

STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
April 14, 2016

FILE NO: HRC-16-030

AGENDA ITEM: F-2

STAFF AUTHOR: Susan Pansky, AICP, Special Projects Planner

REQUEST: To approve a request to pave in and over existing parking spaces to create a fenced-in outdoor play/picnic area on property zoned Public Community (PC).

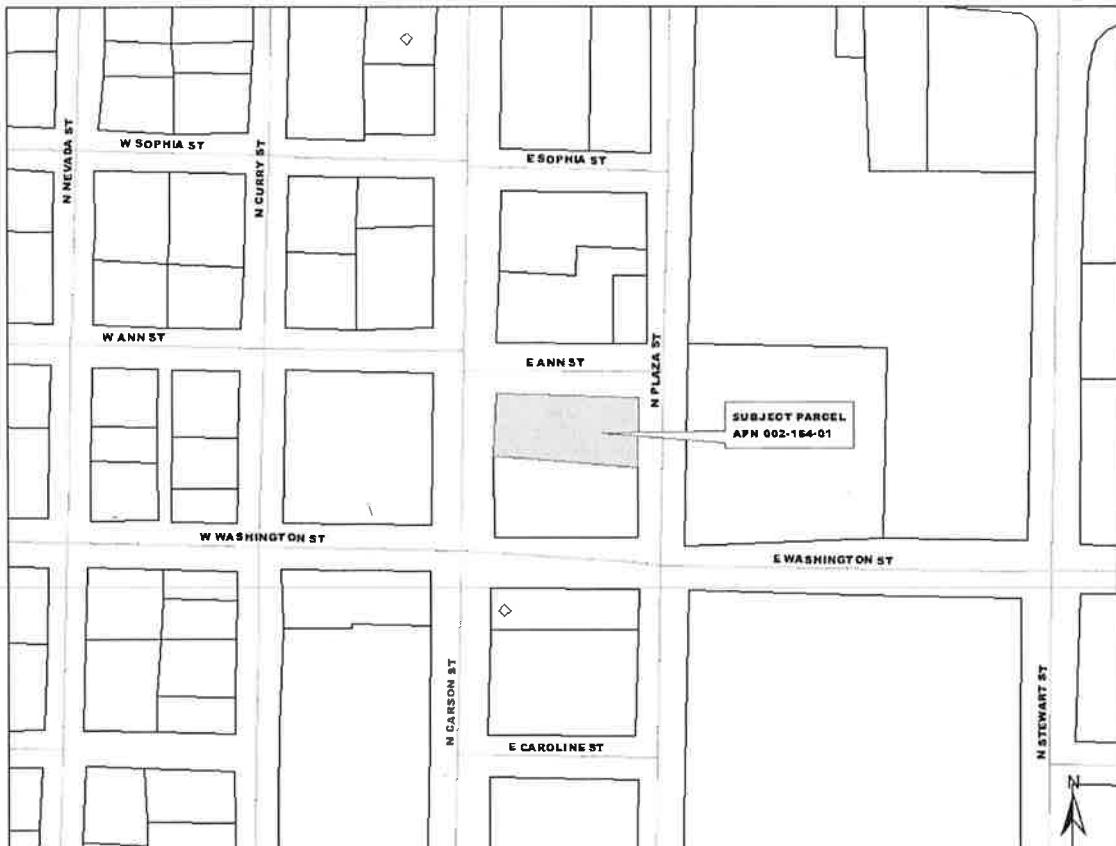
APPLICANT: The Children's Museum

OWNER: Carson City Library

LOCATION: 813 N. Carson Street

APN: 002-164-01

RECOMMENDED MOTION: "I move to approve a request from The Children's Museum (property owner: Carson City Library) to pave in and over existing parking spaces to create a fenced-in outdoor play/picnic area on property zoned Public Community, located at 813 N. Carson Street, APN 002-164-01, based on the findings and subject to the 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 24 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 two year expiration date. Should this request not be initiated within two years 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. This project will require the approval of a Special Use Permit, with or without the added use of a day care facility.
6. As a part of the Special Use Permit process, the applicant shall address the reduction in parking as a result of this project and how that will impact not only the subject property but also the surrounding uses.
7. The sidewalk must be five feet wide at minimum.
8. The design shall address how drainage will be conveyed as the current drainage swale is proposed for removal as a part of this project.
9. This project is located in an area that is subject to improvements associated with the downtown Carson Street project. The applicant shall design the project so that it does not modify or impact new improvements constructed as a part of the downtown Carson Street project.
10. HRC approval of this project does not imply approval of the use of city funds for construction. Public Works does not currently have sufficient funds available. The applicant is required to present this funding request to the Board of Supervisors for approval.
11. Reuse of the former downtown Carson Street wrought iron fence is subject to the approval of Public Works.
12. Any work in the street right-of-way will require construction drawings and an engineering permit to be submitted for approval. An encroachment permit issued by the Engineering Division will also be required.
13. Any modifications to the building itself that are not currently shown in the project design shall be subject to additional approval by the HRC, as will significant modifications to the proposed site design as determined by Planning Division staff.

