

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
MAY 12, 2016**

FILE NO: HRC-16-046

AGENDA ITEM: F-1

STAFF AUTHOR: Susan Pansky, AICP, Special Projects Planner

REQUEST: Approval of a request from Roland and Karine Pollastrini (property owners: Donald and Catherine Thayer) to construct a wood picket fence with gate on the north side of the property as well as a wood picket gate across the porch entrance on property zoned Single Family 6,000 (SF6).

APPLICANT: Roland and Karine Pollastrini

OWNER: Donald and Catherine Thayer

LOCATION: 707 West Robinson Street

APN: 003-242-04

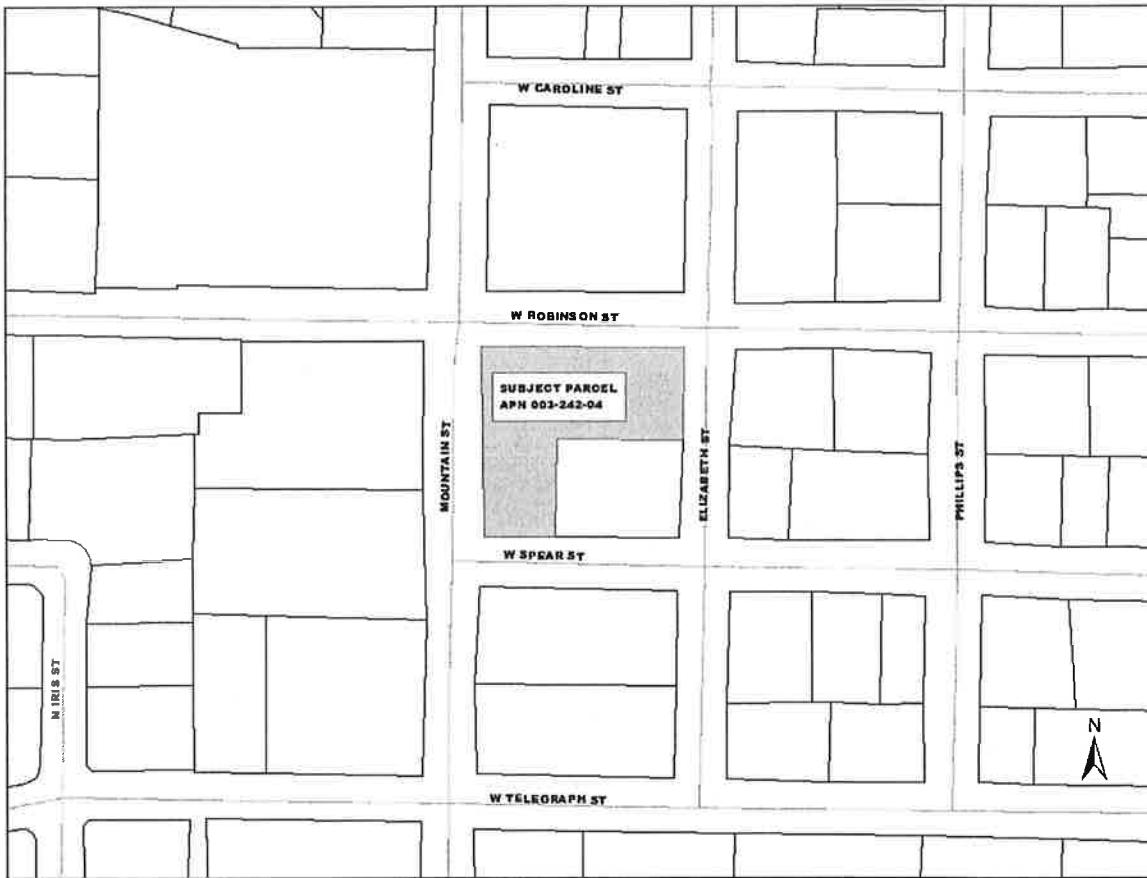
RECOMMENDED MOTIONS:

I move to approve a portion of HRC-16-046, a request from Roland and Karine Pollastrini (property owners: Donald and Catherine Thayer) for the construction of a wood picket fence with gate on the north side on property zoned Single Family 6,000, located at 707 West Robinson Street, APN 003-192-08, based on the findings and subject to the conditions of approval contained in the staff report, the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines and consistent with Historic Resources Commission Policies.”

and

I move to deny a portion of HRC-16-046, a request from Roland and Karine Pollastrini (property owners: Donald and Catherine Thayer) for the construction of a wood picket gate across the porch entrance on property zoned Single Family 6,000, located at 707 West Robinson Street, APN 003-192-08, because the proposed addition is not compatible with the architecture style of the porch, which is a character defining design feature of the subject building and, as a result, does not comply with the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines and consistent with Historic Resources Commission Policies.”

VICINITY MAP



RECOMMENDED CONDITIONS OF APPROVAL (for yard picket fence only):

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. The wood picket fence and gate that was constructed without prior Historic Resources Commission approval shall be removed and replaced with a wood picket fence and gate that matches the existing picket fence on the property.

6. 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.
7. The fence must be placed on private property and not in the street right-of-way.
8. Historic Resources Commission 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-12-106 – Historic Resources Commission approval of a re-roof project
- V-84-17 – Regional Planning Commission approval of a setback variance to allow construction of a shed

DISCUSSION:

The subject property is known as the Bender House and was constructed in 1876. Its general form and proportion are the Greek Revival style, which was popular between 1850 and 1870. Typical features of the Greek Revival style include a rectangular or L-shaped floor plan with shiplap or clapboard siding and a gable roof with the gable facing front to emulate the Greek Temple form. Front porches are also common with this architectural style. However, the Bender House showcases the Italianate style as well with the more ornate decoration on bays and porches added after the house's original construction. The curved front porch features columns with a dentil course along the entire porch under the cornice, as well as a very distinct balustrade, or porch railing, which also encompasses the entire front porch.

Carson City Planning Division staff was recently made aware that a new 42-inch wood picket fence and gate was being installed on the north side of the property between the existing fence and the house, as well as a new 41.75-inch wood picket gate across the front porch entrance at the northeast corner of the house without first receiving Historic Resources Commission (HRC) approval. Upon receiving a visit from Code Enforcement staff, the applicant submitted an application for approval of the subject improvements. Photos of the completed improvements are included in the attached application.

Below, staff identifies the sections of the Carson City Development Standards, Division 5 (Historic District) that are applicable to the picket fence and the picket gate across the porch entrance and will discuss those improvements as they relate to each section.

5.19 Guidelines for Porches

Porches constitute a significant architectural feature of any building; they are a character defining design feature. The placement, style, scale, massing and trim detail of porches in Carson City reflect a wide range of architectural styles. Because of their architectural impact porches are of particular concern in the Historic District. A porch of inappropriate scale, placement and/or design, added to a historic building which did not have a porch originally, can be particularly detrimental to the historic integrity of the building and the character of the district as a whole. Conversely porches can be effectively utilized as a building feature in new construction to create a contemporary architectural design compatible with the Historic District's character.

5.19.1 Guidelines for Historic Buildings

A porch that is part of the original design of a historic building shall be maintained in its original configuration, design, style and detailing if at all possible. If suitable documentary evidence can be presented which demonstrates the original existence of a porch which no longer exists, the porch may be reconstructed to match the original as best as possible. If a porch cannot be demonstrated to have originally existed on the building, a porch may be added with the condition that the configuration, design, style and detailing are suitable and compatible with the architectural style of the building and does not adversely impact the historic integrity of the building. Any new additions to the building shall be performed in such a manner that if removed in the future the original building will not be adversely affected. (Standard Number: 2, 3, 4, 5, 6, 9, 10)

As indicated in this section of the Development Standards, porches are significant architectural features for any building and they are considered a character defining feature. The subject property, in particular, possesses a porch that is arguably the most prominent character defining feature of the building because of its relatively unique curve at the northeast corner and its decorative dentil course and elaborate porch balustrade. Because of the distinct features of the porch, it is important that any proposed modification be undertaken to ensure that the design, style and detailing are suitable and compatible with the architectural style of the building to ensure that the historic integrity is maintained.

