

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
SEPTEMBER 8, 2016**

AGENDA ITEM: F-5

FILE NO: HRC-16-099

STAFF AUTHOR: Hope Sullivan, Planning Manager

REQUEST: Approval of a request from property owners Joe and Ruth Hart for new fencing, hardscapes, and landscaping on property zoned Single Family 6000 (SF6), located at 502 West Robinson Street, APN 003-233-04.

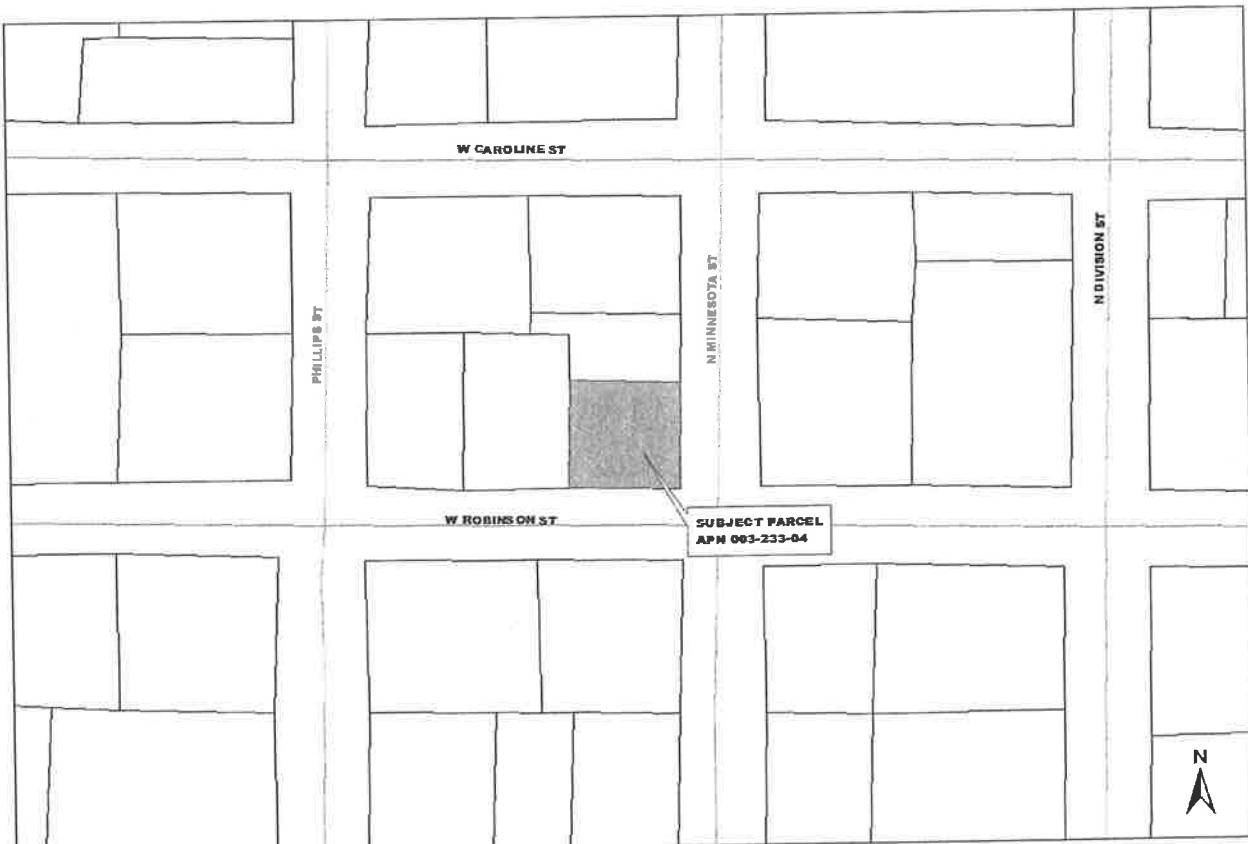
APPLICANT: Joe and Ruth Hart

OWNER: Joe and Ruth Hart

LOCATION: 502 West Robinson Street

APN: 003-233-04

RECOMMENDED MOTION: "I move to approve HRC-16-099, a request from property owners Joe and Ruth Hart to install fencing in front of the patio, to install pavers on the driveway and on the front patio, and to install new landscaping on property zoned Single Family 6000, located at 502 West Robinson Street, APN 003-233-04, based on the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines and with Historic Resources Commission Policies."