14. 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: Downtown Mixed-Use (DT-MU)

ZONING: Public Community (PC)

PREVIOUS REVIEWS:

- HRC-07-204 – Historic Resources Commission approval of signage
- SUP-07-197 – Planning Commission approval of Special Use Permit for signage
- H-02/03-7 – Historic Resources Commission approval of signage
- H-92/93-39 – Historic Resources Commission approval of improvements associated with Children's Museum

DISCUSSION:

The subject property was the former Carson City Civil Auditorium but currently houses the Carson City Children's Museum. It was constructed in 1939 at the direction of the Board of Trustees of Carson City, and served as a center for community activities for many years before becoming a city administrative center in 1966. The building was designed by architect Lehman Ferris of Reno and is an example of vernacular interpretation of the Romanesque Revival design.

The applicant is proposing to pave over and enclose the space currently occupied by parking spaces on the north side of the building. This enclosed space will serve as a playground and picnic area for the Children's Museum visitors. Discussions with the applicant have also indicated that the Children's Museum may pursue the operation of a day care center at this location in the future, and the outdoor area would serve that need for the children as well.

The applicant states that they would like the City to pave over and enclose the area with the wrought iron fencing taken down from the sidewalks along Carson Street recently. Staff notes that the subject property is owned by Carson City, so this request is appropriate. However, Public Works has stated that funds are not currently available to accommodate the request. As a result, staff has stated in the recommended conditions that approval by the Historic Resources Commission is not approval to expend funds for this project, and that the applicant will be required to request approval to use funds for this project from the Board of Supervisors.

Staff also notes that because the zoning district for the property is Public Community (PC), a Special Use Permit is required for this project, regardless of whether a day care is proposed or not. If a day care is not proposed with the Special Use Permit request for these improvements, modification of the Special Use Permit will be required when the applicant desires to add a day care facility. As a part of that Special Use Permit process, the applicant will be required to address how the loss of parking as a result of this project will impact not only the Children's Museum but also the surrounding properties.

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)

The applicant is proposing to re-use the wrought iron fencing that, until recently, lined the sidewalks along Carson Street in the downtown area. This wrought iron fencing is black, approximately four feet in overall height with varying heights of individual pickets, contains top, middle and bottom rails, as well as decorative finials. A picture of this fencing has been included in the staff report for reference. The applicant is proposing that this fence be located along the north side of the building and a portion of the space in front of the building.

Public Works has indicated that the proposed project is in an area subject to improvements as a part of the downtown Carson Street project. The applicant will be required to design the project to ensure that it does not modify or impact those improvements. This may include reducing the size of the outdoor area from what is shown on the plans to exclude a portion of the area at the northwest corner, or front, of the building.

As for the fencing specifically, 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.

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)

The subject property does not have historic landscape features on the north side of the building that would need to be retained. The proposed fencing is appropriate to enclose the outdoor area and remain compatible with the historic nature of the building. Based on the plans provided, the enclosed outdoor area would consist of playground and picnic equipment typical for the use. Staff does not believe that the proposed playground equipment or picnic areas, with associated landscaping, will detract from the visual consistency and harmony of the Historic District or the downtown area.

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 1, 2016. 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.

Engineering Division Comments:

Development Engineering has no preference or objection to the request. However, the following are concerns that must be addressed before a building permit is issued.