The applicant has added a wood picket fence gate to the porch. While this type of picket fence is acceptable throughout the Historic District, it's important to note that it is acceptable as a fence type, and not necessarily as a porch gate. The proposed gate stands out against the elaborate porch architecture and does not contain any architectural features that could lend themselves to be considered part of a porch rather than a fence. Staff recommends that this portion of the application be denied as the addition of the picket fence gate to the porch is not compatible with the architectural features of the porch and does not contribute to the historic character of the building.

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.

5.24.1 Guidelines for Historic Fences

Original fences shall be retained and repaired when at all possible. When reconstruction must occur the original shall be matched in color, material, size, scale, texture and composition. New fences for historic houses should emulate historic styles and designs found in the district. (Standard Number: 2, 4, 5, 6)

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. The applicant is proposing a wood picket fence on the north side of the front yard between the house and the existing fence that has already been constructed. While the picket fence constructed by the applicant is generally acceptable in the Historic District, it is different in design from the existing picket fence that it connects to. Staff is supportive of the fence in this location, but believes it is more appropriate to match this new section of the fence to the style of the existing fence. Staff has recommended a condition of approval that the existing fence be removed and replaced with a wood picket fence that matches the existing fence.

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 29, 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.

Building Division Comments:

No comments.

Engineering Division Comments:

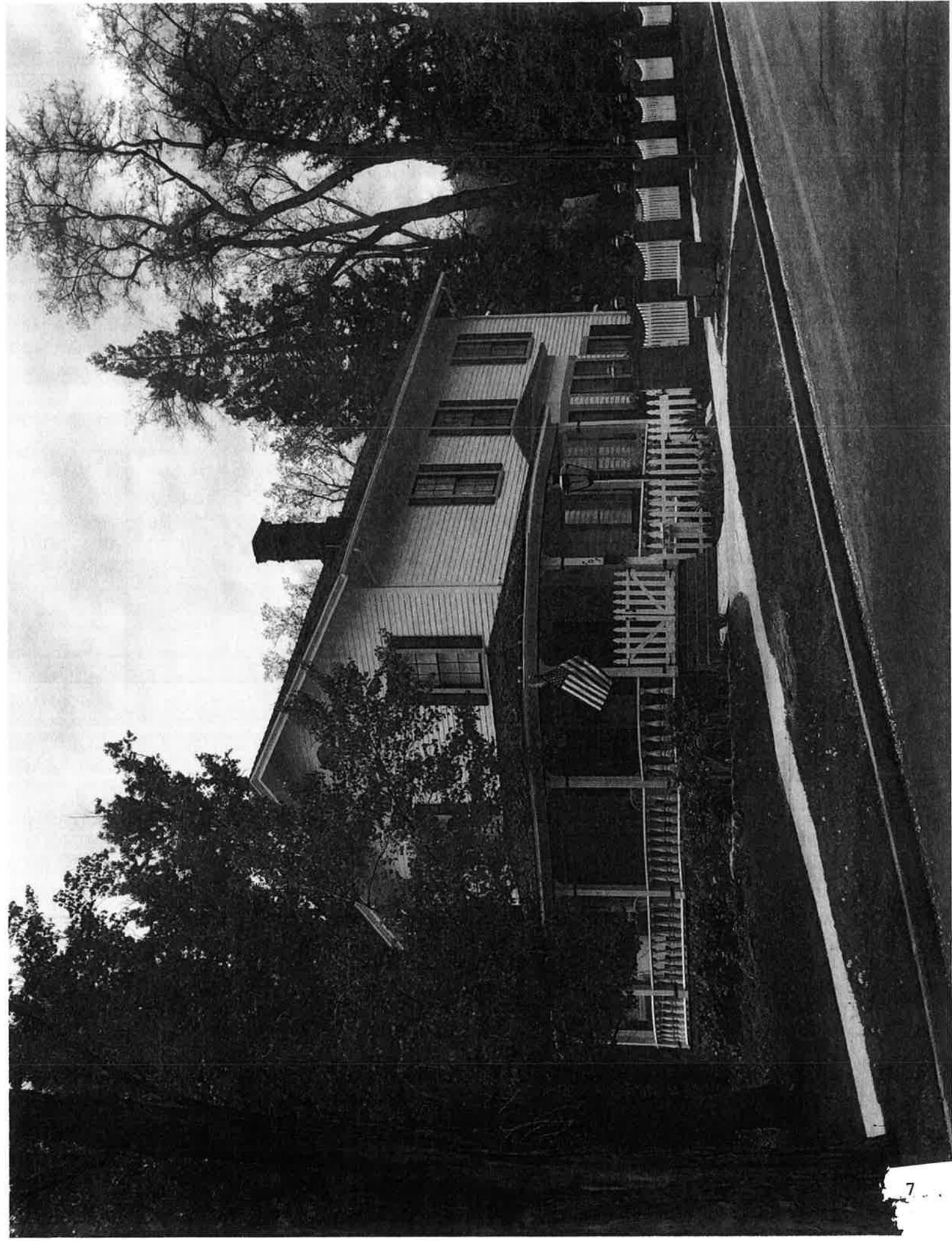
Development Engineering has no preference or objection to the request. The fence must be placed on private property and not in the street right-of-way.

