

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
MAY 14, 2015**

AGENDA ITEM: F-1

FILE NO: HRC-15-043

STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: Approval of a request from property owner Robyn Laguzza to replace 13 non-functioning single hung windows and two picture windows on property zoned Single Family 6,000 (SF6), located at 506 West Spear Street, APN 003-232-01.

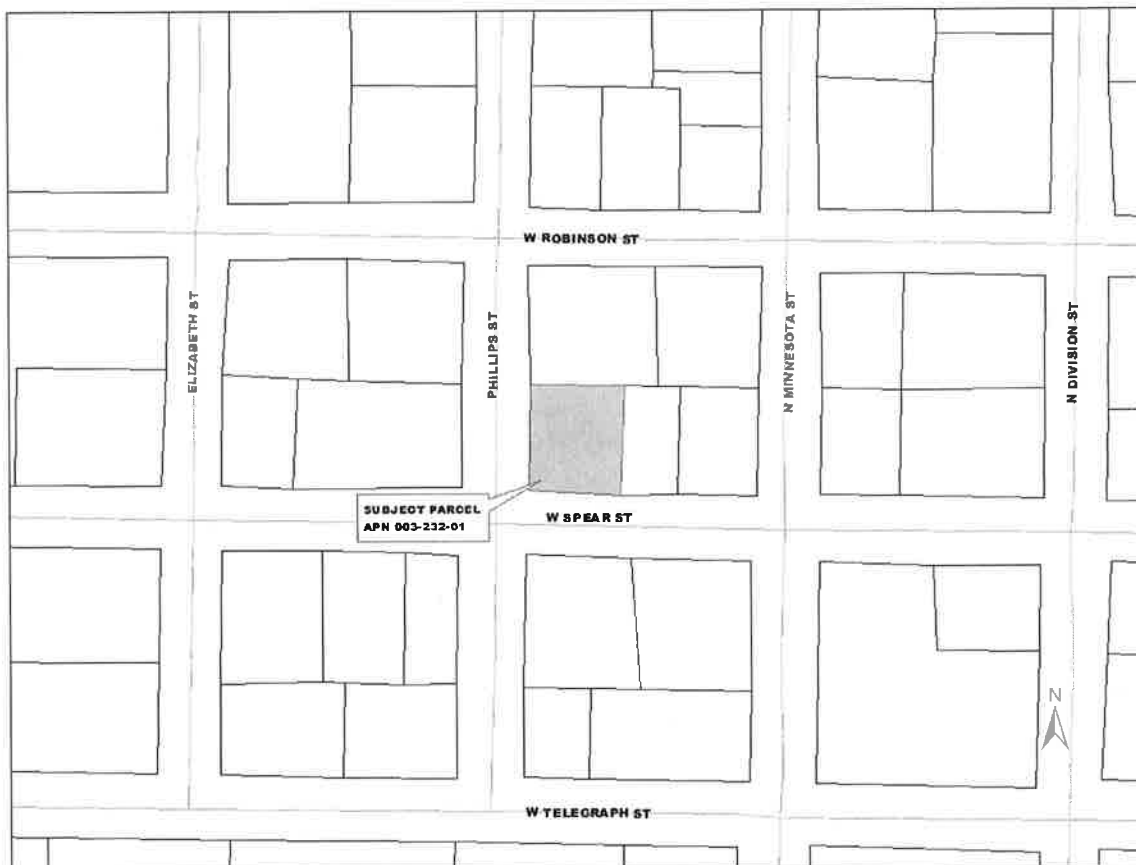
APPLICANT: Robyn Laguzza

OWNER: Robyn Laguzza

LOCATION: 506 West Spear Street

APN: 003-232-01

RECOMMENDED MOTION: “I move to approve HRC-15-043, a request from property owner Robyn Laguzza to replace 13 single hung windows and two picture windows on property zoned Single Family 6,000, located at 506 West Spear Street, APN 003-232-01, 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 may be rescheduled for the next Historic Resources Commission meeting for further consideration.
5. The project may require application for a Building Permit, issued through the Carson City Building Division. This may 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 engineering calculations may 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: High Density Residential (HDR)

ZONING: Single Family 6,000 (SF6)

PREVIOUS REVIEWS:

- HRC-14-019 – Historic Resources Commission administrative approval to replace the rear fence with in-kind material.
- HRC-12-009 – Historic Resources Commission approval of historic property tax deferment.

