

# STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF JULY 11, 2019

FILE NO: HRC-19-085

AGENDA ITEM: E-1

STAFF CONTACT: Hope Sullivan, AICP, Planning Manager

**AGENDA TITLE:** For Possible Action: Discussion and possible action regarding replacing the grass in the front and side yards with decomposed granite, on property zoned Single Family 6000 and located at 402 Thompson Street, APN 003-133-26. (Hope Sullivan, hsullivan@carson.org)

**STAFF SUMMARY:** The applicant is seeking to replace the existing lawn with decomposed granite. The applicant has identified other properties in the area that have utilized similar landscaping. The Historic Resource Commission will review this for consistency with the design guidelines for the district.

**RECOMMENDATION:** "I move to approve HRC-19-085, 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 site development plan reviewed by the Historic Resource Commission.
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 years 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 consideration.
5. All shrubs currently located in the side yard must be preserved and maintained.
6. The walkway from the sidewalk to the front steps must be retained.

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

**MASTER PLAN DESIGNATION:** Medium Density Residential (MDR)

**ZONING:** Single Family 6000

**PREVIOUS REVIEWS:** none

### **DISCUSSION:**

Per the Assessor's records, the subject property was constructed in 1941. The 2000 survey information reviews past ownership and occupancy of the home, and does not discuss the architecture.

The property is located at the corner of Thompson Street and West 4<sup>th</sup> Street. The 1612 residence is located on a 3667 square foot lot. The home's front porch is along Thompson Street. Mature ornamental shrubs are located in the side yard along West 4<sup>th</sup> Street. A chain linked fence is located along the front and side property lines. Due to the position of the building on the site, the site does not have a backyard.

Section 5.25 addresses landscape elements, stating the following.

### ***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. 2 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 site does not have many of the character defining landscape features of the district. For example, there is no sidewalk along West 4<sup>th</sup> Street, and there is no planting strip between the sidewalk and the road along Thompson Street. There is a walkway leading to the front entry, and staff recommends that the walkway be preserved.

With the preservation of the existing walkway to the front entry, staff finds that the proposed landscape improvements comply with the guidelines.

**Attachments**

Application HRC-19-086

Historic Survey 2000 information

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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MAY 24 2019  
HISTORIC RESOURCES  
CARSON CITY  
PLANNING DIVISION

FILE # HRC - 18 - 19-085

APPLICANT

ARTHUR ROLAND HUFF 408-592-8917

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EMAIL ADDRESS

RON.HUFF.Painter@gmail.com

PROPERTY OWNER

PHONE #

ME

MAILING ADDRESS, CITY, STATE, ZIP

SAME

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE

PHONE #

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

Project's Assessor Parcel Number(s):

003-133-26

Street Address

402 THOMPSON ST.

Project's Master Plan Designation

MDR

Project's Current Zoning

SF6

Nearest Major Cross Street(s)

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.

TAKE OUT WEEDS AND ADD DECOMPOSED GRAINTE  
TO SAME WATER

FRONT + SIDE YARDS

Reason for project:

SEE PG. 1

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.

*Arthur R Huff*

Owner's Signature

*ARTHUR ROLAND HUFF*

Owner's Printed Name

Applicant's/Agent's Signature

Applicant's/Agent's Printed Name

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



**Address:** 402 Thompson

**Location:** Southwest corner S. Thompson and W. Fourth

**Construction Date:** 1941 (assessor)

#### **Historical Background**

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According to the City Directory, Thomas Heidenreich was living in this house in 1895. He was still there in 1907 with his family. Heidenreich was a saloonkeeper, but Roger, who lived in the home, managed the telephone company, and Miss Nellie Heidenreich was a telephone operator. Mrs. Heidenreich listed no occupation.

By 1917 and through 1920, Creighton H. Sabin, who worked as a carpenter, was living here with Mrs. Margaret Sabin. Between 1930 and 1933 William and Myrtle Liles lived at this address. Liles was a laborer. In 1933, Albert McNichols, a clerk with A. G. Meyers, was here.

Fred and Harriet Chenowith were in the home by 1935. Chenowith was a carpenter. Charles and Carrie Nichols listed this address in 1948. Nichols was with the police, and Carrie Nichols worked in a beauty shop.

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