

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
MARCH 11, 2010**

AGENDA ITEM: F-2

FILE NO: HRC-10-015

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

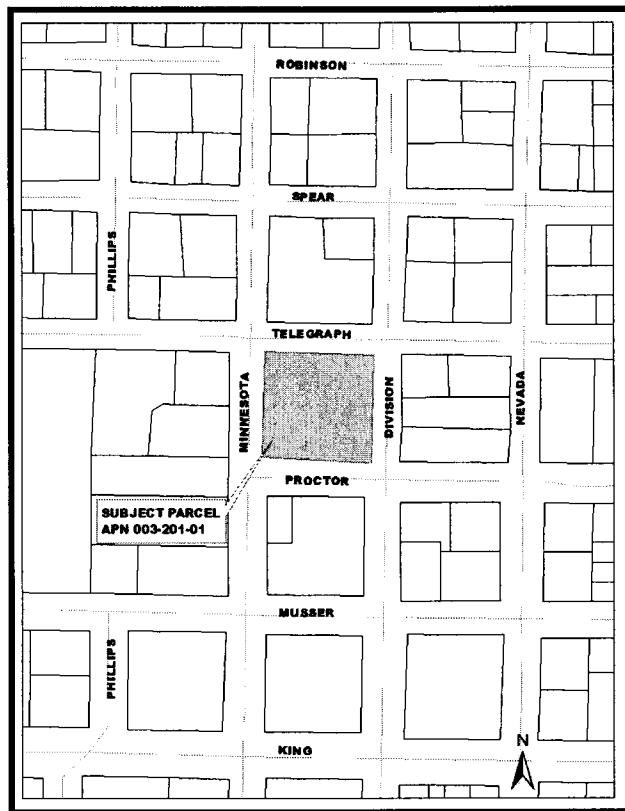
REQUEST: To allow a 45 foot in diameter labyrinth on property zoned Residential Office (RO), located at 300 North Division Street.

APPLICANT: St. Peter's Episcopal Church

OWNER: Episcopal Dioceses of Nevada

LOCATION/APN: 300 North Division Street/003-201-01

RECOMMENDED MOTION: It is recommended that the Historic Resources Commission "Move to approve HRC-10-015, a request from St. Peter's Episcopal Church (property owner: Episcopal Dioceses of Nevada) to allow the installation of a 45 foot in diameter labyrinth, on property zoned Residential Office (RO), located at 300 North Division Street, APN 003-201-01, 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 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.
7. The applicant shall use the materials approved by the HRC as it relates to this project.
8. Exterior illumination measures shall be submitted to the Planning Division prior to installation.

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

MASTER PLAN DESIGNATION: Mixed Use Residential

ZONING: Residential Office (RO)

PREVIOUS REVIEWS:

- HRC-09-104 was reviewed and approved by the HRC to allow the replacement of an existing church freestanding sign with a non-internally illuminated double-faced free standing sign.
- HRC-09-043 was reviewed by the HRC for discussion only regarding the construction of a columbarium and a memorial garden on the south side of the existing church structure
- MPR-07-052 City staff reviewed plans for the Child Care/Pre-School Center for 30 children on site within the existing rectory structure.

- H-02/03-04 was reviewed and approved by the HRC to allow the removal and re-roof of the St. Peter's Episcopal Church structure, with 30-yr comp shingles.
- H-01/02-01 was reviewed and approved by the HRC to allow the repair, preservation and restoration of the church windows.
- U-84-09 was reviewed and approved by the Planning Commission to allow a child care facility within the rectory structure on site.

DISCUSSION:

The existing site is zoned Residential Office (RO). Staff conducted a site visit on February 22, 2010. The subject parcel is 28,900 square feet in size. There are currently three structures located on site totaling 6,311 square feet which include a church structure built in 1868, a detached garage and rectory structure built in 1862.

This request includes the installation of a 45 foot in diameter labyrinth on the Division Street frontage of the site. The proposed labyrinth will be in close proximity to the Kit Carson Blue Line Trail (Blue Line Trail). The Blue Line Trail is a 2.5 mile path through Carson City's Historic District's residential homes neighborhood. The applicant has noted the labyrinth would enhance the site's presence on the Blue Line Trail by offering contemplative and spiritual space for walkers and visitors to the Carson City Historic District. The proposed project would reduce the amount of turf on site by approximately 2,000 square feet, and will not eliminate any existing trees on site. The labyrinth will consist of an assortment of pavers and will not have living materials incorporated in the design.