DISCUSSION:

The subject property is a two-story residence that was constructed in 1934 at the Rio Tinto Mine which was located about a mile or two from Mountain City in Elko County, Nevada. It was moved to this site in 1949. An attached garage and apartment over the garage were added after the move.

An application was received to replace non-functioning windows. The applicant states

that finding replacement parts for these windows is difficult. Therefore, the applicant is proposing to replace existing single-hung windows with new fiberglass, double-pane inserts of a similar style and also to replace two picture windows so that all the windows match. The applicant states the replacements will be white and fit into the existing wood frames and trim, and states in addition, that any damage to the existing window frames and trim will be repaired to maintain the current appearance of the house. The applicant has provided a brochure describing the product proposed.

Pursuant to Carson City Development Standards, Division 5 – Historic Districts, the following sections apply to the proposed windows:

5.16 Guidelines for Windows (Overview)

The majority of buildings in the Historic District are characterized by 19th century styles of architecture. A basic design characteristic of these styles is symmetrically placed, vertically proportioned windows. Houses built in the 1930s to 1960s used, in addition to the above, metal framed windows such as casements and picture windows.

5.16.1.1 Guidelines for Historic Buildings

Original windows shall be retained and repaired when at all possible. When replacement is necessary, a window of duplicated design shall be used. The size, pane configuration, design and trim shall replicate that of the original. Original trim and surrounds are to be retained when windows are replaced. Bronzed aluminum framed windows are not appropriate for use in a historic building. Stained glass windows were not commonly used in the buildings of the district. Original stained glass windows are very valuable and should be retained. The addition of stained glass windows into openings which did not historically have stained glass is discouraged. (Standard Number 2, 6)

5.16.2 Guidelines for New Construction

The overall style of the new building will determine the appropriate design characteristics of the windows to be used. Windows for new buildings emulating 19th century or early 20th century designs should emulate one of the 19th century or early 20th century window styles and shall be vertically proportioned with a minimum ratio of 2 horizontal to 3 vertical and shall be single or double hung. Windows for new buildings emulating mid-20th century designs should use windows found in designs of those eras (c 1930-1960). The use of smoked, mirrored or tinted glass is not appropriate for use in the district.

The proposed replacement windows are on historic portions of the building. Historic construction guidelines would therefore apply. The proposed single hung replacement windows and replacement picture windows are in keeping with the design characteristics and overall style of the building. The applicant proposes maintaining the frames and trims of the original windows.

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 on May 1, 2015. As of the completion of this staff report, no comments had been received. 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:

1. Repairs, Replacement, and Alterations must comply with 2012 International Building Codes, 2012 Uniform Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical code, 2012 Fuel Gas Code, 2011 Electrical Code, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
2. Replacement of doors and windows do not require a building permit unless opening sizes change. Per 15.05.020 section 105.2 Exempt Work.
3. All window glazing does have to comply with the 2009 IECC. Minimum U.35 glazing rating on all windows.
4. All Contractors are required to carry State and local licenses.

Engineering Division comments:

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

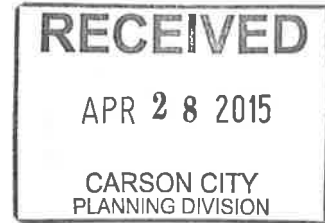
With the recommended conditions of approval and based upon the project complying with the Carson City Historic District Guidelines, the Historic Resources Commission Policies, and that the plans as submitted are in general conformance, it is recommended that the Historic Resources Commission approve the application submitted for HRC-15-043 subject to the recommended conditions of approval within this staff report.

Attachments:

Site Photo
Building Division Comments
Engineering Division Comments
Carson City Resources Inventory pages
Application (HRC-15-043)







April 28, 2015

HRC-15-043

1. Repairs, Replacement, and Alterations must comply with 2012 International Building Codes, 2012 Uniform Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical code, 2012 Fuel Gas Code, 2011 Electrical Code, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
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Shawn Keating CBO

Building Official

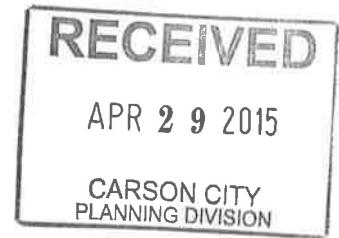
Carson City Community Development Department

Office 775-887-2310

Fax 775-887-2202

Cell 775-230-6623

skeating@carson.org



Carson City Engineering Division
Historic Resources Commission Report

506 W Spear St

File Number HRC 15-043

To: Historic Resources Commission

From: Rory Hogen, E.I.