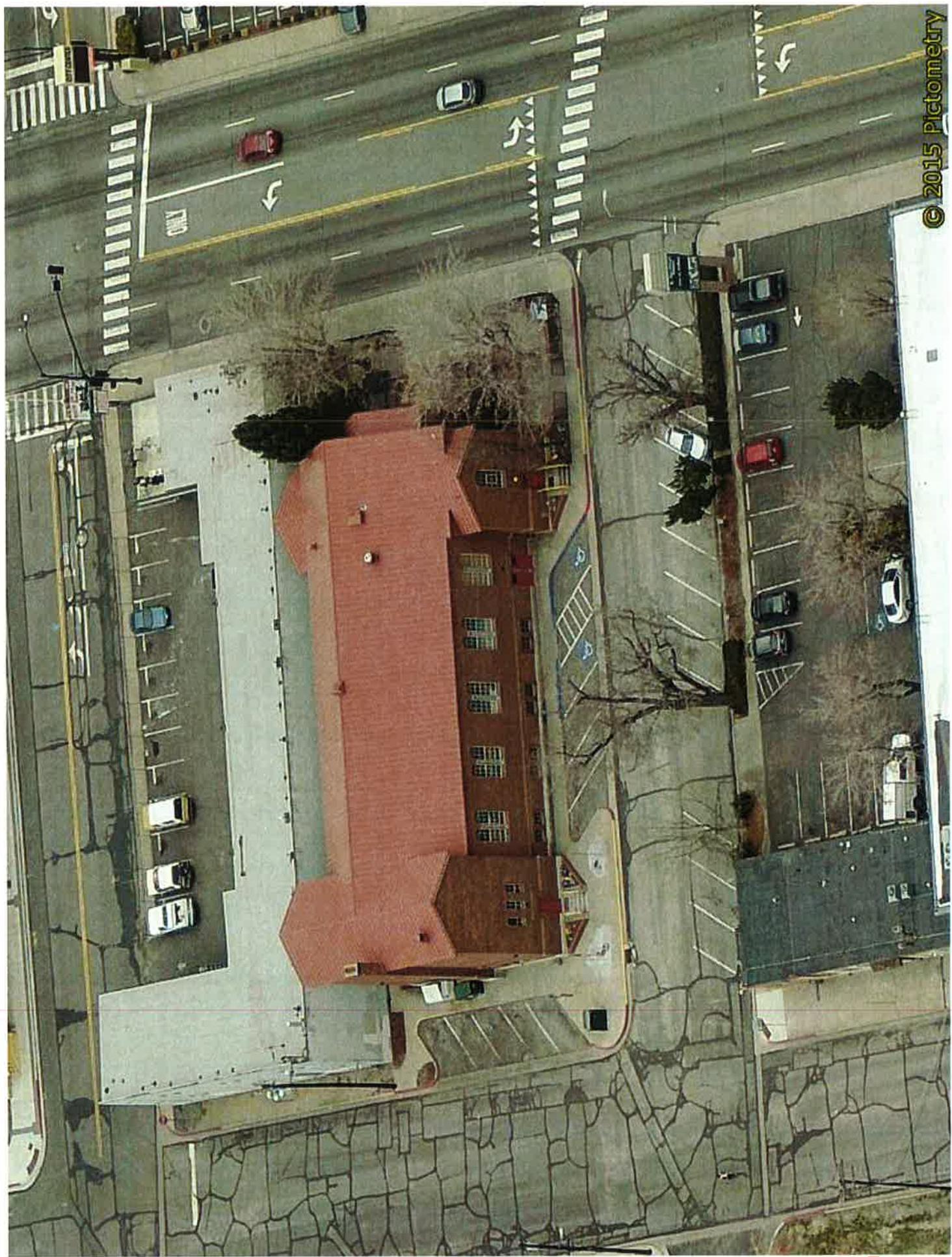
1. The sidewalk must be 5 feet wide minimum.
2. The parking space number will be reduced from 16 to 13.
3. The elimination of parking on the north side of the street may meet resistance from the businesses that front the north side.
4. The drainage swale is being removed, and the design shown does not address how the drainage will be handled. This will have to be considered.
5. These changes will probably necessitate a change in the street section.
6. This project will affect areas that are being rebuilt as part of the Carson Street project. An effort should be made to have improvements compliment the new style.
7. Public Works does not currently have sufficient funds available for this project.