St. Peter's Episcopal Church is a Gothic Revival frame building erected in 1867-68 for St. Peter's Parish. The parish, organized in 1863, acquired the church site in 1865, began construction in the summer of 1867, and held its first service in the building on August 9, 1868. Influential early church member Henry Marvin Yerington may have played a role in the design of the church, which was built by the Corbett Brothers contractors for \$5,500. St. Peter's was extended to the rear in 1873-74 by "master mechanic" John Parker and a team of subcontractors. Numerous smaller alterations and renovations were made to the building during the late nineteenth and twentieth centuries, including an organ alcove added in 1890-91 and rear additions made in 1911. A tall slender steeple rises from the front of the church, clearly noting the entrance of the impressive structure, which was replaced with a replica in 1977 after a fire. St. Peter's Episcopal Church was listed in the National Register of Historic Places in 1978.

The Historic District Standards state, in part that:

5.25 Guidelines for Landscape Elements

The Carson City Historic District is characterized by a typical rectangular grid street system without alleys. The streets vary in width, but all are characterized by "L" shaped concrete curbs and gutters, a sidewalk and planting strip between the street and sidewalk. Generally this planting strip contains a row of deciduous trees and lawn. Individual lots are usually rectangular in shape with the main building centered on the parcel and a front setback which allows for a

modestly sized front yard. Front yards are typically delineated by a low profile fence, with a gate and walkway leading to the front entry. Accessory buildings are often found in rear yards. These basic elements create a strong visual quality to the district which is consistent and should be encouraged. Two unique landscape elements in the district are hitching posts (generally of cast iron) and carriage steps (generally of cut stone). These are most likely to be found in the planting strip between the street and the sidewalk. These should be retained.

5.25.1 Guidelines for Historic Properties

Historic landscape features should be retained when at all possible. Fences, trees, hitching posts, carriage steps, sidewalks and walkways provide a visual consistency and harmony of setting to the district. (*Standards Number: 2, 3, 4, 5, 9*)

5.25.2 Guidelines for New Construction

New construction in the district should include landscape elements which reflect the scale, rhythm, texture, material, color, style and visual qualities of the historic landscape present. (*Standard Number: 9, 10*)

PUBLIC COMMENTS: Public notices were mailed to adjacent property owners to the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. As of March 04, 2010, 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, other than the labyrinth must be behind the Division St. right of way line. A walkway connecting the existing sidewalk to the labyrinth is acceptable.

Building Division comments:

- No comments.

With the recommended conditions of approval and based on 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-10-015 subject to the recommended conditions of approval within this staff report.

PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEEP AP
Principal Planner

Attachments:

Application (HRC-10-015)
Carson City Engineering Division comments
Carson City Building Division comments

File # (Ex: MPR #07-111)	<i>HRC-10-015</i>
Brief Description	<i>Labyrinth</i>
Project Address or APN	<i>APN #003-201-01</i>
Bldg Div Plans Examiner	<i>Kevin Gattis</i>
Review Date	<i>March 11, 2010</i>
Total Spent on Review	

BUILDING DIVISION COMMENTS: No Comments

RECEIVED

MAR 02 2010

**CARSON CITY
PLANNING DIVISION**

**Carson City Engineering Division
Historic Resources Commission Report**
305 N. Minnesota Street
File Number HRC 10-015

TO: Historic Resources Commission
FROM: Rory Hogen, Asst. Engineer
DATE: March 2, 2010

SUBJECT TITLE:

Review of Historic Resources Commission application for a contemplative labyrinth at the east side of existing St. Peters Episcopal Church located at 305 N. Minnesota Street. APN # 003-201-01.

RECOMMENDATION:

Development Engineering has no preference or objection to the request, other than the labyrinth must be behind the Division St. right of way line. A walkway connecting the existing sidewalk to the labyrinth is acceptable.

DISCUSSION:

The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices.

RECEIVED

FEB 19 2010

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:

J. Bryant

Submittal Deadline: See attached HRC application submittal schedule.

