

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF  
MAY 9, 2019**

**FILE NO:** HRC-19-051

**AGENDA ITEM:** E-1

**STAFF CONTACT:** Hope Sullivan, AICP, Planning Manager

**AGENDA TITLE:** For Possible Action: Discussion and possible action to consider a request to build a 20 inch tall block wall with a wrought iron fence mounted on it surrounding a memorial garden on the south side of the church building, located at 305 North Minnesota Street, APN 003-201-01. (Hope Sullivan, [hsullivan@carson.org](mailto:hsullivan@carson.org))

**STAFF SUMMARY:** The applicant is seeking to construct a 20 inch tall block wall with a wrought iron fence mounted to the top. The overall height of the wall and fence structure will be 3 feet. The wall and fence structure will surround a memory garden located on the south side of the church building. 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 approve HRC-19-051, 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."**

**VICINITY MAP**



**CONDITIONS OF APPROVAL IF THE COMMISSION APPROVES THE REQUEST:**

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 and community development department 30 days prior to the 1 year expiration date. Should this request not be initiated within 1 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 will be rescheduled for the next historic resources commission meeting for further considerations.

**LEGAL REQUIREMENTS:** CCMC 18.06.015 (Procedure for Proposed Project)

**MASTER PLAN DESIGNATION:** Mixed Use Residential (MUR)

**ZONING:** Residential Office (RO)

**PREVIOUS REVIEWS:**

HRC-15-174: Installation of a historic marker.

HRC-15-099: Replace handicap ramp and add lighting.

HRC-14-088: Re-roof

HRC-10-015: Walking labyrinth

HRC-09-104: Double faced sign

HRC-09-043: Discussion only columbarium and prayer garden.

MPR-07-052: Pre-school, Childcare center

H-02/03-1: Re-roof

H-01/02-1: Windows

U-84-9: Pre-school

**DISCUSSION:**

The Church was originally constructed in 1867-68. The 1980 survey describes it as a one and half story, T-shaped, wood frame church structure in a Gothic Revival style. The structure received its only major alterations in 1875 when the church was lengthened 24

feet to a total of 70 feet, and the one and a half story rear two wings were added to the existing structure. In 1911, a guild room, kitchen, toilet and study were added to create the one story rear portion. A rectory building is located to the south of the church.

The applicant is proposing to install a Memorial Garden on the south side of the church. The applicant proposes to enclose the garden area with a three foot tall wall / fence. More specifically, the applicant proposes the garden be enclosed with a block wall that will have a height of twenty inches, with wrought iron fence mounted to the top of the wall. An ornate double gate is proposed on the east side of the wall, and a single wide gate is proposed on the west side. The fence will not be any closer to the sidewalk than the existing church building.

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:*

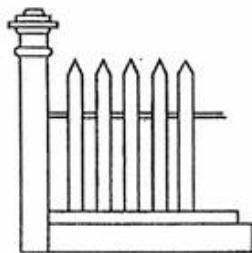
- a. The historic characteristics of the property must be preserved, including, without limitation, any distinctive feature, finish, construction technique or craftsmanship and any individual feature not originally part of the property but which, over time, has acquired historic significance.*
- b. The 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.

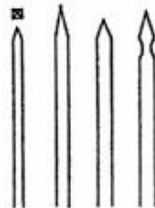
#### **5.24.2 Guidelines for New Fences**

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:

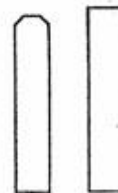
- a. Compatible with the massing, size, scale and existing architectural and construction materials of the property and the property site.
- b. More compatible with the property and the property site than if material which is traditionally associated with fences located within the historic district is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



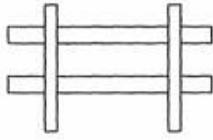
typical fence with corner or gate post



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



1" X 6" solid board fence



post and rail fence (Ranch)

Consistent with the guidelines, the wall/fence is proposed to be located so as to NOT obscure primary views of the building. The fence will be located to the side of the church, and is proposed to have a low profile. Also, as the fence will not be any closer to the sidewalk than the existing building, the fence will not compromise the character defining features of the site. The wall/fence will be of masonry elements and wrought iron, materials that are cited in the design guidelines as appropriate materials.