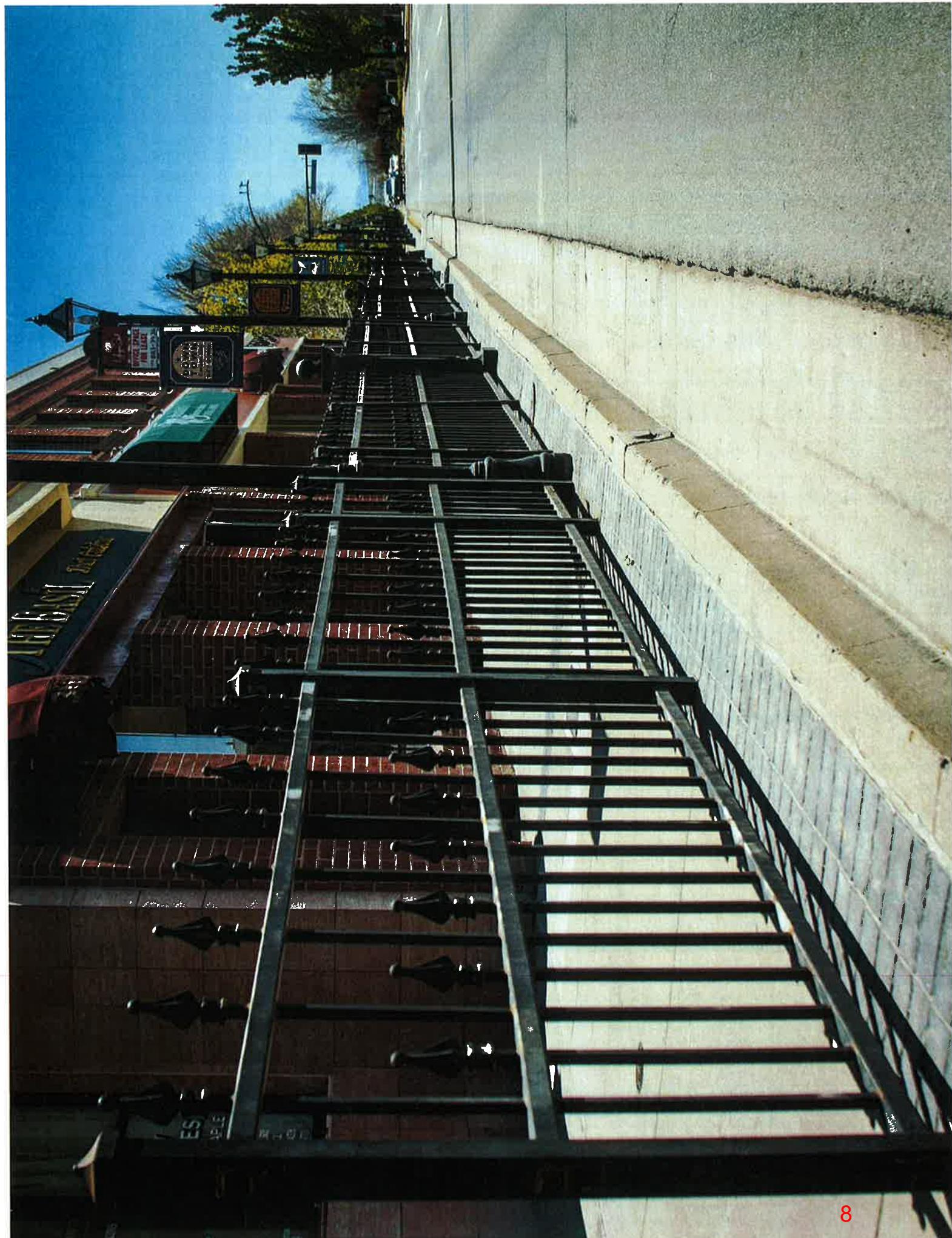
Any work in the street right of way will require construction drawings and an engineering permit to be submitted for approval. A Carson City Encroachment permit will likely be needed as well, because all of these improvements are within the street right of way.

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-16-030 subject to the recommended conditions of approval within this staff report.

Attachments:

- Aerial Site Photo
- Wrought Iron Fencing Photo
- Engineering Division Comments
- Kit Carson Trail Historic Inventory
- 1980 Carson City Historic Property Inventory
- Application (HRC-16-030)





Carson City Engineering Division
Historic Resources Commission Report
813 N Carson St
File Number HRC 16-030

To: Historic Resources Commission

From: Rory Hogen, E.I.

Date: April 6, 2016

Subject Title:

Review of a Historic Resources Commission application for frontage and street work at 813 N Carson St, apn 02-164-01

Recommendation:

Development Engineering has no preference or objection to the request. However, the following are concerns that must be addressed before a building permit is issued.

1. The sidewalk must be 5 feet wide minimum.
2. The parking space number will be reduced from 16 to 13.
3. The elimination of parking on the north side of the street may meet resistance from the businesses that front the north side.
4. The drainage swale is being removed, and the design shown does not address how the drainage will be handled. This will have to be considered.
5. These changes will probably necessitate a change in the street section.
6. This project will affect areas that are being rebuilt as part of the Carson Street project. An effort should be made to have improvements compliment the new style.
7. Public Works does not currently have sufficient funds available for this project.

