

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
MAY 13, 2021**

FILE NO: HRC-2021-0151

AGENDA ITEM: E-4

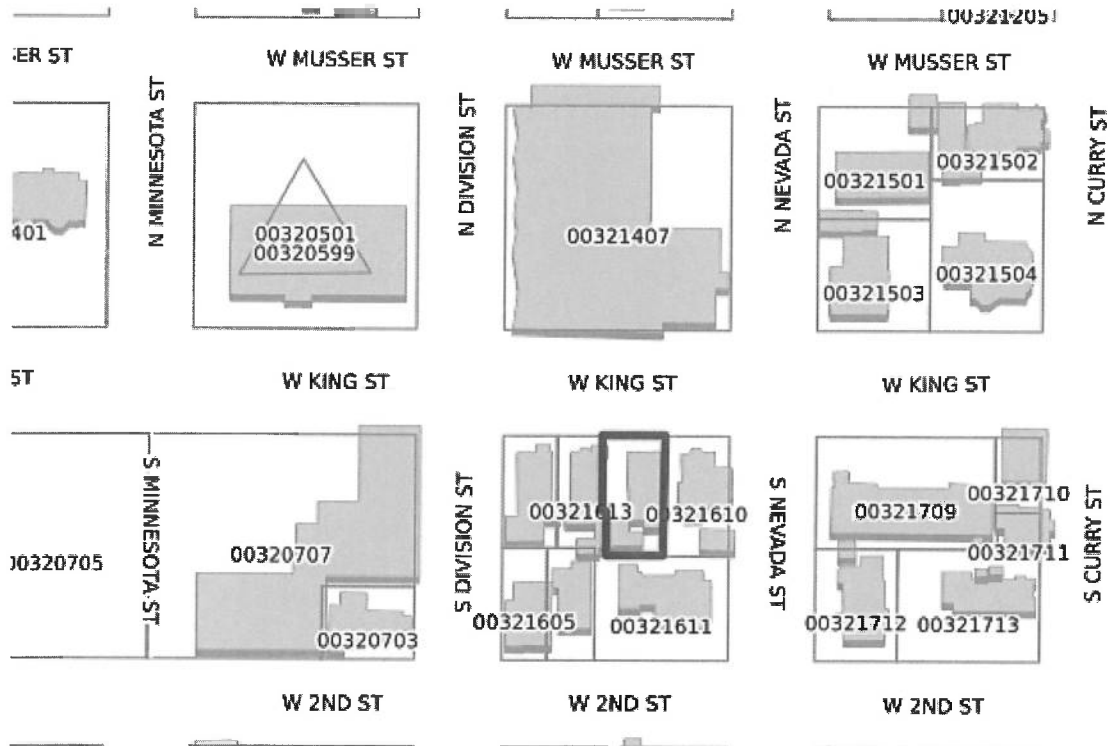
STAFF CONTACT: Hope Sullivan, AICP, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request to replace siding and replace windows on property zoned Residential Office (RO) and located at 305 West King Street, APN 003-216-14. (Hope Sullivan, hsullivan@carson.org)

STAFF SUMMARY: Per the survey information, the subject home was constructed in the late 1870's. The applicant is proposing to remove the cement siding and either repair the original one foot by ten foot siding or install new one foot by ten foot wooden siding, depending on the condition of the siding. The applicant also proposes to replace and resize the front bay window to replicate the window at 301 King Street, and to replace a window on the east side of the home. The Commission will review the request for compliance with the guidelines for the historic district.

RECOMMENDATION: "I move to approve HRC-2021-0151, based on the finding that the request is consistent with the design guidelines for the historic district and the Secretary of the Interior Standards as noted in the staff report."

VICINITY MAP



CONDITIONS OF APPROVAL IF THE COMMISSION APPROVES THE REQUEST:

1. All development shall be substantially in accordance with the site development plan reviewed by the Historic Resource Commission.
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 and community development department 30 days prior to the 1 year expiration date. Should this request not be initiated within 1 year and no extension granted, the request shall become null and void.
4. The applicant must sign and return the notice of decision within 10 days of receipt of notification. If the notice of decision is not signed and returned within 10 days, then the item will be rescheduled for the next Historic Resources Commission meeting for further consideration.

LEGAL REQUIREMENTS: CCMC 18.06.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Medium Density Residential

ZONING: Residential Office (RO)

PREVIOUS REVIEWS:

HRC-19-186: Fencing

DISCUSSION:

The subject property is part of a grouping of one story rectangular wood frame structures located on the 300 block of King Street. These structures relate well to each other and form an important cohesive grouping of early buildings constructed between 1865 and the 1870's. The grouping is significant as the earliest builder development in Carson City.

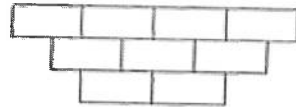
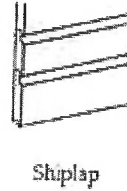
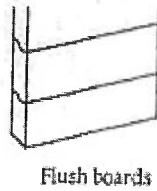
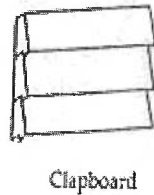
The applicant is proposing to remove the cement siding and either repairing the existing wood siding or installing new wood siding to match the original. The applicant also proposes to replace the bay window to match the original size as well as to replace a window on the eastern side of the building.

Development Standards 5.15 addresses exterior siding materials and 5.16 addresses window, stating the following.

5.15 - Guidelines for exterior siding materials.

The exterior siding materials found in the district include the full range of materials used in the 19th to mid 20th centuries. The most typical is a horizontal wood siding. Generally a horizontal "drop" (shiplap) or clapboard was used. It was not uncommon for milled shingles to be utilized to accent gable ends or other similar portions of a structure. Often these shingles were decorative in nature having sculptured ends so that a variety of textural effects could be achieved. The entire structure was never covered with

shingles. Mid-century houses used wide shakes and asbestos shingles. A few residences utilized brick, stone, concrete block or stucco. Other exterior sidings include vertical board and batten and corrugated sheet or standing seam metal. These were typically used on outbuildings. Brick, cut stone and rubble stone masonry and/or combinations were used primarily on commercial buildings. Historically, buildings in the district were painted, often in several colors - they were not stained or left "natural." The colors varied and often several colors were used on the same building to highlight the architectural design. Currently, there are paints as well as opaque stains available for exterior finishes. The HRC can provide assistance to owners wishing more information regarding paint and/or stain colors.



Asbestos siding or concrete block

5.15.1 Guidelines for Historic Buildings. The original exterior siding material shall be retained and repaired when at all possible. When replacement is necessary the new material shall match the original in size, design, composition and texture. The use of steel, aluminum and vinyl siding materials is not appropriate for historic buildings. (Standard Number: 6, 2)

When contemplating work on the exterior of a historic building, cleaning the existing material should be the first step to determine its condition and a course of action. Cleaning shall be by the gentlest means possible. Sandblasting and other cleaning methods which cause damage to original historic materials shall not be undertaken. (Standard Number: 7)

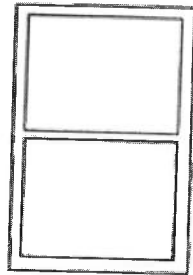
As this home is part of a grouping, it is known that the original material was horizontal wood siding just as is found on the other homes. The applicant is seeking to retain and repair the existing material if possible. If it is not possible to retain the existing siding, the applicant will install wood siding to match the original. This is consistent with the guidelines.

5.16 - Guidelines for windows.

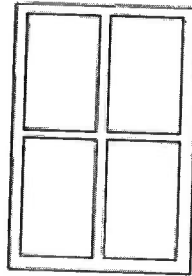
The majority of buildings in the Historic District are characterized by 19 century styles of architecture. A basic design characteristic of these styles is symmetrically placed, vertically proportioned windows. Houses built in the 1930s to 1960s used in addition to the above, metal framed windows such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

5.16.1 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.

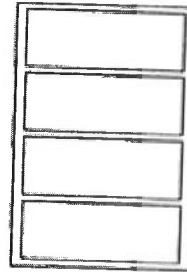
Bronzed aluminum framed windows are not appropriate for use in a historic building. Stained glass windows were not commonly used in the buildings of the district. Original stained glass windows are very valuable and should be retained. The addition of stained glass windows into openings which did not historically have stained glass is discouraged. (Standard Number: 2, 6)



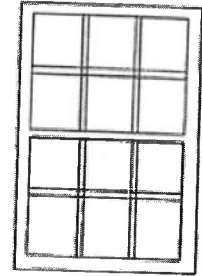
One over One



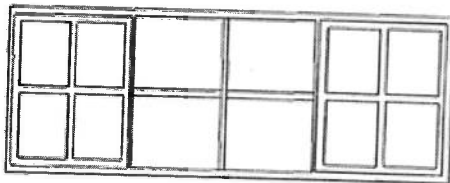
Two over Two



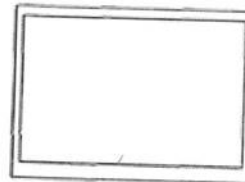
Two over Two
(Ranch)



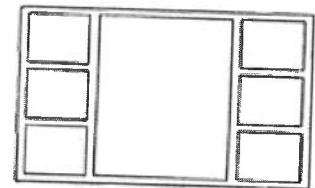
Six over Six



Multi-pane window (Ranch)



Single pane picture
window (Ranch)



Multi-pane picture
window (Ranch)

The four houses on the 300 block of King Street all have a front bay window. The bay window at the subject property has been modified so the structure is intact, but the window that is installed is much smaller than the original window. The applicant is proposing to install the bay window consistent with the window at 301 King Street so as to duplicate the original design. The applicant is also proposing to replace a window on the east side of the home. The applicant has not proposed a window specification but is expected to have the specification available at the meeting.

Staff finds that modifying the bay window to duplicate the original design is consistent with the guidelines. The east side window is not visible from off site. Therefore, staff finds that replacement of that window will not compromise the character defining features of the home.

Attachments

Application HRC-2021-0151
Historic Survey information

FILE # HRC-2021-0101

APPLICANT

JR Kinzel

PHONE #

530 736 7337

MAILING ADDRESS, CITY, STATE, ZIP

305 West King, Carson City, NV, 89703

EMAIL ADDRESS

JRKinzel@yahoo.com

PROPERTY OWNER

PHONE #

// //

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

APPLICANT'S AGENT

PHONE #

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

Carson City Planning Division

108 E. Proctor Street

Carson City, NV 89701

Phone: (775) 887-2180

Email: planning@carson.org

HISTORIC RESOURCES COMMISSION (CCMC 18.06)

SUBMITTAL PACKET: - Email completed packet to planning@carson.org or submit 1 Unbound Original and an electronic copy including:

- Signed Application Form
- Site Plan
- Building Elevations
- Spec Sheet(s) on Proposed Building Material(s)

Submittal Deadline: 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):

003-216-14

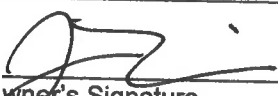
Street Address

305 West King St Carson City, NV 89703

Describe in detail the work to be performed requiring Historic Resources Commission review and approval. If necessary, attach additional sheets.

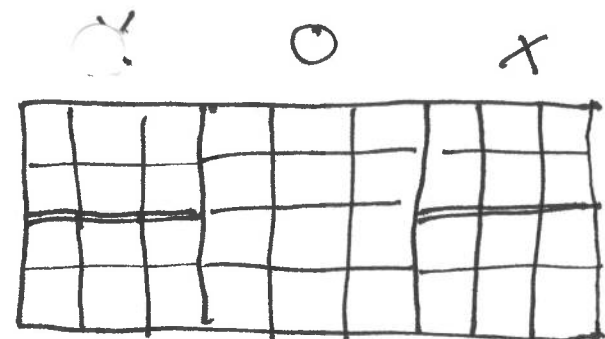
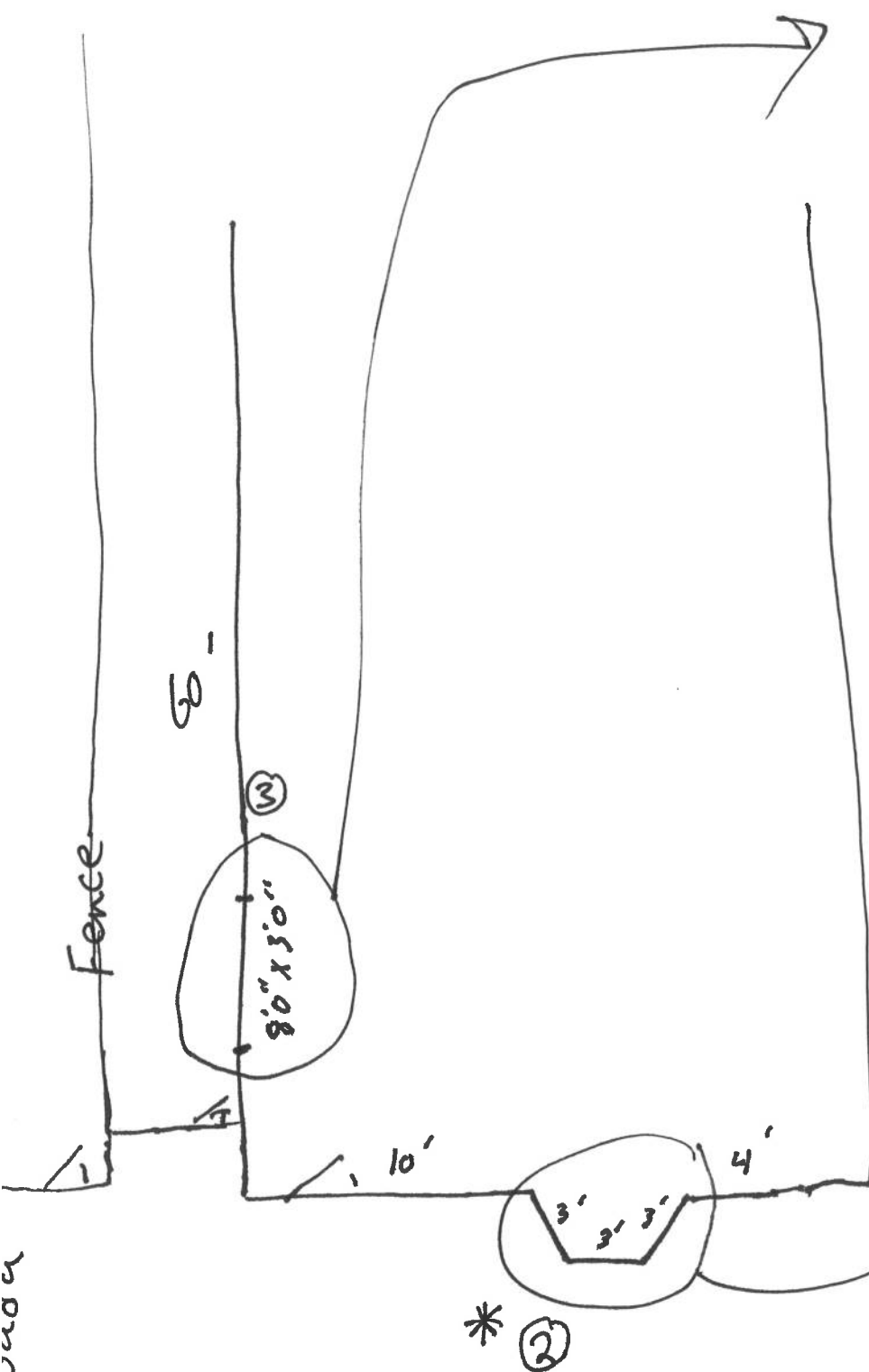
- Remove cement siding covering existing original siding
- Repair existing original 1x10 siding - if not repairable, or does not exist → install new pre primed 1x10 siding to match original siding
- Paint entire structure → color scheme is ^(earthy) green on body (matches one color on Curry + Telegraph development) + white trim to match historic style
- Remove/Replace Front Bay windows + increase height to original historic height
- Remove/Replace east 10x slider with 10x SH. to match front bays

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


Owner's Signature
JR Kinzel
Owner's Printed Name

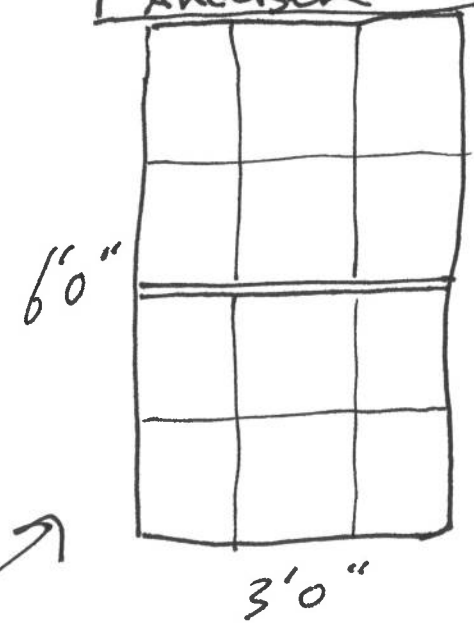
Applicant's/Agent's Signature

Applicant's/Agent's Printed Name



2'6" x 3'0" 3'0" x 3'0" 2'6" x 3'0"
 SH Fixed SH
 white ext.
 pine int
 Andersen

Single Hung
 white exterior
 pine interior
 Andersen



road

305

West King

N

RECEIVED
 APR 26 2021
 CARSON CITY
 PLANNING DIVISION

Divisi





RECEIVED
APR 26 2021
CARSON CITY
PLANNING DIVISION

Hope Sullivan

From: JR Kinzel <jrkinzel@yahoo.com>
Sent: Wednesday, April 28, 2021 9:16 PM
To: Hope Sullivan
Subject: Re: 305 West King
Attachments: IMG_20210428_195208.jpg; IMG_20210428_195205.jpg; IMG_20210428_195201.jpg; IMG_20210428_195155.jpg; Raf12850eaf2baac6b1158d7e5ad4c80d.jpg

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

I am in receipt of your application to the Historic Resource Commission, and I have some questions.

1. Please confirm you will be using wood siding on your home. - Yes -
2. Please submit a color sample. --attached --its a photo of curry plaza building -- the green we like is above the forest green awning--it's a earthy green color.
3. It is unclear what you are doing with the front bay window. Please submit a drawing that clearly shows the proposal. Do you have materials that show the home before the bay window was installed? If yes and you are replicating that, you may provide that historic photograph. -I'm replicating the bay window in the photograph you provided (from 301 King)- I also included other photographs of the surrounding houses. -- we are going to restore the historical look of the bay windows.
4. I don't know what a xox slider or an xox s.h. is. Please submit drawing to show the modification. --The drawing I submitted is what is proposed... -- the goal is to replicate the 9 lite look of the house at 301 King street by replacing the current clear pane glass slider window with a 9 lite window that has Single Hung on either side with stationary glass in the center. X = operating O = stationary - SH = Single Hung -- Slider is a window that operates side to side by sliding..typical vinyl windows or aluminum are sliders. I'll attach a photo of what our window would look like - my attachment is casement instead of S.H. --- If these aren't helpful let me know and I can start over.

I have attached a copy of information regarding your home in case you didn't have it. --this is fantastic info - I haven't seen this yet - Do you happen to have anything else on 305 West King?

Thanks Hope

On Tuesday, April 27, 2021, 08:39:52 AM PDT, Hope Sullivan <hsullivan@carson.org> wrote:

Hi.

I am in receipt of your application to the Historic Resource Commission, and I have some questions.

1. Please confirm you will be using wood siding on your home.
2. Please submit a color sample.
3. It is unclear what you are doing with the front bay window. Please submit a drawing that clearly shows the proposal. Do you have materials that show the home before the bay window was installed? If yes and you are replicating that, you may provide that historic photograph.
4. I don't know what a xox slider or an xox s.h. is. Please submit drawing to show the modification.

I have attached a copy of information regarding your home in case you didn't have it.

Please advise of any questions / concerns.

Hope Sullivan, AICP

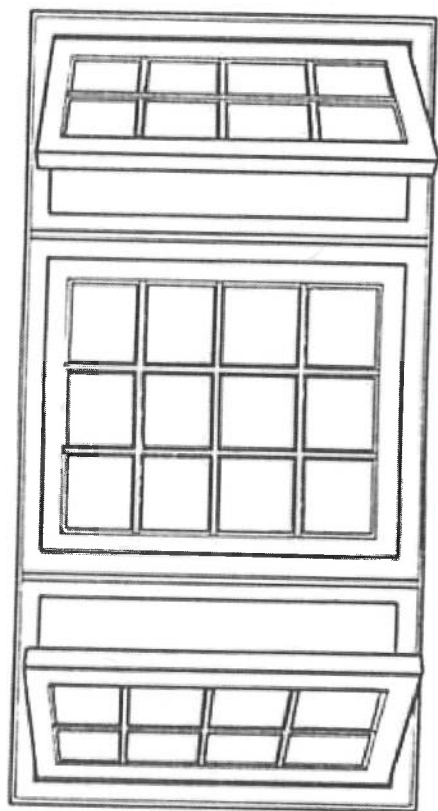
Planning Manager

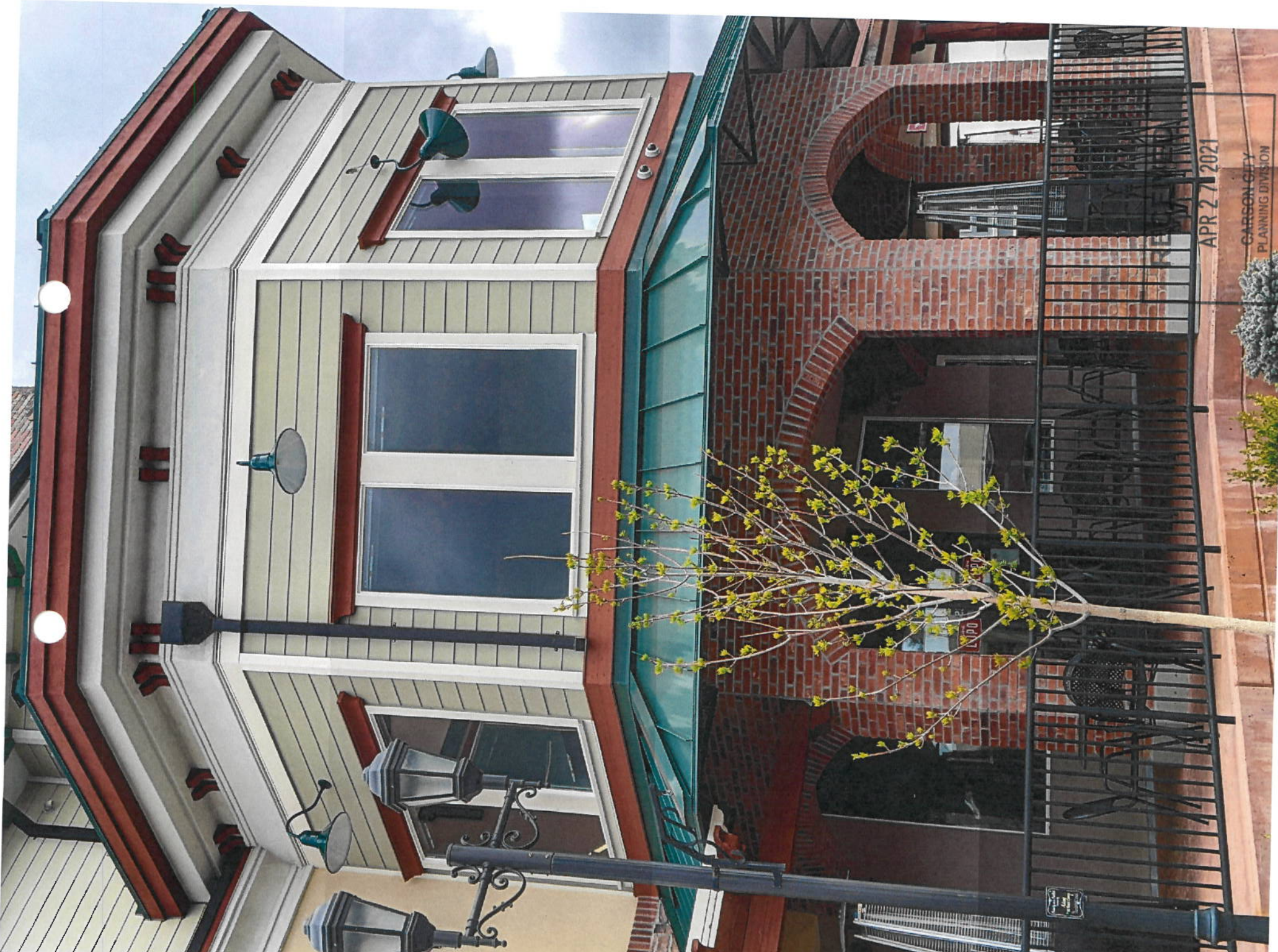
Carson City, NV

108 E. Proctor Street

Carson City, NV

775-283-7922





APR 27 2021

CARSON CITY
PLANNING DIVISION





**Historical Survey 2000
Carson City Historic District
Carson City Community Development**



Address: 305 W. King

Location: South side W. King between S. Division and S. Nevada

Construction Date: 1918 (assessor)

Historical Background

In 1889, John Fox sold this property to Violet Condeaux. In 1880 Condeaux had been living in Dayton before moving to Carson City. She was a widow, 40 years old, and apparently financially secure enough that she didn't need to work.

Condeaux sold in 1907, to Chester Caldwell. Roy Mighels lived in the home from 1923 until 1925. Mighels worked as a rancher then as a printer for the Carson City News.

Mighels was the son of Henry Mighels and Nellie Mighels Davis. Both of his parents had worked as editors and reporters for newspapers, and owned and operated the Carson City Morning Appeal. Paul and Marian Schaeffer lived in the house in 1932 and 1933. Schaeffer was the office manager for Isbell Construction.

Elizabeth Harris, the widow of T. T. Harris lived in the home in 1935. By 1937, Charles Gifford, a draftsman for the State Highway Department, was in residence. Davis S. Richards and Zelma Richards also lived in the house. Richards was Chief Draftsman for the State Highway Department.

In 1948 Roland N. Gibson, who worked for the State Labor Commission, was living in the house, with his wife Eunice. Eunice Gibson was a clerk in The Treasure Shop.

Sources: Stewart Title Posting Books; Carson City Directories; Carson City Telephone Directories; United States Census

CARSON CITY RESOURCES INVENTORY

1988 CC Resources Inventory A-M
(1980 updated)

IDENTIFICATION:

- 1. Address: 301, 305, 309, and 311 West King APN 3-216-04
- 2. Common Name: 09 3-216-10
- 3. Historic Name: ALLEN ENTERPRISES, INC
- 4. Present Owner: ATT: ALLEN J LEFFERDINK
- 5. Address (if not on 301 W KING ST Nevada SEE Continuation She
- 6. Present Use: residences Original Use: residences for other
owners

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

301 West King is a one story vernacular building with some Classical Revival and Italianate style influences. The L-shaped building has a gabled roof, a concrete foundation, and is surfaced in shiplap. The corners are quoined in wood in imitation of the stone corner blocks of Renaissance stone buildings. Facade elements include a slanted bay and a gabled entry canopy with a transom over the door. Windows are double hung with six lights over six. A shed roofed extension occurs at the rear. The entrance canopy has been modified.

This grouping of one story rectangular wood frame structures are vernacular builder houses with some Classical Revival and Italianate style influences. The roofs are gabled and slanted bays project from the front facades. Each entry has been somewhat altered and each house has been resurfaced with composition siding.

RELATIONSHIP TO SURROUNDINGS:

Although of these structures relate well to each other and form and important cohesive grouping of early buildings in this mixed use neighborhood.

301 West King



Street Furniture: wire fences of varyi:
ages

Landscaping: mature trees, bushes

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 Private Development _____
Zoning RD Public Works Project _____
Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

mixed residential/commercial/church

PHYSICAL CONDITION:

Excellent _____ Good Fair Deteriorated _____

APPROXIMATE SETBACK: 25 to 30 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1865-70's Estimated Factual _____ Source: 1875 Bird's Eye Map

Is Structure on Original Site? _____ Moved? _____ Unknown

SIGNIFICANCE:

301 West King is an excellent example of modest builder housing of an early era. It is essentially intact, and is an important pivotal point for the originally identical row of houses to the west, built by an early developer from the same plan. This house has an extra wing to the east and may have been the "model" house for the grouping. The structure has both historic and architectural importance. Built as part of a grouping in approximately 1865, the house served as the dwelling for a Nevada Secretary of State.

The grouping is significant as the earliest builder development in Carson City. The development is an important cultural as well as architectural resource, and represents an activity that was known to have occurred but of which few examples remain. The four structures although individually altered, retain a strong sense of unity and identity.

09 3-216-13
REBOL, ANNA E & JOHN C
4200 SHECKLER RD

309 W King

FALLON NV 89406

09 3-216-14
BATEMAN, ELEANOR
305 W KING ST

CARSON CITY NV 89703

SOURCES:

1875 Bird's Eye View Map

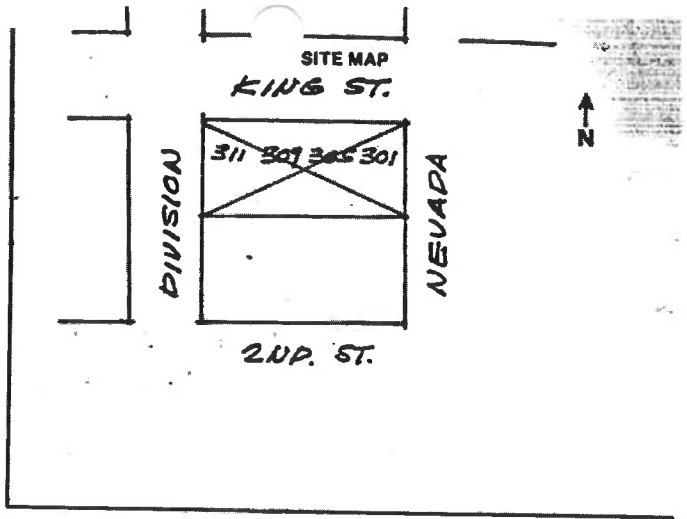
SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

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



Continuation sheet for 301, 305, 309, and 311 West King

305 West King



311 West King

