

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
MAY 8, 2014**

FILE NO: HRC-14-020

AGENDA ITEM: F-2

STAFF AUTHOR: Susan Dorr Pansky, Planning Manager

REQUEST: Approval of a request from property owner Robyn Laguzza to replace the front yard picket fence and replace the front porch railing and steps on property zoned Single Family 6,000 (SF6), located at 506 West Spear Street, APN 003-232-01.

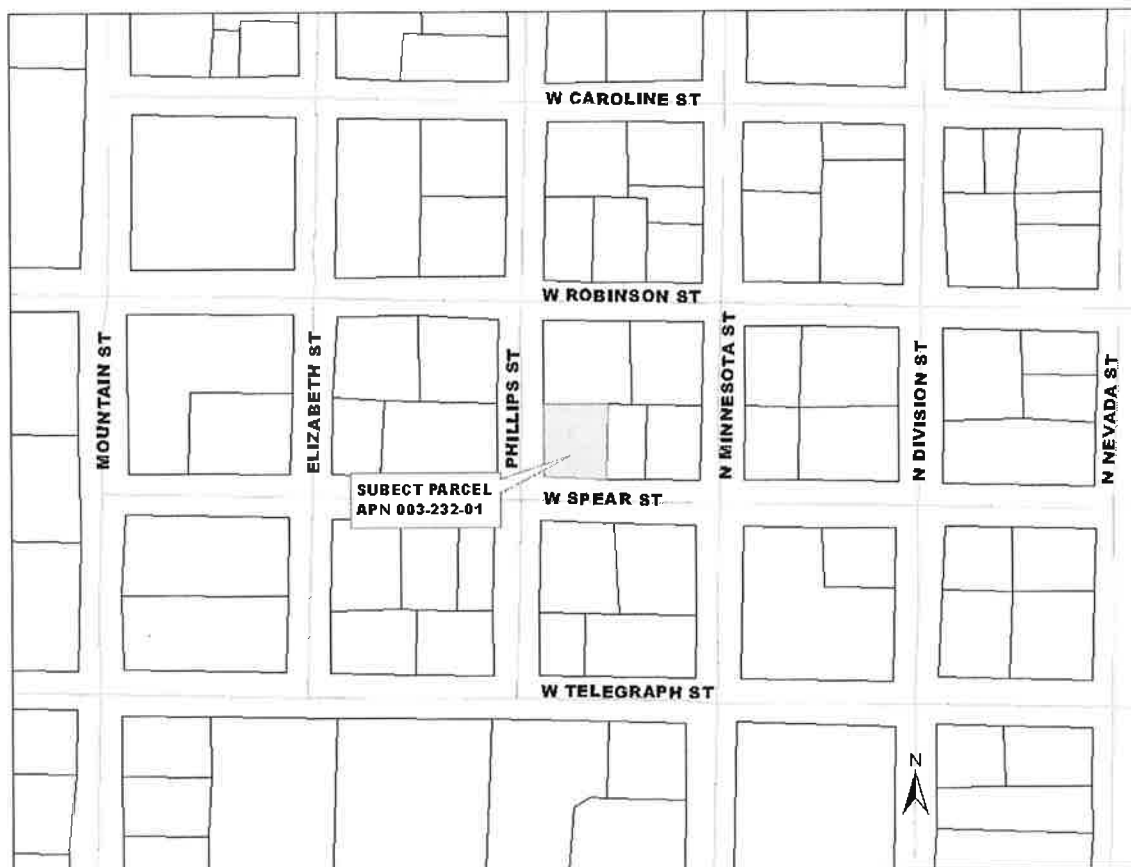
APPLICANT: Robyn Laguzza

OWNER: Robyn Laguzza

LOCATION: 506 West Spear Street

APN: 003-232-01

RECOMMENDED MOTION: "I move to approve HRC-14-020, a request from property owner Robyn Laguzza to replace the front yard picket fence and replace the front porch railing and steps on property zoned Single Family 6,000, located at 506 West Spear Street, APN 003-232-01, based on the findings and conditions of approval outlined in the staff report, the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines and consistent 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 may be rescheduled for the next Historic Resources Commission meeting for further consideration.
5. Porch steps shall be replaced with in kind material, and be of the same design as the current steps.
6. All porch railing shall consist of straight balusters as shown in the attached application.
7. Both a top rail and baseboard rail shall be required for the proposed wire and wood fence. The top rail shall be constructed behind the wire fence and the baseboard rail shall be constructed in front of the wire fence to maintain historical accuracy.
8. The fence height shall not exceed four feet and shall meet all requirements of Carson City Development Standards, Section 1.13 – Fences, Walls and Hedges, where applicable.
9. The porch steps and railing replacement project requires 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. Plans and engineering calculations will be required. Fencing under six feet in height does not require a building permit.
10. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with the Building Permit application.
11. HRC approval is based 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 Interiors Standards.

LEGAL REQUIREMENTS: CCMC 18.06.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Medium Density Residential (MDR)

ZONING: Single Family 6,000 (SF6)

PREVIOUS REVIEWS:

- HRC-14-019 – Historic Resources Commission administrative approval to replace the rear fence with in kind material.
- HRC-12-009 – Historic Resources Commission approval of historic property tax deferment.

DISCUSSION:

The subject property is known as the Sproule House and is a one story residence that was constructed in 1934 at the Rio Tinto Mine in Elko County. It was originally a part of the upstairs of a four-plex residence provided for mine workers that was dismantled and moved to its present site at 506 West Spear Street in 1949. The porch was constructed in 1975 and the picket fence was constructed sometime between 1980 and 1988.