Any work in the street right of way will require construction drawings and an engineering permit to be submitted for approval. A Carson City Encroachment permit will likely be needed as well, because all of these improvements are within the street right of way.

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.

KIT CARSON TRAIL INVENTORY

NAME: CARSON CITY CIVIC AUDITORIUM.

ADDRESS: 813 NORTH CARSON STREET.

LOCATION:

CONSTRUCTION DATE: 1939.

ARCHITECT: L.A. FERRIS

BUILDER:

HISTORICAL INFORMATION, INCLUDING HISTORICAL EVENTS & PERSONS CONNECTED WITH THE STRUCTURE.

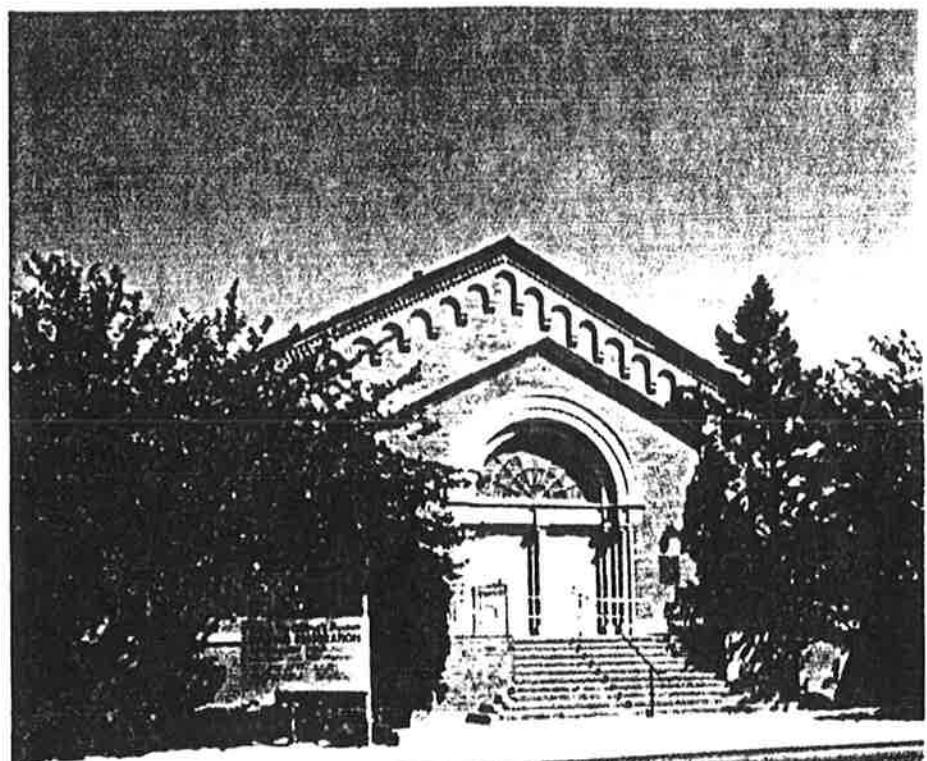
The Board of Trustees of Carson City hired Lehman A. Ferris of Reno in 1939 to design the new auditorium. Built in 1939 under the Work Project Administration, the furnishings were donated by the American Legion Post #4. The building served as a center for community activities for a number of years prior to becoming a city administrative center. In 1966, the basement of the building was used as library space. The library continued to occupy the space until 1971 when a new library building was constructed.

In 1983 city government acquired additional office space and the auditorium was abandoned. The building is now being renovated for use as the Carson City Children's Museum.

SOURCES OF INFORMATION:

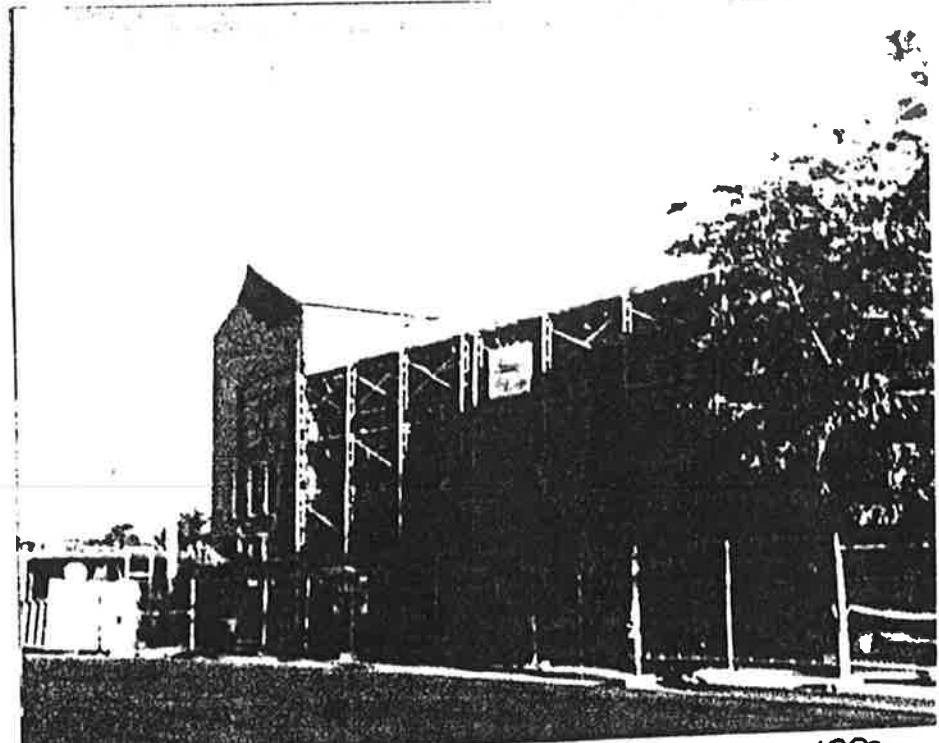
National Register of Historic Places Nomination Form - Carson City Civic Auditorium.

ILLUSTRATIONS - CARSON CITY CIVIC AUDITORIUM



Looking east.

1993.



Looking S.E.
Restoration under way.

55.2

1993.

181

45

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

1. Address: 101 East Ann 813 N. CARSON APN 2-164-1
2. Common Name: Carson City Administrative Center
3. Historic Name: Carson City Civic Auditorium
4. Present Owner: Carson City
5. Address (if not occupant): _____
6. Present Use: city offices, theater Original Use: civic auditorium, gym
productions

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

A competent vernacular interpretation of Romanesque Revival design, the large brick structure is two stories in height and roughly rectangular in shape. Rear and side gables intersect the main gabled form at right angles. The projecting entrance gable contains a compound arch of sandstone that enframes a large window. Arched paired windows light the large main auditorium portion. Other arched windows occur in the transverse gables and rectangular windows and doors pierce the lower and main floor levels of the side elevations. Principal decorative elements include the compound arched entry, and the brick pattern and corbelling projecting beneath the cornice of the main facade gable.

Exterior alterations are few; an aluminum and glass door on the north facade, newer paving blocks, planter areas with a picnic table and sign board on the front Carson Street facade, and interior alterations have modified the original auditorium for city offices uses.

RELATIONSHIP TO SURROUNDINGS:

Located at the corner of North Carson and East Ann, this large two story building is similar in scale to the adjacent rectangular building to the south, but is larger and more articulated in form than structures to the north and east. Its rather massive masonry relates it to a degree to the nearby Virginia and Truckee Roundhouse complex.

Street Furniture: roofed signboard, iron railings, picnic table, benches, planters

Landscaping: aggregate paving squares, trees, plants



Architectural Evaluation: PS _____ NR X ⁽ⁱⁿ⁾ 198

District Designation: PD _____ 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 GC Public Works Project _____

Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

commercial/motels/V & T RR complex

PHYSICAL CONDITION:

Excellent _____ Good Fair _____ Deteriorated _____APPROXIMATE SETBACK: 25 feet

HISTORICAL BACKGROUND:

Architect (if known) L.A. FerrisBuilder (if known) L.A. FerrisDate of Construction 1939 Estimated _____ Factual Source: plaqueIs Structure on Original Site? Moved? _____ Unknown _____

SIGNIFICANCE:

The Civic Auditorium is significant both architecturally and culturally. A competent and impressive example of its style, the structure is an important architectural resource. As an architectural work, it is impressive and a competently designed and executed example of a style uncommon to the city. Built in 1939 as a Works Project Administration project, the furnishings were donated by the American Legion Post #4. The building served as a center for community activities for a number of years prior to becoming a city administrative center. Both its use as a civic/social center, and its stature as a public building built with public funds and enhanced by private action, contribute to its significance as a cultural resource.