Date: April 29, 2015

Subject Title:

Review of a Historic Resources Commission application for window replacement at 506 W Spear St, apn 03-232-01.

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.

Historic Survey 1860-1948
Occupational & Residential

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



NAME: Sproule House
ADDRESS: 506 W. Spear
LOCATION: Southeast corner W. Spear and Phillips
CONSTRUCTION DATE: 1935 (assessor); 1934 (SHPO)

HISTORICAL BACKGROUND

Like the property next door at 502 W. Spear, this property changed hands as part of the entire block for many years, well into the twentieth century. The William Stewart House had been constructed on the north portion of the block in 1887. In 1932, however, **Herbert C. Sproule**, a deputy in the Surveyor General's office, purchased the south portion of the block between N. Minnesota and Phillips Street. Sproule sold a portion of the parcel to **Elda Fricke**, a clerk in the Governor's office, in 1937. **David Bartley** purchased the property in 1941, and **Arthur Bernard**, the State Inspector of Mines, bought it in 1948.

OTHER NAMES ASSOCIATED WITH PROPERTY:

1863, H. L. Phillips, John Atchinson, Elizabeth Phillips; 1965,
W. E. Sheen, Charles Flandran; 1967, Z. Pierce; 1868, Sam Denson

SOURCES:

Stewart Title; Carson City Directories

CARSON CITY RESOURCES INVENTORY

1988 CC Resources Inventory N-6th
(1980 updated)

IDENTIFICATION:

- 1. Address: 506 W. Spear & 501 N. Phillips APA: 3-232-01
- 2. Common Name: _____ 09 3-232-01
- 3. Historic Name: _____ RICHARDS, MARGIE ANN
P O BOX 8752
- 4. Present Owner: Mr. & Mrs. William L.
- 5. Address (if not occupant): _____ INCLINE VILLAGE NV 89450
- 6. Present Use: residence Original Use: residence-part of a 4 plex

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

506 W. Spear Street is a one story vernacular structure with clapboard siding and a gable roof. It was built in 1934 at the Rio Tinto Mine which was located about a mile or two from Mountain City in Elko County, Nevada. At the time the house was built it was part of the upstairs of a four-plex residence provided for the mine workers. Each apartment contained 3 bedrooms, 1 bathroom, hallway, dining room, living room and kitchen.

In 1949 the part of the four-plex that is now 506 W. Spear was moved to its present site by Art Bernard who added the attached garage and the apartment over the garage. That part of the structure is now known as 501 N. Phillips Street.

A ground level room was added along the west side of the structure (between the 506 W. Spear and the 501 N. Phillips part of the structure) probably sometime during the 1960's.

The porch on 506 W. Spear Street was added in 1975.

RELATIONSHIP TO SURROUNDINGS:

The building is compatible in scale, size and materials to its immediate neighbors, though younger in age.



Street Furniture: picket fence

Landscaping: pleasant yard with lawn and trees

Architectural Evaluation: PS _____ NR _____

District Designation: PD 2 _____ NR _____

HISTORIC ENVIRONMENT CONSULTANTS
2306 J Street, Penthouse
Sacramento, CA 95816

(916) 446-2447 Date October 1980

92

THREATS TO SITE:

None Known _____ Private Development _____
Zoning SE6000 Public Works Project _____
Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

PHYSICAL CONDITION:

Excellent X Good _____ Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 20' - 25'

HISTORICAL BACKGROUND:

Architect (if known) _____

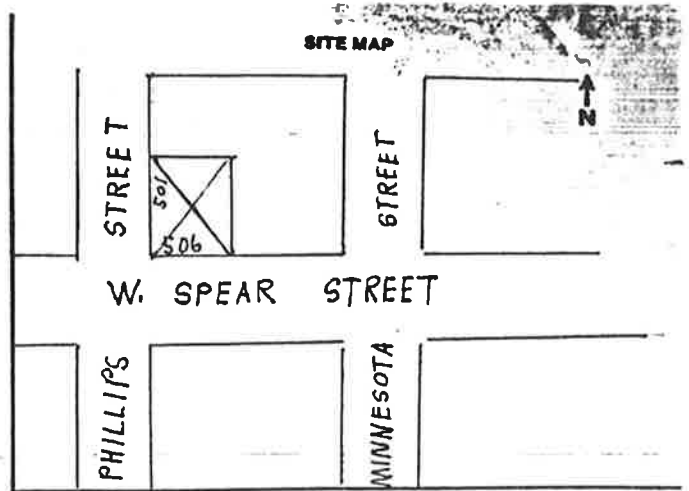
Builder (if known) _____

Date of Construction 1934 Estimated _____ Factual X Source: Art Bernard

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

SIGNIFICANCE:

The part of 506 W. Spear that was moved from the Rio Tinto Mine is of historic importance because it is an extremely well preserved (both interior and exterior) example of the type of housing that mine owners provided for their workers in a remote part of Nevada in the 1930's. (When mines closed most of the housing was either dismantled for its salvage value or remodeled to such an extent as to be virtually unidentifiable.) The interior of this part of the structure (from the Rio Tinto Mine) contains such features as glass door knobs (4 of which are lead crystal) and brass plates on all interior doors which are solid wood with indented panels. The three remaining original ceiling light fixtures are heavy etched glass with brass finials. All the original cabinets (including the laundry chute) and the heavy plaster walls have been kept in their original condition.



SOURCES:

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

CARSON CITY RESOURCES INVENTORY

51603

APN 3-232-1

IDENTIFICATION:

- 1. Address: 506 W. Spear & 501 N. Phillips
- 2. Common Name: _____
- 3. Historic Name: _____
- 4. Present Owner: Mr. & Mrs. William L. Richards (Marie Groschopf)
- 5. Address (if not occupant): _____
- 6. Present Use: residence Original Use: residence-part of a 4 plex

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

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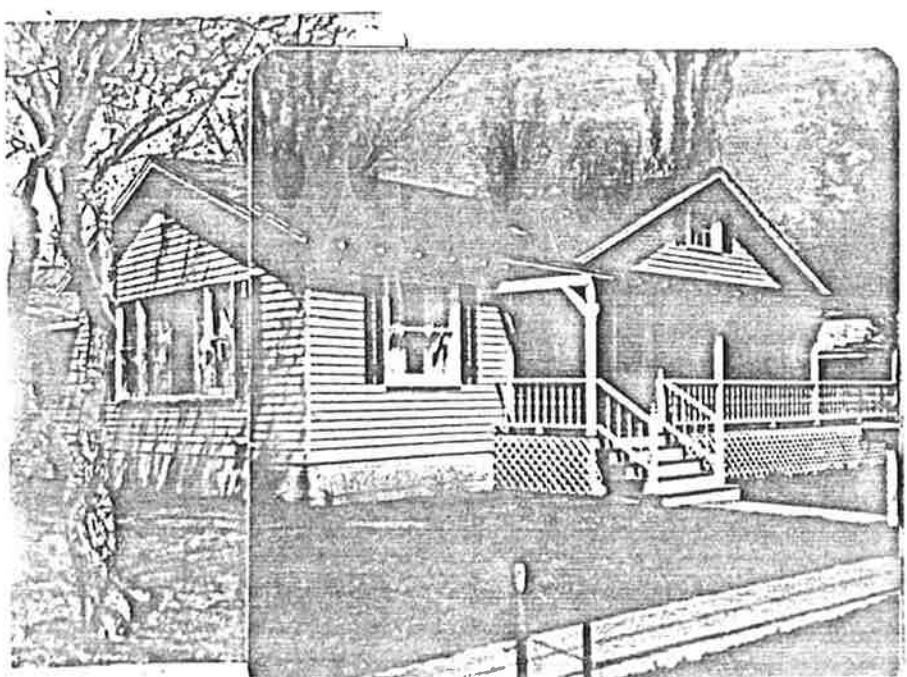
In 1949 the part of the four-plex that is now 506 W. Spear was moved to its present site by Art Bernard who added the attached garage and the apartment over the garage. That part of the structure is now known as 501 N. Phillips Street.

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The porch on 506 W. Spear Street was added in 1975.

RELATIONSHIP TO SURROUNDINGS:

The building is compatible in scale, size and materials to its immediate neighbors, though younger in age.