Staff finds that the proposed fence/ wall to be consistent with the design guidelines, and is recommending approval.

Attachments:

Historic Survey Information  
Application (HRC -19-051)

CARSON CITY RESOURCES INVENTORY

1988 CC Resources Inventory A-M  
(1980 updated)

IDENTIFICATION:

1. Address: 314 North Division 300 N. Division APN 3-201-02  
2. Common Name: St. Peter's Episcopal Church  
3. Historic Name: St. Peter's Episcopal Church  
4. Present Owner: St. Peter's Episcopal Church  
5. Address (if not occupant): 300 North Division; Carson City, Nevada  
6. Present Use: church Original Use: church

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The one and a half story, T-shaped, wood frame church structure is Gothic Revival in style. The exterior building material is clapboard and the foundation is stone. The roof is formed of intersecting gables except for the modified hip roof of an extension at the rear. A tall slender steeple rises from the front of the church, containing double entry doors with a large pointed arched window above, circular louvered vents, and four small gabled and bracketed vents clustered at the base of the spire. The transomed wing at the rear contains a gabled portion of one and a half stories and a hip roofed one story portion whose roof connects to the taller wing. The taller wing contains windows similar to those of the church while the smaller addition mixes several window and door types including rectangular doors and windows with leaded glass transoms. Rather heavy projecting moldings emphasize the fenestration designs. A number of fine stained glass windows have been donated by the congregation.

The structure received its only major alterations in 1875 when the church is lengthened 24 feet to a total of 70 feet. At the same time the one and a half story rear two wings were added to the existing structure, one for a Sunday School and the other for parish needs. In 1911 a guild room, kitchen toilet and study were added and created the one story rear portion attached to the Sunday School room. The steeple is now fiberglass and restoration (see continuation sheet)

RELATIONSHIP TO SURROUNDINGS:

Although the church form is taller and more massive than adjacent residential structures, its scale is still compatible to the area. The building form is particularly enhanced and to a degree screened by the many mature trees.

Street Furniture: historical plaque

Landscaping: mature Lombardy  
Poplars along Division and  
Telegraph, evergreens, mature  
landscaping on side yard

Architectural Evaluation: PS      NR X  
District Designation: PD 2 NR     

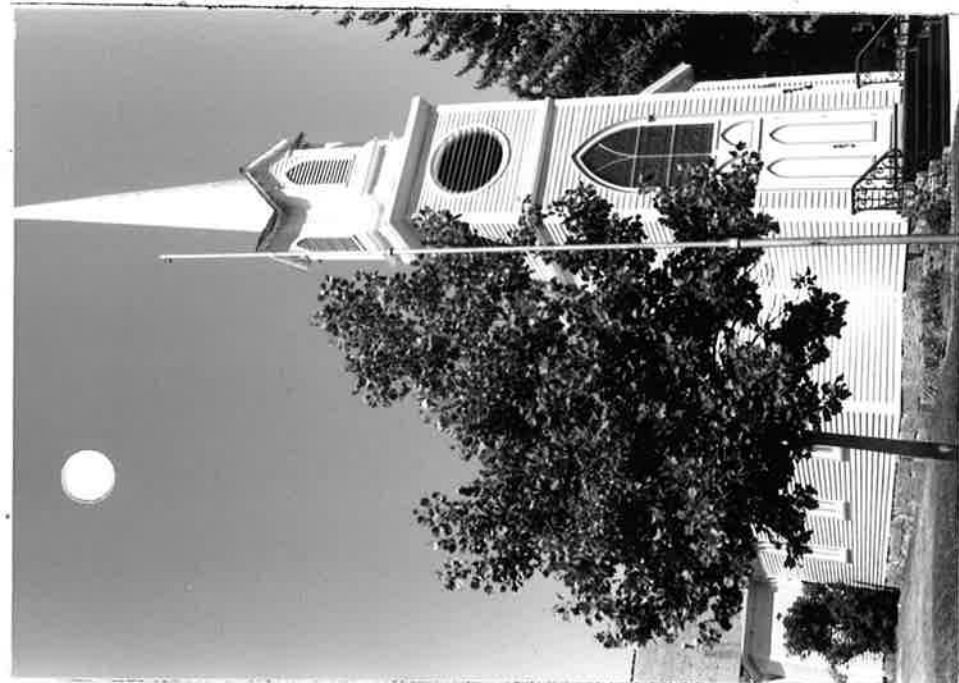
HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date March 1980