The applicant is proposing to replace the porch steps with like material of a similar design and replace the porch spindle railing, also known as balusters, with straight railing as shown on the example photos provided in the application. In addition, the applicant proposes to replace the existing white picket fence with a wire and wood fence.

Pursuant to Carson City Development Standards, Division 5 – Historic District, the sections outlined below apply to the proposed improvements for the railing and the fence.

Because the proposed porch step replacement will be of in kind material with a similar design to the existing steps, staff does not feel it is necessary to address this improvement specifically as it relates to the Development Standards. Staff has, however, recommended a condition of approval to ensure that the steps are replaced appropriately.

5.20 Guidelines for Exterior Trim Details

Although often perceived to be insignificant or frivolous, trim details play a very important part of defining a building's character. Designs for new buildings as well as additions and/or alterations to historic buildings should incorporate the appropriate trim details. The detailing can act to harmonize a building with its neighbor or tie a new addition to the original.

5.20.1 Guidelines for Historic Buildings

Original trim elements should be retained and repaired when at all possible. Trim that is inconsistent with the original building style and design shall not be added.
(Standard Number: 2, 3, 5, 6)

Porch balusters or railing would typically be considered exterior trim detail for purposes of the Development Standards in the Historic District as they are an ancillary element to a porch. The applicant is proposing to replace the spindle balusters that were constructed as a part of the porch in 1975 with straight balusters.

Given the home's roots as housing for miners in the early 20th century, straight balusters would be considered more consistent with the simple architecture of the structure and staff finds the proposal for replacement appropriate. The spindle balusters are overly decorative for the house and would likely not be deemed compatible with the structure

were the request to come before the Historic Resources Commission today.

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 effects 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*)

Fencing in the Historic District may take several different forms depending upon the architecture of the structure that it surrounds. The Development Standards indicate that typical front yard fences are low profile, wood picket style fences but other fencing may be appropriate as well. In reviewing the wood and wire fence proposed by the applicant, staff has determined that while wood fences are more common in the district, wire or metal fences can also be found and were used historically as shown in the attached historic wire fencing examples. Examples of historical fencing similar to the wire proposed would be chicken wire or, more closely, field wire.

Given the simplicity of the home's architecture and its historical use, staff feels that wire and wood is appropriate fencing material. Staff also feels that wire may be a better alternative to the existing fence given the small size of the front yard and the tendency of the pickets to obscure its view. Staff has recommended a condition of approval to ensure compliance with fencing requirements pursuant Carson City Development Standards, Section 1.13 – Fences, Wall and Hedges, which includes a maximum height of four feet for front yard and street side yard fencing. Staff has also recommended a condition of approval that the top wood rail be placed behind the wire fence and the baseboard be placed in front of the wire fence to be more historically accurate. This is consistent with what is shown in the Examples of Historic Wire Fencing attached to this report.

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 April 25, 2014. As of the completion of this staff report, one comment has been received in response to the proposed improvements. This comment is outlined on the following page and attached to the staff report.

*May 1, 2014: We feel that replacement should be all wood for the fencing.
– Vaughn and Chryse Velt*

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 porch steps and railing replacement project requires 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. Plans and engineering calculations will be required. Fencing under six feet in height does not require a building permit.

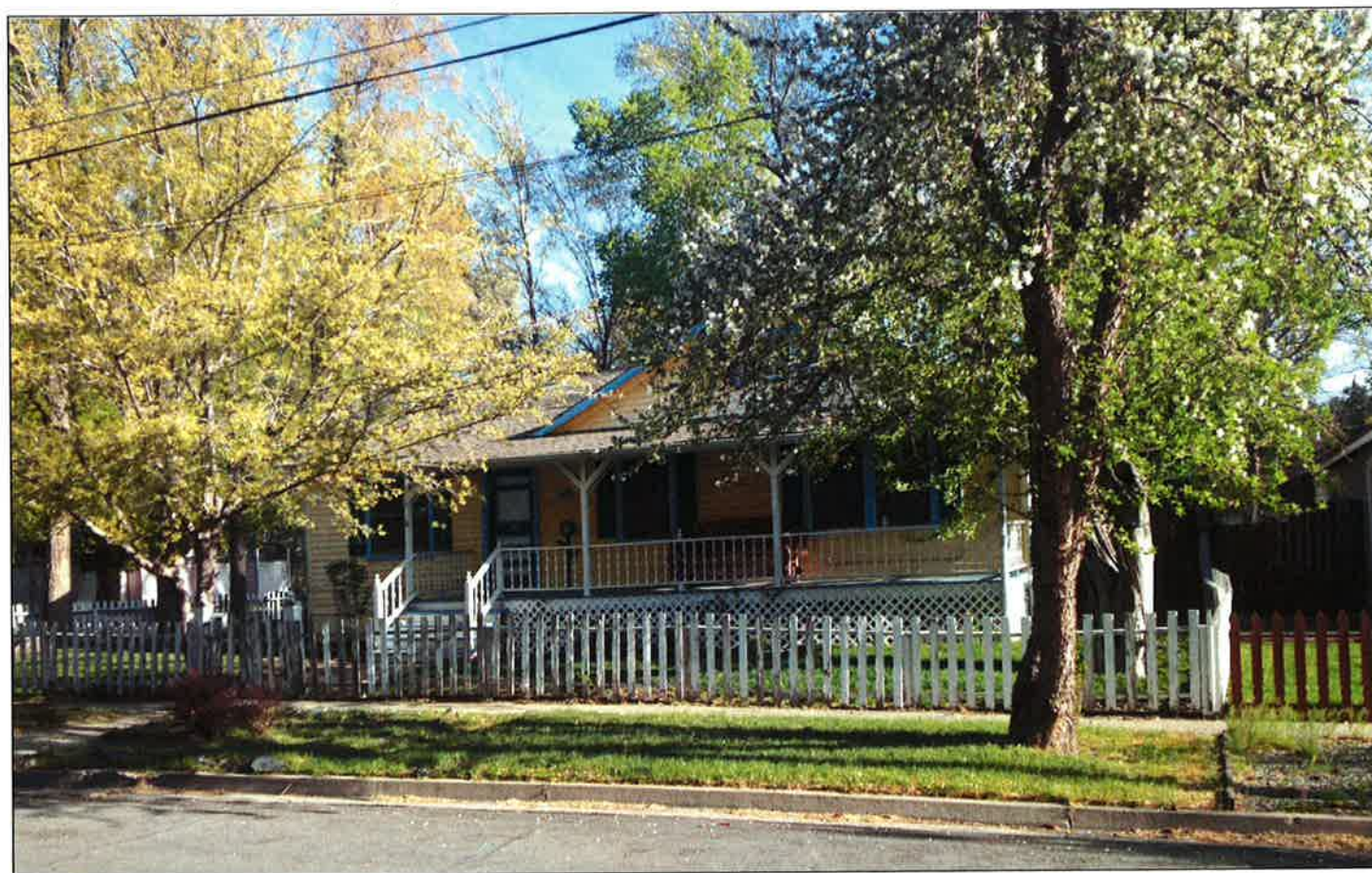
Engineering Division comments:

- 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-14-020 subject to the recommended conditions of approval within this staff report.

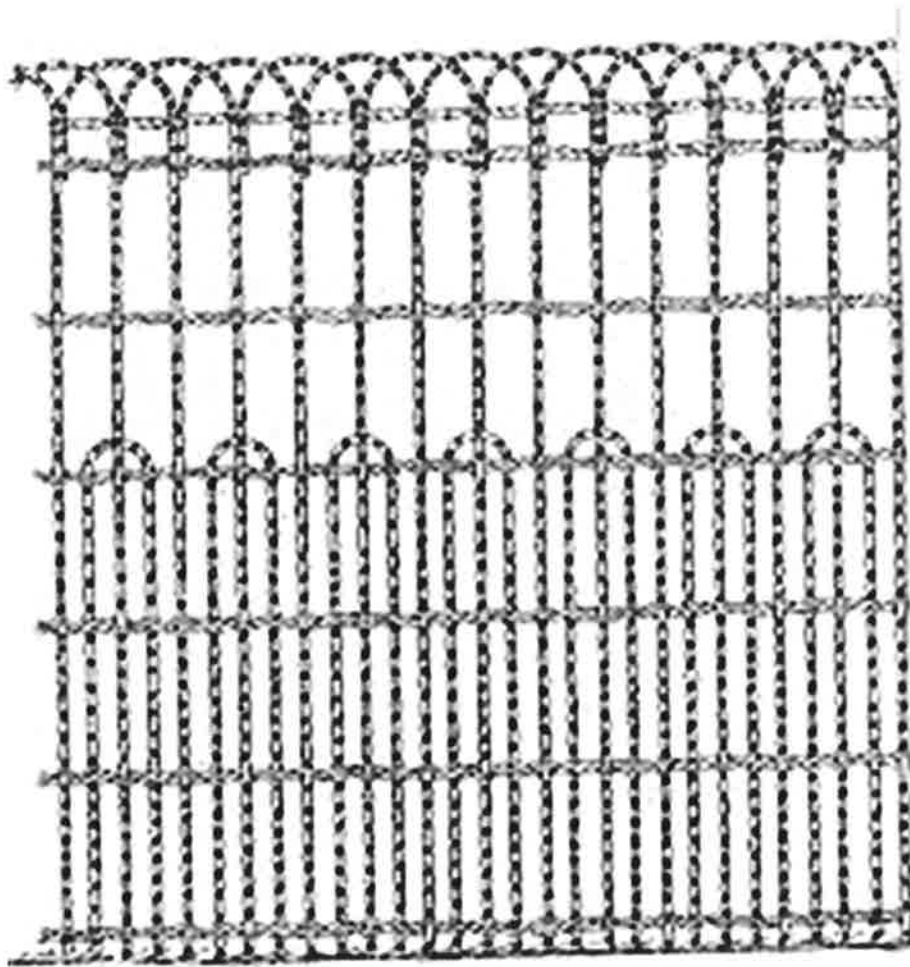
Attachments:

Site Photos
Examples of Historic Wire Fencing
Building Division Comments
Public Comment Received May 1, 2014
1998 Historical Survey (Occupational and Residential Assessment)
1988 Historical Survey (Update of 1980 Survey to include new property photo)
1980 Historical Survey
Application (HRC-14-020)





Some Examples of Historic Wire Fencing



Ornamental Double Loop Wire fence was commonly used from c 1900 to 1930, and especially popular in the teens and 1920s.