VICINITY MAP HRC-16-099

RECOMMENDED CONDITIONS OF APPROVAL:

1. The proposed fencing must utilize wood as a material.
2. The fencing in front of the patio must be picket or post and rail.
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 project may require application for a Building Permit, issued through the Carson City Building Division. This may 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 may be required.
6. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with the Building Permit application as applicable.
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 Interior's Standards.

LEGAL REQUIREMENTS: CCMC 18.06.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Medium Density Residential (MDR)

ZONING: Single Family 6000 (SF6)

PREVIOUS REVIEWS:

H-87-1: Application by Westside Development Company to remodel two existing structures and to construct new additions, garages and one new residence. The subject property was the new residence that was considered.

DISCUSSION:

The subject property was constructed in 1988. It was designed to be consistent with historic homes located at 510 and 514 West Robinson Street. These two vernacular structures with Greek Revival influenced proportions and detailing were originally identical and are still very similar.

Per the provisions of Section 18.06.145 of the CCMC, "HRC approval of fences is required for properties within the Historic District and for fences on historic properties. Fences must conform to the standards set forth in Division 1 of the Development

Standards.”

The subject property is fairly shallow in depth, and has common open space to the rear. The house has a front porch, with an at-grade, pigmented concrete patio in front of the front porch. Currently a hedge creates privacy between the patio and the public sidewalk. The applicant is proposing to remove the hedge and to replace it with a plastic, lattice fence similar to the fencing utilized to screen the rear yard from the sidewalk.

In addition to the fencing, the applicant is proposing to install brick pavers on the driveway and the patio, and landscaping in front of the fence as well as at the corner of Minnesota and Robinson.

Pursuant to Carson City Development Standards, Division 5 – Historic Districts, the following sections apply to the proposed fencing and landscape elements:

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 presentation of the building. A fence should also contribute to the character and defining features of any building in a positive manner. Note graphics provided in this section include pickets, solid board fencing, and post and rail fencing.

The subject property currently utilizes a plastic lattice fencing to obscure views from the sidewalk into the backyard. A home a few doors away has the same fencing obscuring views from the sidewalk into their backyard.

Staff recognizes the specific objective of the subject property owner is to create privacy on the front patio and front porch. However, the proposed fence will be in conflict with the guideline statement that “no fence shall be constructed which adversely effects the primary views of any building.” Staff would suggest that to create consistency with the guidelines, the applicant utilize a picket fence or post and rail fence.

The applicant also proposes to utilize plastic material. The Commission has not been supportive of plastic or vinyl fencing in the front yards. Consistent with the Commission’s position, staff recommends a condition of approval that any fencing must utilize wood.

5.25.2 Landscape Elements: Guidelines for New Construction

New construction in the district should include landscape elements which reflect the scale, rhythm, texture, material, color, style and visual qualities of the historic landscape present.

The applicant is proposing to utilize pavers on the driveway and on the front patio, as well as to install new landscaping where the front hedge is being removed, and to landscape the corner on Minnesota Street. Staff finds the proposed landscaping is substantially consistent with the existing landscaping on the site, and finds it to be acceptable.

PUBLIC COMMENTS:

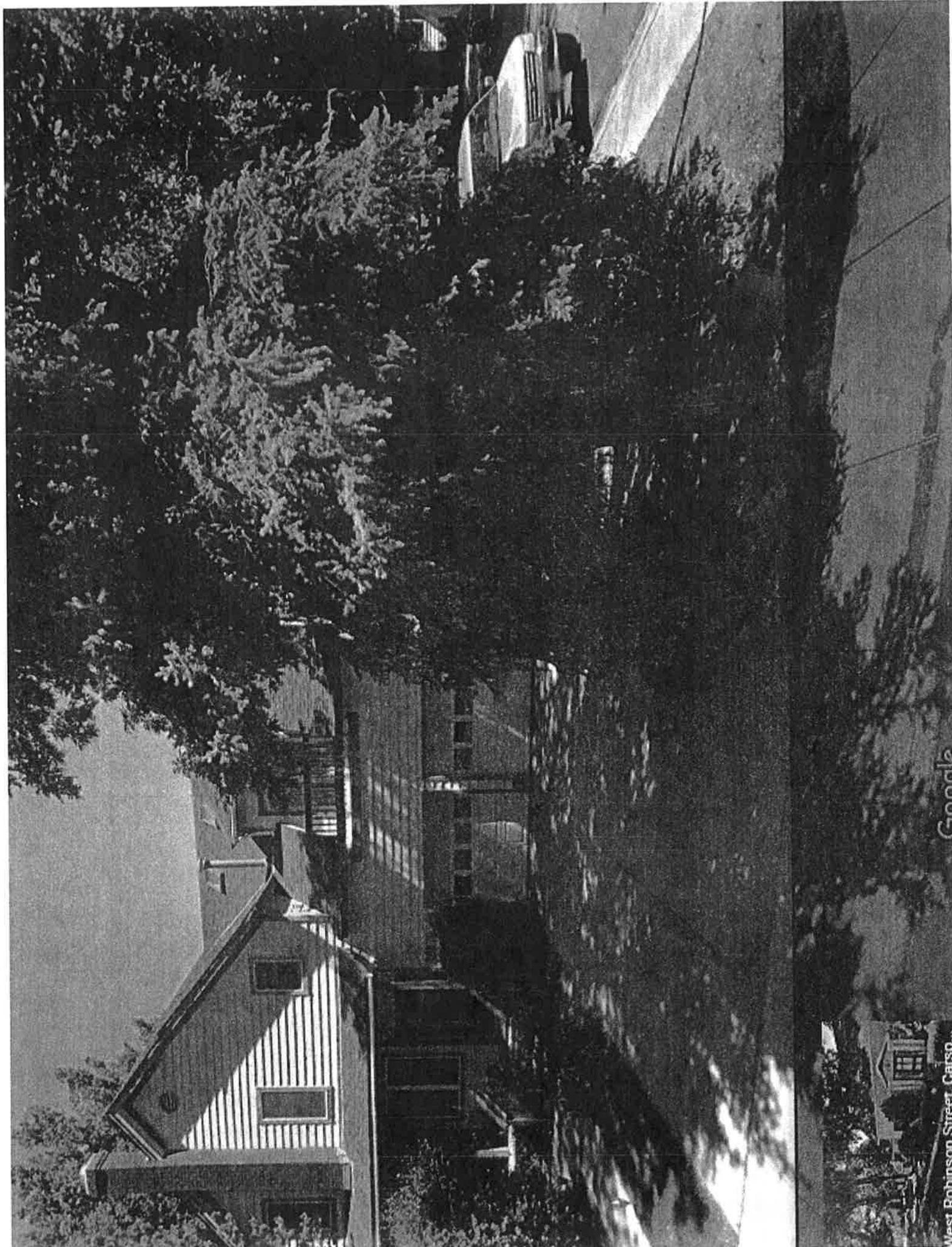
Public notices were mailed to the adjacent property owners to the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045 on August 29, 2016. As of the completion of this staff report, no comments had been received. Any comments that

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.

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 request as conditioned is in general conformance, it is recommended that the Historic Resources Commission approve the application submitted for HRC-16-099 subject to the recommended conditions of approval within this staff report.

Attachments:

Site Photo
Carson City Resources Inventory pages
Application (HRC-16-099)



Good

West Robinson Street, Carson...

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

1. Address: 510 and 514 West Robinson

APN 3-233-01

2. Common Name: _____

3. Historic Name: Caroline McNeely House4. Present Owner: Gus and Jeanne Bundy

5. Address (if not occupant): _____

6. Present Use: residenceOriginal Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

These two vernacular structures with Greek Revival influenced proportions and detailing were originally identical and are still very similar despite additions and alterations. One story wood frame buildings with stone foundations, their rectangular gabled roofs delineate the original forms of the structures. Now surfaced in composition siding the structures contain predominantly two light over two windows with some six-light over six windows at the rear. Double paired columns support the porch canopies.

Both structures have been resurfaced and have rear additions. 510 West Robinson has additions to the east with a false parapet wall to hide the shed-type roof. 514 West Robinson has both rear and east additions with hipped roofs.

514 West Robinson has a board and batten shed roofed outbuilding, a dressed stone building with shake roof, and a detached garage on its property.

RELATIONSHIP TO SURROUNDINGS:

Although resurfaced, these two structures are compatible in scale, height, and design to nearby residential structures.



Street Furniture: chain link fences

Landscaping: mature street trees, bushes, lawn.

