

STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
SEPTEMBER 10, 2015

FILE NO: HRC-15-083

AGENDA ITEM: F-2

STAFF AUTHOR: Susan Dorr Pansky, AICP
Planning Manager

REQUEST: Approval of a request from Peter Sinnott (property owner: Pruett Family Trust c/o Marilyn Harper) to replace the existing turf area with xeriscape landscaping on property zoned Residential Office (RO), located at 403 North Nevada Street, APN 003-225-04.

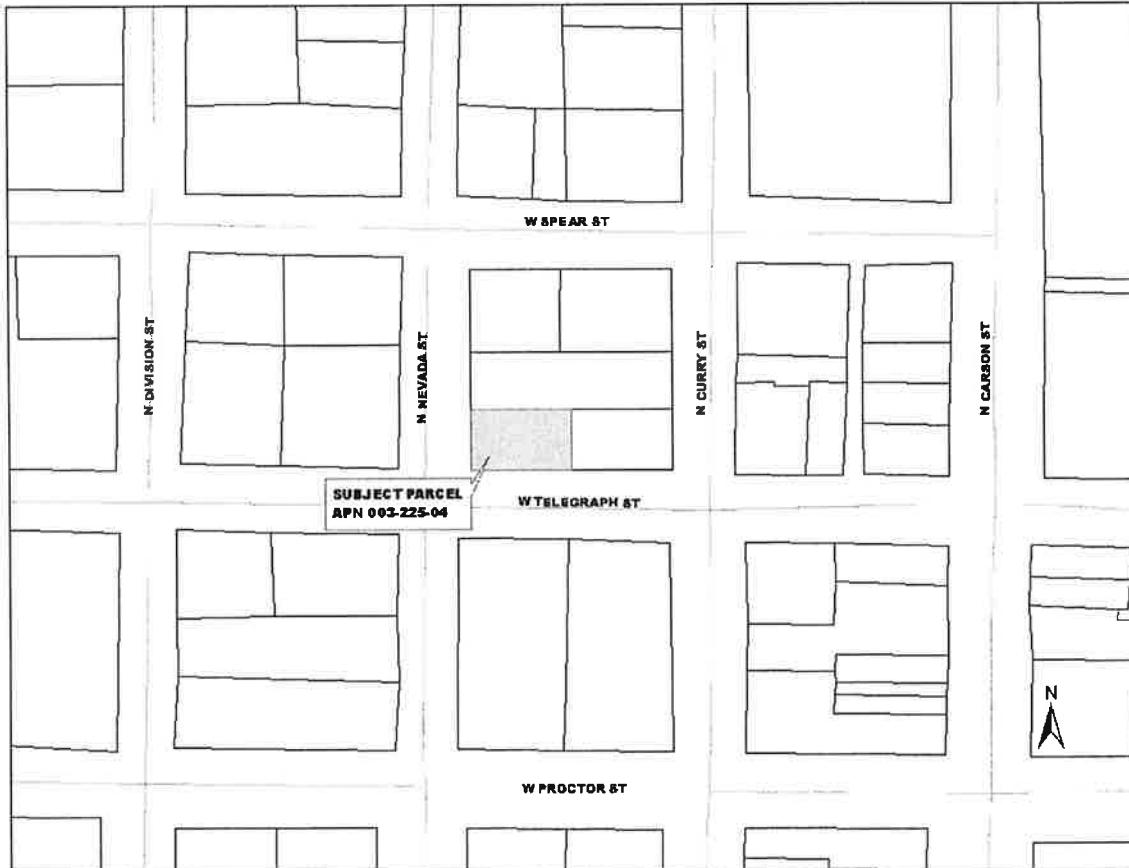
APPLICANT: Peter Sinnott

OWNER: Pruett Family Trust c/o Marilyn Harper

LOCATION: 403 North Nevada Street

APN: 003-225-04

RECOMMENDED MOTION: "I move to approve HRC-15-083, a request from Peter Sinnott (property owner: Pruett Family Trust c/o Marilyn Harper) to replace the existing turf area with xeriscape landscaping on 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. The applicant shall submit a landscape plan in compliance with Carson City Development Standards, Division 3 – Landscaping for approval by the Planning Division. Trees and plant materials will be required in the landscaping strip between the sidewalk and street.
6. If hitching posts, carriage steps or other similar historic features are found on the site, they shall be retained as a part of the new landscape plan.
7. 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: Mixed Use Residential (MUR)

ZONING: Residential Office (RO)

PREVIOUS REVIEWS:

- HRC-14-145 – Historic Resources Commission approval of the replacement of nine windows.
- HRC-15-054 – Historic Resources Commission approval of installation of an ornamental iron fence around the property.

