

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
MARCH 14, 2019**

FILE NO: HRC-19-011

AGENDA ITEM: E-2

STAFF CONTACT: Hope Sullivan, AICP, Planning Manager

AGENDA TITLE: Consideration of a request for the installation of a twenty foot section of a four foot tall steel framed fence on property zoned Residential Office (RO), located at 301 West King Street, APN 003-216-10.

STAFF SUMMARY: The applicant is seeking to install a four foot tall white steel framed fence / gate with a perforated metal fill safety screen along a portion of the eastern property line. The Commission will review the request to determine if the request is consistent with the Development Standards for the Historic District.

RECOMMENDATION: “I move to deny HRC-19-011, based on the finding that the request is inconsistent with the design guidelines for the historic district and the Secretary of the Interior Standards as noted in the staff report.”

VICINITY MAP



CONDITIONS OF APPROVAL IF THE COMMISSION APPROVEST THE REQUEST:

none

LEGAL REQUIREMENTS: CCMC 18.06.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Mixed Use Residential (MUR)

ZONING: Residential Office (RO)

PREVIOUS REVIEWS: none

DISCUSSION:

Per the Assessor's records, the subject property was constructed in 1907. Per the 1980 Survey information, the structure is a one story vernacular building with some Classical Revival and Italianate style influences. The L-shaped building has a gabled roof, a concrete foundation, and is surfaced in shiplap. The corners are quoined in wood in imitation of the stone corner blocks of Renaissance stone buildings. Per the survey, 301 West King is an excellent example of modest builder housing of an early era.

The applicant has removed a white wooden fence that existed along South Nevada Street, and replaced it with the subject gate. Staff advised the applicant that review and approval by the Historic Resource Commission is required for fences and gates. The applicant is now seeking permission to have the gate installed.

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

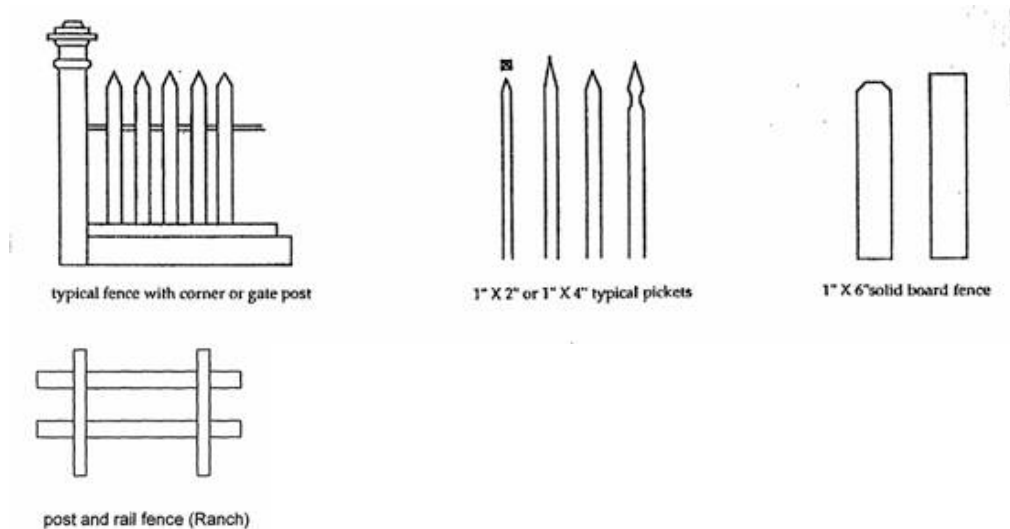
Original fences must be retained and repaired whenever possible. When reconstruction is necessary the original fence must be matched in color, material, size, scale, texture and composition. New fences should emulate historic styles and designs found in the district. (Standard Number: 2, 4, 5, 6). In 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 if 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.*



The four foot gate appears as a solid fence due to the protective mesh that is included. As a solid fence, to be located within the required setback, it must be reduced to three feet or a Special Use Permit for the additional height must be obtained.

Staff finds that the fence violates the guidelines in that it adversely affects the primary views of the building. The subject property is a corner lot, and the east side is the “streetside.” The fence is located right along the property line on South Nevada Street, thus is very visible. In fact, the Engineering staff is concerned that the fence may be located on the right-of-way and, if approved, has requested it be moved onto private property. Due to the height and opacity, the fence obscures views of the side of the building.

Staff finds that the design of the fence is inconsistent with the district, and does not “enhance the overall visual presentation of the building.” The fence is a steel fence that is a modern design. Staff finds that a fence and gate constructed of the woven wire or of wood would accomplish the applicant’s goal of securing the property while providing for a fence that is consistent with the district, and enhances the overall visual presentation of the building.

Attachments:

- Site Photograph
- Historic Survey Information
- Application (HRC -19-011)

HRC-19-011: 301 W. King St.



CARSON CITY RESOURCES INVENTORY

1988 CC Resources Inventory A-M
(1980 updated)

IDENTIFICATION:

- 1. Address: 301, 305, 309, and 311 West King APN 3-216-04
- 2. Common Name: 09 3-216-10
- 3. Historic Name: ALLEN ENTERPRISES, INC
- 4. Present Owner: ATT: ALLEN J LEFFERDINK
- 5. Address (if not on CARSON CITY NV 89703 Nevada SEE Continuation She
- 6. Present Use: residences Original Use: residences for other
owners

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

301 West King is a one story vernacular building with some Classical Revival and Italianate style influences. The L-shaped building has a gabled roof, a concrete foundation, and is surfaced in shiplap. The corners are quoined in wood in imitation of the stone corner blocks of Renaissance stone buildings. Facade elements include a slanted bay and a gabled entry canopy with a transom over the door. Windows are double hung with six lights over six. A shed roofed extension occurs at the rear. The entrance canopy has been modified.

This grouping of one story rectangular wood frame structures are vernacular builder houses with some Classical Revival and Italianate style influences. The roofs are gabled and slanted bays project from the front facades. Each entry has been somewhat altered and each house has been resurfaced with composition siding.

RELATIONSHIP TO SURROUNDINGS:

Although of these structures relate well to each other and form and important cohesive grouping of early buildings in this mixed use neighborhood.

301 West King



Street Furniture: wire fences of varyi:
ages

Landscaping: mature trees, bushes

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 RD Public Works Project _____
Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

mixed residential/commercial/church

PHYSICAL CONDITION:

Excellent _____ Good Fair Deteriorated _____

APPROXIMATE SETBACK: 25 to 30 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

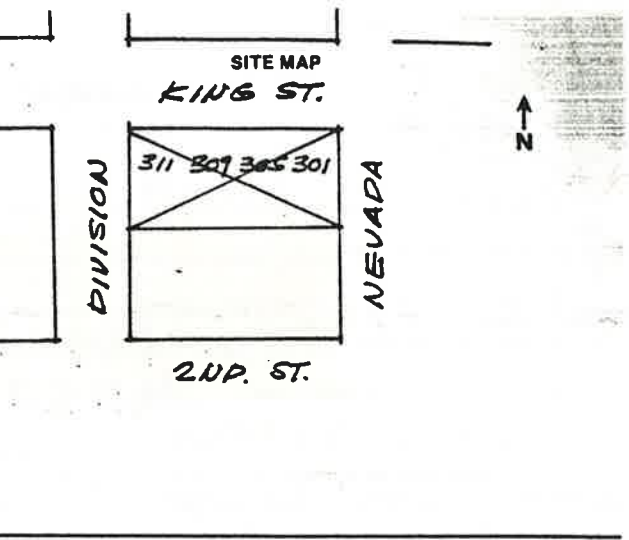
Date of Construction 1865-70's Estimated Factual _____ Source: 1875 Bird's Eye Map

Is Structure on Original Site? _____ Moved? _____ Unknown

SIGNIFICANCE:

301 West King is an excellent example of modest builder housing of an early era. It is essentially intact, and is an important pivotal point for the originally identical row of houses to the west, built by an early developer from the same plan. This house has an extra wing to the east and may have been the "model" house for the grouping. The structure has both historic and architectural importance. Built as part of a grouping in approximately 1865, the house served as the dwelling for a Nevada Secretary of State.

The grouping is significant as the earliest builder development in Carson City. The development is an important cultural as well as architectural resource, and represents an activity that was known to have occurred but of which few examples remain. The four structures although individually altered, retain a strong sense of unity and identity.



09 3-216-13
REBOL, ANNA E & JOHN C
4200 SHECKLER RD

309 W King

FALLON NV 89406

09 3-216-14
BATEMAN, ELEANOR
305 W KING ST

CARSON CITY NV 89703

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

Continuation sheet for 301, 305, 309, and 311 West King

305 West King



311 West King



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



Address: 301 W. King

Location: Southwest corner of W. King and S. Nevada

Construction Date: 1907 (assessor); 1865 (SHPO)

Historical Background

John Rosser, who was a butcher at the City Market, purchased this parcel in 1866. by 1872 John Fox was in possession of the property. Fox dealt in "books and stationary, music, jewelry, etc." He sold to Nat Smart in 1880. Smart was a Scottish immigrant, and worked as a blacksmith and a laborer. His wife Eliza kept house and his two sons worked as laborers. Daughter Emma was a dressmaker.

Rhoda and H. K. Brown owned the property between 1887 and 1894. Jennie Hambleton purchased the house in 1894. The house went thorough a succession of owners when Hambleton sold in 1904.

Alice and Harry Gifford owned the house by 1915. Harry Gifford was a printer for the Carson City News. Alice Gifford was a widow by 1923 and shared her home with daughter Clara, who was a student. Luella Dilworth, a teacher at the

grammar school, also lived in the house. Leonard Gifford was a clerk at Miller's Drug by 1925.

In 1926 Gifford sold the house to W. G. Greathouse. Lyman and Eva Fulton lived in the home in 1927, and Fulton was a Deputy United States Marshall. By 1929 Greathouse had moved into the house. William Greathouse was Secretary of State from 1923 until his death in 1937. Helen Greathouse sold the house to Alan and Lucille Bible in 1939. In 1948, while living in the house, Bible was Attorney General, and served in that office from 1943 until 1951. Bible sold the house in 1951 and was a United States Senator from 1954 until 1974.

Sources: Stewart Title Posting Books; Carson City Directories; Carson City Telephone Directories; United States Census; *Political History of Nevada*

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- 1. Address: 301, 305, 309, and 311 West King APN 3-216-04
- 2. Common Name: _____
- 3. Historic Name: _____
- 4. Present Owner: Larry and Kathleen Rothchild (David Gamble)
- 5. Address (if not occupant): 301 West King, Carson City, Nevada SEE Continuation Sheet
- 6. Present Use: residences Original Use: residences for other owners

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

301 West King is a one story vernacular building with some Classical Revival and Italianate style influences. The L-shaped building has a gabled roof, a concrete foundation, and is surfaced in shiplap. The corners are quoined in wood in imitation of the stone corner blocks of Renaissance stone buildings. Facade elements include a slanted bay and a gabled entry canopy with a transome over the door. Windows are double hung with six lights over six. A shed roofed extension occurs at the rear. The entrance canopy has been modified.

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RELATIONSHIP TO SURROUNDINGS:

Although of these structures relate well to each other and form and important cohesive grouping of early buildings in this mixed use neighborhood.



Street Furniture: wire fences of varying ages

Landscaping: mature trees, bushes

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 RO Public Works Project _____
Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

mixed residential/commercial/church

PHYSICAL CONDITION:

Excellent _____ Good Fair Deteriorated _____

APPROXIMATE SETBACK: 25 to 30 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1865-70's Estimated Factual _____ Source: 1875 Bird's Eye Map

Is Structure on Original Site? _____ Moved? _____ Unknown

SIGNIFICANCE:

301 West King is an excellent example of modest builder housing of an early era. It is essentially intact, and is an important pivotal point for the originally identical row of houses to the west, built by an early developer from the same plan. This house has an extra wing to the east and may have been the "model" house for the grouping. The structure has both historic and architectural importance. Built as part of a grouping in approximately 1865, the house served as the dwelling for a Nevada Secretary of State.

The grouping is significant as the earliest builder development in Carson City. The development is an important cultural as well as architectural resource, and represents an activity that was known to have occurred but of which few examples remain. The four structures although individually altered, retain a strong sense of unity and identity.

SOURCES:

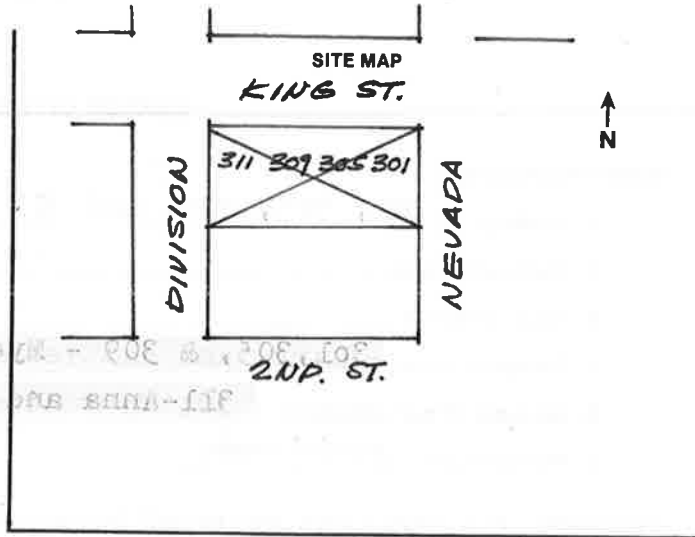
1875 Bird's Eye View Map

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:



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

RECEIVED

FEB 07 2019

CARSON CITY PLANNING DIVISION

FILE # HRC - 18 - 19-011

APPLICANT: **RON KIPP** PHONE #: **775-546-3124**

MAILING ADDRESS, CITY, STATE, ZIP: **29 McClellan Peak Dr., Moon House, NV 89706**

EMAIL ADDRESS: **ronkipp@armacconstruction.com**

PROPERTY OWNER: **Same** PHONE #:

MAILING ADDRESS, CITY, STATE, ZIP:

EMAIL ADDRESS:

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

MAILING ADDRESS, CITY, STATE, ZIP:

EMAIL ADDRESS:

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.

Project's Assessor Parcel Number(s): **003-216-10**

Street Address: **301 W. KING STREET**

Project's Master Plan Designation: **MIXED USE RESIDENTIAL**

Project's Current Zoning: **RO**

Nearest Major Cross Street(s): **SOUTH NEVADA STREET**

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 EXISTING 6' WHITE PAINTED WOOD FENCE (+/- 12LF).
 INSTALL 4' HIGH X 20' (12' DRIVE OPENING) CANTILEVER
 GATE. 2" SQ STEEL FRAME W/ 3/4" PICKETS @ 4"
 SPACING WITH PERFORATED METAL FILL SAFETY SCREEN,
 PER THE ATTACHED PAGES 1 THROUGH 4.**

Reason for project:

PEOPLE WHO KNEW THE PROPERTY WAS FOR SALE AND VACANT USED THE DRIVEWAY AS THEIR PERSONAL PARKING SPOT FOR THE FARMERS MARKET, WINE WALK AND BAC EVENTS. THIS HAS CONTINUED, ALTHOUGH REDUCED, SINCE I PURCHASED THE RESIDENCE. PEOPLE HAVE ACTUALLY WALKED IN THE BACK DOOR THINKING IT WAS OPEN FOR THEIR EXPLORATION.

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.

Ronald D Kipp
Owner's Signature

Ronald D Kipp
Applicant's/Agent's Signature

RONALD D. KIPP
Owner's Printed Name

RONALD D. KIPP
Applicant's/Agent's Printed Name



S NEVADA ST

(e)
CARRIAGE
HOUSE 1917

4' GATE X 20''

12' DRIVE
OPENING

6°

4' SAFETY SCREEN

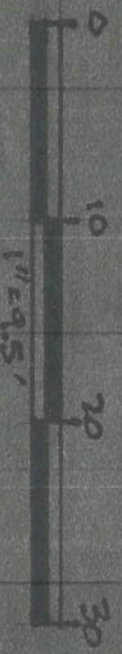
(e) 4' WIRE FENCE

48

90.4

49

301 W. KING ST.



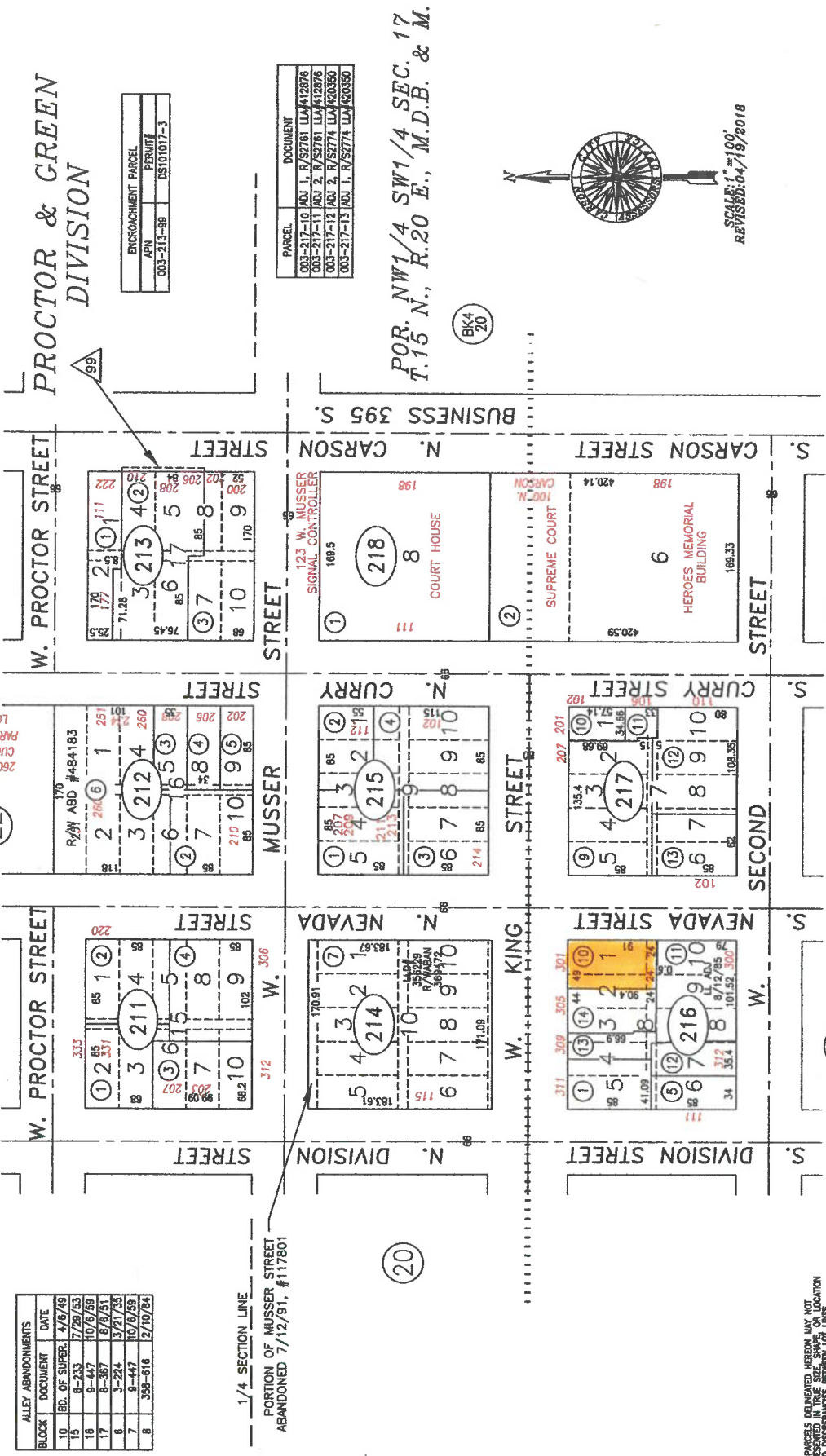
NORTH

PREPARED BY: RON KIPP 546-3124

2 of 4

3-21

PORTION SW1/4 NW1/4 SECTION 17
T.15 N., R.20 E., M.D.B. & M.



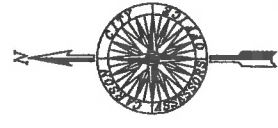
ALLEY ABANDONMENTS	BLOCK	DOCUMENT	DATE
10	RD. OF SUPER.	4/6/49	
15	8-333	7/29/53	
16	9-447	10/6/59	
17	8-367	8/8/51	
6	3-224	3/21/35	
7	9-447	10/6/59	
8	358-618	2/10/84	

1/4 SECTION LINE
 PORTION OF MUSSER STREET
 ABANDONED 7/12/91, #117801

ENCRICHMENT PARCEL	APN	PERMIT#
003-213-99	003-213-99	DS101017-3

PARCEL	DOCUMENT
003-217-10 ADJ. 1, R/S2761 LIA#12878	
003-217-11 ADJ. 2, R/S2761 LIA#12878	
003-217-12 ADJ. 2, R/S2774 LIA#420350	
003-217-13 ADJ. 1, R/S2774 LIA#420350	

POP. NW1/4 SW1/4 SEC. 17
 T.15 N., R.20 E., M.D.B. & M.



SCALE: 1"=100'
 REVISED: 04/19/2018

SEARS, THOMPSON
 & SEARS DIVISION
 RECORDED 2/3/1860

301 W. KING ST.
 APN 003-216-10

Rail Kipp 546-3124

NOTE: PARCELS DIMENSIONS, PERSON MAY NOT BE SHOWN. DIMENSIONS IN THIS MAP ARE FOR INFORMATION ONLY. THE ASSessor FOR ASSESSMENT AND ILLUSTRATION PURPOSES ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF THE DATA REPRODUCED HEREON. YOU CAN VIEW AND PRINT OUR MAPS AT NO CHARGE FROM OUR WEBSITE AT: <http://cappi.com/public/>

PARCEL 003-212-01 IS NOW 003-212-08 R/W A/B #46183
 ADOPTED LEASED ENCRICHMENT PARCEL 003-213-99 THRU'S ARTS & ANCHORS' PERMIT# DS101017-03

(e) 3 1/2' H WIRE FENCE

4' HIGH GATE IN
CLOSED POSITION

4 FEET SAFETY SCREEN

4' DRIVE
OPENING

Google Earth

© 2019 Google

Google Earth

APN 003 - 216 - 10

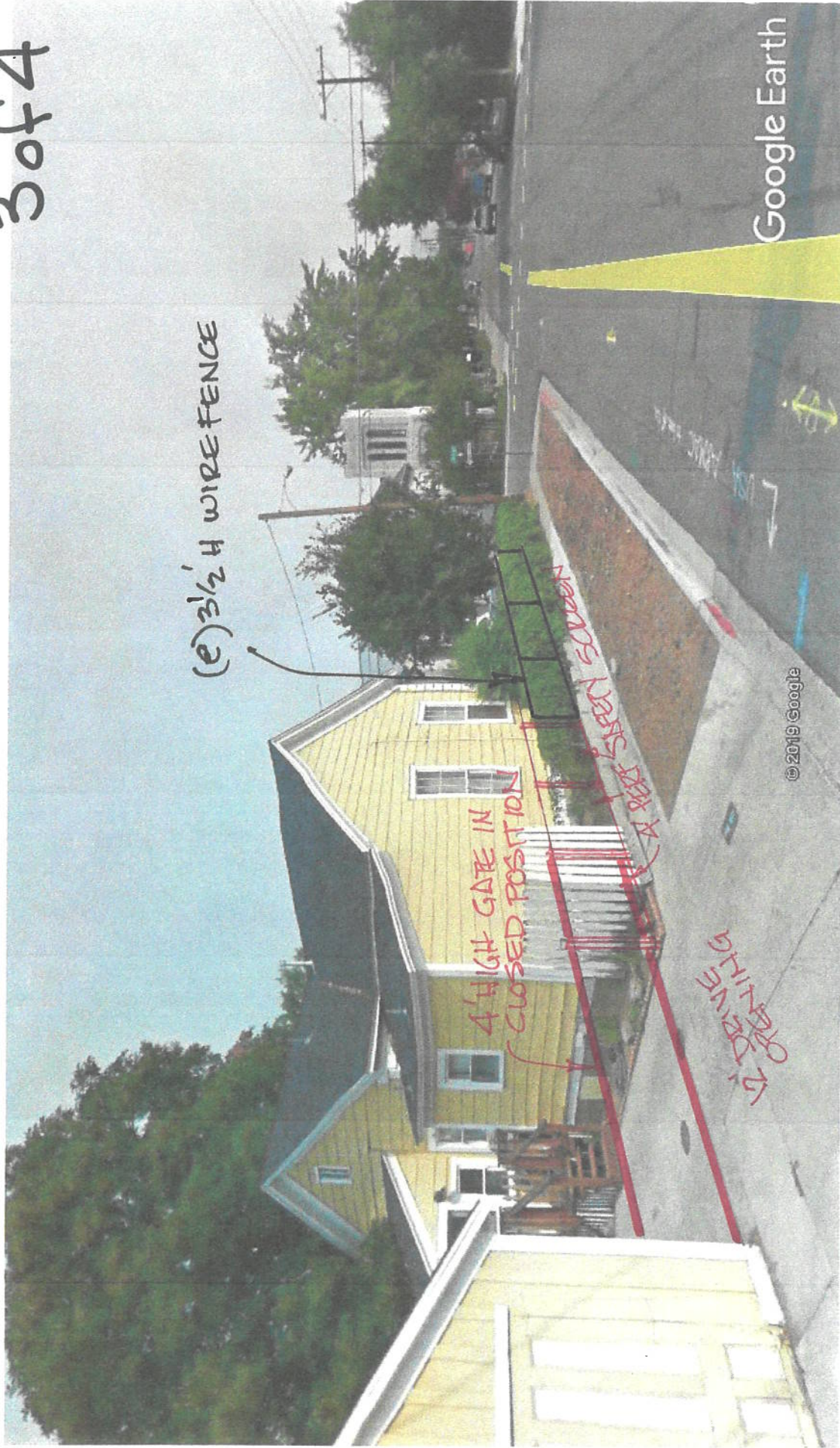
feet
meters

10

5

301 W. KING ST., NEYADA ST. SIDE
REMOVE (e) 6' WOOD FENCE. INSTALL 4' HIGH CANTILEVER
GATE (12' DRIVE OPENING) 2" SQ STEEL FRAME w/ 3/4"
PICKETS w/ 4" SPACING WITH PERFORATED METAL FILL
SAFETY SCREEN.

PREPARED BY: RON KIPP
546-3124



4 of 4

4' HIGH x 20' CANTILEVER GATE
IN OPEN POSITION

301 W. KING ST., NEVADA ST. SIDE.

PREPARED BY: RON KIRP
546-3124