

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
MAY 10, 2018**

FILE NO: HRC-18-060

AGENDA ITEM: E-5

STAFF AUTHOR: Hope Sullivan, AICP, Planning Manager

REQUEST: Consideration of a request to remodel the outdoor space along Carson Street on property zoned Public Community (PC), located at 813 N. Carson Street, APN 002-164-01.

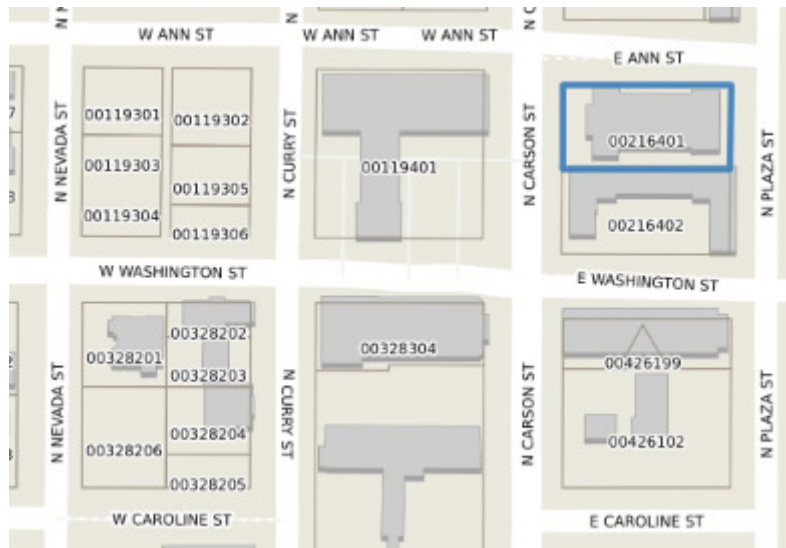
APPLICANT: Beth Ellis, Executive Director of the Children's Museum of Northern NV

OWNER: Carson City

LOCATION: 813 North Carson Street

APN: 002-164-01

RECOMMENDED MOTION: "I move to approve HRC-18-060, a request to remodel outdoor space along Carson Street on property zoned Public Community (PC), located at 813 N. Carson Street, APN 002-164-01, based on the findings and 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."



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 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.
6. 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.
7. The sign display on the fence is for permanent signage approved by Carson City, and is limited to the area shown on the plans. Banners and other signs that will obscure visual access to the building are not to be mounted on the fence.
8. The fence must be placed off of the right-of-way. The right-of-way line is approximately one foot behind the back of sidewalk.
9. The gate on Carson Street must be the same width as the front doors to the museum or consistent with an exit plan that calculates the required width consistent with Fire Code.
10. The gate on Carson Street must to have panic hardware since the occupant load is over 100 people for the building.
11. The occupant load of the outside play area is to be calculated to determine if a second exit out of the play area is required.
12. The modifications are subject to approval of a Special Use Permit.

LEGAL REQUIREMENTS: CCMC 18.06.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Downtown Mixed Use (DTMU)

ZONING: Public Community (PC)

PREVIOUS REVIEWS:

- HRC-16-030 – Historic Resources Commission approval of play area/ picnic area in existing parking area.
- 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 exterior improvements associated with Children's Museum, including a ramp.

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 remove existing fencing, concrete slabs, planters and landscaping in the front of the building. Two mature trees will be retained. The applicant proposes to construct a six foot tall wrought iron fence along the frontage of the building, and to make modification to the space between the fence and the building to accommodate play area and display space. No modification to the building is proposed. Staff finds that the play equipment and display items will be somewhat temporary in nature and removable, thus not compromise the historic character of the site.

Staff also notes that because the zoning district for the property is zoned Public Community (PC), a Special Use Permit is required for this project.

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 install a six foot tall, black, wrought iron fencing. Of note, the fencing that will be removed is wrought iron fencing. The exact placement of the fencing vis-à-vis the right-of-way is not clear on the plans. Staff would note that the right-of-way extends approximately 1 foot beyond the sidewalk, and the fence should be placed so as to not be on the right-of-way. This would result in the fencing lining up with the building to the south. Staff has included this locational criteria in the conditions of approval.