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		FOR OFFICE USE ONLY:
FILE # HRC - 10 - 015		
PROPERTY OWNER <u>Episcopal Diocese of Nevada</u>		
MAILING ADDRESS, CITY, STATE, ZIP <u>9480 Eastern Ave #236, Las Vegas NV 89123-8037</u>		
PHONE # 702.737.9190		FAX # 702.737.6488
E-MAIL ADDRESS <u>b.lewis@nvdioocese.org</u>		
Name of Person to Whom All Correspondence Should Be Sent		
APPLICANT/AGENT <u>St. Peters Episcopal Church</u>		PHONE # <u>882.1534</u>
MAILING ADDRESS, CITY, STATE ZIP <u>305 N. Minnesota, Carson City NV 89703</u>		
PHONE # <u>882.1534</u>		FAX # <u>882.6459</u>
E-MAIL ADDRESS <u>hallie.murphy@sbcglobal.net</u>		
Project's Assessor Parcel Number(s): <u>003.201.01</u>	Street Address <u>300 N. DIVISION Street</u>	ZIP Code
Project's Master Plan Designation <u>MLR</u>	Project's Current Zoning <u>RO</u>	Nearest Major Cross Street(s) <u>Telegraph St.</u>

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 would like to install a walking labyrinth on the property, just off the blue line on the east side.

The labyrinth would enhance our presence on the blue line walk by offering contemplative, spiritual space to walkers.

It would also allow us to reduce the lawn space that requires water in the summer.

We are applying to the HRC for advisement or action as the board sees fit. Attached are examples to consider.

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 Create contemplative space, invite walkers from the blue line, promote peace & meditation, and reduce our summer water bill.

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.

Not Available

Owner's Signature

Owner's Printed Name

Hallie Murphy

Applicant's/Agent's Signature

Hallie Murphy

Applicant's/Agent's Printed Name

St. Peters Landminds Chair

4695.2

4691.1

695.6

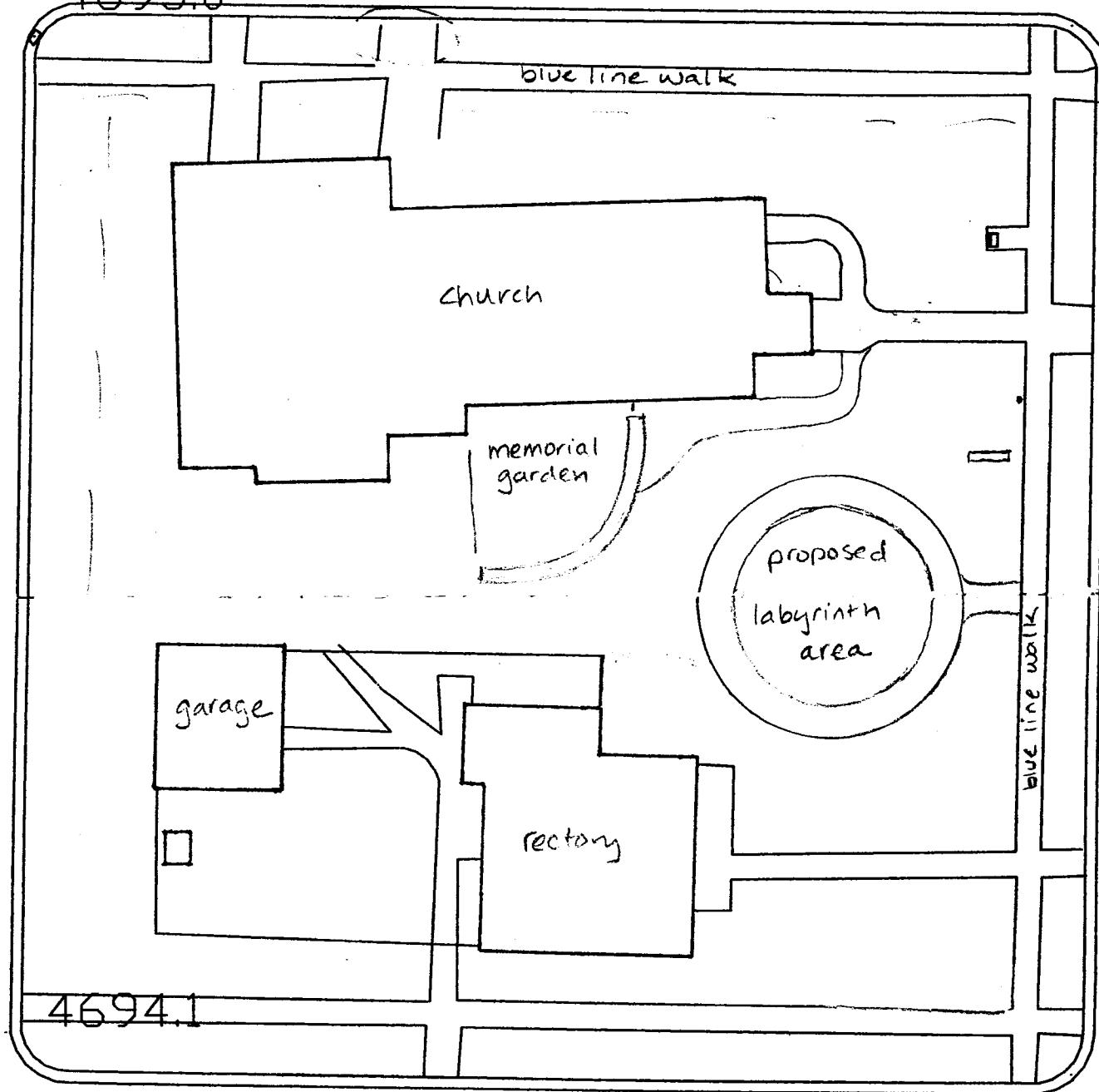
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5.6