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**THREATS TO SITE:**

None Known ☒ Private Development \_\_\_\_\_  
Zoning RD Public Works Project \_\_\_\_\_  
Vandalism \_\_\_\_\_ Neglect \_\_\_\_\_ Other \_\_\_\_\_

**ADJACENT LAND USES:**

office/residential

**PHYSICAL CONDITION:**

Excellent ☒ Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_

APPROXIMATE SETBACK: 35 feet

**HISTORICAL BACKGROUND:**

Architect (if known) \_\_\_\_\_

Builder (if known) \_\_\_\_\_

Date of Construction 1867-68 Estimated \_\_\_\_\_ Factual ☒ Source: HABS

Is Structure on Original Site? ☒ Moved? \_\_\_\_\_ Unknown \_\_\_\_\_

**SIGNIFICANCE:**

The structure is an exceptionally fine rendition of the Gothic Revival style used so widely and appropriately in ecclesiastical design of the 19th century. Its detailing, though relatively simple, is very fine and the building is enhanced by its siting with open lawn and numerous tall trees. The building conveys a very strong presence and image of the past due to its striking design and use of scale. It contributes substantially to the atmospheric quality of the area and to the character of the city.

**SOURCES:**

Historic American Building Survey, 1974  
Carson City Historic Tour  
First Hundred Years 1863-1963 St. Peter's Parish

**SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:**

**Adaptive Use:**

**Facade Changes:**

**Zoning:**

**SITE MAP**



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

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Continuation Sheet, 314 North Division

Description

after a fire did not include the use of original materials. The building was once a "drab" yellow with darker trim. The entry lamp is from Virginia City.

The rectory stands to the south and is now in a sense a related feature. Built as a private residence probably in 1867-68, the structure was purchased in 1891 for \$3,500 by the church to serve as a rectory.





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

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CCMC 18.06

## HISTORIC RESOURCES COMMISSION

APR 16 2019

CARSON CITY  
PLANNING DIVISION

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 - 19-051

APPLICANT

PHONE #

St. Peter's Episcopal Church

MAILING ADDRESS, CITY, STATE, ZIP

305 N. MINNESOTA ST. 89703

EMAIL ADDRESS

CHURCHOFFICE@STPETERSCARSONCITY.ORG

PROPERTY OWNER

PHONE #

DIOCESE OF NEVADA

MAILING ADDRESS, CITY, STATE, ZIP

9480 S. EASTERN AVE STE. 236 89123

EMAIL ADDRESS

OFFICE@EPISCOPALNEVADA.ORG 702-737-9190

APPLICANT AGENT/REPRESENTATIVE

PHONE #

Tom Streeter 775-883-6587

MAILING ADDRESS, CITY, STATE, ZIP

1502 N. NEVADA ST. CARSON CITY

EMAIL ADDRESS

NTAC@CHARTER.NET

Project's Assessor Parcel Number(s):

003-201-01

Street Address

305 N. MINNESOTA ST. CARSON CITY

Project's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)

DIVISION & TELEGRAPH

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.

See attached document

Reason for project:

see attached document

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 ½ 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

# **St. Peter's Memorial Garden**

## **Brief Description of the work to be performed:**

Pending HRC approval, St. Peter's plans to build a Memorial Garden against the south side of the church with a wall/fence enclosing the south perimeter away from the church. Paver walkways will meander through the garden with "pea" gravel covering the areas outside of the walkways eliminating all of the grass. It is our understanding that only the wall/fence will require HRC approval.

