

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
JULY 9, 2015**

FILE NO: HRC-15-054

AGENDA ITEM: F-1

STAFF AUTHOR: Susan Dorr Pansky, Planning Manager

REQUEST: Approval of a request from Richard Wipfli (property owner: Pruett Family Trust c/o Marilyn Harper) to install an ornamental iron fence around property zoned Residential Office (RO), located at 403 North Nevada Street, APN 003-225-04.

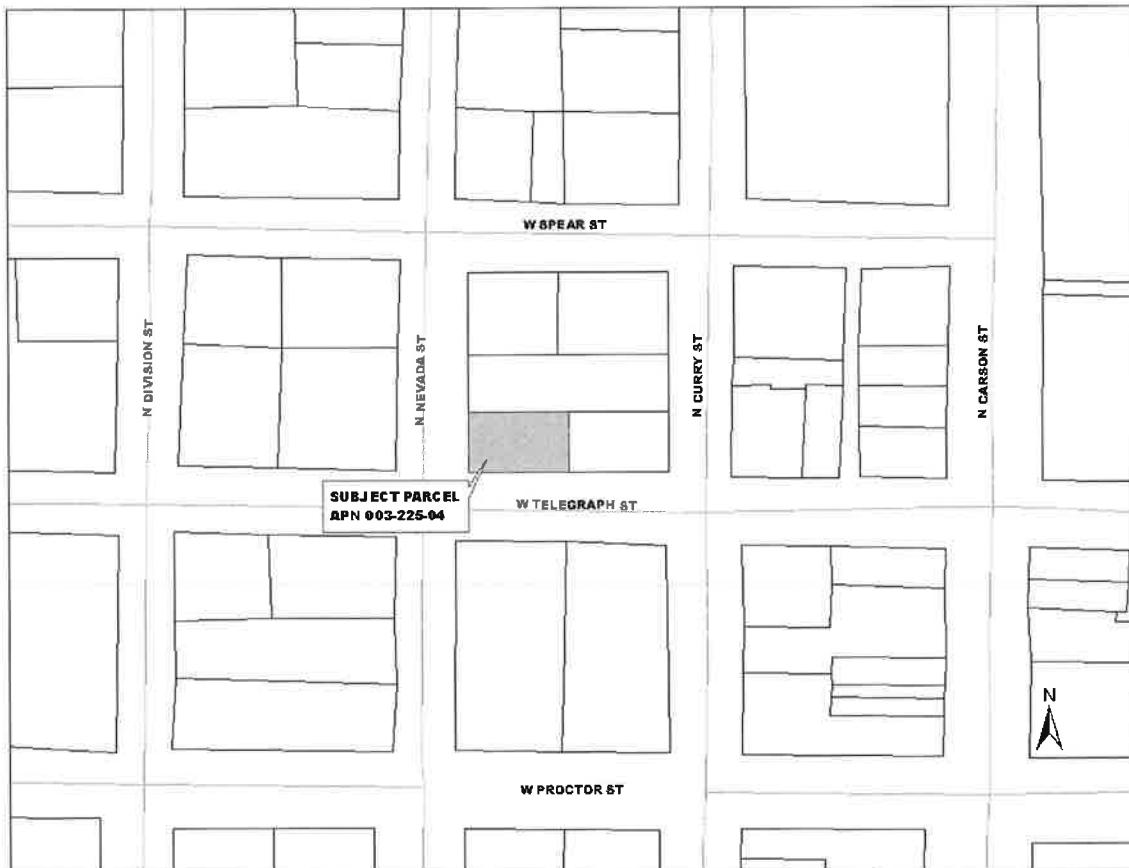
APPLICANT: Richard Wipfli

OWNER: Pruett Family Trust c/o Marilyn Harper

LOCATION: 403 North Nevada Street

APN: 003-225-04

RECOMMENDED MOTION: "I move to approve HRC-15-054, a request from Richard Wipfli (property owner: Pruett Family Trust c/o Marilyn Harper) to install an ornamental iron fence around property zoned Residential Office, located at 403 North Nevada Street, APN 003-225-04, based on the findings and conditions of approval outlined in the staff report, the Standards and Guidelines for Rehabilitation, the 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 plans.
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. All contractors are required to carry state and local licenses.
6. The fence must be placed on the property line, which is behind the sidewalk.
7. 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.
8. 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 Interior's Standards.

LEGAL REQUIREMENTS: CCMC 18.06.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Mixed Use Residential (MUR)

ZONING: Residential Office (RO)

PREVIOUS REVIEWS:

- HRC-14-145 – Historic Resources Commission approval of the replacement of nine windows.