CONCLUSION:

With the recommended conditions of approval and based upon the project complying with the Carson City Historic District Guidelines and the Historic Resources Commission Policies, it is recommended that the Historic Resources Commission approve the portion of the application submitted for HRC-16-046 related to the picket fence and gate, but deny the portion of the application related to the gate across the front porch.

Attachments:

Site Photos
Engineering Division Comments
1980 Carson City Historic Survey
1980 Carson City Historic Survey – 1988 Update
Kit Carson Trail Inventory Historic Survey
Application (HRC-16-046)





Carson City Engineering Division
Historic Resources Commission Report

707 W Robinson St

File Number HRC 16-046

To: Historic Resources Commission

From: Rory Hogen, E.I.

Date: April 27, 2016

Subject Title:

Review of a Historic Resources Commission application for a new fence and gate at 707 W Robinson St, apn 03-242-04.

Recommendation:

Development Engineering has no preference or objection to the request. This fence must be placed on private property and not in 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.

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

1. Address: 707 West Robinson APR 3-242-04

2. Common Name: Pozzi House

3. Historic Name: D.A. Bender House

4. Present Owner: Virginia Furman (John & Maria Conghen)

5. Address (if not occupant): _____

6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

While Greek Revival in form and proportion, this two story residence features Italianate decoration on later bays and porches. The wood frame structure is surfaced with clapboard and has a brick and concrete foundation. The roof is gabled, the eaves soffited, and a half-circle vent pierces the end gable. The curved front porch softens the angle of the roof gable and is supported by columns with a dentil course encircling the entire porch beneath the cornice. The eastern entry front door is recessed and flanked by sidelights with a transom above. Shutters adorn the windows which are predominantly six lights over six. A slanted bay with dentil course projects from the northern facade.

A one story rear wing has been added to the west as well as a south wing terrace. The north end of the porch has been enclosed with glass. Originally the porch was square in form but was changed to a circular shape in 1900. Shutters and the carriage light appear to be later.

RELATIONSHIP TO SURROUNDINGS:

This vertical building is compatible with surrounding residences in this neighborhood of fine and substantial buildings.



Street Furniture: stone hitching post, stone carriage block, slanted picket fence, carriage lights

Landscaping: large mature trees on property and on Robinson frontage

Architectural Evaluation: PS _____ NR X

District Designation: PD 2 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 SF 6000 Public Works Project _____

Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent Good _____ Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 20 feet from Robinson

50 feet from Elizabeth

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1866-70 Estimated Factual _____ Source: Noreen HumphreysIs Structure on Original Site? Moved? _____ Unknown _____

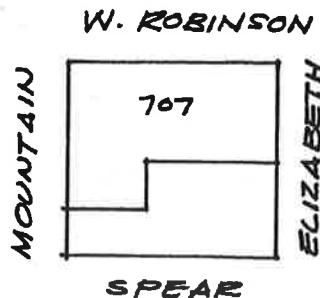
SIGNIFICANCE:

Built between 1866-70 the owners of this building have early associations with the Virginia and Truckee Railroad. David Bender, a freight and passenger agent for the Railroad and J.T. Davis, the superintendent of the Virginia and Truckee, were both owners of the house. It was Davis who purchased the house in 1900 and modified the front porch. Davis also made additions on the west side.