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. Photographs of the site show various landscape improvements along the front façade of the building, implying the landscaping was modified over time. An undated photograph submitted by the applicant shows no landscaping or planters along the front façade of the building. Therefore, staff finds that proposed modifications to the landscaping, including the retention of two mature trees, to be consistent with the guidelines

Secretary of the Interior Guidelines for Preservation

The Secretary of the Interior Guidelines for Preservation state:

“The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.”

The placement of fencing that can be seen through, play equipment, and display items will not compromise the historic character of the property.

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 27, 2018. 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.

The property/right of way line appears to be about one foot behind the back of sidewalk according to the plans for the Carson St Downtown Streetscape Project of 2016. Please place the fence 18 inches behind back of sidewalk and follow the requirements of section 1.13 of Carson City Development Standards (CCDS). The fence can be up to 4 feet in height unless it is sight obscuring, in which case 3 feet tall is the maximum.

Fire Department Comments

1. The gate on Carson St. needs to be the same width as the front doors to the museum
2. The gate on Carson St. needed to have panic hardware since their occupant load is over 100 people for the building
3. Depending on the occupant load of the outside play area, they may need a second exit out of the play area

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 application submitted for HRC-18-060 subject to the recommended conditions of approval within this staff report.

Attachments:

Historic Survey Information
Application (HRC—18-060)

CARSON CITY RESOURCES IN

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

2-164-1
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.

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 1980

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. Ferris
 Builder (if known) L.A. Ferris
 Date of Construction 1939 Estimated _____ Factual ☒ Source: plaque
 Is 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

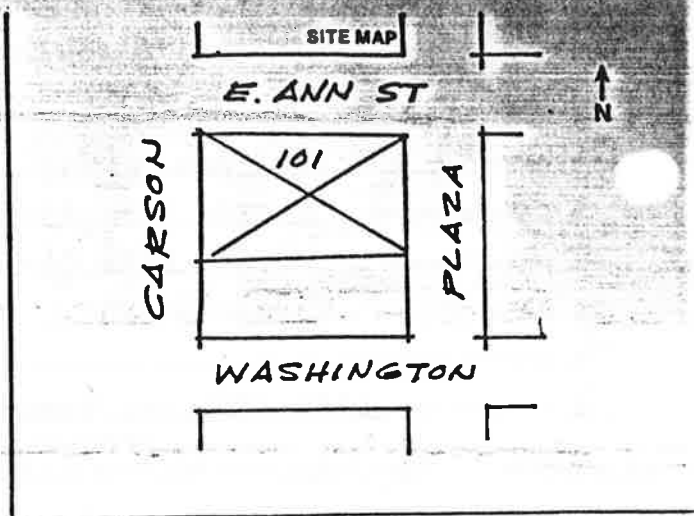
1988 Update by: Ana Koval
 Rainshadow Associates
 P.O. Box 352
 Carson City, NV 89702
 (702) 849-1438

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use: offices, cultural or community uses

Facade Changes: Paint out circles on the entrance doors.

Zoning:



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 productions Original Use: civic auditorium, gym

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

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:

CCMC 18.06

HISTORIC RESOURCES COMMISSION

FEE: None

SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including:

Application Form with Signatures
Written Project Description
Site Plan
Building Elevations
Proposed Building Materials
Documentation of Taxes Paid-to-Date

CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By:

Submittal Deadline: See attached Historic Resources Commission application submittal schedule.

Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.