Architectural Evaluation: PS X NR _____District Designation: PD 2 NR _____

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date March 1980

510 West Robinson

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

FILE # HRC – 16 - 99

APPLICANT

Joe & Ruth Hart

PHONE #

MAILING ADDRESS, CITY, STATE, ZIP

502 W. Robinson St. Carson City, NV 89703

EMAIL ADDRESS

JRZ444296@gmail.com

PROPERTY OWNER

Joe & Ruth Hart

PHONE #

760-419-3095

MAILING ADDRESS, CITY, STATE, ZIP

Same as above

EMAIL ADDRESS

JRZ444296@gmail.com

APPLICANT AGENT/REPRESENTATIVE

PHONE #

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

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.

Project's Assessor Parcel Number(s):

003 233 04

Street Address

502 W. ROBINSON

ZIP Code

Project's Master Plan Designation

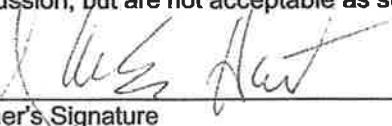
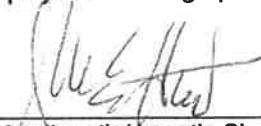
Project's Current Zoning

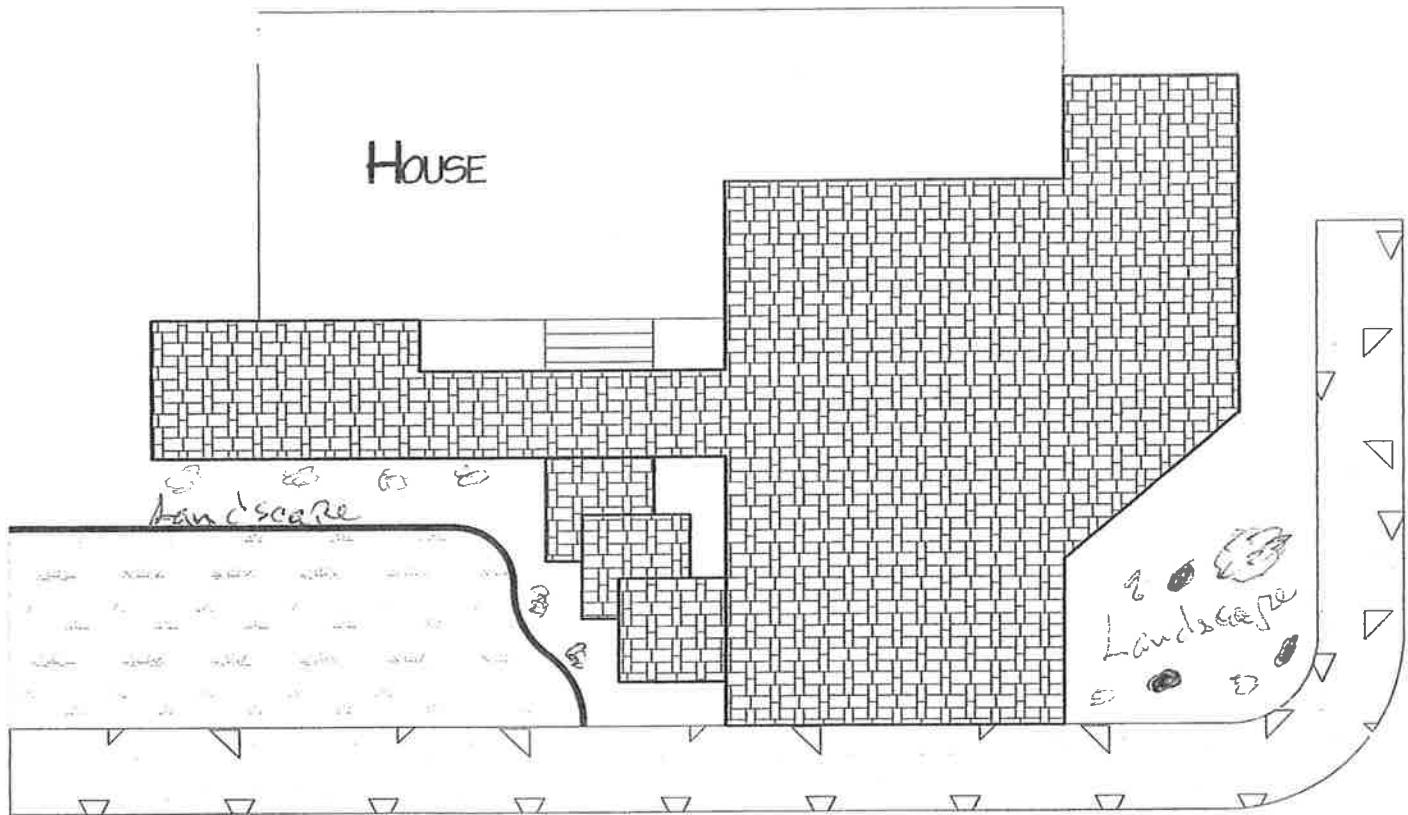
Nearest Major Cross Street(s)