The imposing structure is one of the city's most outstanding buildings. Originally more formal in appearance, the round porch softens the straight lines of the central form. A fine example of its style and an interesting design, the house commands a superb view across the broad sweep of lawn. With its expansive grounds, planting, and large trees, the structure represents the traditional ideal of the past - a refined and leisurely 19th century lifestyle.

SITE MAP

N



SOURCES:

Carson City Historic Tour
Noreen Humphreys

SUGGESTED LAND USE AND FAÇADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Façade Changes:

Zoning:

CARSON CITY RESOURCES INVENTORY1988 CC Resources Inventory N-6th
(1980 updated)**IDENTIFICATION:**

1. Address: 707 West Robinson 08 3-242-04
 2. Common Name: Pozzi House SMITH, THOMAS R JR
 3. Historic Name: D.A. Bender House 707 W ROBINSON ST
 4. Present Owner: Virginia Furman (7a) CARSON CITY NV 89703
 5. Address (if not occupant):
 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

While Greek Revival in form and proportion, this two story residence features Italianate decoration on later bays and porches. The wood frame structure is surfaced with clapboard and has a brick and concrete foundation. The roof is gabled, the eaves soffited, and a half-circle vent pierces the end gable. The curved front porch softens the angle of the roof gable and is supported by columns with a dentil course encircling the entire porch beneath the cornice. The eastern entry front door is recessed and flanked by sidelights with a transom above. Shutters adorn the windows which are predominantly six lights over six. A slanted bay with dentil course projects from the northern facade.

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Architectural Evaluation: PS NR X

District Designation: PD 2 NR

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2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date March 1980

THREATS TO SITE:

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Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent Good _____ Fair _____ Deteriorated _____APPROXIMATE SETBACK: 20 feet from Robinson
50 feet from Elizabeth

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1866-70 Estimated Factual _____ Source: Noreen HumphreysIs Structure on Original Site? Moved? _____ Unknown _____

SIGNIFICANCE:

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SOURCES:

Carson City Historic Tour
Noreen Humphreys

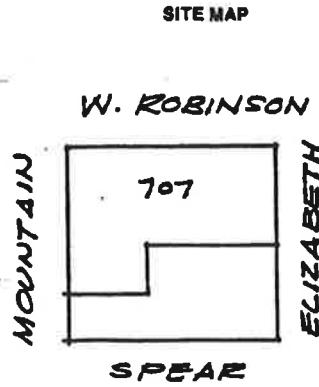
SUGGESTED LAND USE AND FAÇADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

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

Façade Changes:

Zoning:



KIT CARSON TRAIL INVENTORY

NAME: BENDER HOUSE.

ADDRESS: 707 WEST ROBINSON STREET.

LOCATION:

CONSTRUCTION DATE: 1867.

ARCHITECT: NONE KNOWN

BUILDER:

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

George A. Nourse built this house in 1867. Nourse was born in Kenebек County, Maine in 1822. He came to Nevada in 1863, having served as U.S. District Attorney of Minnesota from 1861 to 1863. He practiced law and was elected from Washoe County to serve as a member of the Second Constitutional Convention in 1864. He also signed the constitution after its passage in 1864. Nourse was elected as Nevada's first attorney general in 1864 and served in that capacity until 1867. During his tenure as attorney general he fought back attempts by California interests in San Francisco to divert water from Lake Tahoe for municipal use. When he retired from the office of attorney general he resumed his legal practice in Carson City.

The house has nine rooms and one bath. The distinctive porch was added around 1901. There is an artesian well under the house which must be pumped out constantly to avoid flooding.