Street Furniture: picket fence

Landscaping: pleasant yard with lawn and trees

Architectural Evaluation: PS _____ NR _____
 District Designation: PD 2 NR _____

HISTORIC ENVIRONMENT CONSULTANTS
 2306 J Street, Penthouse
 Sacramento, CA 95816
 (916) 446-2447 Date October 1980

50

THREATS TO SITE:

None Known _____ Private Development _____
Zoning ?SF6000 Public Works Project _____
Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

PHYSICAL CONDITION:

Excellent X Good _____ Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 20' - 25'

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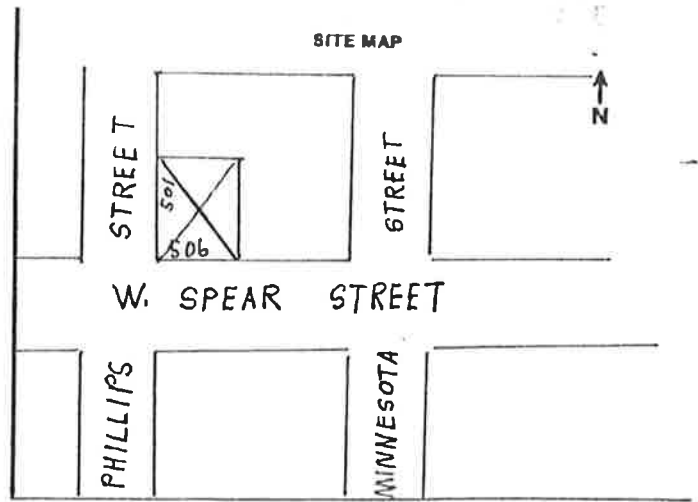
SOURCES:

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:



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 - 15 - ~~15~~ HRC - 15 - 043

HISTORIC RESOURCES COMMISSION



APPLICANT Robyn Laguzza (775) 297-3403

FEE: None

MAILING ADDRESS, CITY, STATE, ZIP 89703
506 W. Spear St. Carson City, NV

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

EMAIL ADDRESS fleezer11@gmail.com

Application Reviewed and Received By:

PROPERTY OWNER Robyn Laguzza

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS *same as above*

Submittal Deadline: See attached HRC application submittal schedule.

APPLICANT AGENT/REPRESENTATIVE

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

Project's Assessor Parcel Number(s): 003-232-01 Street Address 506 W. Spear St. Carson City, NV. ZIP Code 89703

Project's Master Plan Designation High Density Res (HDR) Project's Current Zoning SFL6 Nearest Major Cross Street(s) Phillips + Spear

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.

I'd like to replace 13 single hung wooden windows + 2 picture windows with fiberglass, double-pane inserts of a similar style. The current windows (single hung) are not functional. I've been looking for 3 yrs. to find someone to repair them, with no success. 4 of the windows no longer have replacement parts available. I'm replacing the picture windows so that they will match the replacement single hungs. The replacements will be white and fit into the existing wood frames/trim. Any damage to the existing window frames/trim will be repaired to maintain the current appearance of the house.

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:
The existing windows don't all open or stay open. I'd like to replace them with windows that have a comparable appearance, but are functional.