TELEGRAPH

4695.0

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694.8

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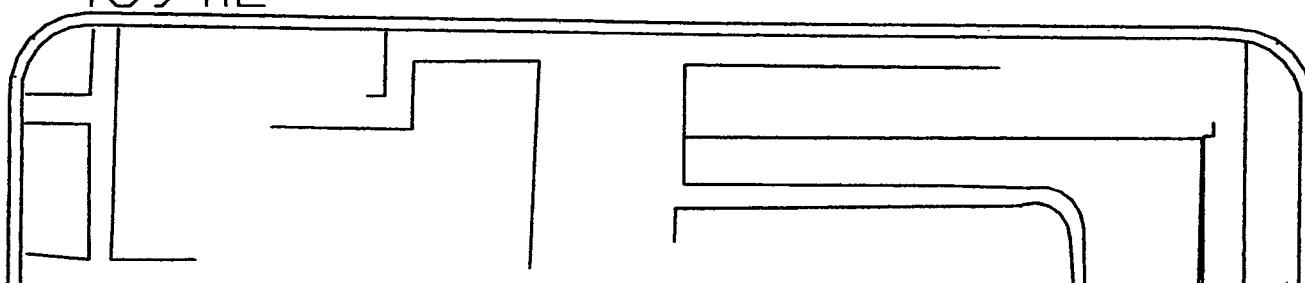
PROCTOR

