

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING
OF JULY 11, 2013**

FILE NO: HRC-13-045

AGENDA ITEM: F-3

STAFF AUTHOR: Susan Dorr Pansky, Principal Planner

REQUEST: Approval to construct a wooden screen to surround the second story stairway landing on property zoned Residential Office (RO), located at 412 W. Fifth Street.

APPLICANT: Gregory Hayes

OWNER: Gregory Hayes and Joan Wright

LOCATION: 412 W. Fifth Street

APN: 003-128-06

RECOMMENDED MOTION: "I move to approve HRC-13-045, a request from Gregory Hayes (property owners Gregory Hayes and Joan Wright), to allow construction of a wooden screen to surround the second story stairway landing on property zoned Residential Office, located at 412 W. Fifth Street, APN 003-128-06, 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 will be rescheduled for the next Historic Resources Commission meeting for further consideration.
5. The Building Division plan review staff shall review the attachment details for the screen prior to installation.
6. If the height of the screen and the railing together exceeds six feet, a Building Permit shall be required.

LEGAL REQUIREMENTS: CCMC 18.06.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Mixed Use Residential (MUR)

ZONING: Residential Office (RO)

DISCUSSION:

Per the information in the survey completed in 2000 by Anita Ernst Watson, the property was owned by the family of Charles Martin, a long-time Deputy Secretary of State, for many years prior to it being sold in 1930. The property changed hands several times between 1930 and 1942. Although the survey indicates that the Raymond family lived at the property in 1937 and 1938, it isn't clear whether there was a house constructed at that time. The assessor's database shows the structure that exists on the site today was constructed in 1939; however, the survey suggests that construction could have occurred prior to that date. The current owners of the property are Gregory Hayes and Joan Wright, who purchased the property in 2007.

The applicant is requesting approval to add a three foot high wooden screen to the top of the existing railing that surrounds the second story, rear stairway landing of the subject property. The proposed wooden visual screen will be painted white to match the existing railing. It could be easily removed at any time,

if necessary, and would not permanently alter the existing structure. The addition of this screen would provide a visual barrier which would obstruct view from the landing into the rear yard of the adjacent property at 411 W. Fourth Street.

The applicant has indicated that, because the staircase is located at the rear of the building, it is not visible at all from the property frontage on Fifth Street, and is only slightly visible with some effort from Minnesota Street due to obscurity by surrounding trees. The only property that has clear visibility is the adjacent property at 411 W. Fourth Street, which is the applicant's primary residence. The staircase landing sits above the rear yard of the applicant's primary residence, which provides little privacy from the occupants of the subject property. The applicant wishes to enhance the privacy of his backyard with the addition of the proposed screen.

There are no specific design standards for this type of architectural addition in Carson City's Historic District Development Standards. Therefore, staff refers to the Secretary of the Interior Standards for Rehabilitation Numbers 9 and 10 as follows:

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment.

As a small addition to an existing staircase railing that is not clearly visible from the street, the proposed screen will not destroy historic materials, features and spatial relationships that characterize the property. The screen materials will be compatible with existing historic materials and features, and the size, scale, proportion and massing will protect the integrity of the property.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed screen will be easily removed in the future, if desired, and its removal will not impact the essential form and integrity of the historic property.

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 June 26, 2013. 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.

Building Division comments:

- The Building Division plan review staff will need to review the attachment details for the screen prior to it being installed.
- A building permit will not be required unless the height of the screen and the guardrail is greater than six feet above the landing.

Engineering Division comments:

- 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-13-045 subject to the recommended conditions of approval within this staff report.

Attachments:

Site Photos
Building Comments
Engineering Comments
Application (HRC-13-045)



Subject Property at 412 W. Fifth Street



View of Subject Property from Minnesota Street

File # (Ex: MPR #07-111)	<i>HRC-13-045</i>
Brief Description	<i>Visual screen</i>
Project Address or APN	<i>APN #003-128-06</i>
Bldg Div Plans Examiner	<i>Kevin Gattis</i>
Review Date	<i>July 11-2013</i>
Total Spent on Review	

BUILDING DIVISION COMMENTS:

NOTE: These comments do not constitute a complete plan review, but are merely observations based on the information provided.