FILE # HRC - 18 -

APPLICANT	PHONE #
Carson City % Children's Museum	775-884-2226

MAILING ADDRESS, CITY, STATE, ZIP
813 N Carson St Carson City, Nv 89703

EMAIL ADDRESS
ellis.cmnn@gmail.com

PROPERTY OWNER	PHONE #
Library, City of Carson City	

MAILING ADDRESS, CITY, STATE, ZIP
900 N Roop St Carson City, Nv 89701

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE	PHONE #
JP Copoulos Architect	775-720-4051

MAILING ADDRESS, CITY, STATE, ZIP
P.O. Box 2517 Carson City, Nv 89702

EMAIL ADDRESS
info@jpcarchitect.com

Project's Assessor Parcel Number(s):

002-164-01

Street Address

813 N Carson St Carson City, Nv 89703

Project's Master Plan Designation

Project's Current Zoning

PC

Nearest Major Cross Street(s)

East Ann St

Briefly describe the work to be performed requiring Historic Resources Commission 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.

Remove fence, concrete slabs, planters, and landscaping at the front of the building. (two trees to remain)

Construct new fence at perimeter of the front of the site with display space at interior of fence

Add safety play surface inside the fence area (material and color to be determined)

Provide several interactive play features (see plan) that may be interchangeable over time

Maintain front doors as entry to the museum

Reason for project:

Provide outdoor interactive experience at the children's museum.

Increase safety at the front of the building.

Provide an improved appearance using the fence as a screen below the architectural features of the building

Will the project involve demolition or relocation of any structure within or into the Historic District?

Yes

☒ No

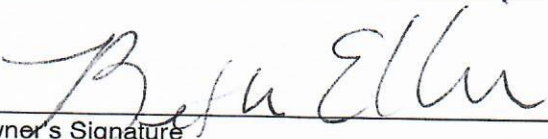
If Yes, please describe:

SUPPORTING DOCUMENTATION

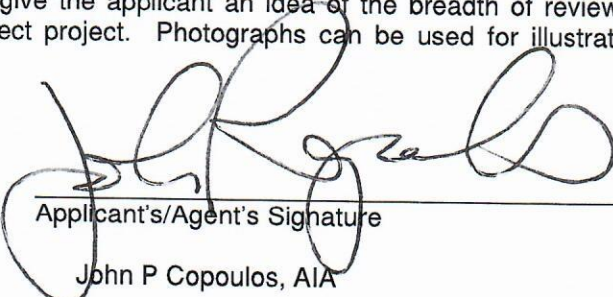
Each application requires one complete original packet and three copies, folded to 8 1/2 x 11 inches, including a quality site plan and drawings showing work to be performed on the subject project which requires Historic Resources Commission approval. This is any work which will affect the exterior of 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.

After the initial review and acceptance of your application by staff, an additional 14 copies will be required to present your project to the Historic Resources Commission.

Attached is a Plan Checklist to aid preparation of plans and architectural drawings. It is understood that all checklist items may 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

Beth Ellis
Owner's Printed Name


Applicant's/Agent's Signature

John P Copoulos, AIA

Applicant's/Agent's Printed Name



CIVIC AUDITORIUM
CARSON CITY, NEVADA

Super Open Spiral Slide
5 ft Super Open Spiral Slide



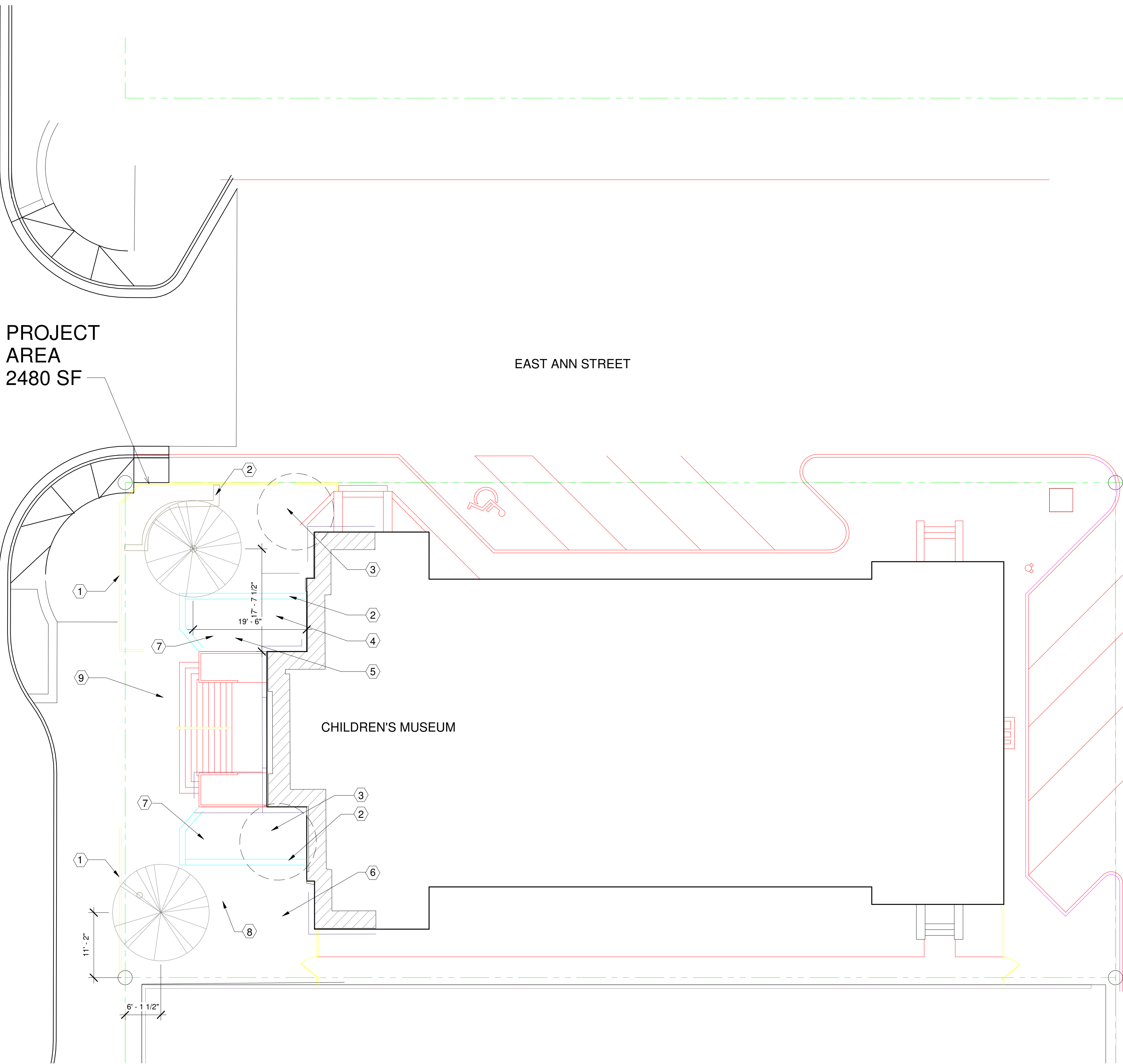
Introducing Our **NEW** Inclusive Mallets

Now available for any instrument by request only

(for a small upcharge)



Outdoor Musical Instruments For All Ages And Abilities



1 Site Plan Existing Conditions
1" = 10'-0"

DEMOLITION SCHEDULE

ITEM	CONTRACTOR	REMOVAL BY				
		OWNER	REMOVE FROM SITE	SALVAGE TO OWNER	REUSE IN REMODEL	ITEM TO REMAIN IN PLACE PROTECT FROM DAMAGE
1 FENCE	✓		✓			
2 PLANTER	✓		✓			
3 TREE	✓		✓			
4 MINE CAR	✓			✓		
5 BENCH	✓				✓	
6 TEN COMMANDMENTS	✓				✓	
7 SPRINKLERS	✓		✓			
8 FURNITURE	✓		✓			
9 CONCRETE SLAB	✓		✓			
10						
11						
12						

GENERAL NOTES

1. VERIFY ALL UTILITY INFORMATION PRIOR TO START OF DEMOLITION
2. COORDINATE DEMOLITION WORK WITH OWNER. PROVIDE PROTECTION TO EXISTING SURFACES TO REMAIN
3. PROVIDE BARRICADES TO PROTECT OCCUPANTS FROM ADJACENT DEMOLITION



