

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
SEPTEMBER 13, 2018**

FILE NO: HRC-18-129

AGENDA ITEM: E-3

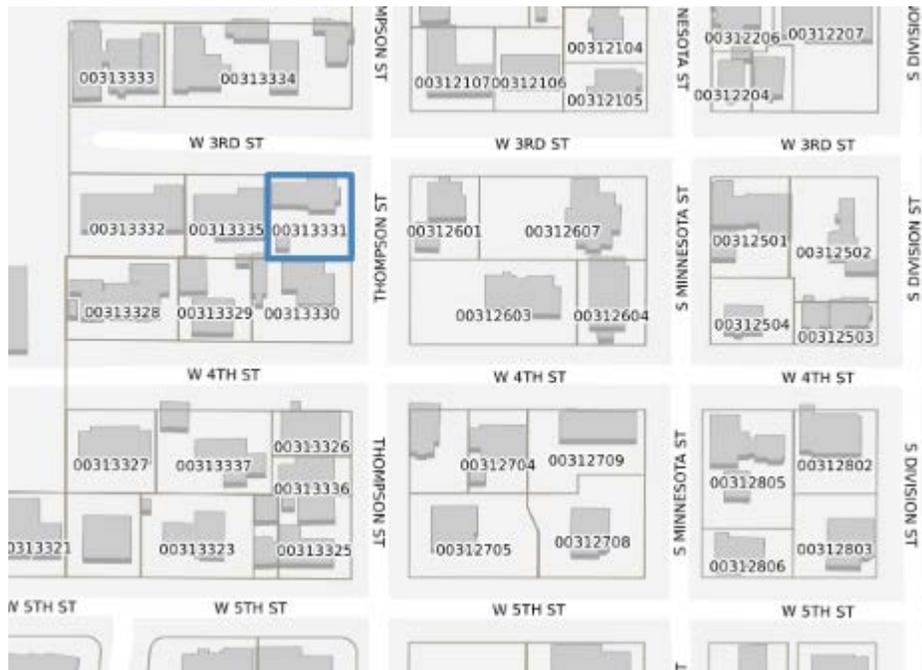
STAFF CONTACT: Hope Sullivan, AICP, Planning Manager

AGENDA TITLE: Consideration of a request to replace an existing wooden picket fence with a vinyl, white picket fence on property zoned Single Family 6,000 (SF6), located at 302 Thompson Street, APN 003-133-31.

STAFF SUMMARY: The subject property is a corner lot, with a white picket fence along both Thompson Street and Third Street. The applicant is seeking to remove the existing fence and to replace it with a white, vinyl picket fence.

RECOMMENDATION: "I move to approve HRC-18-129, on property zoned Single Family 6000, located at 302 Thompson Street, APN 003-133-31, based on the finding that the request is consistent with the design guidelines for the historic district and the Secretary of the Interior Standards as noted in the staff report, and subject to the conditions of approval in the staff report including that the fence material must be wood.

VICINITY MAP



CONDITIONS OF APPROVAL IF THE COMMISSION APPROVEST THE REQUEST:

1. The fencing material shall be wood.
2. All development shall be substantially in accordance with the attached site development plan, and limited to a change of fenestration on the north side to accommodate an egress window, and a change of fenestration on the east side to accommodate an egress window and a new door. The two new windows may be vinyl.
3. All on and off-site improvements shall conform to City standards and requirements.
4. 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.
5. 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.

LEGAL REQUIREMENTS: CCMC 18.06.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Medium Density Residential (MDR)

ZONING: Single Family 6,000

PREVIOUS REVIEWS:

HRC-18-073: Tax Deferment

H-92/93-9: Tax Deferment

V-83-2: Vary setback in rear from 20 feet to 5 feet

H-82-9: Second story addition

DISCUSSION:

Per the Assessor's records, the subject property was constructed in 1915. Per the 1980 Survey information, the structure is environmentally and architecturally compatible to surrounding buildings, and is representative of a modest working man's housing of the 1870's. There are a number of trees and other mature landscaping at the front of the house.

The applicant is seeking to replace an existing picket fence with a vinyl picket fence. The applicant proposes a scalloped design as depicted in the photographs, and a curved entry element.

Section 5.24 of the Development Standards addresses fences, stating the following.

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 masonry fences can be found as well.