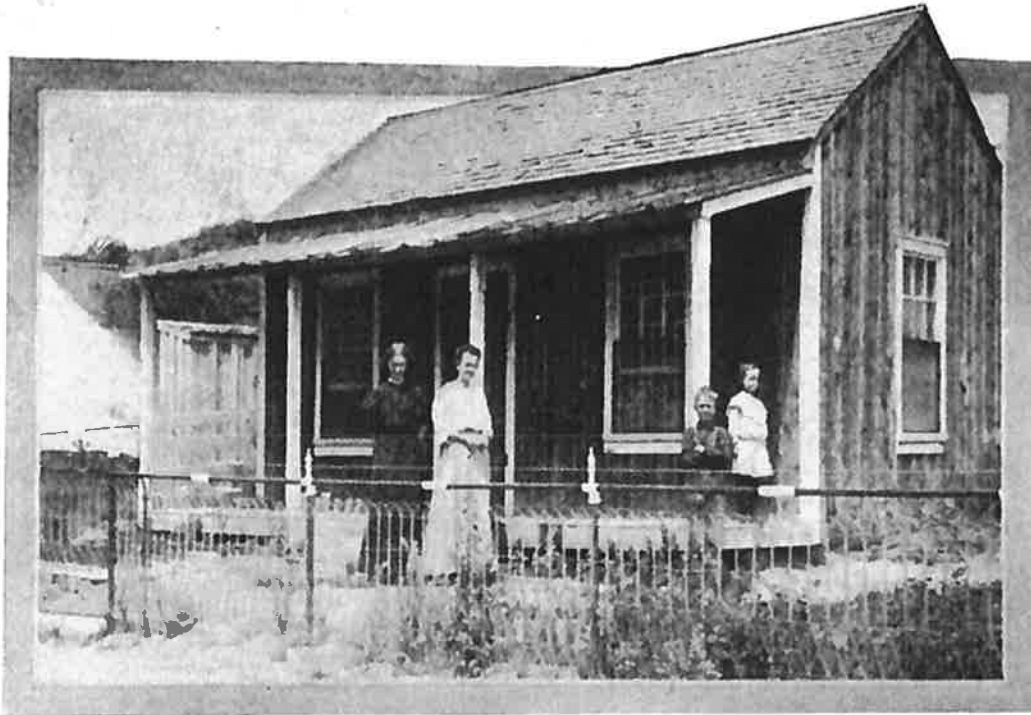
+Examples of single loop wire fences from the internet:



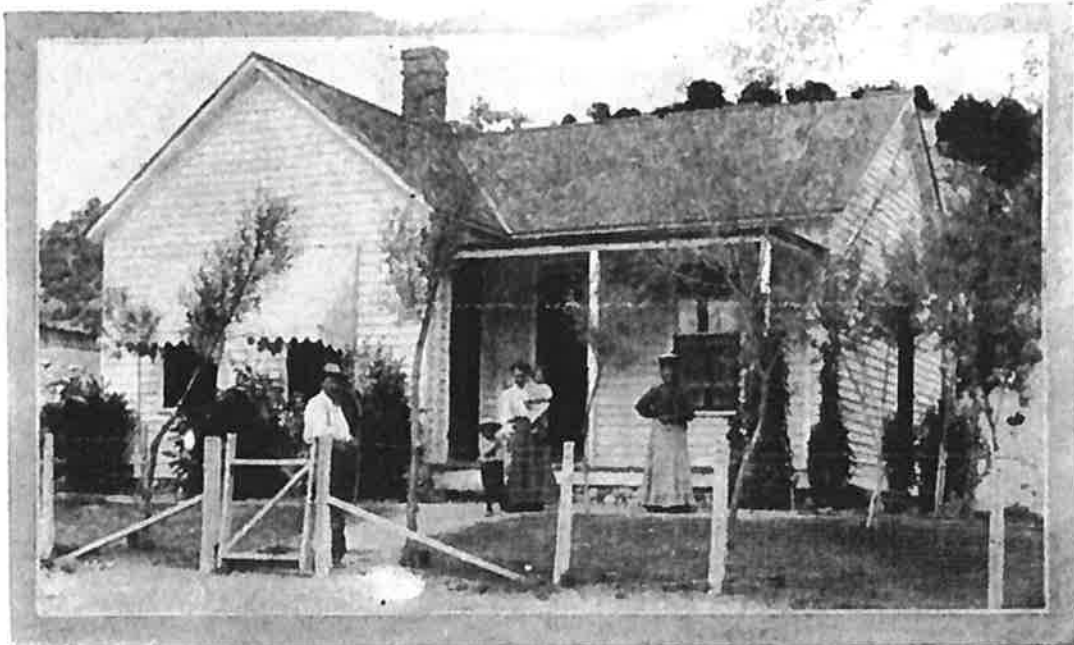
Note how the top rail is behind the wire fence and the baseboard is in front of it. This is an historically accurate way of constructing the fence.



Historic photographs of wire fencing from "Railroad Day. Ely, Nevada, September 29th 1906."



Loop wire fence on metal pole posts and top rail.



Wire field fencing with wood posts and a wire "Z-frame" gate.



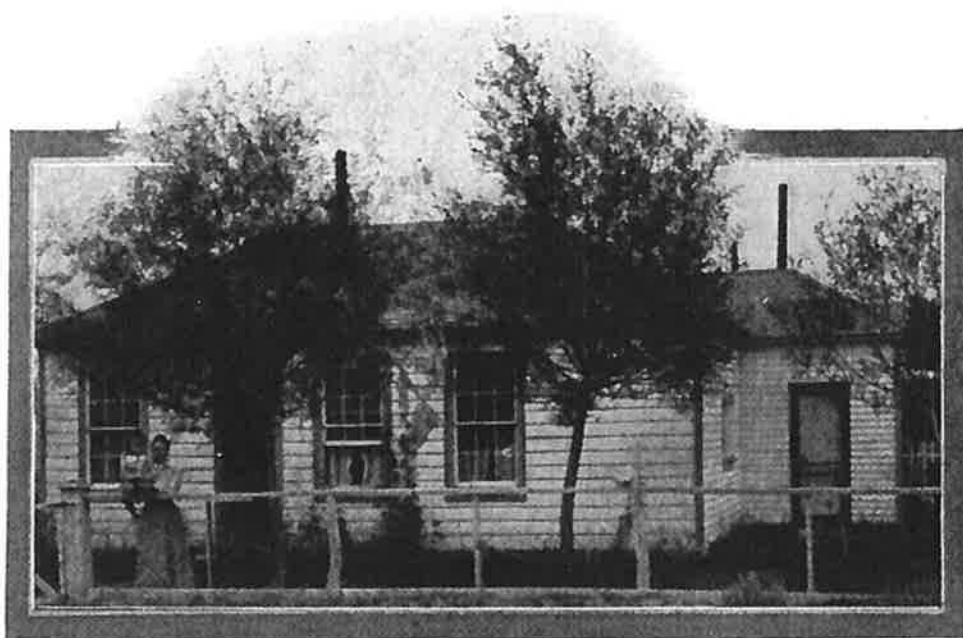
Wire field fence with wood posts, top rail and baseboard.