SF 6

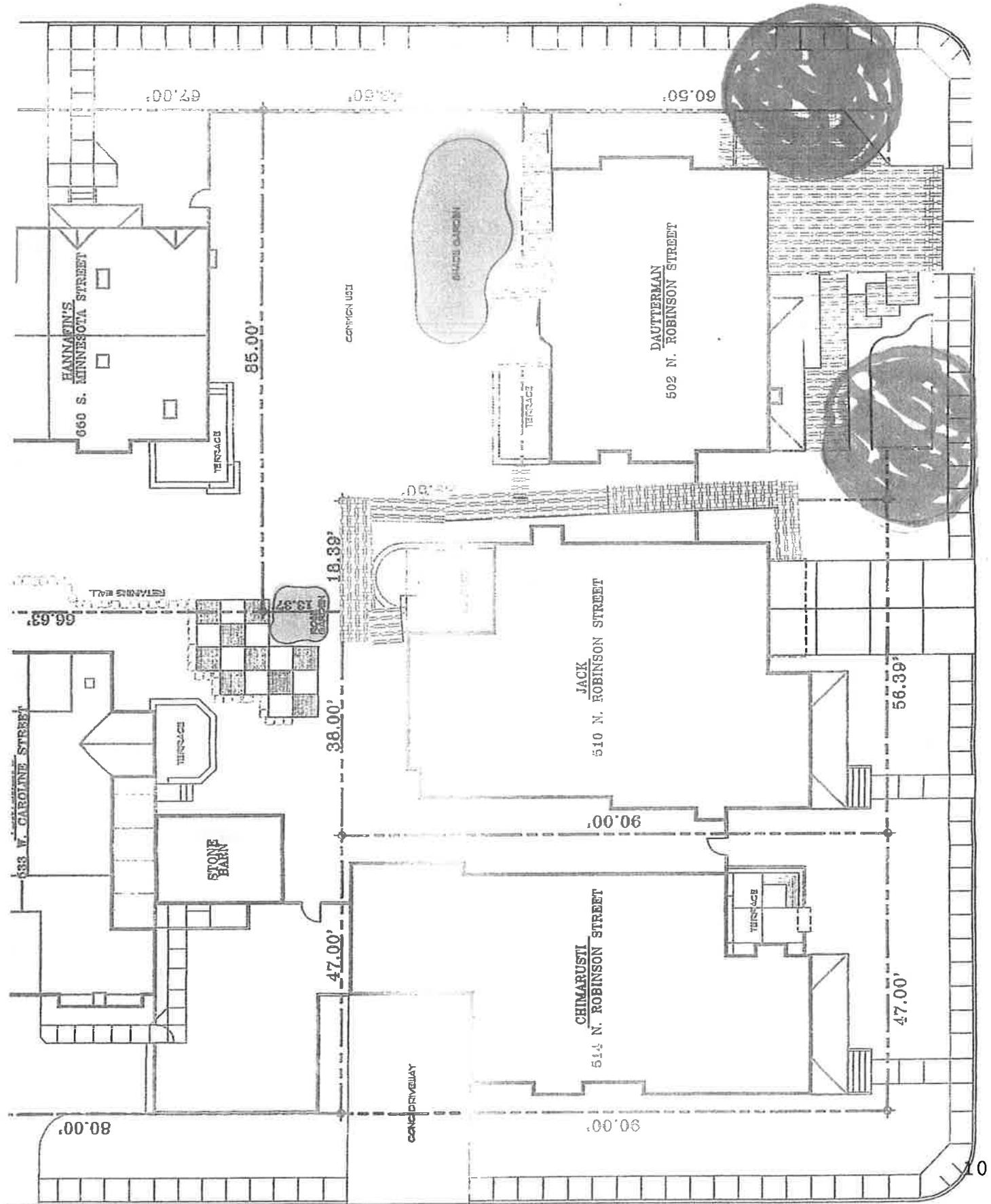
Briefly describe the work to be performed requiring HRC review and approval. In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. NOTE: The Historic District Ordinance and Historic District Design 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. Removal of hedge in front yard which screens the concrete patio from the street.
2. Installation of fencing where hedge is removed. fence will match existing fencing within the HOP, wood frame with plastic lattice.
3. Landscape in front of fence with vines & burberry shrubs
4. Replace front concrete patio with pavers light grey in color.
5. replace concrete driveway with matching pavers.
6. landscape corner of ~~May~~ ~~Min~~ 502 Robinson, with small shrubs and small boulders (2' to 3')