4694.2

MH

MH

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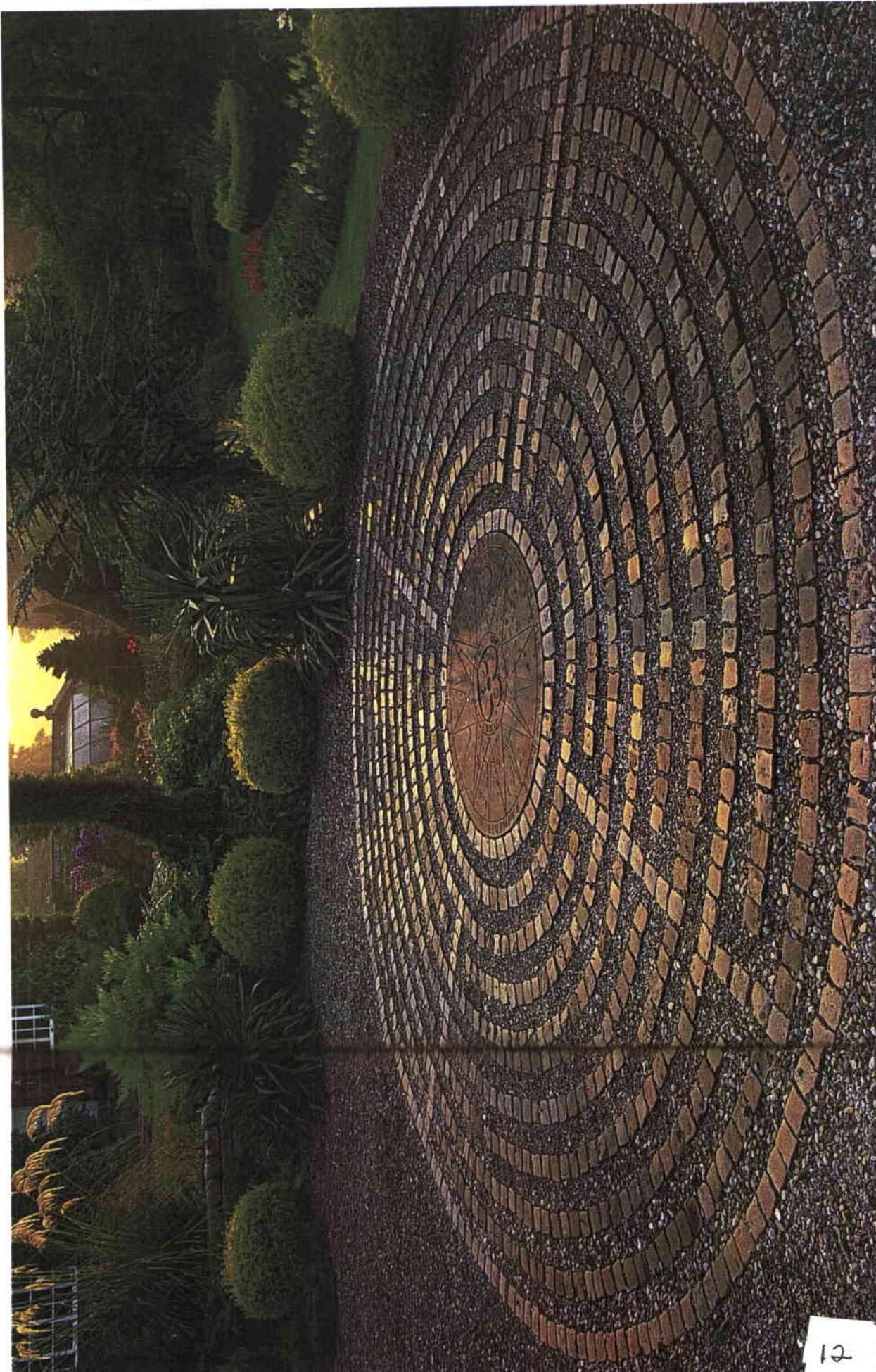


Here is a labyrinth that you can follow with your finger. Enlarge the image on a photocopier. Follow the path with your finger just as you would if you were walking it, using the suggestions for the walking meditation.

Walking a Labyrinth 131

medieval-style labyrinth, in a private garden near Leeds in northern England, is essentially a decorative feature; however the labyrinth can still be walked as a contemplative exercise.

alids the slowing of the mind so that a peaceful atmosphere can be achieved.
Spiritual counsellors and mental health workers who use labyrinths in their work can easily and inexpensively supply small paper labyrinths for clients and patients to take home with them for further use and practice. Therapist Neal Harris, based in Illinois, has designed a double labyrinth board, that allows the therapist and client to fingerwalk simultaneously. He reports increased trust and deepened intra-personal communication as a result of using these boards with clients.