Chicken wire fence with wood posts, top rail and baseboard.



Wire field fence with picket gate.



Wire fence with unmilled wood posts, and milled top rail and baseboard. Note the more substantial post with the cap by the gate.

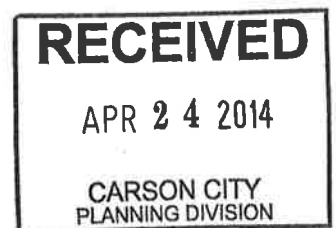
File # (Ex: MPR #07-111)	<i>HRC-14-020</i>
Brief Description	<i>Exterior remodel</i>
Project Address or APN	<i>APN #003-2-32-01</i>
Bldg Div Plans Examiner	<i>Kevin Gattis</i>
Review Date	<i>5/8/14</i>
Total Spent on Review	

BUILDING DIVISION COMMENTS:

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

General

1. Project requires 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. Plans will be required.



Susan Dorr Pansky

From: c s <cre8tive715@hotmail.com>
Sent: Thursday, May 01, 2014 6:14 AM
To: Planning Department
Subject: Hrc-14-020

Planning committee

We feel that replacement should be all wood for the fencing.

Sincerely
Vaughn & Chryse Veit

C

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



NAME: Sproule House
ADDRESS: 506 W. Spear
LOCATION: Southeast corner W. Spear and Phillips
CONSTRUCTION DATE: 1935 (assessor); 1934 (SHPO)

HISTORICAL BACKGROUND

Like the property next door at 502 W. Spear, this property changed hands as part of the entire block for many years, well into the twentieth century. The William Stewart House had been constructed on the north portion of the block in 1887. In 1932, however, **Herbert C. Sproule**, a deputy in the Surveyor General's office, purchased the south portion of the block between N. Minnesota and Phillips Street. Sproule sold a portion of the parcel to **Elda Fricke**, a clerk in the Governor's office, in 1937. **David Bartley** purchased the property in 1941, and **Arthur Bernard**, the State Inspector of Mines, bought it in 1948.

OTHER NAMES ASSOCIATED WITH PROPERTY:

1863, H. L. Phillips, John Atchinson, Elizabeth Phillips; 1965, W. E. Sheen, Charles Flandran; 1967, Z. Pierce; 1868, Sam Denson

SOURCES:

Stewart Title; Carson City Directories

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

1. Address: 506 W. Spear & 501 N. Phillips APN 3-232-01
2. Common Name: _____
3. Historic Name: _____
4. Present Owner: Mr. & Mrs. William L. Richards (Marie Grosskopf)
5. Address (if not occupant): _____
6. Present Use: residence Original Use: residence-part of a 4 plex

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

506 W. Spear Street is a one story vernacular structure with clapboard siding and a gable roof. It was built in 1934 at the Rio Tinto Mine which was located about a mile or two from Mountain City in Elko County, Nevada. At the time the house was built it was part of the upstairs of a four-plex residence provided for the mine workers. Each apartment contained 3 bedrooms, 1 bathroom, hallway, dining room, living room and kitchen.

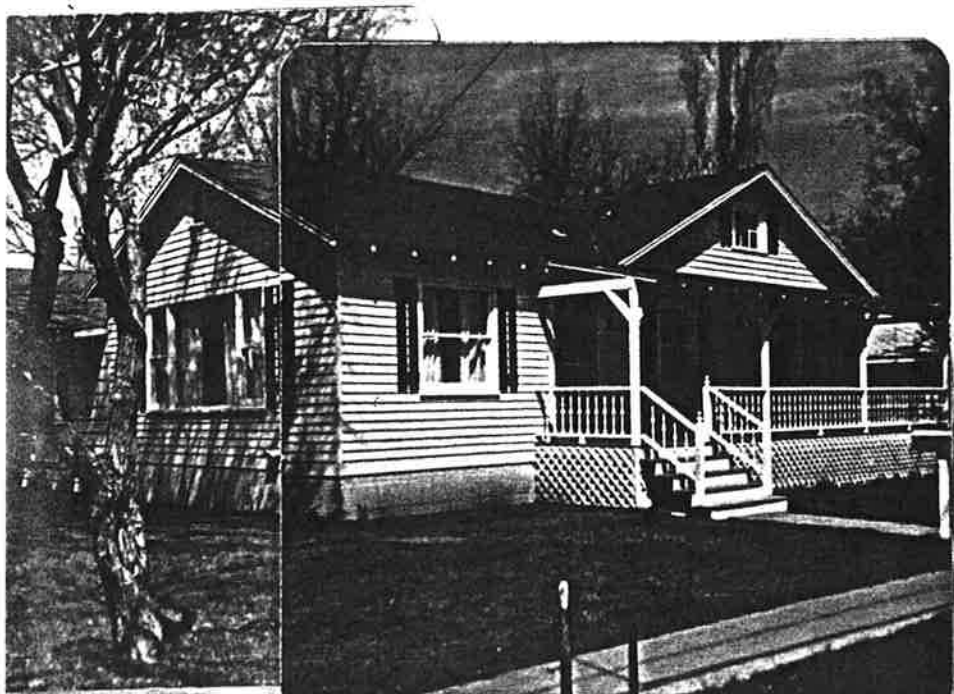
In 1949 the part of the four-plex that is now 506 W. Spear was moved to its present site by Art Bernard who added the attached garage and the apartment over the garage. That part of the structure is now known as 501 N. Phillips Street.