SOURCES:

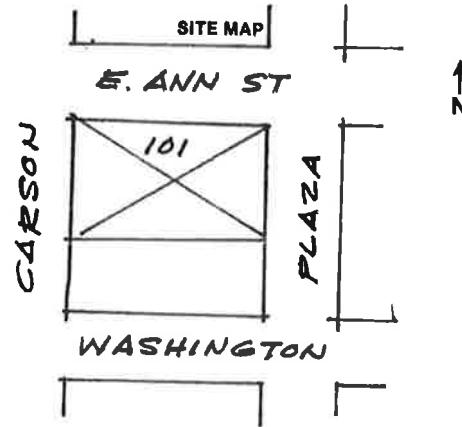
plaque on building

SUGGESTED LAND USE AND FAÇADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use: offices, cultural or community uses

Façade Changes: Paint out circles on the entrance doors.

Zoning:



CARSON CITY RESOURCES INV

2-164-1

08 2-164-01
CARSON CITY
2621 NORTHGATE LANE #2

39

IDENTIFICATION:

1. Address: 813 North Carson (101 East Ann) CARSON CITY NV 89706
2. Common Name: Carson City Administrative Center
3. Historic Name: Carson City Civic Auditorium
4. Present Owner: Carson City
5. Address (if not occupant): _____
6. Present Use: vacant Original Use: civic auditorium, gym

1988 CC Resources Inventory A-M
(1980 updated)

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

A competent vernacular interpretation of Romanesque Revival design, the large brick structure is two stories in height and roughly rectangular in shape. Rear and side gables intersect the main gabled form at right angles. The projecting entrance gable contains a compound arch of sandstone that enframes a large window. Arched paired windows light the large main auditorium portion. Other arched windows occur in the transverse gables and rectangular windows and doors pierce the lower and main floor levels of the side elevations. Principal decorative elements include the compound arched entry, and the brick pattern and corbelling projecting beneath the cornice of the main facade gable.

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Street Furniture: roofed signboard, iron railings, picnic table, benches, planters

Landscaping: aggregate paving squares, trees, plants



Architectural Evaluation: PS NR X (in 1988)

District Designation: PD 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 GC Public Works Project Vandalism Neglect Other

ADJACENT LAND USES:

commercial/motels/V & T RR complex

PHYSICAL CONDITION:

Excellent Good Fair Deteriorated APPROXIMATE SETBACK: 25 feet

HISTORICAL BACKGROUND:

Architect (if known) L.A. FerrisBuilder (if known) L.A. FerrisDate of Construction 1939 Estimated Factual Source: plaqueIs Structure on Original Site? Moved? Unknown

SIGNIFICANCE:

The Civic Auditorium is significant both architecturally and culturally. A competent and impressive example of its style, the structure is an important architectural resource. As an architectural work, it is impressive and a competently designed and executed example of a style uncommon to the city. Built in 1939 as a Works Project Administration project, the furnishings were donated by the American Legion Post #4. The building served as a center for community activities for a number of years prior to becoming a city administrative center. Both its use as a civic/social center, and its stature as a public building built with public funds and enhanced by private action, contribute to its significance as a cultural resource.

SOURCES:
plaque on building

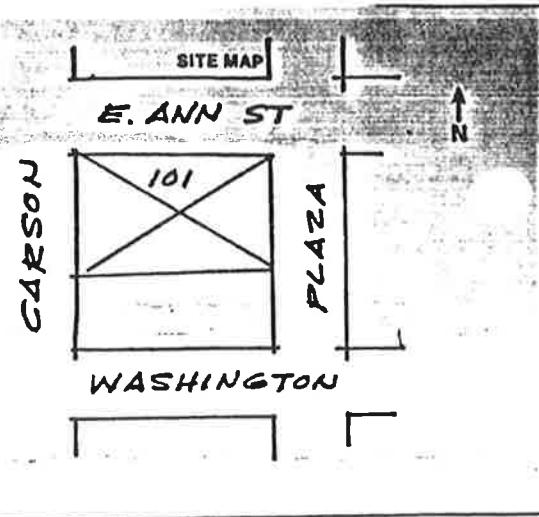
1988 Update by: Ana Koval
Rainshadow Associates
P.O. Box 352
Carson City, NV 89702
(702) 849-1438

SUGGESTED LAND USE AND FAÇADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use: offices, cultural or community uses

Façade Changes: Paint out circles on the entrance doors.