DISCUSSION:

The subject property, also known as the Daniel Kitzmeyer House, is a 1,251 square foot residence that was built in 1874, although the Assessor's Office states that the house was built in 1942. It is currently being used as an office. The applicant is proposing to install a fence around the front and side of the subject property. According to the applicant this will be consistent with the ornamental fencing around other properties in the Historic District that the property owner also owns. The fence is proposed to be a 38 inch black ornamental iron fence. It will consist of 38-inch high one-inch pipe posts and 35-inch high half-inch round bar pickets that will be six inches apart. It will include a 36

inch gate at the front of the property. Drawings of the proposed fencing have been provided as a part of the application attached to this staff report.

Staff finds that the applicant's proposal is consistent with Carson City Development Standards, Division 5 (Historic District) for the applicable sections outlined below:

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. There are several examples of iron ornamental fencing throughout the Historic District and this type of fencing was used historically as well. Staff finds the proposed fence to be appropriate for the subject property and compatible with the context of the Historic District.

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.

PUBLIC COMMENTS:

Public notices were mailed to five adjacent property owners to the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045 on June 26, 2015. As of the completion of this staff report, no comments have been received in response to the proposed improvements. 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:

1. Fences below six feet on an owner's private property are exempt from Building Permits.
2. All contractors are required to carry state and local licenses.

Engineering Division Comments:

1. The fence must be placed on the property line, which is behind the sidewalk.

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-15-054 subject to the recommended conditions of approval within this staff report.

Attachments:

Site Photos
Building Division Comments
Engineering Division Comments
1998 Occupational and Residential Survey
Application (HRC-15-054)



June 23, 2015

Re: HRC-15-054

1. Fences below 6 feet on an owners private property is exempt from building permits.
2. All Contractors are required to carry State and local license.

Shawn Keating CBO

Building Official

Carson City Community Development Department

Office 775-887-2310

Fax 775-887-2202

Cell 775-230-6623

skeating@carson.org

Carson City Engineering Division
Historic Resources Commission Report
403 N Nevada St
File Number HRC 15-054

To: Historic Resources Commission

From: Rory Hogen, E.I.

Date: June 25, 2015

Subject Title:

Review of a Historic Resources Commission application for a new fence at 403 N Nevada St, apn 03-225-04.

Recommendation:

Development Engineering has no preference or objection to the request. The fence must be placed on the property line, which is behind the sidewalk.

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.

SEPTEMBER 1998

Historic Survey 1860-1948

Occupational & Residential

HRC-15-054

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



NAME: Daniel Kitzmeyer House

ADDRESS: 403 N. Nevada

LOCATION: Southeast corner N. Nevada and W. Telegraph

CONSTRUCTION DATE: 1942 (assessor); 1874 (Ford)

HISTORICAL BACKGROUND

The heirs of William Ormsby were some of the first owners of this property which was part of a larger parcel that they inherited in 1867. By 1873 **Daniel Kitzmeyer** owned the portion located at 403 N. Nevada. Daniel was one of several members of the Kitzmeyer family, emigrants from Wurtemberg, who were living in Carson City. Daniel, at age thirty, was the middle brother in Kitzmeyer Brothers harness and saddlery. He remained in the business until the 1920s.

Harry Kitzmeyer also lived in the house. He was an engineer for the V & T. Railroad. **Mrs. Emma Kitzmeyer** lived in the house from 1883 until 1923.

William T. Holcomb, a testing engineer for the State Highway

Department lived in the house from 1923 until 1925. The house was then sold and **Dr. Herbert E. Burnett**, a dentist owned the property from 1925 until 1937. He lived there with his wife **Frances Burnett**. Until 1930 **Grace E. Burnett**, who was a stenographer, shared the home. Burnett's office was at 402 N. Carson Street.

In 1937 **Ernest Pohl** and his wife **Frances Pohl** purchased the property. Pohl was an auditor for the State Highway Department. The house was transferred to Frances Pohl in 1949, and she owned the property until 1960.

OTHER NAMES ASSOCIATED WITH PROPERTY:

1870, W. G Wayman & wife

SOURCES:

Stewart Title; Ford; Carson City Directories; 1870 Ormsby County Census

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

FILE # HRC - 15 - **HRC - 15 - 054**

APPLICANT **Marilyn Harper** PHONE #

MAILING ADDRESS, CITY, STATE, ZIP
68 Quail Hollow Drive, San Jose, CA

EMAIL ADDRESS **95128**

PROPERTY OWNER **Marilyn Harper** PHONE #

MAILING ADDRESS, CITY, STATE, ZIP
68 Quail Hollow Drive, San Jose, CA 95128

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE PHONE #

Richard Wipke **771-2074**
MAILING ADDRESS, CITY, STATE, ZIP
3480 65 Richards Blvd 301 89703

EMAIL ADDRESS

Richard.Wipke@Hotmail.com

Project's Assessor Parcel Number(s):

003-225-04

Street Address

403 N nevada st

ZIP Code

Project's Master Plan Designation

Project's Current Zoning

RO

Nearest Major Cross Street(s)

corner of nevada & Telegraph

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.