Nourse sold the house in 1871 to Nevada Supreme Court Justice Bernard Crosby Whitman¹, who was appointed to complete the term of Justice H.O. Beatty and then was elected to the supreme court in 1871 and served until 1875. Judge Whitman had a legal practice on the Comstock when he was appointed to the supreme court. When Judge Whitman left the bench he moved to San Francisco and resumed the practice of law.

David A. Bender purchased the house from B.C. Whitman in 1873. He and his brother C. T. Bender came to Nevada Territory in 1863. He settled first in Virginia City and later moved to Reno. In 1871

¹. Before coming to Nevada B.C. Whitman served in the California Assembly in 1854 and also served as a district judge in Sacramento. He died at the Union Club in San Francisco on August 5, 1885.

the two brothers started the banking firm of D.A. Bender & Company.

In 1873, Bender was hired by H.M. Yerington as the general freight and passenger agent for the Virginia and Truckee Railroad. Bender's wife was a sister of H.M. Yerington. Bender moved his family to Carson City and this began his long association with the Virginia and Truckee Railroad Company. When his health began to fail he sold the house and moved to Berkeley², California where he passed away a few years later, in March, 1916.

The house was acquired by James T. Davis in 1901. Davis was born at Bronson, Michigan on November 28, 1851. As a young man he came west with the other members of his family and settled in Nevada, first as an employee of the Southern Pacific as an office boy, and later as an agent and telegrapher. He was employed for a time at Reno, later was sent to Auburn, California and to different points in Nevada. For a number of years he acted as agent at Mound House. He came to Carson City to act as cashier of the Bullion and Exchange bank, and later in other banking capacities. Davis also worked as an assistant to the receiver of the State Bank and Trust Company.

James T. Davis served as mayor of Carson City from 1905 to 1909. In 1907, Mayor Davis appointed a committee of five to look into the question of a suitable site for the newly proposed Governor's Mansion. He selected State Supreme Courts Judges George Talbot, Frank Norcross, and James Sweeney and U.S. Judges E.S. Farrington and Thomas Hawley to find a suitable site for the structure. The committee visited and examined the various sites in Carson City offered for sale or donation. The committee recommended that the land offered for donation by T.B. Rickey be accepted as the site of the Governor's Mansion.

Archie Pozzi, Sr., acquired the house in 1922. He was born in Switzerland on May 6th, 1893, the son of Morris and Virginia (LaFranchi) Pozzi. He immigrated to the United States in 1903, and was educated in the public schools in California. Archie Pozzi married Leola Moore of Reno on March 28, 1918, and two children were born: Archie Jr., and Virginia. He worked as apprentice machinist at the Mare Island Naval yard from 1916-17 and 1919-1920. He opened the Pozzi Motor Company in 1922 and remained with the dealership until his retirement. The Pozzi Motor Company³ was one of the oldest Ford dealers in the State. Archie Pozzi, Sr., served as county commissioner from 1926-1937. His son, Archie, Jr., assisted his father in the auto business and later owned the Bender House. He was born in Oakland, California on January 7, 1919. Archie, Jr., received his early education in Carson City, and graduated from the University of Washington in 1941. He assisted

². The Bender's first lived in San Rafael where they leased the Hoffman House.

³. The Pozzi Motor Company was located at 515 South Carson Street. It opened in 1922 and covered more than three-quarters of a block, employing eight men regularly.

his father with the active management of the company. The Pozzi family owned the house until the 1980s.

SOURCES OF INFORMATION:

Carson City News, March 11, 1916.

Reno Evening Gazette, March 10, 1916.

San Francisco Call, August 7, 1885.

B.C. Whitman File, Nevada Supreme Court Library, Carson City.

Nevada Reports, August 5, 1885.

Gold Hill News, October 11, 1866, October 20, 1866.

Carson Daily Appeal, April 15, 1873.