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 requesting approval to remove all of the existing turf area and install xeriscape landscaping including boulders, rock ground cover, ornamental grasses, shade

trees, perennial flowers and pavers. In conversations with the applicant, he has indicated that the owner is looking for ways to conserve water on her property. A rough landscape plan has been provided as a part of the HRC application, along with photos of the proposed ground cover and plants.

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

5.25 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 sidewalk. These should be retained.

The landscape element guidelines above indicate that a planting strip between the sidewalk and street is common in the Historic District and generally includes lawn and deciduous trees. While there are several areas in the Historic District where this is true, there are also several areas that do not have lawn or trees. The trees that are typical throughout the Historic District are large cottonwoods that tend to become diseased and also cause problems through root spread. There are several areas of the Historic District that have lifted and broken sidewalks, curbs and asphalt as a result of cottonwood roots. In many places these trees have been removed by the City, including adjacent to the subject property. A large cottonwood tree was recently removed from the south side of the site, leaving no trees on or adjacent to the property. Lawn areas are relatively common throughout the Historic District, but do not exist everywhere. Given the fact that water is becoming a valuable resource that shouldn't be wasted, it would be appropriate to consider landscaping that departs from the typical lawn areas that have existed in the past, especially in properties that are not used for residential occupancy.

6.25.1 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. (Standard Numbers: 2, 3, 4, 5 and 9).

A new fence ornamental iron fence is being installed on the property that was approved by the HRC in July of this year. No trees exist on the property currently. Staff is unaware of any hitching posts or carriage steps associated with this property either. If it is determined that either are present, staff recommends that they be retained. This should not have an impact on the applicant's proposal. Walkways and sidewalk are not proposed to be modified as a part of this request.

5.25.6 Landscaping and Trees

See CCMC Development Standards, Division 3 – Landscaping

Per the Carson City Development Standards, Division 3 – Landscaping, properties that are used for offices are subject to minimum landscaping requirements. There is no minimum requirement for turf area as a part of these standards, so staff does not have concerns with the applicant's request to remove the existing lawn areas. There are specific requirements for trees, shrubs and ground cover that the applicant will need to comply with. Staff notes that the applicant has proposed no plant material in the right-of-way. In addition to staff's recommended condition that the applicant comply with the Division 3 Landscape Standards, staff also recommends a condition that the applicant place trees and plant material in the right-of-way to avoid large areas of rock ground cover only, and to be consistent with the Historic District by providing trees in the planting strip between the sidewalk and street.

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 August 28, 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:

No comments.