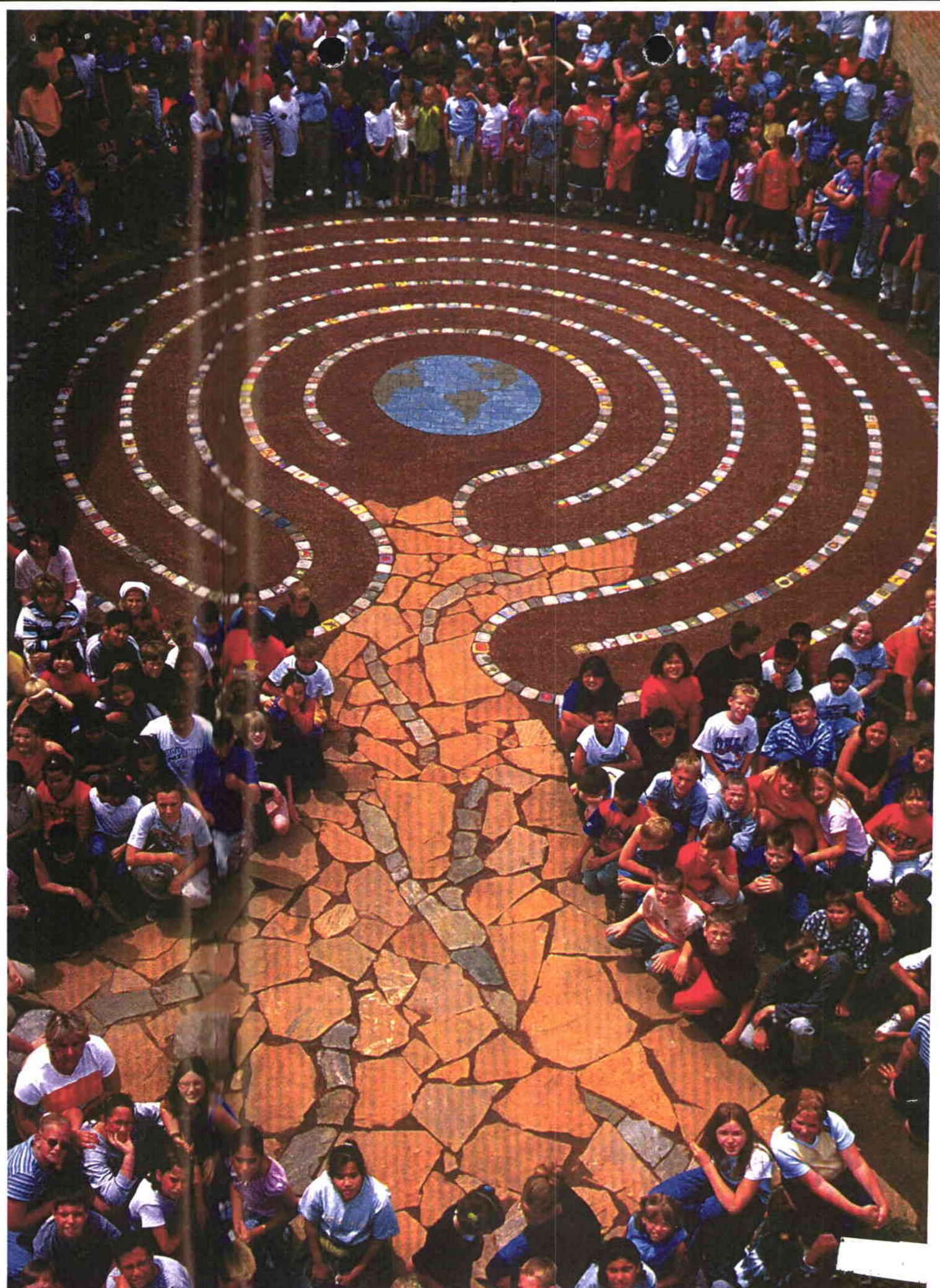


ABOVE Gernot Candolini's "Dancing Jacob" maze installed in July 1995 at a garden festival in Innsbruck, Austria. The dancing figure, picked out in flowers between the paved pathway, is central to the Christian symbolism inherent within the design.

SYMBOLIC AND EDUCATIONAL MAZES

While the complex imagery hidden within many of the recent maze installations has often been designed primarily for the amusement of their owners, a wider audience can also understand such symbolism. Children, as well as adults, appreciate the old maxim that a picture is worth a thousand words, and the multifaceted mixing of mazes and symbolism has been engaged to good effect in more than a few educational settings. The natural fascination of exploring the winding paths of the maze can also lead to an understanding of the message hidden within its walls.

Gernot Candolini, working mainly in his native Austria, has built a number of mazes as temporary installations at various events and festivals (see *Working on a Smaller Scale*, pp.98-125, for further examples of his work), but his "Dancing Jacob" maze design is of particular interest. Although superficially a maze with several short dead ends, the path is actually a labyrinth containing the image of a dancing figure, picked out by the "walls" of the labyrinth that run from the entrance into the centre. Candolini has installed this design at several festivals in paving blocks and flowers and has also produced portable versions, painted on canvas, to be shown at schools and events for the Innsbruck Catholic Youth Service. The labyrinth is presented once again as the traditional symbol of the trials of life, with the winding path the challenge for the faithful. The addition of the dancing figure represents the joy that is experienced when Christ arrives in one's life, and the halo surrounding the head of the dancer symbolizes the light of God's grace. By way of a contrast, the "Darwin Maze" at Edinburgh Zoo, in Scotland, with its choice of pathways for male and



CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

1. Address: 300 North Division APN 3-201-01
2. Common Name: _____
3. Historic Name: St. Peter's Episcopal Church Rectory
4. Present Owner: St. Peter's Episcopal Church
5. Address (if not occupant): _____
6. Present Use: rectory Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The front portion of this brick structure is two stories in height and the rear and side portions are one story tall. The roof is gabled with some lean-to portions. There are eave returns in the gable and a one story slanted bay with paneling and small brackets at the eaves projects from the east facade. The entry and windows are recessed with slightly projecting sills. Original windows are double hung with two lights over two.