Zoning:



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

FILE # HRC - 16 - 030

APPLICANT

The Children's Museum 884-2226

MAILING ADDRESS, CITY, STATE, ZIP

813 N. Carson St., CC, NV 89701

EMAIL ADDRESS

lu@cmnn.org

PROPERTY OWNER

Carson City

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE

Lu Olsen 781-5290

MAILING ADDRESS, CITY, STATE, ZIP

813 N. Carson St., CC, NV 89701

EMAIL ADDRESS

lu@cmnn.org

Project's Assessor Parcel Number(s):

002-164-01

Street Address

813 N. Carson Street

ZIP Code

89701

Project's Master Plan Designation

DF-MU

Project's Current Zoning

PC

Nearest Major Cross Street(s)

Ann Street / Carson

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 the City to pave in and over the existing parking spaces nearest the North side of the building. Once these spots have been brought to the height of the sidewalk, we would like the City to fence off the area with the fencing that was recently removed from Carson Street.

We want to use this space as an outdoor picnic/ playground area for our visitors.

We believe an outdoor space in this location will greatly enhance our facility and expand its usefulness.

FOR OFFICE USE ONLY:

HISTORIC RESOURCES
COMMISSION

RECEIVED

FEE: None

MAR 28 2016

SUBMITTAL PACKET

CARSON CITY
PLANNING DIVISION

- 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:

Shelly Farley

Submittal Deadline: See attached HRC application submittal schedule.

March 28, 2016

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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:

We would like a safe, protected outdoor playground / picnic area for our visitors.

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.

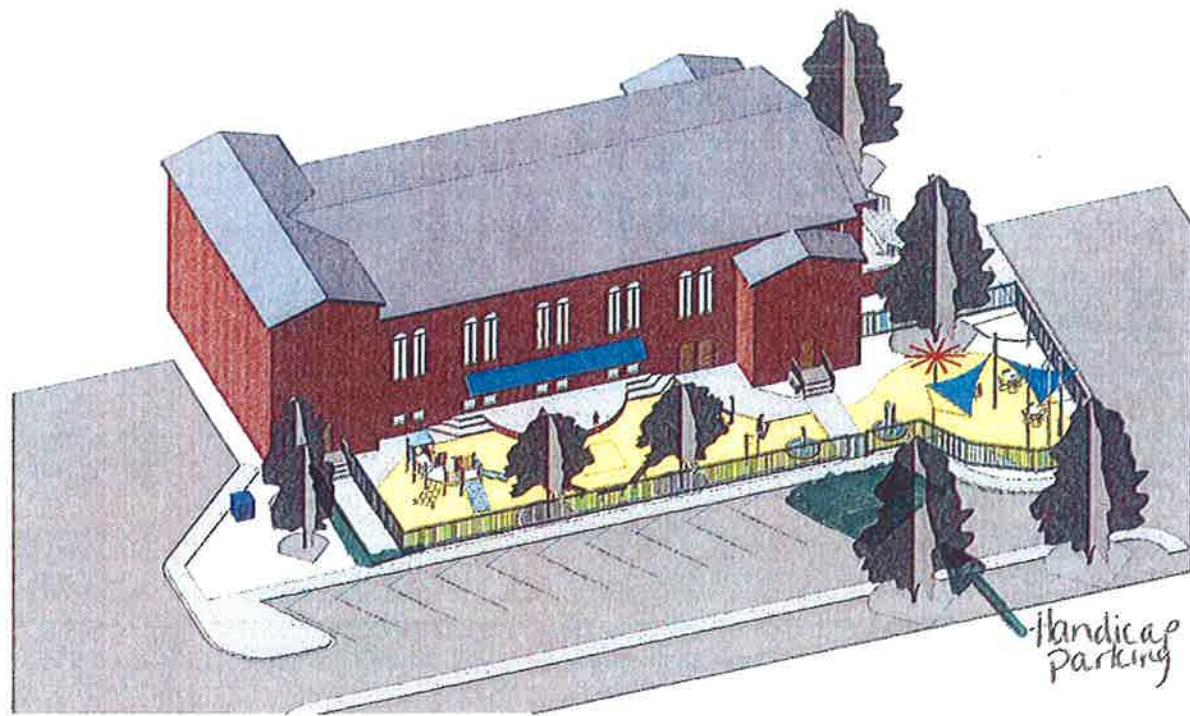
Attached is a Plan Checklist to aid preparation of plans and architectural drawings. It is understood that all checklist items will not be included in all projects. The list is intended to give the applicant an idea of the breadth of review by the Commission on those items which are included in the subject 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

Luana Olsen
Applicant's/Agent's Printed Name



J.P. COGOLLOS
ARCHITECTS C

P.O. Box 2317
Carson City
Nevada
89702
775-885-7807
775-885-5553
e-mail: jpcogollos@jpcogollos.com

Children's
Museum
Playground
Water Park

Rendering View

View: Back: Top:
Front: Left: Right:
Isometric: Orthographic:
A0