**install fence around front of property consisted
with other properties she owned on block**

SEE Drawing & Pictures.

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:

[Signature]

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:

*consist with owners other property
on block decorative and security.*

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.

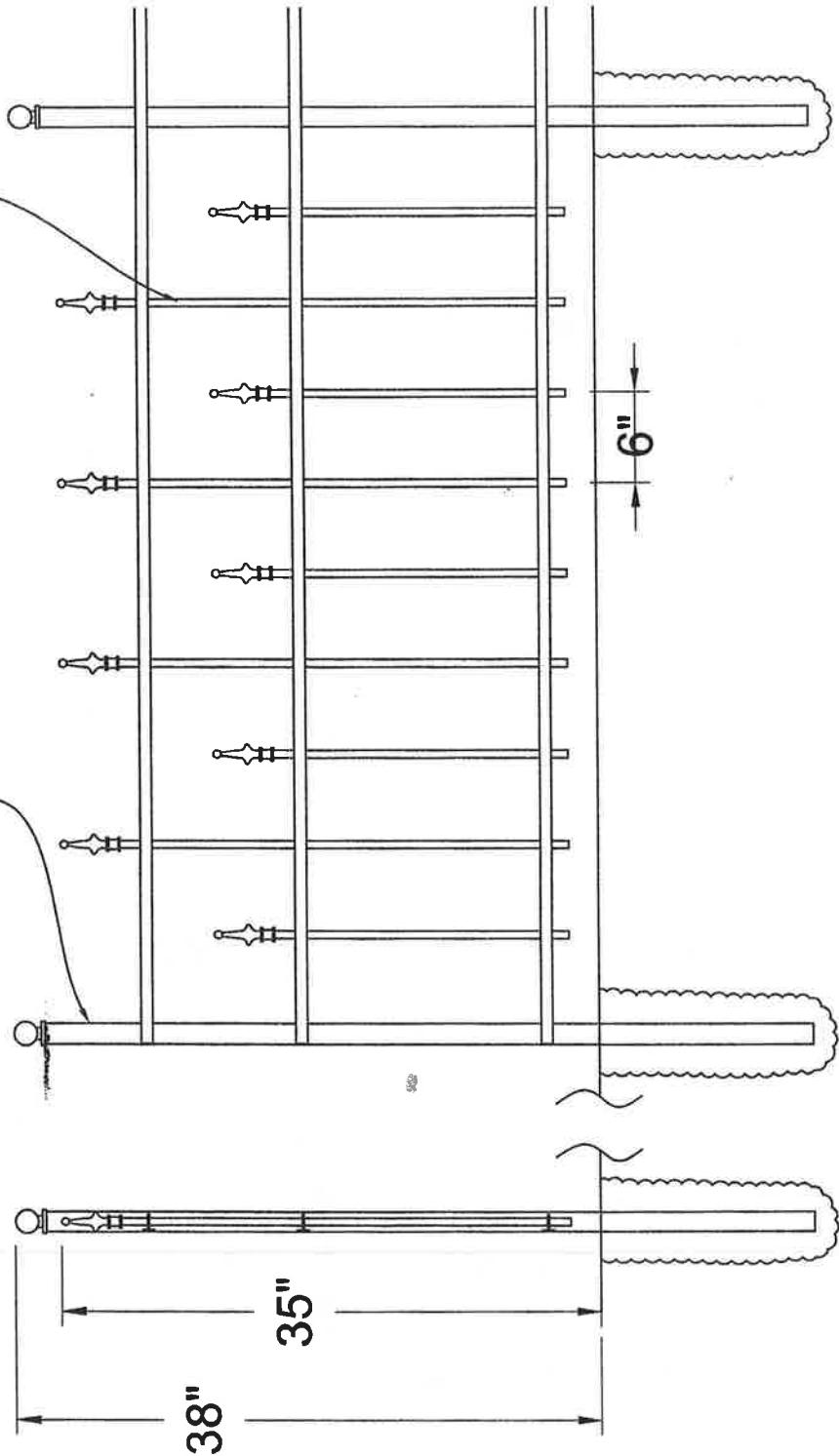
Owner's Signature


Applicant's/Agent's Signature

Owner's Printed Name

Richard Wypels
Applicant's/Agent's Printed Name

1" STD PIPE POST 1/2" ROUND BAR PICKET



SEMI-GLOSS BLACK PAINT

PIH PARAMOUNT IRON & HANDRAIL, INC.

Customer: MARILYN HARPER
Project: 403 NEVADA ST.

Description: ORNAMENTAL IRON FENCE
Qty: 112 LF

Contractor: CALVADA
Drawn by: JME Checked by: Date: 5/17/15 Sheet No.: ONE