ILLUSTRATIONS - BENDER HOUSE



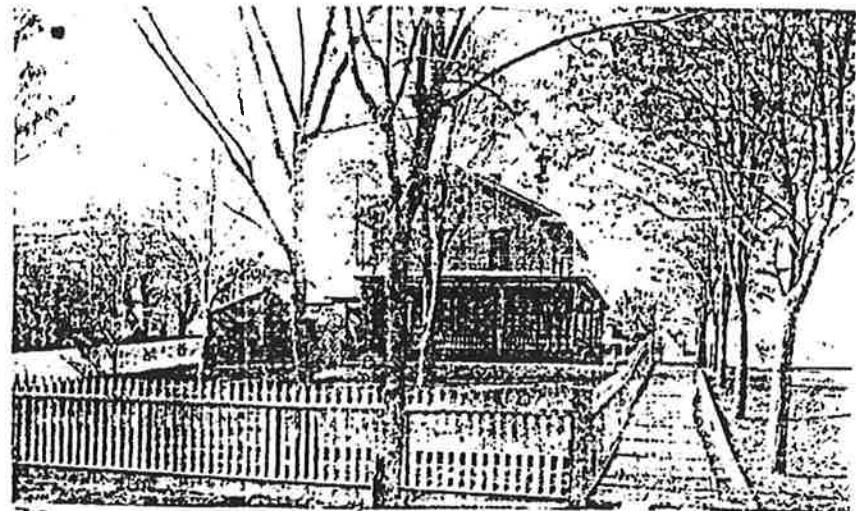
Looking S.W.

1993.



15.4

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30 ^{B.T.} Custer City: old Binder home 2048-

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APR 25 2016
CARSON CITY
LANNING DIVISION

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 - 16 - 045		
APPLICANT RONALDO POLLASTRINI (775) 431-1438 MAILING ADDRESS, CITY, STATE, ZIP 707 WEST ROBINSON ST. CARSON CITY, NV 89703		PHONE # FEE: None
EMAIL ADDRESS KARINEATSOCALE @ GMAIL. COM		SUBMITTAL PACKET <ul style="list-style-type: none"> <input type="checkbox"/> Application Form with signatures <input type="checkbox"/> Written Project Description <input type="checkbox"/> 10 Completed Application Packets-Application form, maps, supporting documentation (1 Original + 15 Copies) <input type="checkbox"/> CD containing application data (pdf format) <input type="checkbox"/> Documentation of Taxes Paid-to-Date
PROPERTY OWNER Donald & Catherine Thayer MAILING ADDRESS, CITY, STATE, ZIP 1000 N Carson St 89701		Application Reviewed and Received By: <hr/>
EMAIL ADDRESS		Submittal Deadline: See attached HRC application submittal schedule.
APPLICANT AGENT/REPRESENTATIVE 		PHONE #
MAILING ADDRESS, CITY, STATE, ZIP		
EMAIL ADDRESS		
Project's Assessor Parcel Number(s): 003-242-04.	Street Address 707 W. ROBINSON ST. CARSON CITY, NV	ZIP Code 89703
Project's Master Plan Designation	Project's Current Zoning SF6	Nearest Major Cross Street(s) MOUNTAIN ST.
<p>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.</p> <p>WHITE PICKET FENCE W/GATE TO MATCH EXISTING TO KEEP ON-LOOKERS OFF THE PROPERTY AS THEY ARE TAKING PHOTOS OF THE DEER. GATE W 36 1/2" X H 42" FENCE W 80" X H 42"</p> <p>WHITE PICKET GATE ON THE PORCH IN KEEPING WITH EXISTING TO FINISH AND CLOSE-IN THE PORCH. 68 1/2" IN X HEIGHT 41-3/4"</p>		

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:

TO KEEP THE "ADMIREES" FROM FOLLOWING THE DEER ONTO OUR PROPERTY FOR A "PHOTO OP." THE LITTLE WHITE GATE AND FENCE IS A SUBTLE REMINDER TO "DEER PAPARAZZI" THEIR GOING A LITTLE TOO FAR.

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 effect 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.

Catherine Thayer

Owner's Signature

Authentication

Catherine Thayer
Owner's Printed Name

4/25/2016 2:01:34 PM PDT

Ronald J. Pallastrini

Applicant's/Agent's Signature

RONALD J. PALLASTRINI

Applicant's/Agent's Printed Name