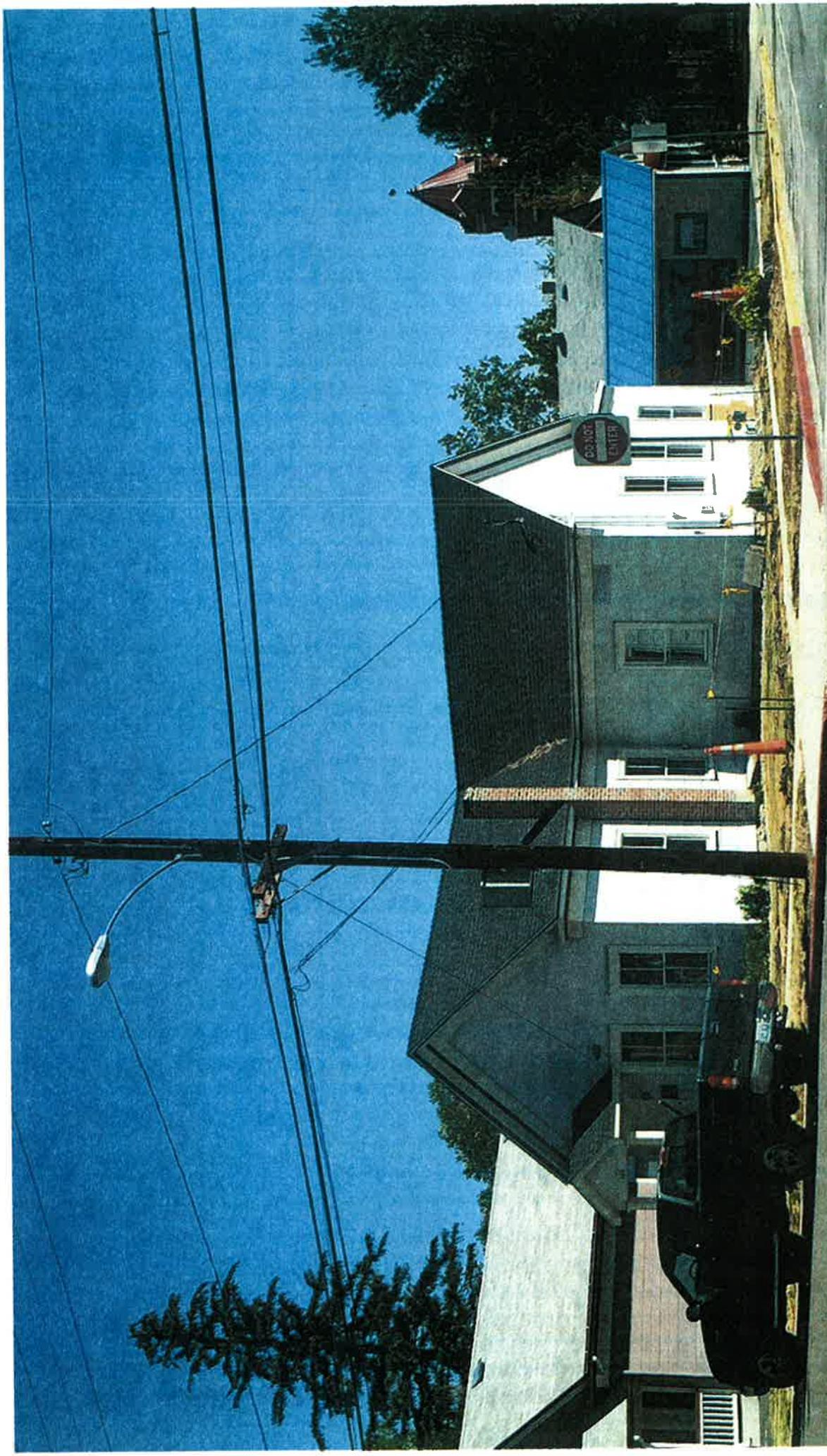
Engineering Division Comments:

No comments.

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-15-083 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-15-083)





RECEIVED

AUG 31 2015

CARSON CITY
PLANNING DIVISION

August 31, 2015

HRC-15-083

No comments

Shawn Keating CBO
Building Official
Carson City Community Development Department
Web page <http://www.carson.org/index.aspx?page=172>
skeating@carson.org
Office 775-887-2310 X 7052
Fax 775-887-2202
Cell 775-230-6623

Carson City Engineering Division
Historic Resources Commission Report
403 N Nevada St
File Number HRC 15-083

To: Historic Resources Commission

From: Rory Hogen, E.I.

Date: August 27, 2015

Subject Title:

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

Recommendation:

Development Engineering has no preference or objection to the request

There is a possible fault zone within 500 feet of the site.

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

**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 - 083

APPLICANT Peter Sinnott **PHONE #** 775 883 1420

MAILING ADDRESS, CITY, STATE, ZIP
5432 Lynnett Lane CC NV 89701

EMAIL ADDRESS
nevadamaverick@aol.com

PROPERTY OWNER Marilyn Harper **PHONE #** 408 371 3960

MAILING ADDRESS, CITY, STATE, ZIP
5432 Lynnett Lane Carson City, Nv 89701

EMAIL ADDRESS
nevadamaverick@aol.com

APPLICANT AGENT/REPRESENTATIVE Peter Sinnott **PHONE #** Same

MAILING ADDRESS, CITY, STATE, ZIP
Same

EMAIL ADDRESS
Same

Project's Assessor Parcel Number(s):

003-225-04

Street Address

403 N. Nevada St

ZIP Code

89703

Project's Master Plan Designation

Landscaping

Project's Current Zoning

Nearest Major Cross Street(s)

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.

Building and fence have already been done under separate review. Owner wants to eliminate all lawn and create a xerescape landscape that requires much less water and maintenance. It will most likely be more in line with historic landscape ideas than grass. We will install boulders, rock ground cover, ornamental grasses, shade trees, perennial flowers and pavers. Will create and interesting landscape throughout season and use very little water and require very little fertilizer.