Alterations include two successive additions to the north/rear and an early rear extension of the back of the two story portion of the house. This extension is narrower than the gable and is surfaced in clapboard, and only about two feet deep. The projecting bay may be later. Some windows have been added or replaced, primarily in the additions.

A gabled clapboard building stands at the rear.

RELATIONSHIP TO SURROUNDINGS:

The structure bears an important relationship to the church to the north in that it serves as the church rectory. The building is smaller than the church in size and scale, but compatible with the residential components of the neighborhood.



Street Furniture: ___

Landscaping: large lot, lawn, shrubs, mature trees

Architectural Evaluation: PS ___ NR X

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 ~~PO~~ Public Works Project _____

Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

religious/residential

PHYSICAL CONDITION:

Excellent _____ Good Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 50 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1862-1868 Estimated Factual _____ Source: Don Ford; Sanborns
Noreen Humphreys

Is Structure on Original Site? _____ Moved? _____ Unknown

SIGNIFICANCE:

The structure is important culturally, as the church rectory, and architecturally, as a particularly good example of its type and style.

Built of locally produced brick and completed between 1862-1868, the structure was the residence of several local businessmen before it was sold to the church in 1891. Since then, the structure has served as a residence for the priest and his family at St. Peter's Episcopal Church.

The structure is a modest but substantial representative of a building type not uncommon in Carson City, but executed in wood rather than brick. The building is formal in character, carefully detailed and executed. The proportions of the second story portion seem small when compared to the bay and affects the scale of the overall building, making it look smaller than it is.

SOURCES:

Don Ford; Sanborn Map Research

Noreen Humphreys

Historic American Building Survey, 1974

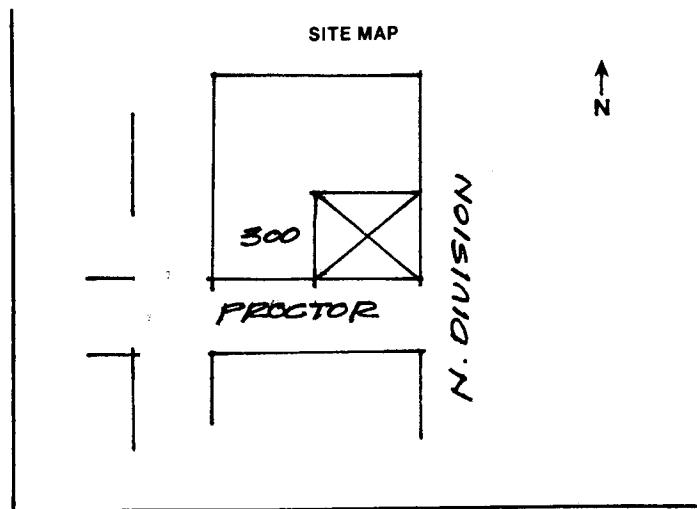
Carson City Historic Tour

SUGGESTED LAND USE AND FAÇADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:



CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

1. Address: 314 North Division APN 3-201-02
2. Common Name: St. Peter's Episcopal Church
3. Historic Name: St. Peter's Episcopal Church
4. Present Owner: St. Peter's Episcopal Church
5. Address (if not occupant): 300 North Division; Carson City, Nevada
6. Present Use: church Original Use: church