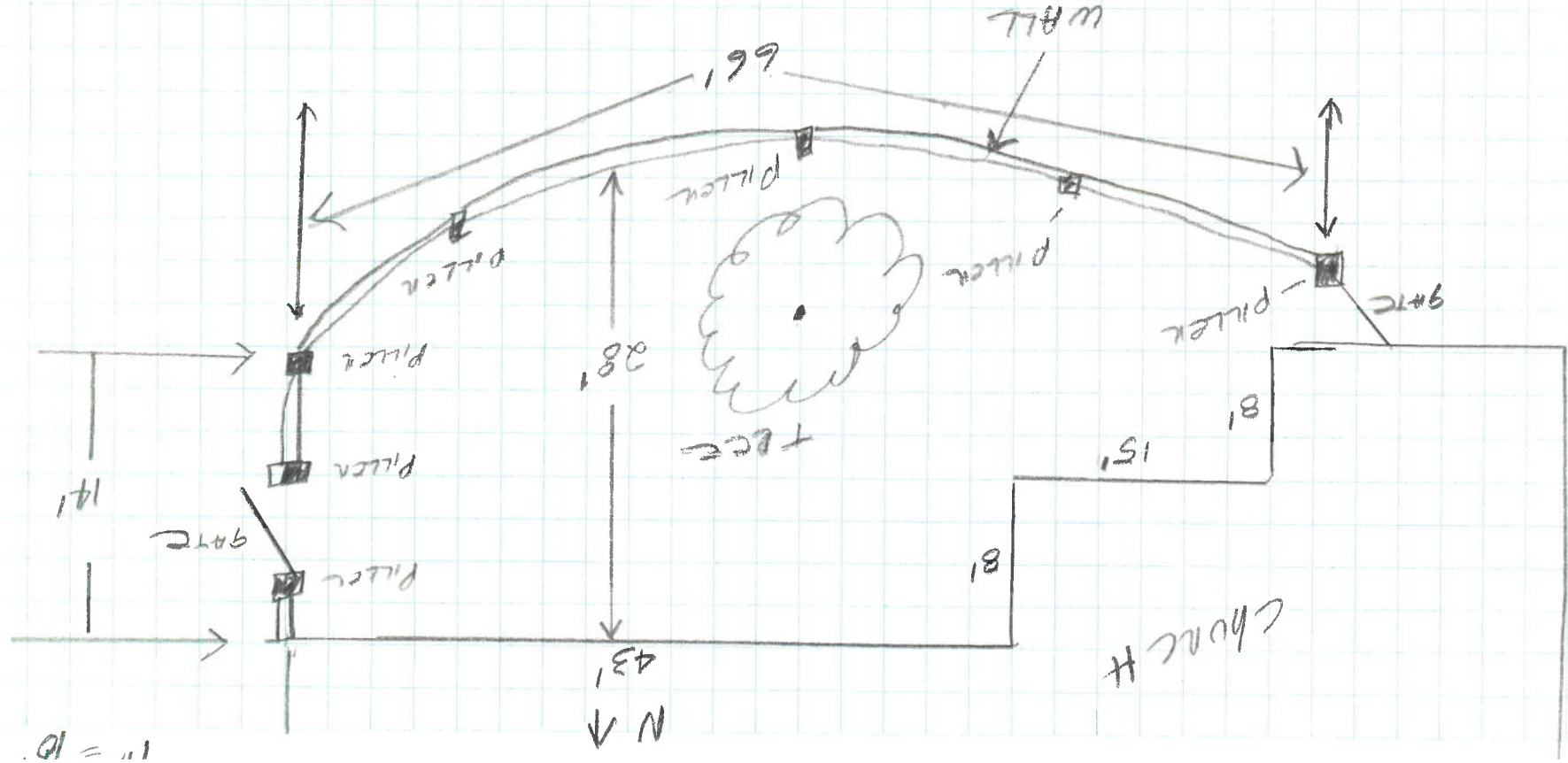
The garden will be enclosed by a 20 inch high x 12 inch wide wall with a wrought iron fence supported on top of the wall. This structure will be approximately 90 feet long. Overall height of the wall/fence will be approximately 3 feet tall. This wall/fence structure will be designed to complement the appearance of the church keeping in mind that St. Peter's church is now 150 years old and a historic landmark. The wall will be constructed of Basalite open-ended blocks which come in a variety of textures and colors that will be similar to the limestone church foundation. Individual blocks measure 16" x 12" wide x 8" deep. Wrought iron fences are common in the neighborhood including the Methodist church next door. An ornate double gate will be installed on the east side of the wall and a single wide gate on the west end of the garden near the office entrance. The existing tree will be kept in the garden area as a key feature of the garden.