A fence design must be considered in context. Scale, rhythm, material and style are the critical design elements of a fence. The fence design must be compatible with the building as well as with the surrounding property. A fence can provide a delicate design element which will greatly enhance a property.

5.24.1 Guidelines for Historic Fences

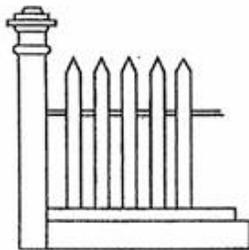
Original fences must be retained and repaired whenever possible. When reconstruction is necessary the original fence must be matched in color, material, size, scale, texture and composition. New fences should emulate historic styles and designs found in the district. (Standard Number: 2, 4, 5, 6). In accordance with this requirement, and unless an exemption is granted under circumstances deemed appropriate at the discretion of the historic resources commission, when reconstruction of a fence occurs:

- a. The historic characteristics of the property must be preserved, including, without limitation, any distinctive feature, finish, construction technique or craftsmanship and any individual feature not originally part of the property but which, over time, has acquired historic significance.*
- b. The removal of any historic feature or finish, or the modification or alteration of any such material, feature or finish that contributes to the historic character of the property, is prohibited.*
- c. A deteriorated feature or finish must, whenever possible, be repaired in lieu of replacement.*
- d. A historic feature or finish that has severely deteriorated or is otherwise in a state of disrepair such that replacement in lieu of repair is necessary, the replacement feature or finish must, to the greatest extent possible, match the original feature or finish in material, design, color, texture and all other visual aesthetics.*

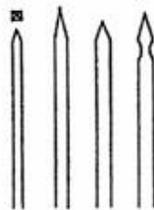
5.24.2 Guidelines for New Fences

The appropriate design for a new fence must be determined by its intended function and its location. A new fence must not be constructed in any manner which adversely affects the primary views of any building. A fence should consist of a design that will enhance the overall visual presentation of a building and be made from material which is traditionally associated with fences located within the historic district, including wood, wrought iron, decorative woven wire and, in limited circumstances, masonry. A fence should also contribute to the character and defining features of any building in a positive manner. (Standard Number: 9). Unless an exemption is granted under circumstances deemed appropriate at the discretion of the historic resources commission, the use of vinyl for the construction of a new fence is prohibited. If material other than material which is traditionally associated with fences located within the historic district is proposed to be used for the construction of a new fence, the person proposing the use of such material must include in his or her application to the historic resources commission an explanation describing how the material to be used is:

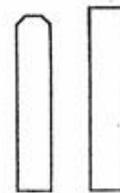
- a. Compatible with the massing, size, scale and existing architectural and construction materials of the property and the property site.
- b. More compatible with the property and the property site than material which is traditionally associated with fences located within the historic district is used.
- c. Consistent with the historical features of the property and the property site.
- d. Consistent with the massing, size, scale and existing architectural and construction materials used within the historic district.



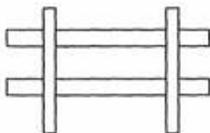
typical fence with corner or gate post



1" X 2" or 1" X 4" typical pickets



1" X 6" solid board fence



post and rail fence (Ranch)

The guidelines clearly state that the use of vinyl for the construction of a new fence is prohibited, unless an exemption is provided based on the information provided in a – d. The applicant has not responded to items a – d, but has been advised to do so. Based on the staff's visit to the site, the response to items a – d will NOT justify an exemption, and staff is recommending approval with a wooden, picket fence.

Of note, the existing fence is straight across. The applicant is seeking scalloped design as shown in the photos that are a part of the application. Additionally, the applicant is seeking a curved entryway structure as part of the fence. Staff finds the proposed design to be consistent with the guidelines as it will not adversely affect the primary view of the building, and will be made of a material that is traditionally associated with fences located within the district.

Attachments:

- Site Photographs
- Historic Survey Information
- Application (HRC -18-122)





CARSON CITY RESOURCES INVENTORY

1988 CC Resources Inventory N-6th
(1980 updated)

IDENTIFICATION:

- 1. Address: 302 South Thompson 08 3-133-31
POLICHIO, PATRICIA ANN
302 S THOMPSON ST
- 2. Common Name: _____ CARSON CITY NV 89703
- 3. Historic Name: _____
- 4. Present Owner: Robert and Patricia Polichio
- 5. Address (if not occupant): 1322 Clemens Drive; Carson City, Nevada
- 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The one story house is a vernacular building with forms and some decorative influences of the Greek Revival style. Surfaced in composition siding, the roof of the wood frame structure is formed by intersecting gables and the foundation is brick, stone, and cement. The porch is supported by chamfered posts and windows are double hung with two lights over two. The front door is paneled with a transom above.