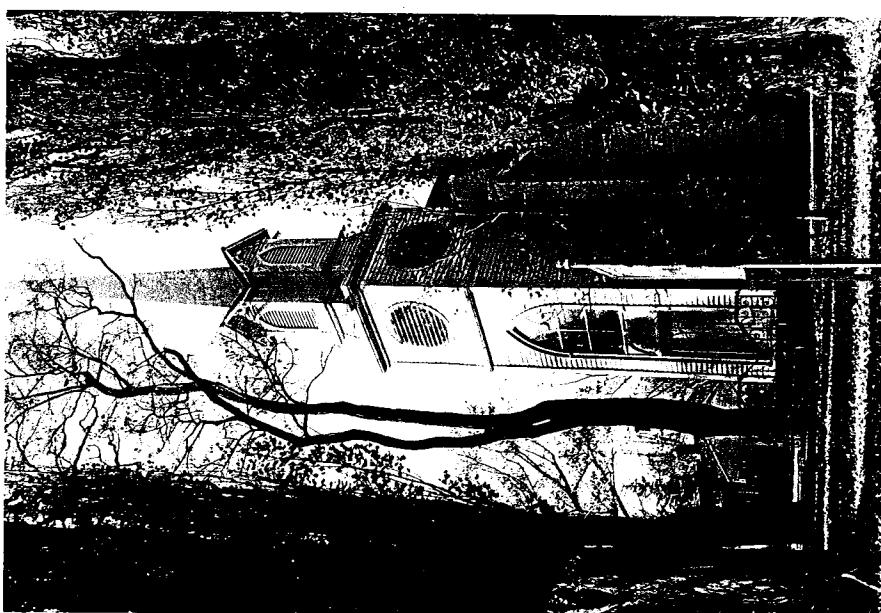
DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The one and a half story, T-shaped, wood frame church structure is Gothic Revival in style. The exterior building material is clapboard and the foundation is stone. The roof is formed of intersecting gables except for the modified hip roof of an extension at the rear. A tall slender steeple rises from the front of the church, containing double entry doors with a large pointed arched window above, circular louvered vents, and four small gabled and bracketed vents clustered at the base of the spire. The transomed wing at the rear contains a gabled portion of one and a half stories and a hip roofed one story portion whose roof connects to the taller wing. The taller wing contains windows similar to those of the church while the smaller addition mixes several window and door types including rectangular doors and windows with leaded glass transoms. Rather heavy projecting moldings emphasize the fenestration designs. A number of fine stained glass windows have been donated by the congregation.

The structure received its only major alterations in 1875 when the church was lengthened 24 feet to a total of 70 feet. At the same time the one and a half story rear two wings were added to the existing structure, one for a Sunday School and the other for parish needs. In 1911 a guild room, kitchen, toilet and study were added and created the one story rear portion attached to the Sunday School room. The steeple is now fiberglass and restoration (see continuation sheet)

RELATIONSHIP TO SURROUNDINGS:

Although the church form is taller and more massive than adjacent residential structures, its scale is still compatible to the area. The building form is particularly enhanced and to a degree screened by the many mature trees.



Street Furniture: historical plaque

Landscaping: mature Lombardy Poplars along Division and Telegraph, evergreens, mature landscaping on side yard

Architectural Evaluation: PS _____ NR X

District Designation: PD 2 NR _____

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date March 1980

Continuation Sheet, 314 North Division

Description

after a fire did not include the use of original materials. The building was once a "drab" yellow with darker trim. The entry lamp is from Virginia City.

The rectory stands to the south and is now in a sense a related feature. Built as a private residence probably in 1867-68, the structure was purchased in 1891 for \$3,500 by the church to serve as a rectory.

THREATS TO SITE:

None Known Private Development _____

Zoning AD Public Works Project _____

Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

office/residential

PHYSICAL CONDITION:

Excellent Good _____ Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 35 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1867-68 Estimated _____ Factual Source: HABS

Is Structure on Original Site? Moved? _____ Unknown _____

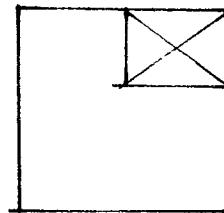
SIGNIFICANCE:

The structure is an exceptionally fine rendition of the Gothic Revival style used so widely and appropriately in ecclesiastical design of the 19th century. Its detailing, though relatively simple, is very fine and the building is enhanced by its siting with open lawn and numerous tall trees. The building conveys a very strong presence and image of the past due to its striking design and use of scale. It contributes substantially to the atmospheric quality of the area and to the character of the city.

SITE MAP

↑
N

W. TELEGRAPH



W. PROCTOR

SOURCES:

Historic American Building Survey, 1974

Carson City Historic Tour

First Hundred Years 1863-1963 St. Peter's Parish

SUGGESTED LAND USE AND FAÇADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning: