

# STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF APRIL 09, 2009

AGENDA ITEM: F-2

FILE NO: HRC-09-028

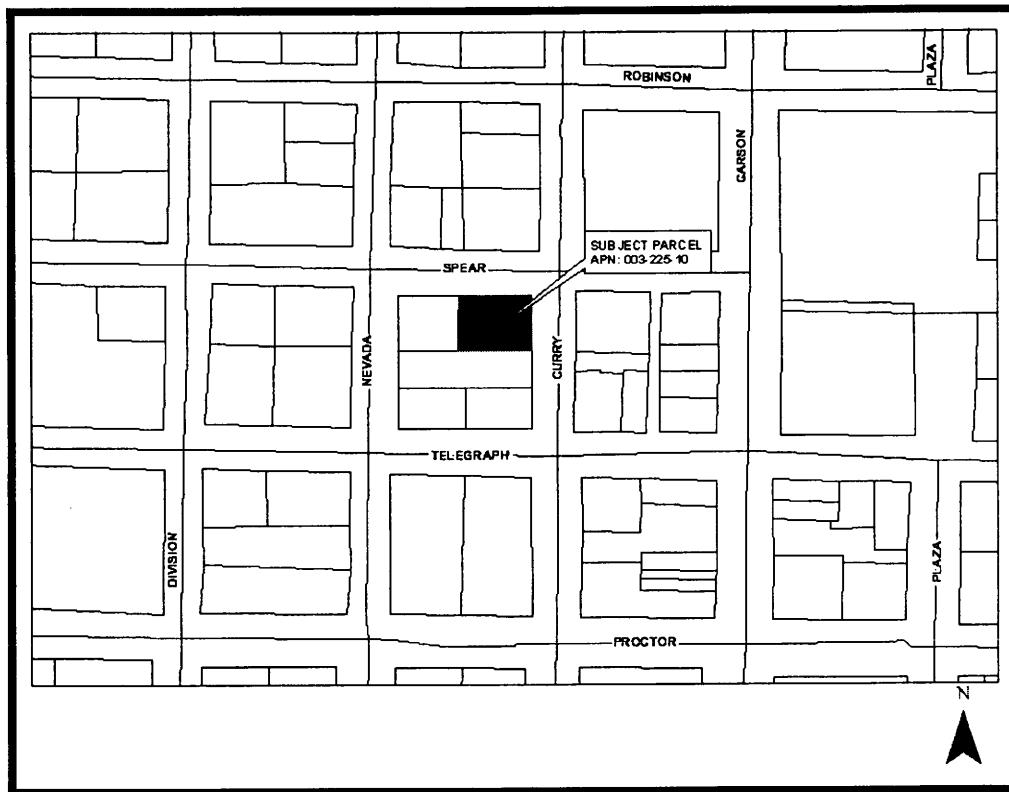
STAFF AUTHOR: Jennifer Pruitt, Principal Planner

**REQUEST:** Action to consider a request from Gary Cain for the installation of a wood fencing material (6 feet in overall height, approximately 76 linear feet) on the western and southern portions of the subject site, and the installation of a decorative wood fencing material on the north, east and southeastern portion of the subject site (3 to 4 feet in overall height, approximately 174 linear feet).

APPLICANT/OWNER: Jennifer Verive and Gary Cain

LOCATION/APN: 412 North Curry Street, 003-225-10

**RECOMMENDED MOTION:** It is recommended that the Historic Resources Commission "Move to approve HRC-09-028, a request from Gary Cain, for the installation of a wood fencing material (6 feet in overall height, approximately 76 linear feet) on the western and southern portions of the subject site, and the installation of a decorative wood fencing material on the north, east and southeastern portion of the subject site (3 to 4 feet in overall height, approximately 174 linear feet), on property zoned Downtown-Mixed Use, located at 412 North Curry Street, APN 003-225-10, subject to the conditions of approval contained in the staff report. This approval is based on the understanding that any stipulations to the commission by the applicant may be considered as conditions to the approval".