All construction work will be performed by licensed contractors.

## **Reason for Project:**

The main reason for constructing this garden is to provide an area on church property where members of the congregation can eventually have their ashes interred. Also, the garden will provide a "meditative" space with benches, plants, etc. that can be enjoyed by the community at large.

DIVISION St.



S ↓

Scale 1" = 10 feet

NOTES

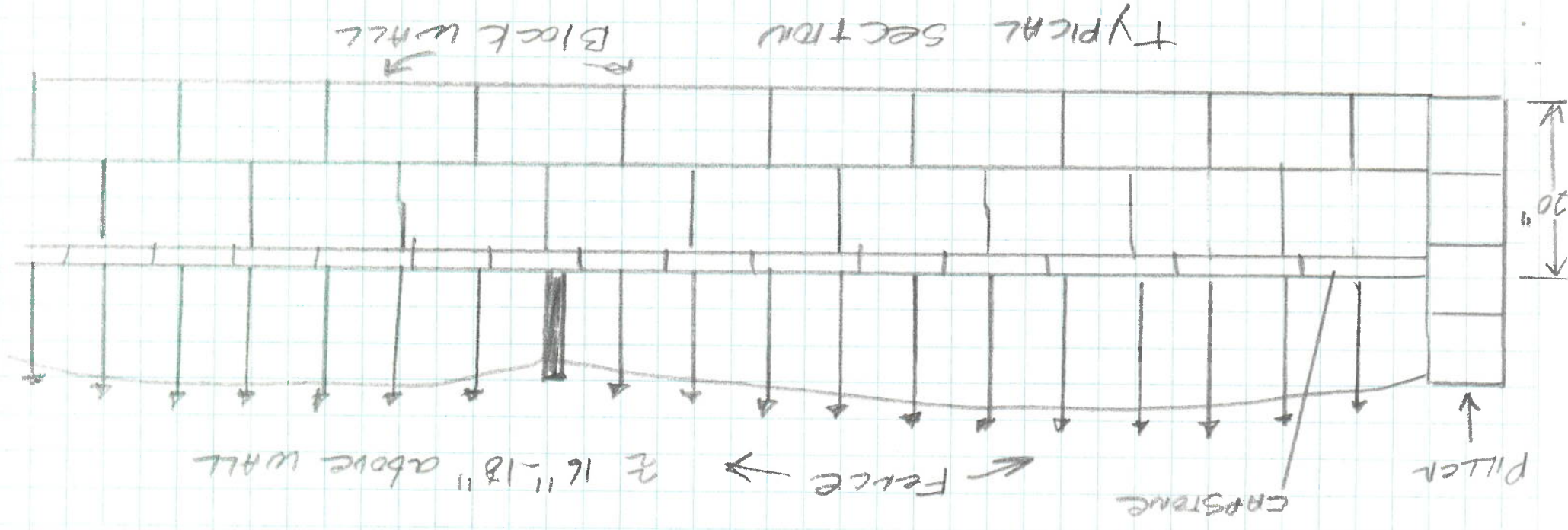
1. EAST SIDE OF FENCE IS 35' FROM DIVISION ST
2. WEST SIDE OF FENCE IS 28' FROM MINNESOTA ST

Proposed wall/fence  
St. Peter's Episcopal Church  
4/16/2019  
DRAWN: Tom STECEMAN