General

1. Building division plan review staff will need to review the attachment details for the screen prior to it being installed.
2. A building permit will not be required unless the height of the screen and the guardrail is greater than 6 feet above the landing.

Carson City Engineering Division
Historic Resources Commission Report
412 W Fifth St.
File Number HRC 13-045

TO: Historic Resources Commission

FROM: Rory Hogen, Asst. Engineer, E.I.

DATE: June 27, 2013

SUBJECT TITLE:

Review of a Historic Resources Commission application for a minor remodel to 412 W Fifth St, apn 03-128-06 for screening in a small area of a porch and stairway.

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.

Carson City Planning Division
108 E. Proctor Street· Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FILE # HRC - 13 -

Gregory Hayes + Joan Wright

PROPERTY OWNER

412 N. 5th St., Carson City, NV 89703

MAILING ADDRESS, CITY, STATE, ZIP

382-9070 or 846-5903 FAX 882-7918

PHONE #

FAX #

gheyasmd@gmail.com

E-MAIL ADDRESS

Name of Person to Whom All Correspondence Should Be Sent

Gregory Hayes

APPLICANT/AGENT

PHONE #

411 W. Fourth St., CC 89703

MAILING ADDRESS, CITY, STATE ZIP

above

PHONE #

FAX #

above

E-MAIL ADDRESS

Project's Assessor Parcel Number(s):

003-128-06

Street Address

ZIP Code

above 5th St. address

Project's Master Plan Designation

Project's Current Zoning

RO

Nearest Major Cross Street(s)

*5th St + Minnesota St
(Division St is one block)*

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.

• In the back of the 5th St. house there is a stairway to a second-story door. There is a small landing in front of this door with a railing of standard height. The proposed work would place a wooden screen approximately 3 feet high on top of the railing surrounding the second-story landing. The screen would be painted white to match the existing railing. The screen would be easily removed if desired; the project would not permanently alter the structure of the house.

Visibility: The landing/stairs are easily visible from the back of our primary residence at 411 W. Fourth St. It is not visible from 5th St. with effort it is slightly visible through the foliage from Minnesota St.

FOR OFFICE USE ONLY:

**HISTORIC RESOURCES
COMMISSION**

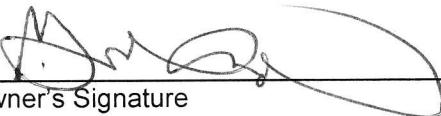
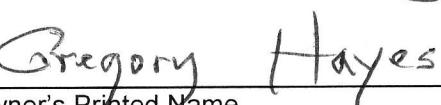
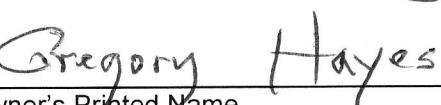
FEE: None