### **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 will be rescheduled for the next Historic Resources Commission meeting for further considerations.
5. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with the building permit application.
6. Approval is based on 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 Interior's Standards.
7. If the proposed fencing exceeds six feet in overall height, a Special Use Permit approval by the Planning Commission and a building permit are required.

### **DISCUSSION:**

This primary structure on site is a one and a half-story structure known as the Hyman Olcovich House. The existing structure was built in 1876. The subject site is approximately 6,808 square feet which includes a mixed use structure of 3,331 square feet and a detached garage of 580+ square feet. Per the Historical Survey dated 1988, the structure was built by Hyman Olcovich, co-owner of a general merchandising store and was later owned by James Woodbury, superintendent of the Mexican Mill in the Carson River.

Over the past few years the applicant has improved the subject site by adding a 650+ square foot garage addition, exterior improvements to the structure, including but not limited to the replacement of the windows, new roofing, replacement of the exterior siding, rehab of the front porch, demolition of the rear porch and rehab of the old chimney.

At this time the applicant is requesting approval of the installation of a wood fencing material to provide a safe children's play area on site and to keep trespassers off property (security fencing) on the western and southern portion of the subject site, and the installation of a decorative wood fencing material on the north, east and southeastern portion of the subject site. The intent of the proposed fencing is to provide the applicant with a secure play area for infant daughter's enjoyment and to eliminate the opportunity for trespass onto the subject site.

In the Carson City Historic District Design Guidelines the following guidelines are applicable with the proposed project:

#### **5.24 Guidelines for Fences**

Fences serve a variety of purposes for a property owner. They can define property lines, provide security and protection from trespass, furnish safety for children and pets, provide visual screens for privacy and serve as protection from the elements. The design of a fence is a critical element in the overall visual quality of a property and how it relates to its neighbors. It can also be important from a public safety standpoint, particularly on corner lots. Typically front yards in the district were delineated by low profile, wood picket style fences. A few metal and/or masonry fences can be found as well.

A fence design needs to be considered in context. Scale, rhythm, material and style are the critical design elements of a fence. The fence design needs to be compatible to the building as well as to the surrounding property. A fence can provide a delicate design element which will greatly enhance a property.

##### **5.24.2 Guidelines for New Fences**

The appropriate design for a fence will be determined by its intended function and its location. No fence shall be constructed which adversely affects the primary view(s) of any building. A fence design should enhance the overall visual presentation of a building. A fence should also contribute to the character and defining features of any building in a positive manner. (Standard Number: 9)

The proposed wooden fencing material will enhance the overall visual presentation of the existing mixed use structure, which is in keeping with the above mentioned guideline 5.24.2 for new fencing. The proposed fencing will not adversely affect the primary views of the structure. The applicant is proposing to also incorporate grapevines and Virginia Creepers to soften the overall appearance of the security fencing, which is currently growing on site. In keeping with Development Standards 5.24 above, the proposed fencing will also add a safety element to the property owner of this corner lot. Currently, the front yard and a portion of the street side yard are not delineated by a low profile fence.

It is also important to note, the subject site was chosen as the recipient of the 2005 Carson City Historic Preservation Award by the Historic Resources Commission.

**PUBLIC COMMENTS:** Public notices were mailed to four adjacent property owners to the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. As of March 30, 2009, no comments have been received in favor or opposed to the proposed project. 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.

#### **ENGINEERING DIVISION COMMENTS:**

Development Engineering has no preference or objection to the request, and no recommended conditions of approval.

**BUILDING DIVISION COMMENTS:**

The installation of a 6'-0" (six feet) tall solid wood fence, with a 12" (twelve-inch) wooden trellis, which places the overall height of the fence at 7'-0" (seven feet) above grade. The installation will also include 3'-0" to 4'-0" fencing onsite, along with a 10'-6" (ten feet, six inches) gate.

1. The portion of the fencing that exceeds 6'-0" above grade requires an 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.