MINNESOTA W



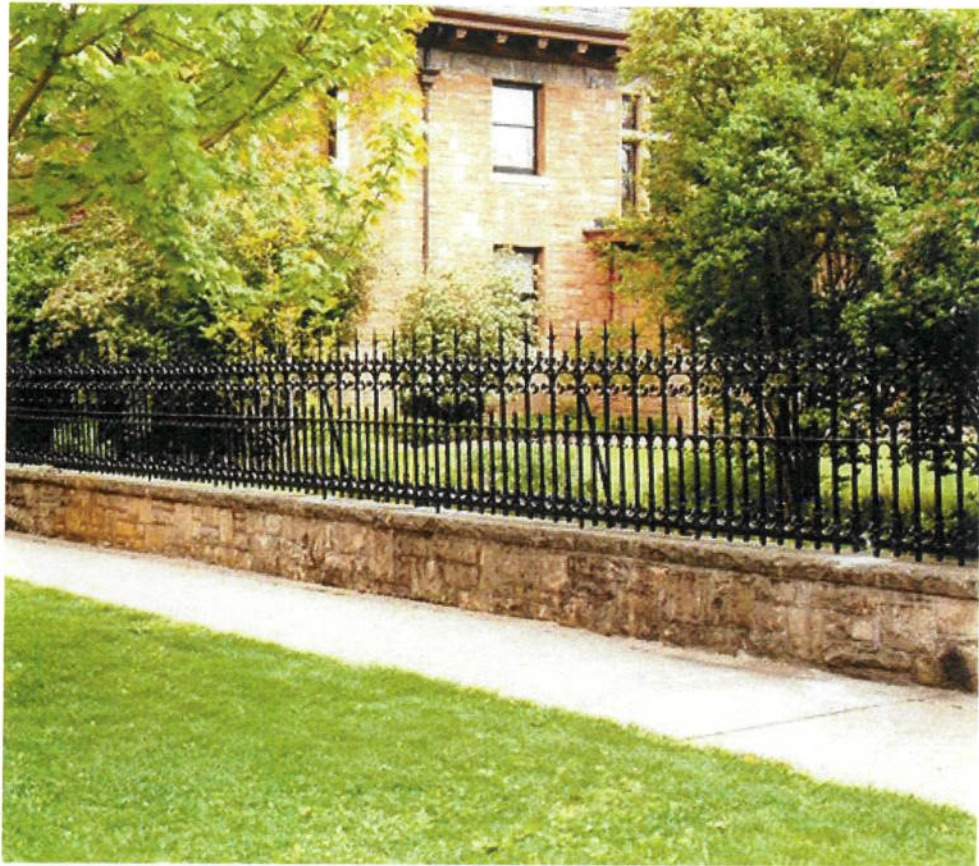
Proposed wall/fence  
 St-Peters Episcopal Church  
 Carson City, NV  
 4/16/2019  
 Drawn: Tom Strenger



Existing views facing east. Yellow tape marks wall boundary.