SUBMITTAL PACKET

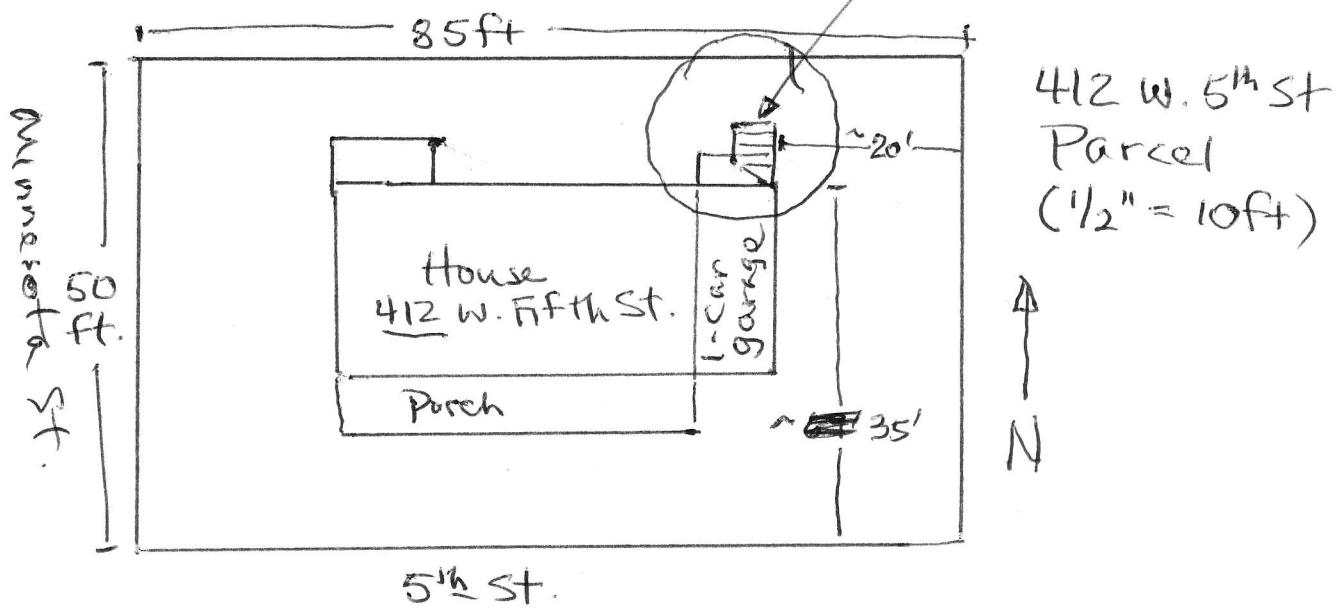
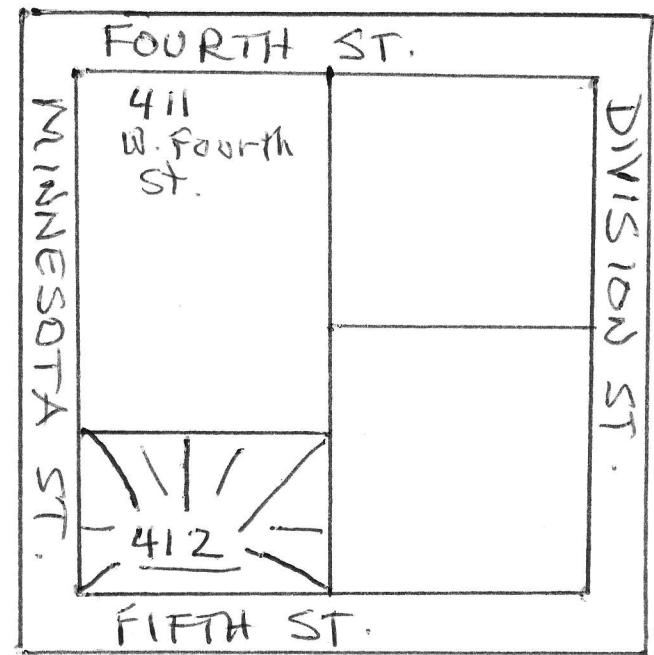
- Application Form with signatures
- Written Project Description
- 16 Completed Application Packets-Application form, maps, supporting documentation (1 Original + 15 Copies)
- CD containing application data (pdf format)
- Documentation of Taxes Paid-to-Date

Application Reviewed and Received By:

Submittal Deadline: See attached HRC application submittal schedule.