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? 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:

Landscape upgrade. Old lawn not attractive,
uses too much water & requires too much fertilizer

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

Marilyn Harper -

Owner's Printed Name


Applicant's/Agent's Signature

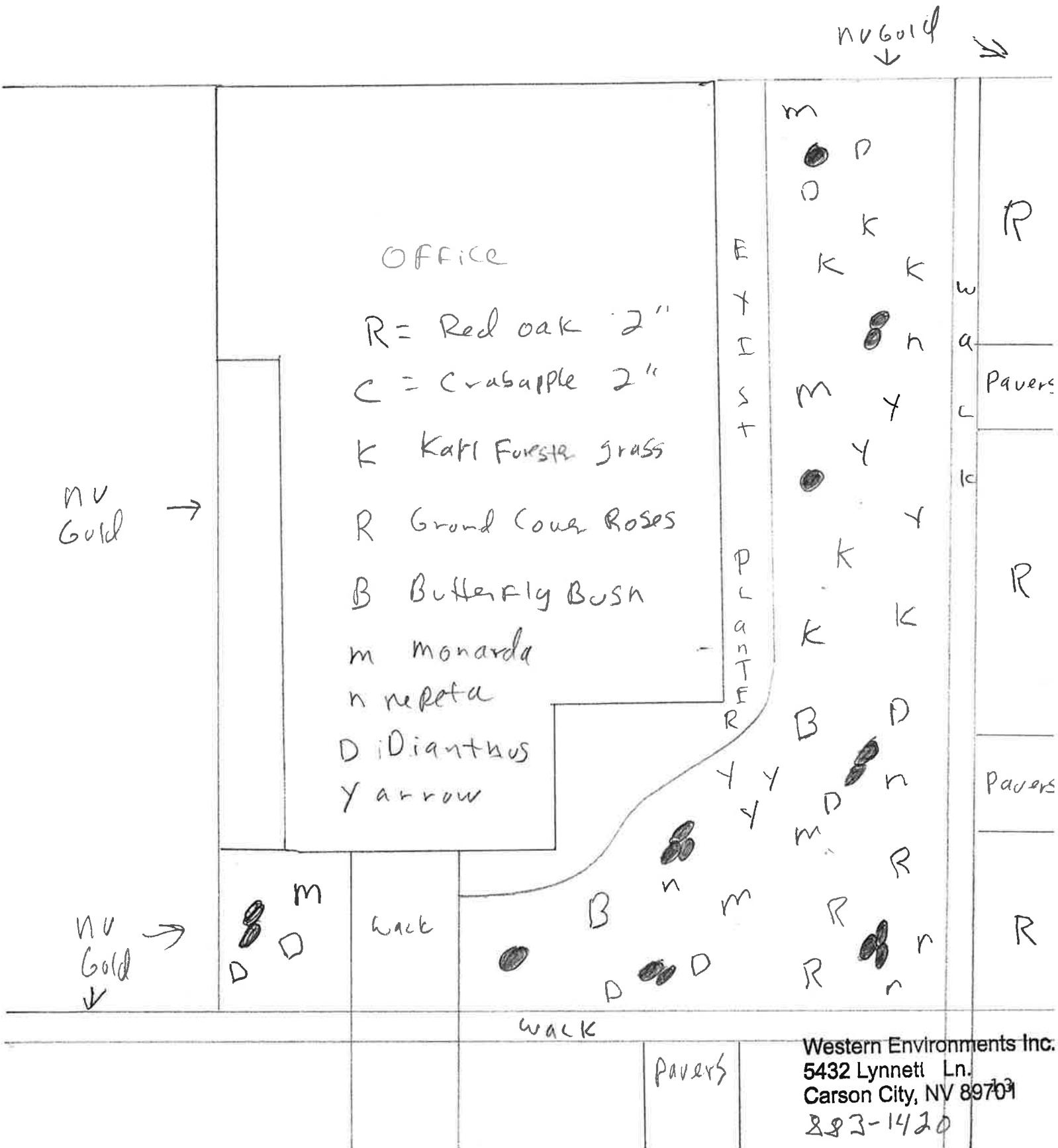
PETER D. SINNOTT
Applicant's/Agent's Printed Name

403 N. Nevada st

Goni 1-2' Boulders

XERESCAPE Project /Drip Irrig. Historic District

Nevada Gold 3/4" Rock
Ground Cover





3/4" New Gold



Boni Rock Boulders
nevada Gold 3/4" Rock Grnd Cover



314 W. East
Gen. Rock Gables





red oak



Crabapple

Moonshine Yarrow





Pink Butterflies Bush



nebeta



Dianthus



Pink
Grand Couv
Roses



monarda