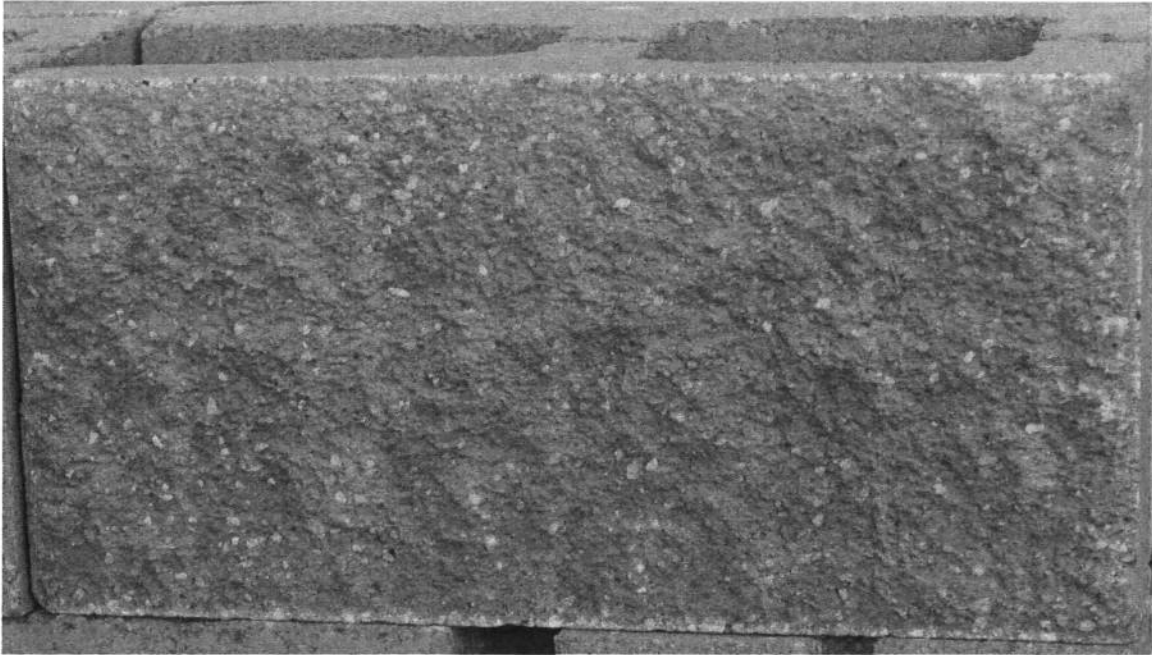




Basic concept from the internet



Double gate idea



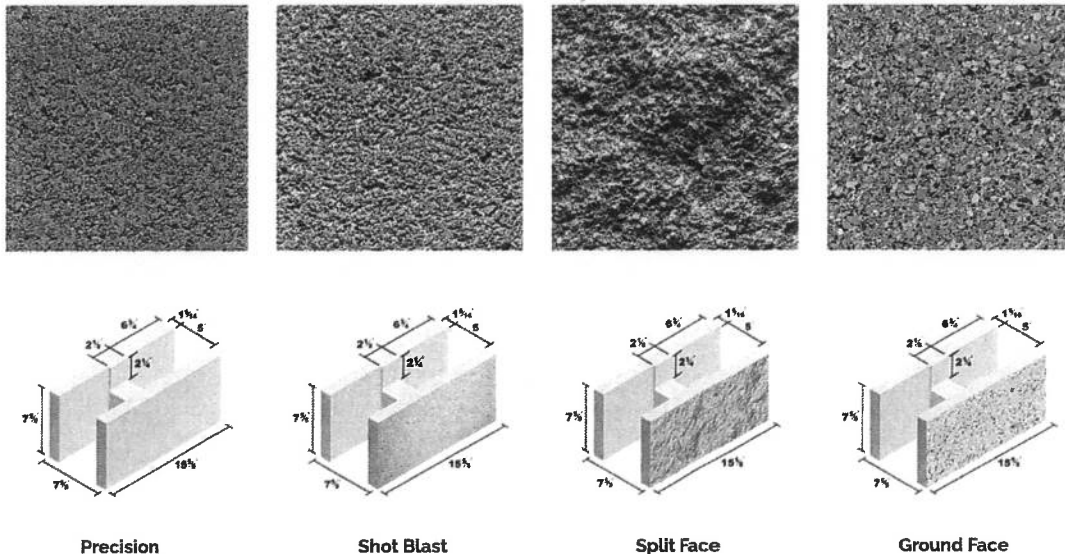
Basalite block – 16"x12"x8" deep – comes in a variety of colors and textures

[Home](#) > [CMU Options](#) > [Texture Options](#)

## Texture Options

Here are the **Top 3** issues that you should keep in mind when selecting a block texture:

- 1. Texture affects color.** The greater the amount of exposed aggregates in a given texture, the less any iron oxide pigment can be seen. Hence, a precision texture shows more pigment than a shot blast or split face texture. And the ground face texture shows the least amount of iron oxide pigment, if any, since most of the surface is made up of exposed aggregates that have been ground smooth.
- 2. Rather than designing with multiple colors of CMU on your next project, you might wish to explore using just one CMU color, but in multiple face textures.** As a rule of thumb, the rougher the texture, the more shadows are captured on the face of the block. As a result, a tone-on-tone effect can be achieved through the variation of block texture, alone. Additionally, textures are specific to each face of the CMU, and can be specified for one or more faces. For field units in the body of a wall, you might wish to specify a texture on just the outside or inside face of the block, but at the end of an exposed wall, for instance, you may wish to specify a texture on three sides, (front, back, and end). There are some limitations on how many faces can be specified with a texture. Consult your [local product expert](#) for more information on your available options.
- 3. Some textures are better than others when it comes to graffiti exposure and cleanup.** Generally speaking, smooth block textures present an attractive canvas for graffiti. Split face block seems to be less attractive to potential taggers. However, when it comes to cleaning up after a graffiti event, some textures can provide a lifetime resistance to graffiti, while others rely on a strict anti-graffiti coating routine, to maintain resistance to permanent damage. There are a number of concerns related to developing a successful anti-graffiti strategy, and you should consult your [local product expert](#) for more information.