Fencing 6'-0" and less in height is exempt from the permit process; however, exemption from a permit does not waive the owners' responsibility to comply with adopted codes and local ordinances, in regard to the installation of the fencing. (CCMC 15.05.020 Section 105.2 & 105.2 Building #2)

2. The plan submittal shall include the following. For guidance, it is recommended that the applicant review the Carson City Building Division handout titled **RESIDENTIAL PLAN SUBMITTAL REQUIREMENTS: One & Two Family Dwellings and Accessory Structures** –
  - Project plan submittal shall be to an approved scale, and prepared on a minimum paper size of 11" x 17"
  - Cover Sheet
  - Site Plan, with the location of the fencing that exceeds 6'-0" in height.
  - Fencing elevation view, drawn to scale
  - Structural design of the fencing, prepared by a Nevada licensed Engineer. The submittal shall include structural design calculations.
  - Structural design detail and/or section of fencing section and gate archway, with all structural members and mechanical connections specified.

NOTE: These requirements are in addition to those required by the Planning Division and the Historic Resources Commission.

With the recommended conditions of approval and based upon the project complying with the Secretary of the Interior's 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, it is recommended that the Historic Resources Commission approve HRC-09-028 subject to the recommended conditions of approval within this staff report. Staff will encourage the HRC to assist the applicant with the selection of an appropriate decorative wooden fencing material for the subject site (see examples provided by the applicant).

Respectfully Submitted,  
PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

*Jennifer Pruitt*  
Jennifer Pruitt, AICP, LEED AP  
Principal Planner

**Carson City Planning Division**  
2621 Northgate Lane, Suite 62 • Carson City NV 89706  
Phone: (775) 887-2180 • E-mail: planddept@ci.carson-city.nv.us

**FILE # HRC - 09 - 028**

**PROPERTY OWNER**

JENNIFER VERIVE & GARY CAIN

MAILING ADDRESS, CITY, STATE, ZIP

412 N. CURRY ST, CARSON CITY NV 89703  
PHONE # 775-885-7593 FAX # 775-885-7620

**E-MAIL ADDRESS**

GARYCAIN1961@yahoo.com

Name of Person to Whom All Correspondence Should Be Sent  
**APPLICANT/AGENT**

GARY CAIN 885-7593

MAILING ADDRESS, CITY, STATE ZIP

412 N. CURRY ST, CARSON CITY NV 89703  
PHONE # 775-885-7593 FAX # 885-7620

E-MAIL ADDRESS GARYCAIN1961@yahoo.com

Project's Assessor Parcel Number(s):

003-225-10

Street Address

412 N. CURRY ST, CARSON CITY 89703

ZIP Code

Project's Master Plan Designation

DT-MU

Project's Current Zoning

DT-MU

Nearest Major Cross Street(s)

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.

Please see attached

**FOR OFFICE USE ONLY:**

**RECEIVED**

MAR 30 2009

CARSON CITY  
PLANNING DIVISION

**HISTORIC RESOURCES  
COMMISSION**

**FEE:** None

**SUBMITTAL PACKET**

- Application Form with signatures
- 12 Completed Application Packets-Application form, maps, supporting documentation  
(1 Original + 11 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.

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

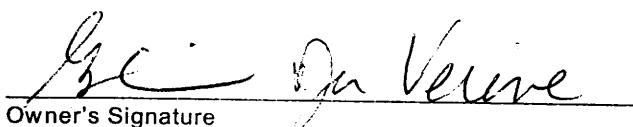
Will the project involve demolition or relocation of any structure within or into the Historic District?  Yes  No If Yes, please describe:

Reason for project: To beautify the property and provide a secure area for our daughter to play.

