

STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF  
NOVEMBER 9, 2017

FILE NO: HRC-17-135

AGENDA ITEM: E-1

STAFF AUTHOR: Hope Sullivan, AICP, Planning Manager

REQUEST: Approval of a request from William E. Kranz to replace a front door on property zoned Residential Office (RO), located at 214 West Robinson Street, APN 003-285-04.

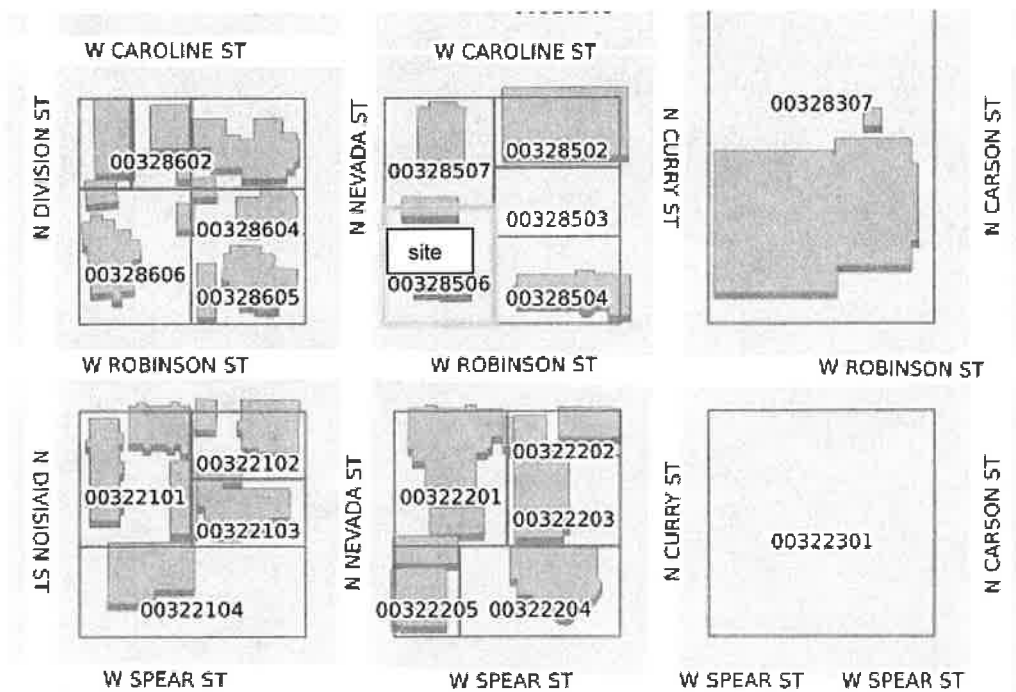
APPLICANT: William E. Kranz

OWNER: George Soetje and Fort Carson

LOCATION: 214 West Robinson Street

APN: 003-285-06

**RECOMMENDED MOTION:** “I move to deny HRC-17-135, a request from William E. Kranz to install a new front door on property zoned Residential Office, located at 214 West Robinson Street, APN 003-285-06, based on the findings 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:** None

**LEGAL REQUIREMENTS:** CCMC 18.06.015 (Procedure for Proposed Project)

**MASTER PLAN DESIGNATION:** Mixed-Use Residential (MUR)

**ZONING:** Residential Office (RO)

**PREVIOUS REVIEWS:** None

**DISCUSSION:**

The building on the subject property is known as the Baker House, constructed in 1870. The building can be described as a Craftsman / Bungalow style, that utilized an arts and crafts door. The applicant is seeking to replace the door as it is worn, the hinges are on the wrong side, and he considered the glass to be dangerous.

The Development Standards (Development Standards 5.17) recognize that doors are an important design element of a building. Their style contributes to the overall character, and frequently acts to define the style of the building.

**Guidelines of New Doors in Historic Buildings**

The City's guidelines for the Historic District address New Doors in Historic Buildings in Section 5.17.2. The guidelines state the following.

*The addition of a new door may be warranted for a building to properly function in a modern use. When new doors are to be installed, a contemporary design which is sympathetic and harmonious with the original doors shall be used. The placement of the new opening shall not disrupt the original design of the building.*

The applicant does not propose a change in the fenestration.

As noted the attached photograph, the door contributes to the character of the building. Although the door is likely not original, it is consistent with the character of the building. The staff finds the proposed door to be substantially different than the door it is intended to replace, specifically with respect to the paneling.

Staff does not find the request, as submitted, to be consistent with the guidelines. Having said that, staff does believe there are options that would allow for a new door, while creating consistency with the guideline. For example, a screen door with paneling consistent with the existing door could be utilized. Staff would encourage the Commission to consider similar alternatives.

**Attachments:**

- Carson City Resources Inventory September 1998
- Application (HRC-17-135) with photograph of proposed door
- Photograph of existing (recently removed) door

Historic Survey 1860-1948

Occupational & Residential

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



**NAME:** Baker House  
**ADDRESS:** 214 W. Robinson  
**LOCATION:** Northeast corner W. Robinson and N. Nevada  
**CONSTRUCTION DATE:** 1870 (assessor); 1893 (Ford)

**HISTORICAL BACKGROUND**

Portions of this property changed hands with some frequency in the 1870s and 1880s. In 1888 **Richard Kirman** purchased the entire block, then sold a portion to **Archer Baker** in 1893. Baker operated the North End grocery.