No.	Description	Date

Project number	
Date	4-10-18
Drawn by	JPC
Checked by	Checker

No.	Description	Date

Children's
Museum of
Northern Nevada

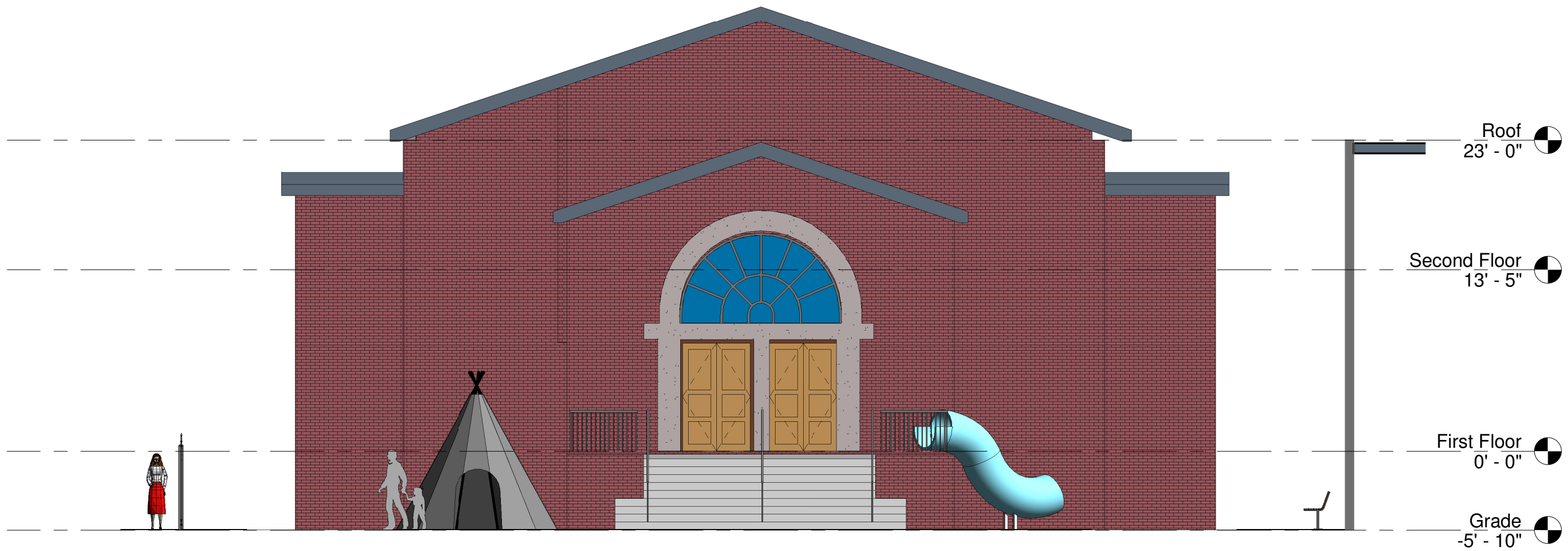
Outdoor Space

Elevations

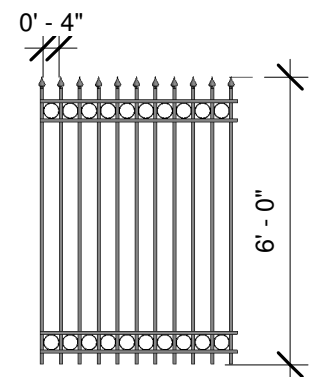
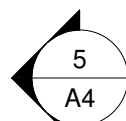
Project number	
Date	4-10-18
Drawn by	Author
Checked by	Checker

A2

Scale As indicated



③ West-1
1/8" = 1'-0"



PROPOSED
BLACK
WROUGHT
IRON
FENCE



HIGHER FENCE
FOR SIGN
DISPLAY

② West
1/4" = 1'-0"