A ground level room was added along the west side of the structure (between the 506 W. Spear and the 501 N. Phillips part of the structure) probably sometime during the 1960's.

The porch on 506 W. Spear Street was added in 1975.

RELATIONSHIP TO SURROUNDINGS:

The building is compatible in scale, size and materials to its immediate neighbors, though younger in age.



Street Furniture: picket fence

Landscaping: pleasant yard with lawn and trees

Architectural Evaluation: PS _____ NR _____

District Designation: PD 2 NR _____

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date October 1980

THREATS TO SITE:

None Known _____ Private Development _____
 Zoning SF6000 Public Works Project _____
 Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

PHYSICAL CONDITION:

Excellent X Good _____ Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 20' - 25'

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1934 Estimated _____ Factual X Source: Art Bernard

Is Structure on Original Site? _____ Moved? X Unknown _____

SIGNIFICANCE:

The part of 506 W. Spear that was moved from the Rio Tinto Mine is of historic importance because it is an extremely well preserved (both interior and exterior) example of the type of housing that mine owners provided for their workers in a remote part of Nevada in the 1930's. (When mines closed most of the housing was either dismantled for its salvage value or remodeled to such an extent as to be virtually unidentifiable.) The interior of this part of the structure (from the Rio Tinto Mine) contains such features as glass door knobs (4 of which are lead crystal) and brass plates on all interior doors which are solid wood with indented panels. The three remaining original ceiling light fixtures are heavy etched glass with brass finials. All the original cabinets (including the laundry chute) and the heavy plaster walls have been kept in their original condition.

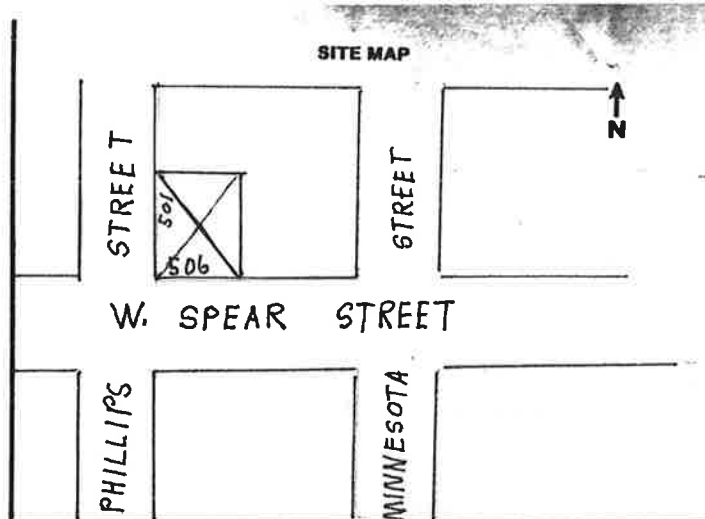
SOURCES:

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:



CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

1. Address: 506 W. Spear & 501 N. Phillips APA' 3-232-01
2. Common Name: _____ 09 3-232-01
3. Historic Name: _____ RICHARDS, MARGIE ANN
4. Present Owner: Mr. & Mrs. William L. P O BOX 8752
5. Address (if not occupant): _____ INCLINE VILLAGE NV 89450
6. Present Use: residence Original Use: residence-part of a 4 plex

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

506 W. Spear Street is a one story vernacular structure with clapboard siding and a gable roof. It was built in 1934 at the Rio Tinto Mine which was located about a mile or two from Mountain City in Elko County, Nevada. At the time the house was built it was part of the upstairs of a four-plex residence provided for the mine workers. Each apartment contained 3 bedrooms, 1 bathroom, hallway, dining room, living room and kitchen.

In 1949 the part of the four-plex that is now 506 W. Spear was moved to its present site by Art Bernard who added the attached garage and the apartment over the garage. That part of the structure is now known as 501 N. Phillips Street.

A ground level room was added along the west side of the structure (between the 506 W. Spear and the 501 N. Phillips part of the structure) probably sometime during the 1960's.

The porch on 506 W. Spear Street was added in 1975.

RELATIONSHIP TO SURROUNDINGS:

The building is compatible in scale, size and materials to its immediate neighbors, though younger in age.



Street Furniture: picket fence

Landscaping: pleasant yard with lawn and trees

Architectural Evaluation: PS _____ NR _____

District Designation: PD 2 NR _____

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date October 1980

THREATS TO SITE:

None Known _____ Private Development _____
 Zoning SE6000 Public Works Project _____
 Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

PHYSICAL CONDITION:

Excellent X Good _____ Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 20' - 25'

HISTORICAL BACKGROUND:

Architect (if known) _____
 Builder (if known) _____
 Date of Construction 1934 Estimated _____ Factual X Source: Art Bernard
 Is Structure on Original Site? _____ Moved? X Unknown _____

SIGNIFICANCE:

The part of 506 W. Spear that was moved from the Rio Tinto Mine is of historic importance because it is an extremely well preserved (both interior and exterior) example of the type of housing that mine owners provided for their workers in a remote part of Nevada in the 1930's. (When mines closed most of the housing was either dismantled for its salvage value or remodeled to such an extent as to be virtually unidentifiable.) The interior of this part of the structure (from the Rio Tinto Mine) contains such features as glass door knobs (4 of which are lead crystal) and brass plates on all interior doors which are solid wook with indented panels. The three remaining original ceiling light fixtures are heavy etched glass with brass finials. All the original cabinets (including the laundry chute) and the heavy plaster walls have been kept in their original condition.