Does the project require action by the Planning Commission or the Board of Supervisors?		<input type="checkbox"/> Yes	<input type="checkbox"/> No	If Yes, please explain
unknown				
Will the project involve demolition or relocation of any structure within or into the Historic District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please describe:				
Reason for project: <u>Enhance the property and community value</u>				
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 <u>all</u> 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.				
 <u>Owner's Signature</u>				
 <u>Applicant's/Agent's Signature</u>				
 <u>Owner's Printed Name</u>				
 <u>Applicant's/Agent's Printed Name</u>				



North ←

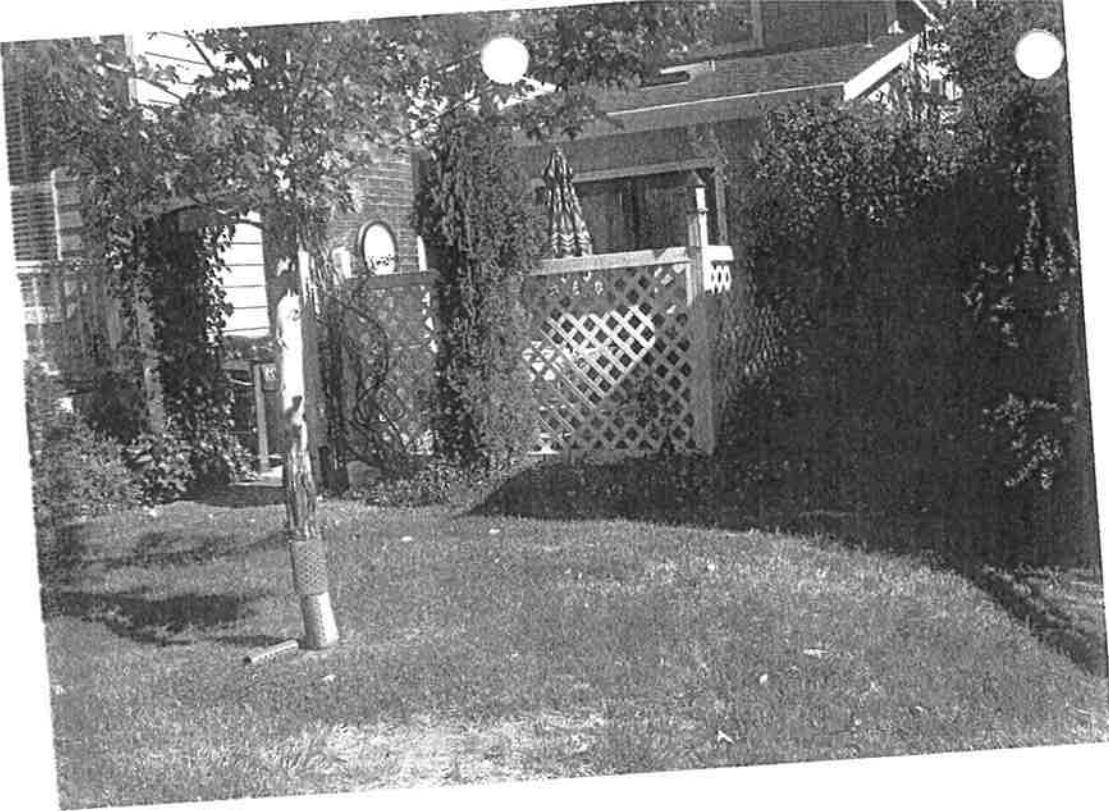




Current
Hedge



Current
Concrete Patio



Example of fencing to replace hedge
This fencing is identical to current fencing
through out the HOA.