The porch is a later addition and the building has been resurfaced with composition siding.

RELATIONSHIP TO SURROUNDINGS:

The structure is environmentally and architecturally compatible to surrounding buildings and particularly relates well to 312 South Thompson.



Street Furniture: ---

Landscaping: apple trees, lilacs

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

THREATS TO SITE:

None Known Private Development _____
Zoning SF1000 Public Works Project _____
Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent _____ Good Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 20 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

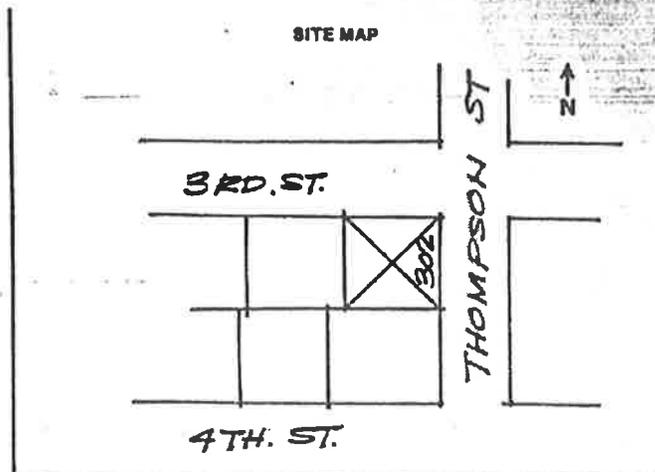
Builder (if known) _____

Date of Construction 1870's Estimated Factual _____ Source: _____

Is Structure on Original Site? _____ Moved? _____ Unknown

SIGNIFICANCE:

Located on the 1875 Bird's Eye View Map, this small vernacular structure is a vestige of the city's early architectural past and a representative of modest working man's housing of the 1870's. With its mature, if somewhat overgrown, landscaping, it contributes to the character of the area.



SOURCES:

1875 Bird's Eye View Map

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

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

RECEIVED

AUG 31 2018

CARSON CITY PLANNING 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:

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 - 129

APPLICANT: *Carson McFadden* PHONE #: *775-220-4444*

MAILING ADDRESS, CITY, STATE, ZIP: *302 Thompson St CC, NV 89703*

EMAIL ADDRESS: *Carson@ccmnevada.com*

PROPERTY OWNER: *Carson McFadden* PHONE #: *775-220-4444*

MAILING ADDRESS, CITY, STATE, ZIP: *302 Thompson St CC, NV 89703*

EMAIL ADDRESS: *Carson@CCMnevada.com*

APPLICANT AGENT/REPRESENTATIVE: *Same* PHONE #: _____

MAILING ADDRESS, CITY, STATE, ZIP: *Same*

EMAIL ADDRESS: *Same*

Project's Assessor Parcel Number(s): <i>00313331</i>	Street Address <i>302 Thompson St CC, NV 89703</i>
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Project's Master Plan Designation	Project's Current Zoning <i>G2</i>	Nearest Major Cross Street(s) <i>Thompson B St</i>
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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.

Please see attachment A

Reason for project:

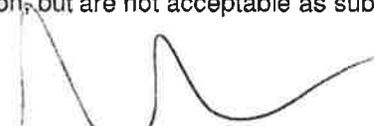
Will the project involve demolition or relocation of any structure within or into the Historic District? Yes No If Yes, please describe:

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.

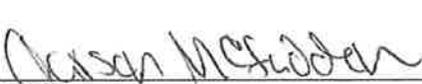
Attached is a Plan Checklist to aid preparation of plans and architectural drawings. It is understood that all checklist items may not be included in all projects. The list is intended to give the applicant an idea of the breadth of review by the Commission on those items which are included in the subject project. Photographs can be used for illustration and discussion, but are not acceptable as substitutes.



Owner's Signature



Applicant's/Agent's Signature



Owner's Printed Name



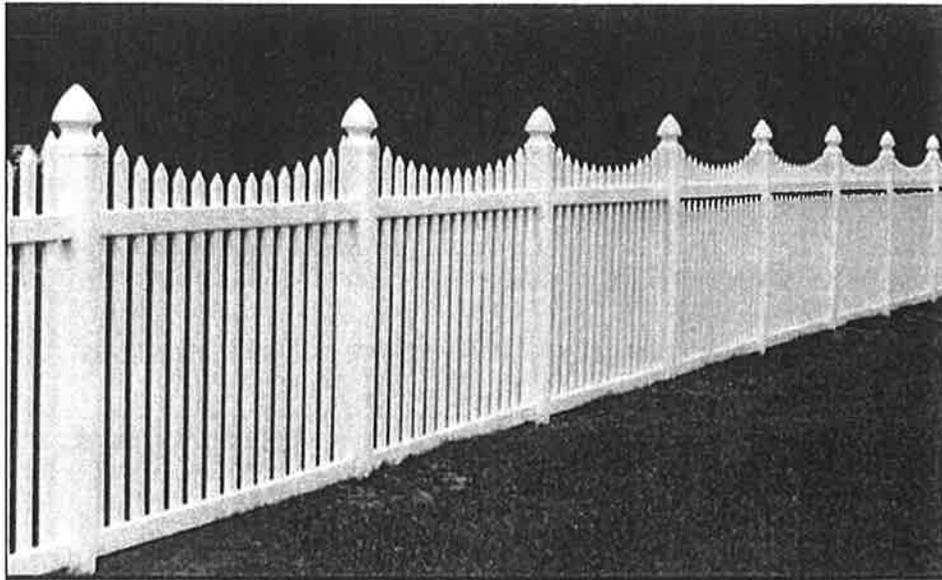
Applicant's/Agent's Printed Name

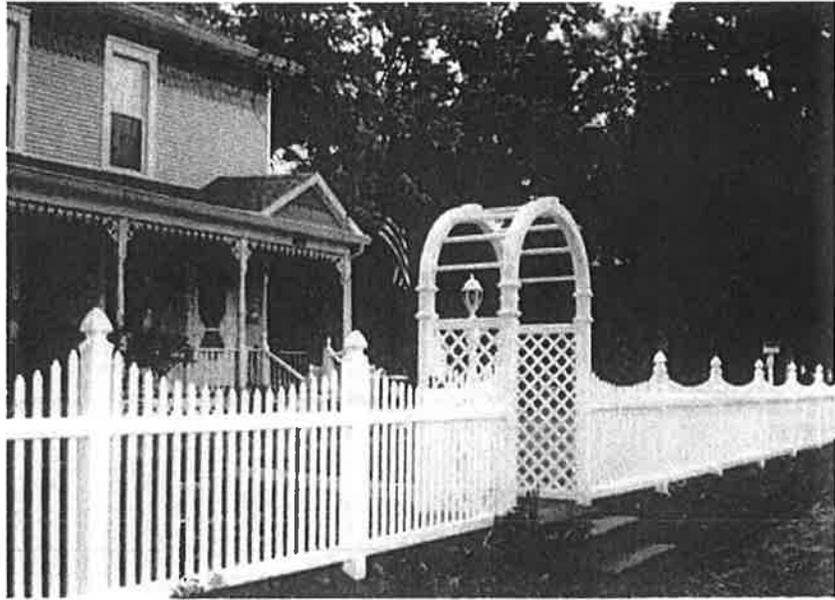
FILE # HRC – 18
Attachment A
Carson McFadden – 302 Thompson St

Dear Commission,

I would like to replace the white picket fence that borders my front yard facing Thompson St and side yard that faces 3rd Street. I believe that the current fence may be the original making it over 100 years old. The wood/posts are rotting away which causes the nails to fail and my pickets are often blown off by the wind with the limited support.

What I would like to do is install a vinyl, white picket fence to border the property. I would also like to be approved to have it be the fence be scalloped and possibly add an arch like the photos below:





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Landscaping: apple trees, lilacs

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

124

THREATS TO SITE:

None Known Private Development

Zoning SF6000 Public Works Project

Vandalism Neglect Other

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent Good Fair Deteriorated

APPROXIMATE SETBACK: 20 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

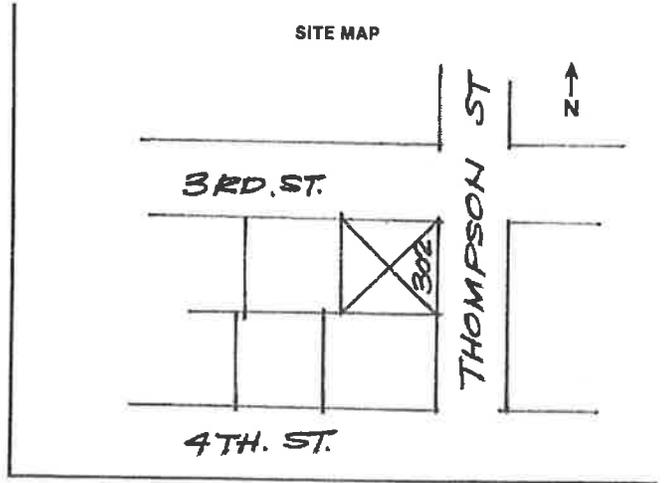
Builder (if known) _____

Date of Construction 1870's Estimated Factual Source: _____

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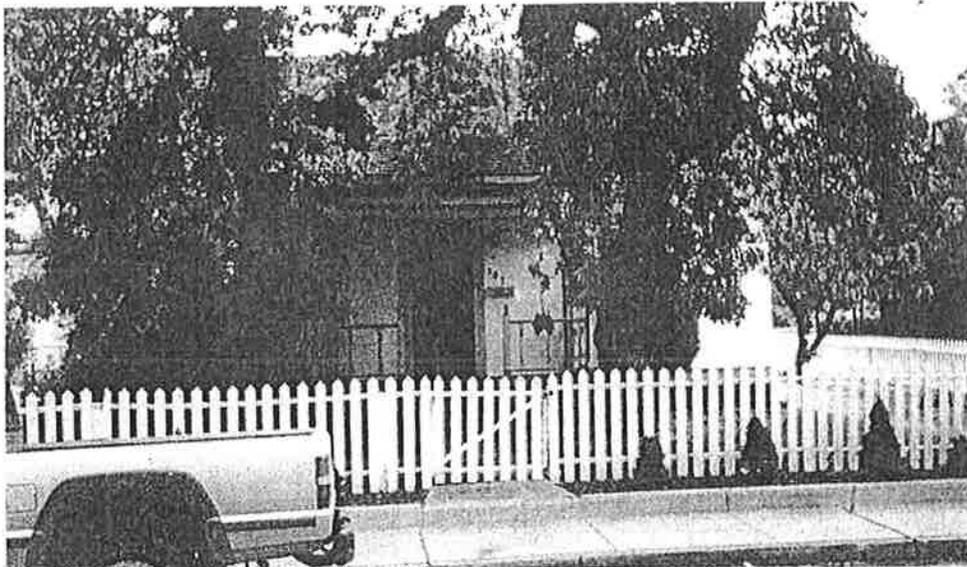
SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

**Historical Survey 2000
Carson City Historic District
Carson City Community Development**



Address: 302 Thompson

Location: Southwest corner S. Thompson and W. Third

Construction Date: 1915 (assessor)

Historical Background

Mrs. C. C. Ott was the occupant of this home in 1895. Celia Ott was a widow, age 73 in 1910. She had been born in Germany and raised two children.

Henry Killian was living in this home in 1917. Killian was a brewer at the Carson Brewing Company, and shared the home with another brewer, Frank Stupke. In 1923 two widows were living in the house, along with various individuals who were probably their children. Florence Baxter, widow of Matthew, was employed by the Carson Bakery, and later as an operator at Bell Telephone. Charlotte Smith, the widow of John C., did not list an occupation. The women lived in the home between 1923 and 1930. During those years, George Smith, who worked as a miner, lived with Baxter and Smith. John, Joseph, and William Baxter, all

employed as laborers, lived here, as did Mildred Baxter and George Baxter, who were both students.

By 1935, Clyde and Beatrice May were in residence. May was a cattle buyer. In 1948 Marcel and Agnes Theodoloz were at this address. Theodoloz worked as a janitor.

Sources: Stewart Title Posting Books; Carson City Directories; Carson City Telephone Directories; United States Census