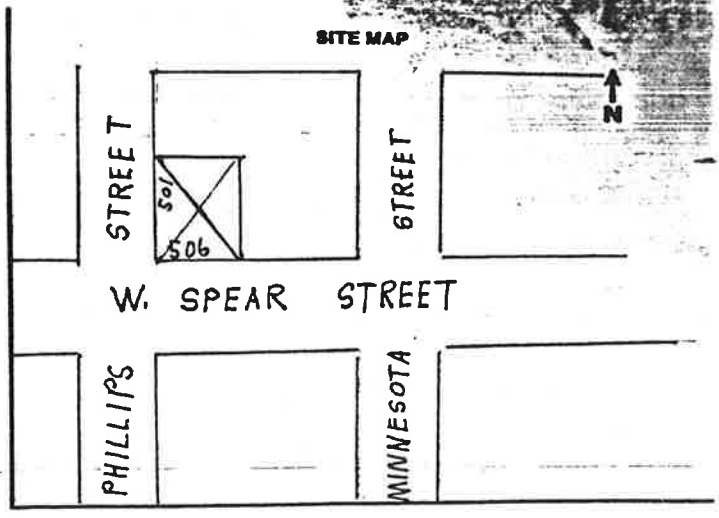
SOURCES:

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

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

FOR OFFICE USE ONLY:

FILE # HRC - 14 - HRC - 14 - 020

**HISTORIC RESOURCES
COMMISSION**

RECEIVED

APR 17 2014

CARSON CITY
PLANNING DIVISION

APPLICANT PHONE #

Robyn Laguzza

MAILING ADDRESS, CITY, STATE, ZIP

506 W. Spear St., CC, NV, 89703

EMAIL ADDRESS

Fleezer11@gmail.com

PROPERTY OWNER PHONE #

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

see above

APPLICANT AGENT/REPRESENTATIVE PHONE #

MAILING ADDRESS, CITY, STATE ZIP

EMAIL ADDRESS

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.

meeting 5/8/14

Project's Assessor Parcel Number(s):

003-2-32-01

Street Address

506 W. Spear

ZIP Code

89703

Project's Master Plan Designation

MUR

Project's Current Zoning

SF6

Nearest Major Cross Street(s)

Phillips

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.

1) I'd like to replace the picket fence in the front yard with a wood frame + wire fence.

2) I'd like to replace the railings, spindles and steps on the front porch. I'd like to use plain rather than turned spindles and bring the design up to current building code safety standards.

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:

the current fence and porch railings are rotten and in need of replacement

- I've attached photos of the sort of fence I'd like to use, but with narrower panels (width-wise)

SUPPORTING DOCUMENTATION

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.

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

Robyn Laguzza
Owner's Printed Name


Applicant's/Agent's Signature

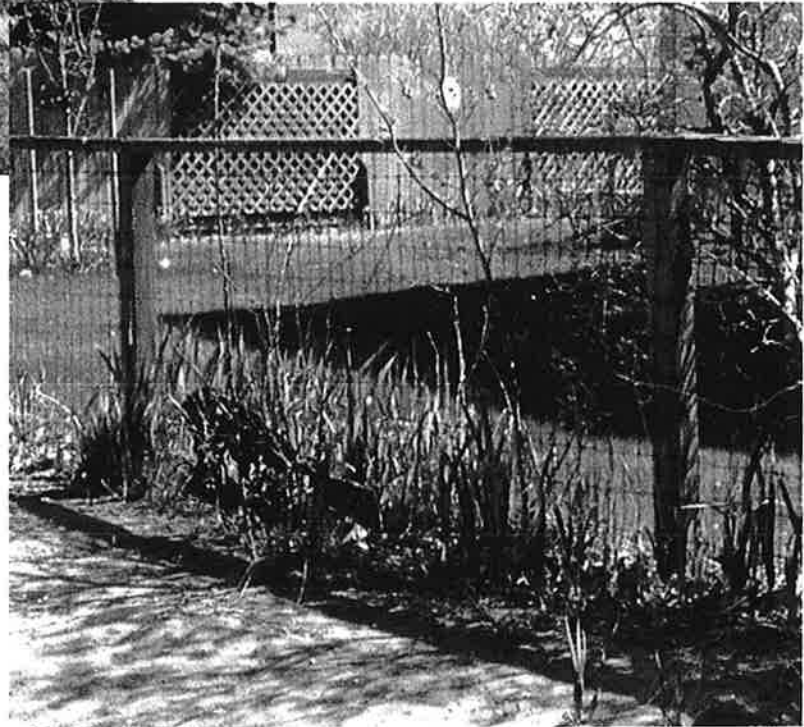
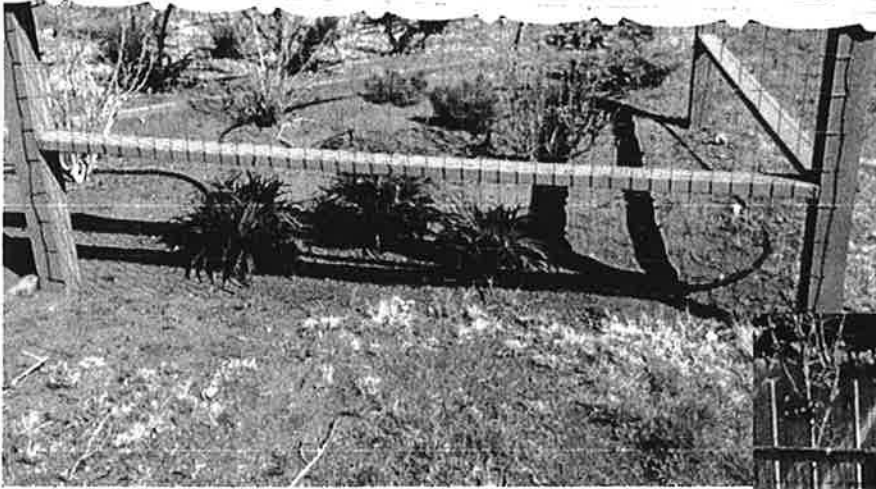
Robyn Laguzza
Applicant's/Agent's Printed Name