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

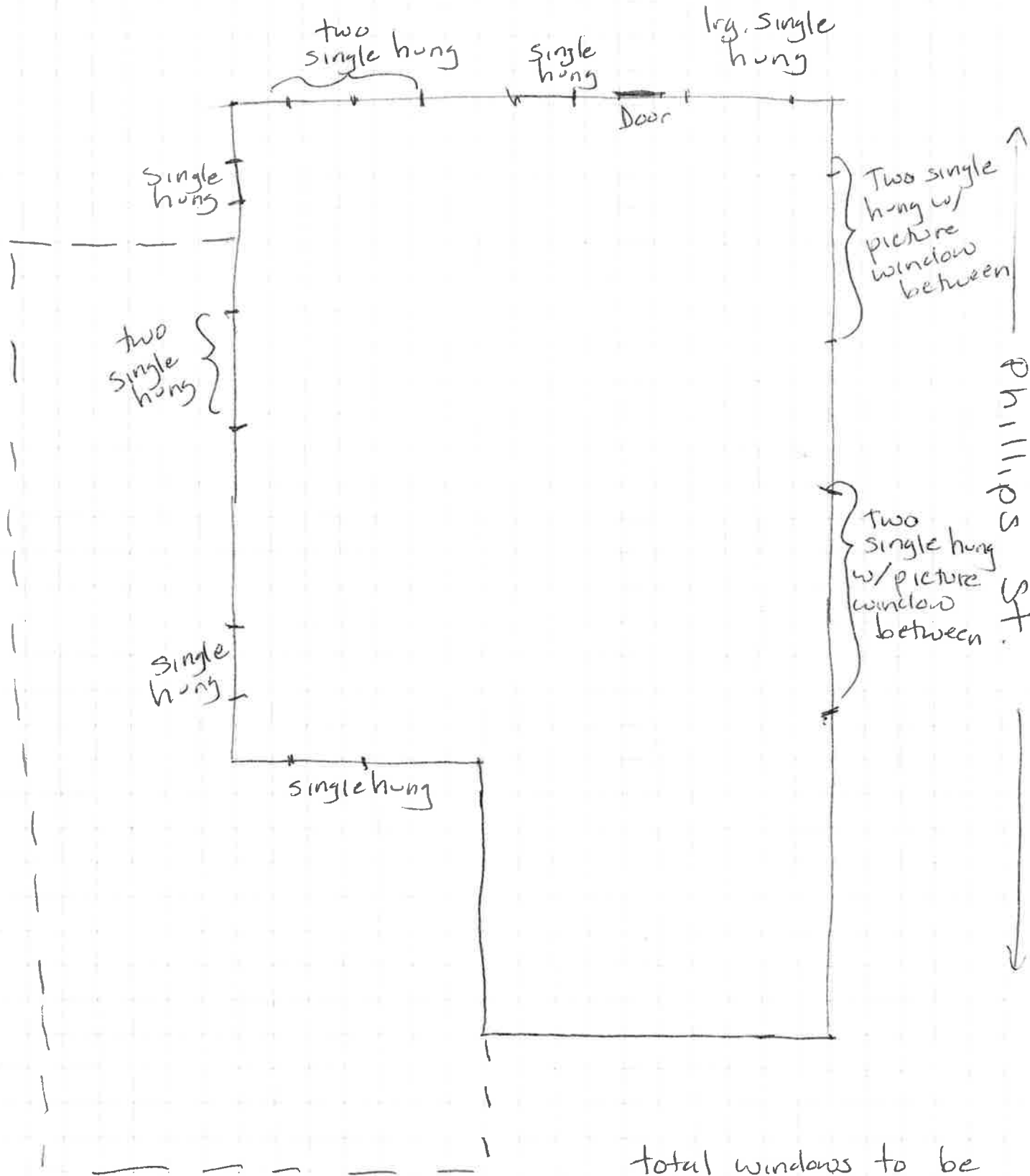
Robyn L. Laguzza
Owner's Printed Name


Applicant's/Agent's Signature

Robyn L. Laguzza
Applicant's/Agent's Printed Name

SPEAR ST.

(Not to scale)



Privacy Fence

total windows to be replaced -
 13 single hung
 2 picture windows

* window material - fiberglass

1

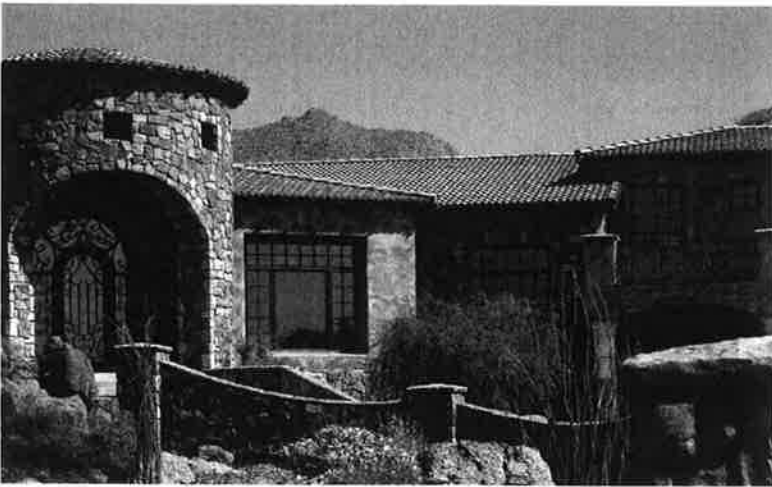
ULTRA™ PERFORMANCE THROUGH EVERY SEASON

Ultra combines the benefits of fiberglass with the quality of Milgard's production process. Fiberglass is perhaps the ultimate building material. When you first look at a Milgard Ultra series window, you might think that it's painted wood. That's no coincidence. In fact, the window system was designed to match the beauty and profile of a wood window product, while avoiding the maintenance issues that wood windows face.

Our Ultra series windows won't absorb moisture. In fact, due to their fiberglass composition the frame will thermally expand and contract at about the same rate as the insulated glass unit, so they're fingertip easy to open in any weather.

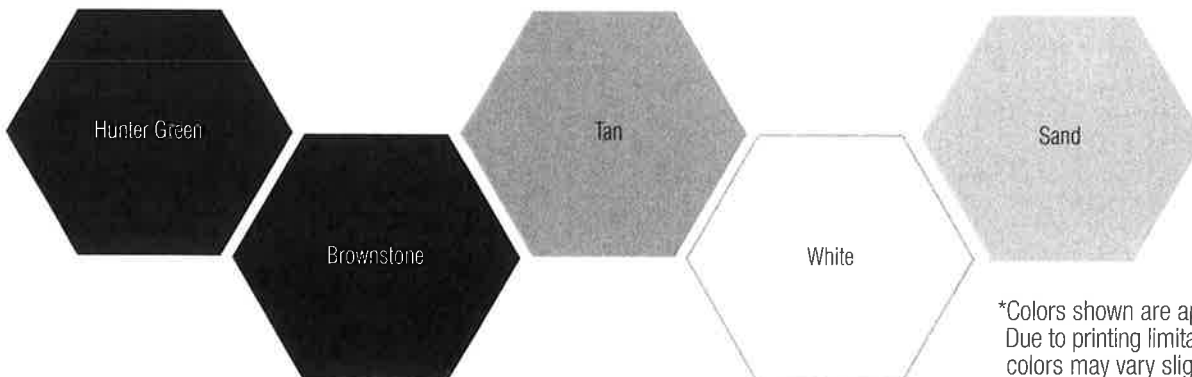
For appearance and performance, Ultra offers an upscale look that will complement any home, anywhere – from the West Coast to the Atlantic seaboard. Its baked-on paint finish won't peel or eggshell, unlike a painted wood finish.

And finally, they're permanently joined without the use of staples or nails for a cleaner look.



COLORFUL OPTIONS

Ultra's interior fiberglass surface comes pre-finished in white. Choose from one of five standard exterior colors.* It's a finish that will never crack, peel. Ever. But if you require a custom color, fiberglass – unlike vinyl – can be painted at the job site with proper preparation.



*Colors shown are approximate. Due to printing limitations, actual colors may vary slightly.

★ Single Hung

WINDOW STYLES

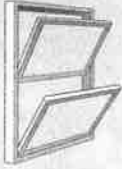
Single-Hung

Traditional in appearance, single-hungs slide vertically and are reminiscent of old style sash windows. Combine them with a picture window for more impact.



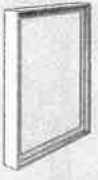
Double-Hung Tilt

Milgard double-hung windows offer all the elegance of years gone by, combined with functionality that's up to the minute.



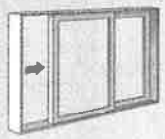
Picture

A perfect selection for view homes, picture windows capture maximum visibility. Combine a picture window with other windows to allow for ventilation.



Horizontal Slider

A popular style for contemporary homes, horizontal sliders are typically used for bedrooms requiring egress.



Radius*

Radius windows enhance the character of both contemporary and traditional homes. Arched windows are perfect for door transoms, too.



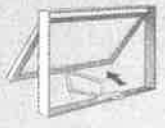
Casement

Graceful styling and high-tech engineering make casements a popular choice. Jamb hinges allow the window to completely open outward for maximum ventilation and to achieve egress.