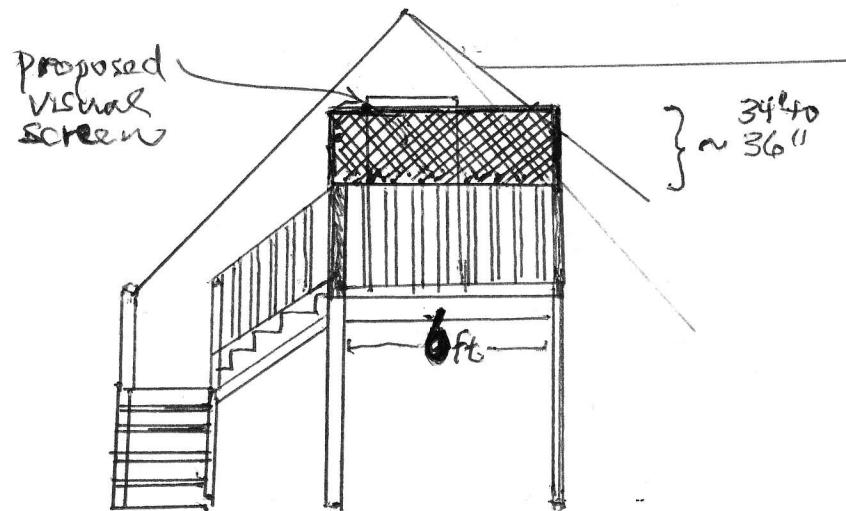
Does the project require action by the Planning Commission or the Board of Supervisors?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, please explain
<hr/>			
Will the project involve demolition or relocation of any structure within or into the Historic District?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, please describe:
<hr/>			
<p>Reason for project:</p> <p>The wooden screen would create a visual barrier. Currently, occupants of the house, standing on the described second-story landing, look directly down into the backyard of our primary residence at 411 W. Fourth St.</p>			
<p style="text-align: center;">SUPPORTING DOCUMENTATION</p> <p>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.</p> <p>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 <u>all</u> 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.</p>			
		<hr/> <p>Owner's Signature</p>	
		<hr/> <p>Applicant's/Agent's Signature</p>	
		<hr/> <p>Owner's Printed Name</p>	
		<hr/> <p>Applicant's/Agent's Printed Name</p>	
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GREGORY HAYES / JAMES WRIGHT
412 W. FIFTH ST.



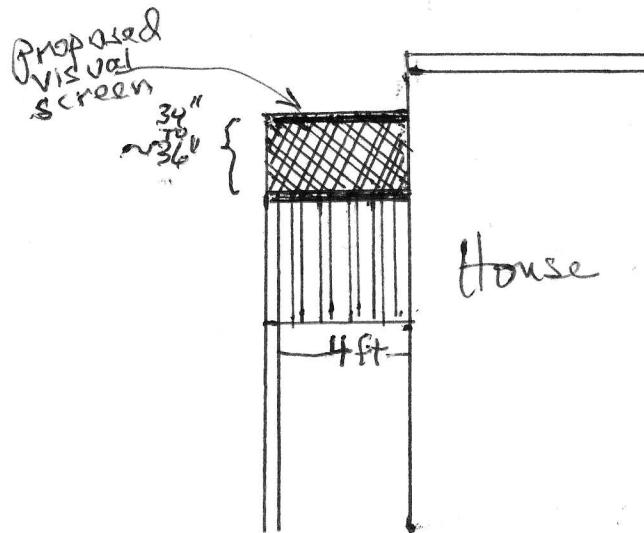
GREGORY HAYES / JOAN WRIGHT
412 W. FIFTH ST.

DETAIL



DETAIL NORTH EAST CORNER OF 412 W. FIFTH ST.

DRAWING SHOWS CURRENT STRUCTURE PLUS
THE PROPOSED CROSS-HATCHED VISUAL SCREEN
ON TOP OF THE EXISTING RAILING.



DETAIL FROM SIDE, LOOKING FROM WEST

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



Address: 412 W. Fifth

Location: Southeast corner W. Fifth and S. Minnesota

Construction Date: 1939 (assessor)

Historical Background

This property was owned for many years by the Martin family, who lived next door at 414 W. Fifth. Charles Martin was a long-time Deputy Secretary of State and a Notary Public. His daughter, Annie H. Martin was an accountant and chief clerk for the United States Mint.

Annie Martin sold the property to Esther Barber in 1930. When Barber sold the parcel in 1935, it passed through the hands of several owners. Sarah Raymond bought the property and Clyde and Elizabeth Raymond were living there in 1937 and 1938. Raymond sold in 1942. In 1948 Orrick and Lucille White bought the house. White practiced medicine in Carson City for many years.

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