#### SUPPORTING DOCUMENTATION

Each application requires 12 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

GARY CAIN & Jennifer Venire  
Owner's Printed Name

  
Applicant's/Agent's Signature

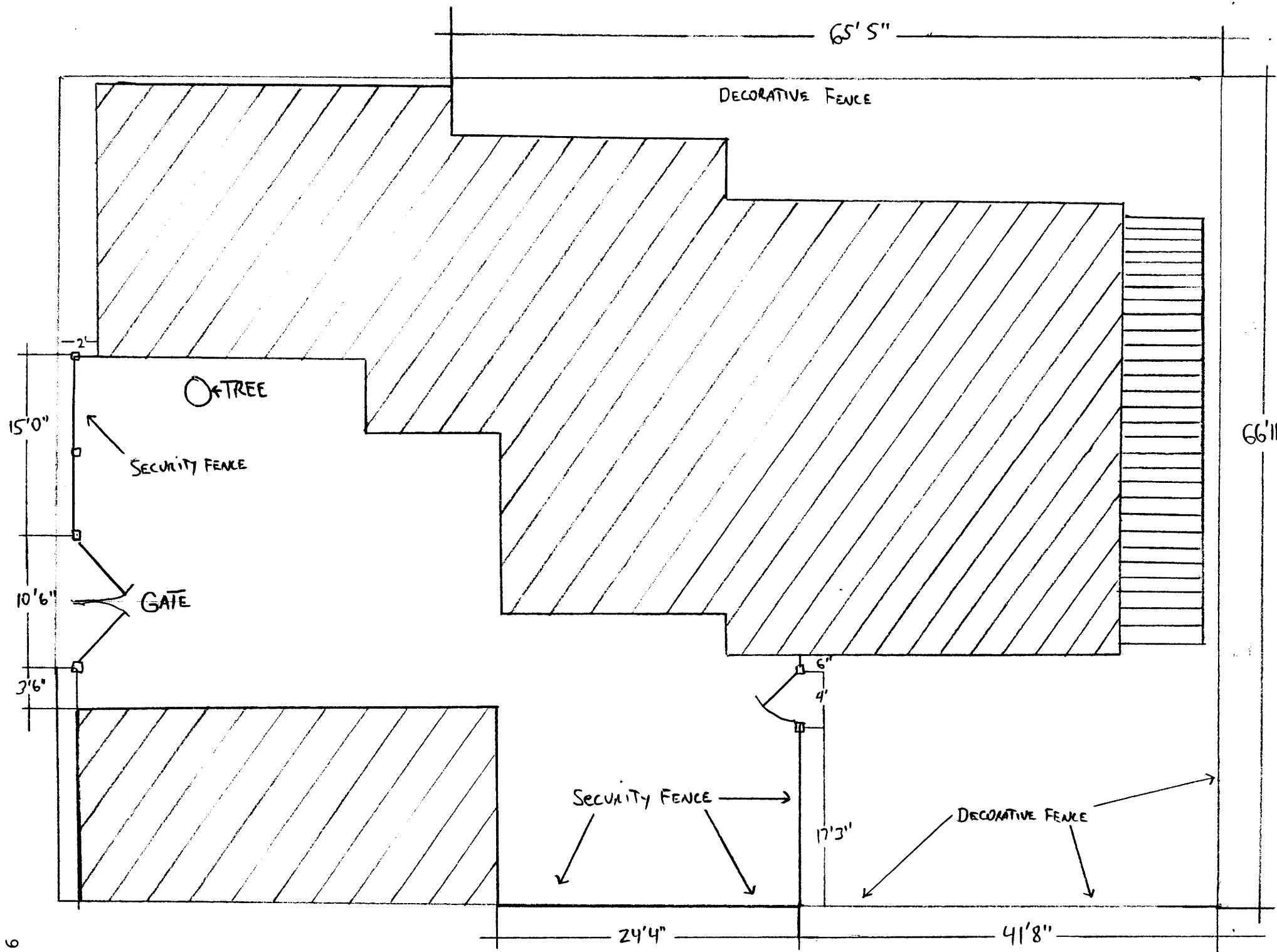
GARY CAIN  
Applicant's/Agent's Printed Name

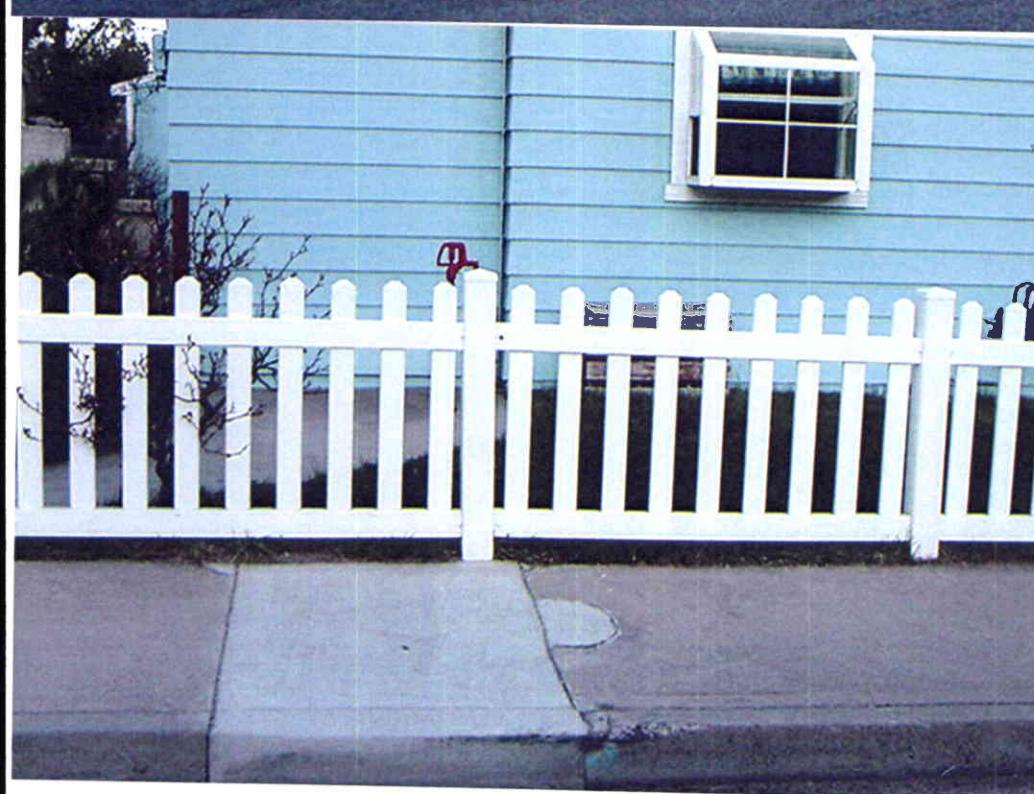
We plan to build a fence around the property. In the rear, the West side, there will be a security fence made of wood (planks will be 72 in. tall and 12 in. wide) to provide a safe place for our daughter to play and to keep trespassers off the property (trespassing occurs frequently). This fence will be topped by a wooden trellis (12 in. tall), which will provide anchorage for grapevines and Virginia Creepers that are currently growing on the property. The plant covering will also serve to soften the overall appearance of the security fence. A 10 foot 6 inch gate will be located in the Western security fence. This gate will consist of two inward swinging doors.

On the South side of the property there will be a partial security fence (the same as the West side security fencing) and the rest decorative. The decorative fence (see description in paragraph below) will liven up the exterior and return it to a former appearance. We have not been able to locate a photo of the house with fencing but it did have some fencing when we purchased the property (though it was of modern construction). The Southern security fence will be 24 feet 4 inches on the South side, wrapping around 21 feet 9 inches on the East side. There will be a 4-foot gate in the fencing. The gate will be located adjacent to the house. If necessary for aesthetic purposes, we will shorten the South side length by up to 4 feet.

The decorative fencing (South, North, and East sides) will be wood between 3 and 4 feet tall, depending on style chosen. We have 3 different designs that we have photographed (from other properties in the historical district) that would be suitable. We look to the HRC for guidance on the most appropriate choice.

On the North and East sides of the house is cement curbing that is in a state of collapse. We will replace this existing curbing and extend the curbing back to the security fence as a further tie in. The same decorative fencing used on the South side will be placed atop the curbing on the North and East sides.







2009/04/01



2009/04/01



2009/04/01



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2009/04/01

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

1. Address: 412 North Curry
2. Common Name: \_\_\_\_\_
3. Historic Name: Hyman Olcovich House
4. Present Owner: Carl Martillaro
5. Address (if not occupant): \_\_\_\_\_
6. Present Use: offices

09 3-225-01  
 MARTILLARO, CARL F ET AL  
 ATT: ART BAYER  
 412 N CURRY STREET  
 CARSON CITY NV 89703

Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The one and a half story building reflects elements of Stick/Eastlake design in its ornamentation. The roof shapes combine hip and gable types; the exterior surface material is shiplap and the foundation is stone. A porch extends across the full-width of the facade, supported by chamfered posts and containing a decorative frieze and simple balustrade. The facade gable contains a tripartite window, ornamentation along the eaves and in the gable, and a decorative finial. Other gables have similar decoration. Windows are enhanced with a pediment, decorative molding and are double hung with two lights over two. There are dormers in the roof.

The structure has experienced some additions in the form of the dormer windows and an extension at the rear. The stairs at the entry are modified.

A small shiplap covered cottage at the back may be part of this property or one fronting on Nevada Street.

RELATIONSHIP TO SURROUNDINGS:

The structure is an important and related component of this street-scape grouping and this structure is the largest of the three (402, 406/408, and 412 North Curry). It provides a transition between the smaller southern buildings and the larger ones to the north.



Street Furniture: fence at side yard

Landscaping: 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  Private Development Zoning ~~RCIRO~~ Public Works Project Vandalism  Neglect  Other **ADJACENT LAND USES:**

commercial/residential

**PHYSICAL CONDITION:**Excellent  Good  Fair  Deteriorated **APPROXIMATE SETBACK:** 10 to 15 feet**HISTORICAL BACKGROUND:**

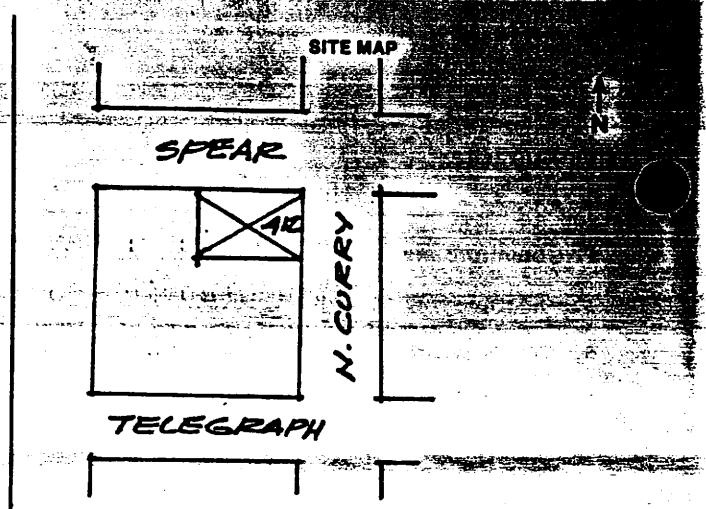
Architect (if known) \_\_\_\_\_

Builder (if known) \_\_\_\_\_

Date of Construction 1876-77 Estimated \_\_\_\_\_ Factual  Source: Ford; SanbornsIs Structure on Original Site? \_\_\_\_\_ Moved? \_\_\_\_\_ Unknown **SIGNIFICANCE:**

The structure is one of the city's better examples of this decorative style. Its ornamentation is handsome and well executed, and the structure provides an important design element for this area due to its corner siting which allows full views of the structure and its gable decoration from several viewpoints. The house was built by Hyman Olcovich, co-owner of a general merchandising store, approximately 1876-77. The house was later owned by James Woodbury, superintendent of the Mexican Mill in the Carson River.

It has served as an attorney's office since 1974.

**SOURCES:**

Carson City Historic Tour

Noreen Humphreys

Don Ford; Sanborn Maps

**SUGGESTED LAND USE AND FAÇADE 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