### More About Each Texture

#### Precision

The precision finish is the result of normal production, and has the characteristic of leaving a fairly opaque and consistent outer finish, which results from the finest ingredients in the mix design, (primarily cement and iron oxide pigments, if any), being pushed out to the outer face of the unit by the moisture in the mix design. Because the surface is loaded with the 'fines' of the mix, precision units show the most saturation of color. The other textures typically show less cement, less pigment, and more of the inner aggregates.

#### Shot Blast

The shot blast finish has a stippled or bumpy texture, similar to an 'exposed aggregate sidewalk'. It is achieved by literally dropping steel beads, (or 'shot'), onto the precision finish, which causes the fines of the precision finish to be blasted away, leaving the outer portion of the larger aggregates and a reduced amount of cement and pigment visible. Shot blast can be considered a 'pre-weathered' finish, and is an excellent choice for harsh outdoor climates, particularly in coastal conditions.

#### Split Face

A common texture on many freeway sound walls and buildings, the split face finish is produced by literally splitting two or more units from each other, after they have cured. Therefore, each split face unit is unique, and because the resulting split face dips in and out randomly, these units are produced in a slightly wider size, to ensure that a minimum face shell thickness is maintained, even when the texture dips in. Split face block can be a bit rough to the touch, and therefore is not recommended for interior use where human contact is likely. Similar to shot blast, the split face texture has a 'pre-weathered' characteristic and holds up very well in harsher outdoor conditions.

#### Ground Face

A more expressive option is called split face, and results from grinding the face of a precision unit, until all of the internal aggregates are showing. It has an appearance similar to terrazzo, and can include a number of interesting aggregate colors.



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## Color Options

Here are the **Top 3 issues** that you should keep in mind when selecting a block color:

**1. The color of a given concrete block is like a "visual summary" of all of the block's mix design ingredients** and is further influenced by the face texture, moisture content, exposure to dust and dirt, as well as how the block has been cured during the manufacturing process, thus, as with all natural materials, there will be a slight color variation in every production run of concrete masonry units.

**2. Block color can vary between manufacturing runs**, based on slight differences in climate and source materials, thus, it is highly recommended that for projects where consistency of color is important, you should indicate in your contract documents that "All Concrete Masonry Units Shall Be Run At One Time For This Project". Note: this is particularly important when ordering Base Color CMU, since it can otherwise be sourced from in-stock material from various sources, each of which would likely have been made at varying times, resulting in unpredictable color variation.

**3. Block colors are REGIONAL** and are tied to locally available aggregates and materials. Before selecting colors for a project, ask yourself: **"Where is my project located?"** If your office is in San Francisco, but your project is in Reno, NV, then you want to select colors from the Reno, NV region. **Don't wait until the bidding stage of a project to determine the right product for your project.**

### Concrete Block Colors are Commonly Grouped into THREE Price Categories:

#### Base Colors

The most basic color of block, commonly called "grey block", is a natural grey, concrete mix design, with no other colored aggregates or iron oxide color added. In addition to grey block, colored aggregates and various colors of iron oxide can be added to the mix. The second most common color of block is "tan block", which results from adding iron oxide to the basic grey block mix design. **"Base Colors"** are typically available in **Lightweight**, **Medium Weight**, and **Normal Weight** mix designs.

#### Standard Colors

The majority of the colors available for CMU are considered to be **"Standard Colors"**. And among the standard color options, there are hundreds of possible combinations of aggregate colors and iron oxide pigment colors available, again, available in LW, MW and NW mix designs.

#### Premium Colors

Some of the more specialized color options include those containing either a "white cement" or "block cement" (rather than the normal grey cement), and/or those including a specialty aggregate, (such as dolomite), and/or those using a rarer color of iron oxide pigment (blues and lavenders, for instance, can be more expensive than most other iron oxide pigments).

It is important to note that the cost of the concrete masonry unit itself is just a small percentage of the overall cost of the installed masonry wall system, (which typically includes the CMU + footing + rebar + mortar + grout + transportation + labor).

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