In 1900, the house was sold to **George W. Cowing**. Cowing had been born in Carson City in 1867. Cowing's father had been a rancher and a carriage painter, and his parents had been married by Governor Nye in Carson City. George's mother **Julia Cowing**, who was widowed in 1899, lived about three blocks from her son on Curry Street.

George Cowing pursued a number and variety of occupations. He worked as a clerk in a shoe store, then followed his father

into the carriage painting business. After fourteen years he moved into banking and was a cashier at the State Bank and Trust of Tonopah, then a cashier at the Nye and Ormsby County Bank in Carson City.

Cowing also served as City Marshall in Carson City, and as deputy to the Secretary of State in 1911. The following year he was appointed warden of the state prison. Cowing held that position briefly then became superintendent of the Orphan's Home in 1913.

The Orphan's Home was located on East Fifth Street between Stewart and Anderson. Cowing sold the house on Robinson Street in 1914, and resided at the Orphan's Home, where his wife, **Mary A. (Rippington) Cowing** who was a native of Virginia City, held the position of Matron. The Cowings had two sons, Ralph, who was born in 1901, a year after they purchased the Robinson Street property, and George, who died as a child.

In 1914 **Charles Rulison**, a master mechanic for the V & T Railroad purchased the house at 214 W. Robinson. It appears that Rulison did not occupy the house immediately. In 1915 and 1917 the city directory indicates that **Lewis F. Adamson**, a secretary for the Nevada Tax Commission was living in the home. In 1917 Charles Rulison was boarding at 112 N. Curry, the home of Callie Beckwith.

The property passed to **Hattie Rulison** in 1936, and she was still living in the home in 1948.

#### **OTHER NAMES ASSOCIATED WITH PROPERTY:**

1870, S. T. Swift, Horatio Mason, Patrick Moran; 1872, George Mason; 1873, George Gillson, George Davis

#### **SOURCES:**

Stewart Title; Ford; Davis (1166); Carson City Directories

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SEP 25 2017

CARSON CITY PLANNING DIVISION

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CCMC 18.06

### HISTORIC RESOURCES COMMISSION

FILE # HRC - 17-135

APPLICANT: William E. Kranz PHONE #: 882-7690

MAILING ADDRESS, CITY, STATE, ZIP: PO Box 3567 CC NV 89702

EMAIL ADDRESS: EGURE@ATT.NET

PROPERTY OWNER: L. RYAN GIBB SOETJE PHONE #: 720-5838

MAILING ADDRESS, CITY, STATE, ZIP:

EMAIL ADDRESS:

APPLICANT AGENT/REPRESENTATIVE: W.M. E. KRANZ PHONE #:

MAILING ADDRESS, CITY, STATE, ZIP:

EMAIL ADDRESS:

FEE: None

SUBMITTAL PACKET - 4 Complete Packets (1 Unbound Original and 3 Copies) including:

- Application Form with Signatures
- Written Project Description
- Site Plan
- Building Elevations
- Proposed Building Materials
- Documentation of Taxes Paid-to-Date

CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By: \_\_\_\_\_

Submission Deadline: See attached Historic Resources Commission application submittal schedule.

Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.

Project's Assessor Parcel Number(s): <u>003-285-06</u>	Street Address: <u>214 W. ROBINSON ST.</u>
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Project's Master Plan Designation	Project's Current Zoning	Nearest Major Cross Street(s)
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Briefly describe the work to be performed requiring Historic Resources Commission 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.

CHANGING FRONT DOOR

OLD DOOR HAS GLASS POSSIBLE SAFETY HAZARD

REPLACED WITH NEW COLONY TYPE

W/ SIX GLASS PANNES

Reason for project:

DOOR IN POOR CONDITION & GLASS TOP AREA  
POSSIBLY SAFETY CONCERN.

DOOR DID NOT SWING PROPERLY

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

SUPPORTING DOCUMENTATION

Each application requires one complete original packet and three copies, folded to 8 1/2 x 11 inches, including a quality site plan and drawings showing work to be performed on the subject project which requires Historic Resources Commission approval. 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.

After the initial review and acceptance of your application by staff, an additional 14 copies will be required to present your project to the Historic Resources Commission.

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

Owner's Signature

Applicant's/Agent's Signature



Owner's Printed Name

Applicant's/Agent's Printed Name

W. M. E. KRAUZ



## Hope Sullivan

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**From:** Hope Sullivan  
**Sent:** Thursday, September 28, 2017 3:19 PM  
**To:** 'Mike Drews'  
**Subject:** 214 W. Robinson

Mike:

I have an application in re: changing out a door at 214 W. Robinson. I just drove by, and the new door looks horrible (they put it in over the weekend, and Jed told them to call me.) Below is the door that was there. Per the assessor, the house was built in 1870, so the door is likely not original, and it is reversible. If you have a chance, let me know what you think. Thanks!



Hope Sullivan, AICP  
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