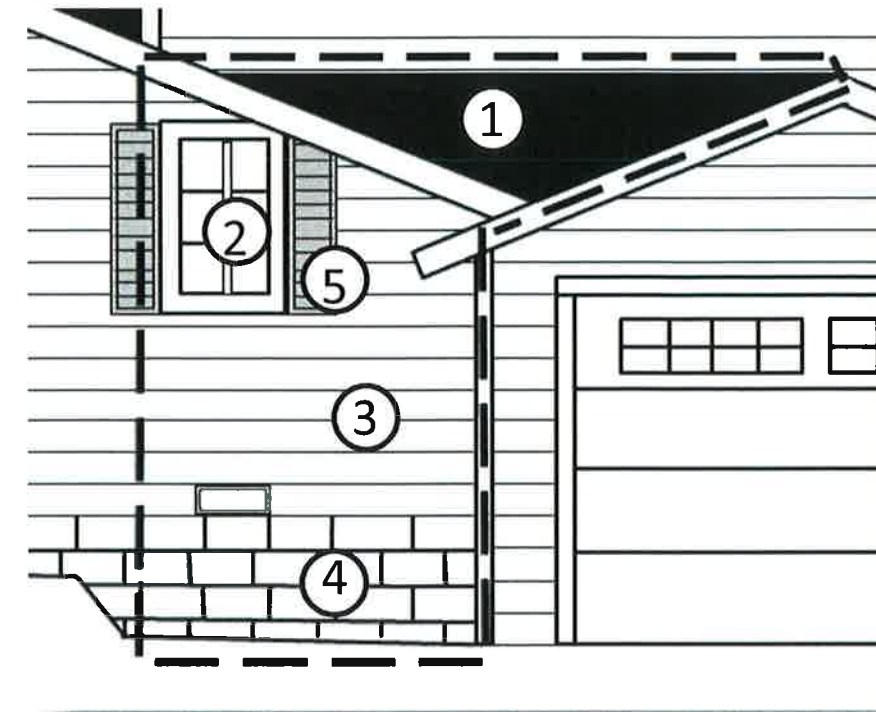


Figure 5. Appearance of the proposed pantry. The exterior view of the pantry would appear as a continuation of the existing west elevation of the house.

- ① Proposed roof cricket covered with black composition shingles to match existing materials.
- ② New 2-0' x 3-0' vinyl sliding window similar to existing windows.
- ③ New hardboard siding to match existing siding.
- ④ Cinderblock foundation to match existing materials.
- ⑤ Decorative shutters. See Figure 2.



Figure 6. Proposed hardboard siding to be used to match existing house and garage.

Sheet 3

Comparison of Existing Situation and Proposed Pantry From a South Elevation Perspective

Project: Proposed Pantry Addition
Address: 701 Elizabeth St, Carson City
Property Owners: Ed and Cathy Smith
Preparation of Plans By: Ed Smith, Property Owner

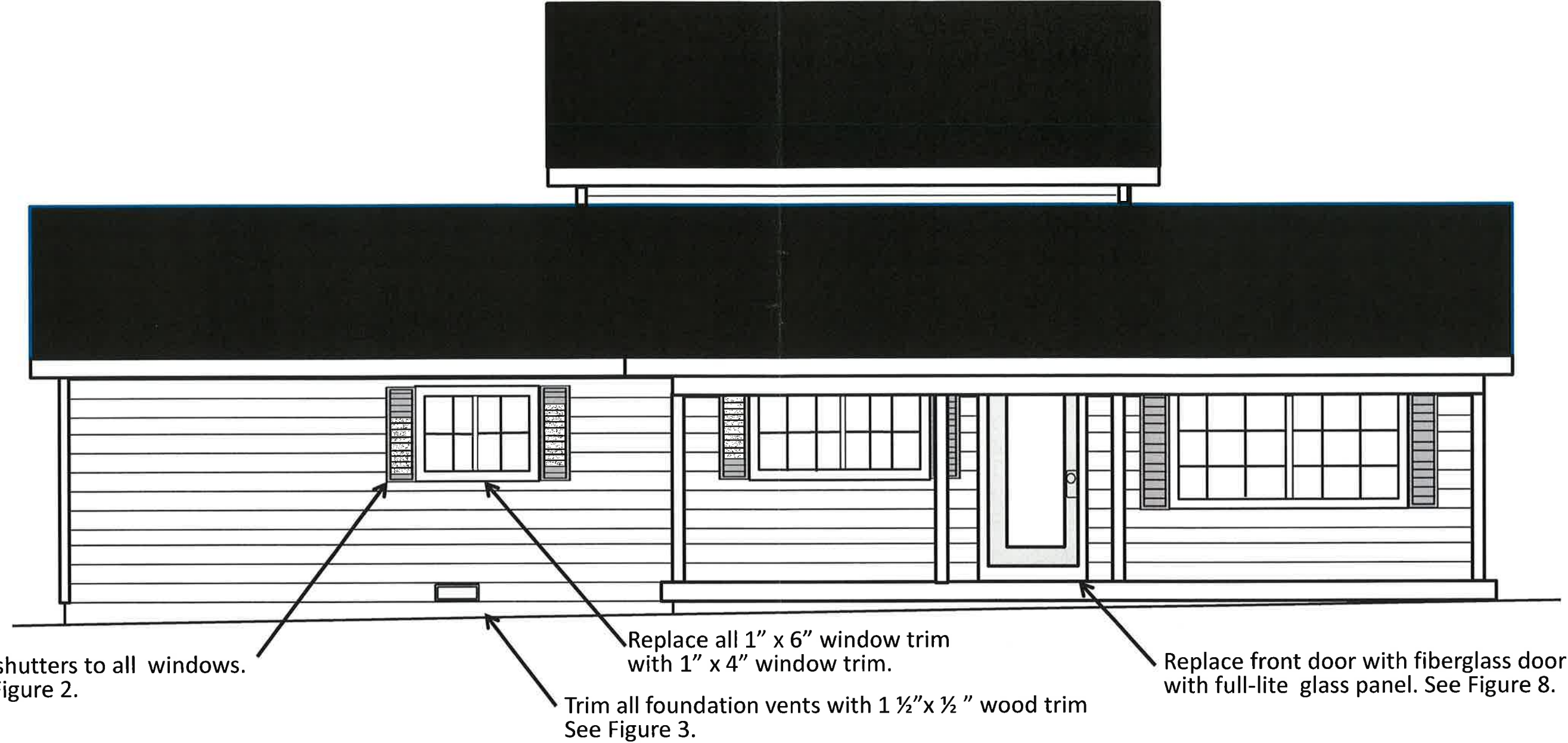


Figure 7. Existing west elevation view.



Figure 8. Proposed front door (Relibilt fiberglass) or similar.

1" = 4 ft.

Sheet 4
West Elevation

Project: Proposed Pantry Addition
Address: 701 Elizabeth St, Carson City
Property Owners: Ed and Cathy Smith
Preparation of Plans By: Ed Smith, Property Owner