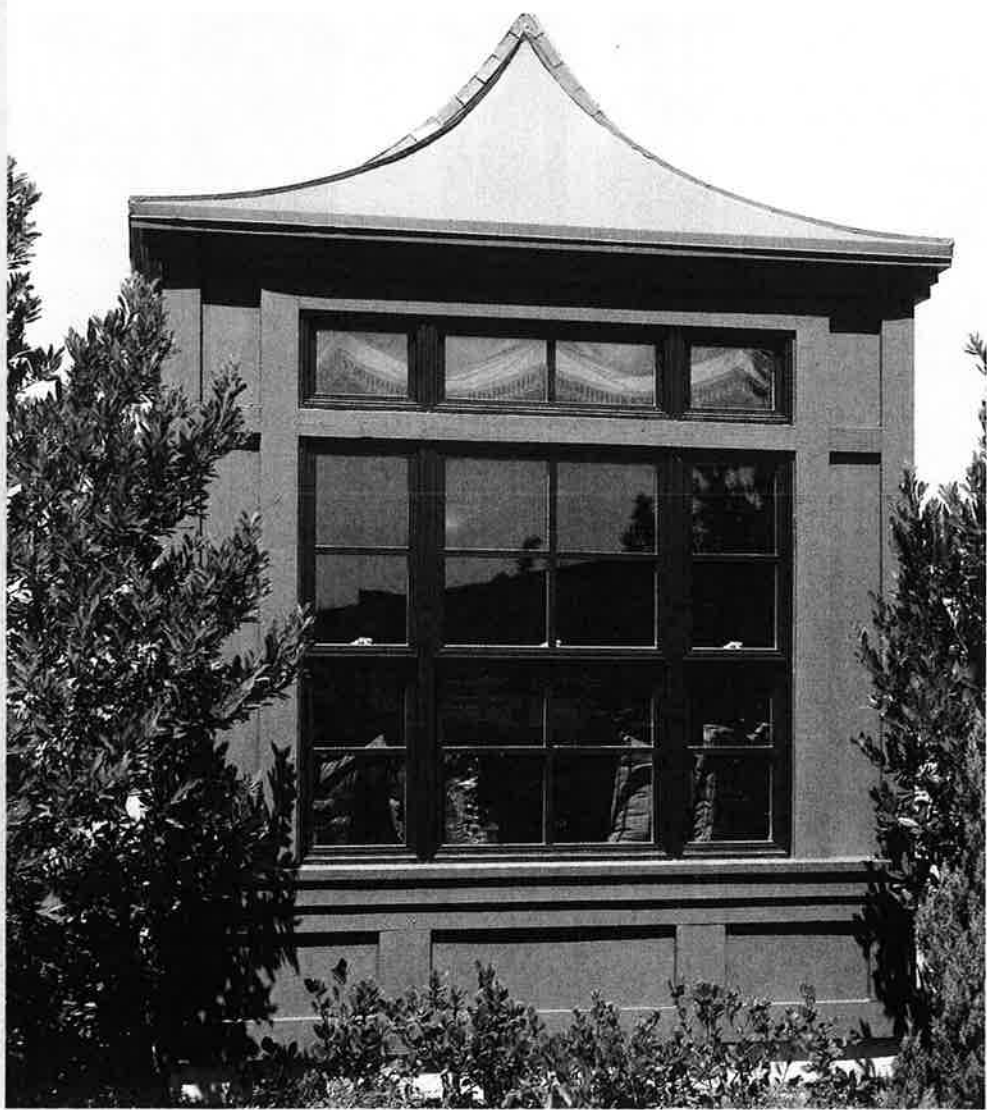
Awning

Hinged on the top of the window, awnings tilt out to allow for ventilation, even during bad weather. An ideal accent above or below a picture window.



2 CHOOSE YOUR STYLE

When you install Milgard windows, you have the opportunity to choose the exact window style – or styles – that will enhance the look of your home. If you can envision a floor-to-ceiling picture window, or a one-of-a-kind radius, we can create it. Plus, every Milgard window is custom built to your order – even standard sizes, all at standard prices and lead times. So whether it's a small bathroom window or a living room centerpiece, your windows will be made with the same level of craftsmanship that has won Milgard awards for its products year-after-year.



* Radius combines an aluminum-fiberglass composition.

★ hardware - cam lock

SLEEK AND SECURE HARDWARE

Whether you choose your windows from the Ultra or WoodClad series, you can depend on quality hardware that is attractive, durable, secure, and fingertip-easy to operate.

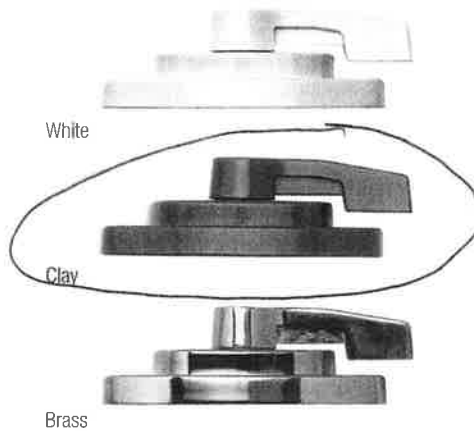
Ultra series hardware comes in White or Clay. WoodClad series hardware comes in standard colors, White or Clay, or you can choose to upgrade to a brass finish. Screens come standard and are matched to the frame color.

Milgard hardware is tailor-made for our window system. They help to seal our windows weather tight. And, you will be secure in the knowledge that our window hardware meets or exceeds the toughest forced entry codes in the nation. Our Positive Action Lock™, for example, closes and locks the window securely in one action. No more guesswork – if the window is closed, it's locked.

Casement Standard Handles



Casement Fold-Down Handles



Cam Locks



Positive Action Locks