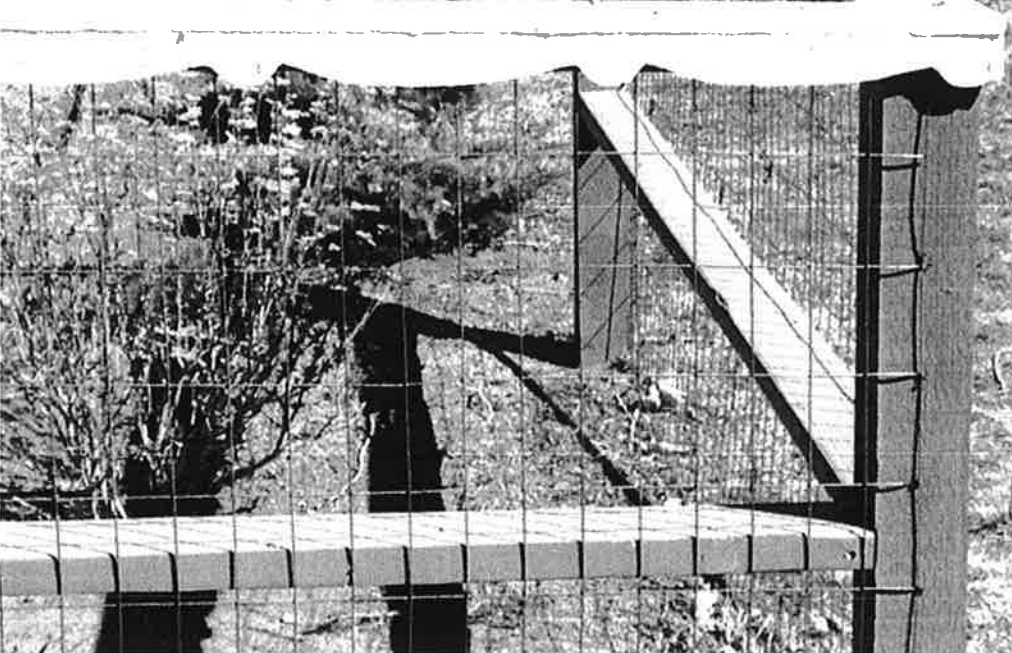
Existing front fence &
porch railings



examples of wood &
wire fencing



Ann & Nevada St.

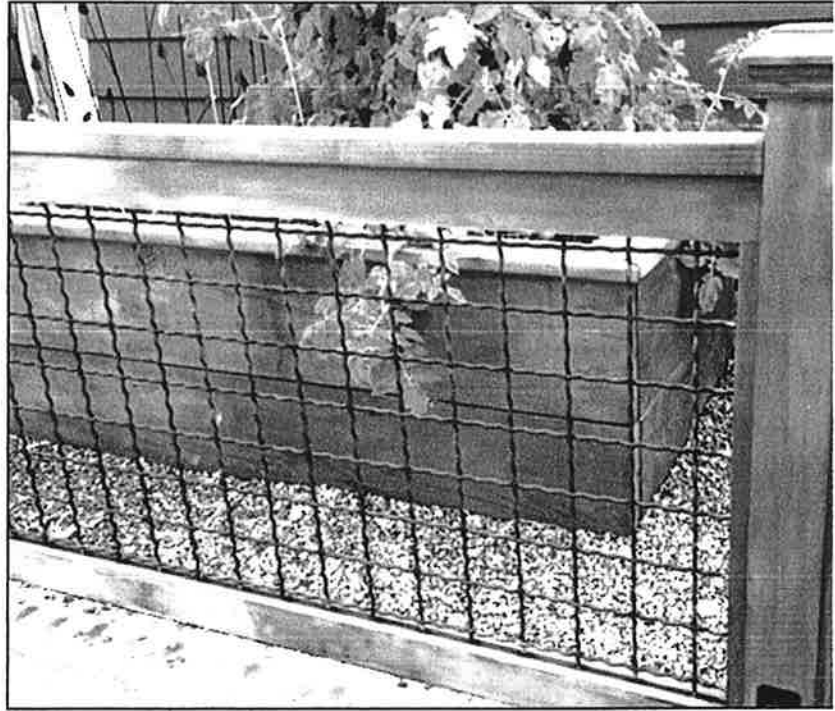


William & ↑
Minnesota



Proposed new porch railings

proposed new fence style



1 of 2



Reese Anderson February 19, 2013 at 6:50 PM

You saw this wood fence in Portland? I think I've seen it! It is a really cool idea, and it looks nice opposed to regular wire fences. Great idea!

Reply

Real Estate Data (1)

BLOG ARCHIVE

► 2014 (1)

► 2013 (8)

▼ 2012 (19)

▼ September (1)

Wire fence with wood frame

► August (1)