

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

FILE NO: HRC-19-077

AGENDA ITEM: E-2

STAFF CONTACT: Hope Sullivan, AICP, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding the installation of pavers, benches, and picnic tables in front of the Children's Museum of Northern Nevada, on property zoned Public Community and located at 813 North Carson Street, APN 002-164-01. (Hope Sullivan, hsullivan@carson.org)

STAFF SUMMARY: The applicant is seeking to install pavers, benches, and picnic tables in the area in front of the Children's Museum. The Commission will review the request to determine if the request is consistent with the Development Standards for the Historic District.

RECOMMENDED MOTION: "I move to approve HRC-19-077, based on finding that the proposal is consistent with the guidelines for the Historic District and subject to the conditions of approval."

VICINITY MAP:



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.

LEGAL REQUIREMENTS: CCMC 18.06.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Downtown Mixed Use (DTMU)

ZONING: Public Community (PC)

PREVIOUS REVIEWS:

- HRC-18-060 – Historic Resources Commission approval of the remodel of an outdoor space.
- 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 remodel the area in front of the building by installing pavers, installing a bench or two, and installing picnic tables. No modification to the building is proposed. A planter area in front of the building is proposed to be removed, but all trees on the site are proposed to be retained. Existing fencing is proposed to remain. Concrete and the referenced planter will be removed and replaced with pavers. Staff finds that the benches and picnic tables will be somewhat temporary in nature and removable, thus do not compromise the historic character of the site. Cut sheets of the proposed benches, picnic tables, and pavers are included with the application. If possible, the applicant would like to utilize benches that match the downtown benches in lieu of the bench suggested in the application.

The Commission has previously reviewed new fencing and play equipment in front of the building. Those improvements will not occur as the State Historic Preservation Office

has a covenant on the property, and will not allow the new fencing. Without fencing, the Board of the Museum does not want to install play equipment.

Staff finds that the applicant's proposal is consistent with Carson City Development Standards, Division 5 (Historic District) for the applicable sections outlined below:

5.25 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 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 character defining features of this site is the building, the steps leading to the building, and the placement of the building in relationship to the sidewalk. None of the proposed improvements will compromise any character defining features.

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-19-077 subject to the recommended conditions of approval

within this staff report.

Attachments:

Survey Information
Application HRC-19-077
Site Plan dated 6-26-19.
Cut sheets of picnic table, benches, and pavers
Photograph of building with no landscaping

CARSON CITY RESOURCES INV

2-164-1-1
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 1988 CC Resources Inventory A-M
(1980 updated)

4. Present Owner: Carson City

5. Address (if not occupant): _____

6. Present Use: vacant 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 NRX (in 198

District Designation: PD NR

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date March 1980

THREATS TO SITE:

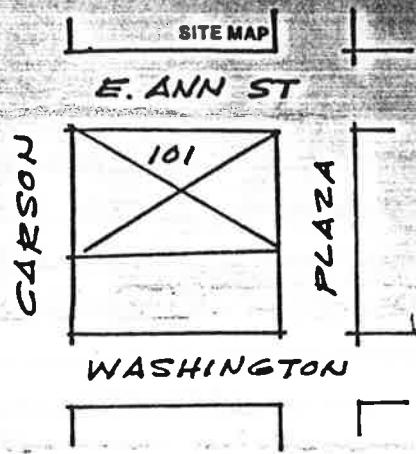
None Known Private Development _____Zoning GC Public Works Project _____

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. FerrisBuilder (if known) L.A. FerrisDate of Construction 1939 Estimated _____ Factual Source: plaqueIs 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 FAÇADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use: offices, cultural or community uses

Facade Changes: Paint out circles on the entrance doors.

Zoning:

45

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 Original Use: civic auditorium, gym
productions

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.

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District Designation: PD NR

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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

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SOURCES:

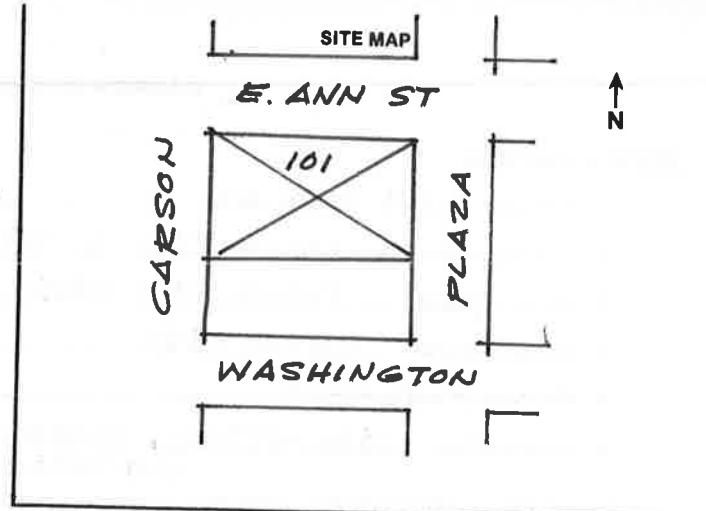
plaque on building

SUGGESTED LAND USE AND FAÇADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use: offices, cultural or community uses

Facade Changes: Paint out circles on the entrance doors.

Zoning:



KIT CARSON TRAIL INVENTORY

NAME: CARSON CITY CIVIC AUDITORIUM.

ADDRESS: 813 NORTH CARSON STREET.

LOCATION: .

CONSTRUCTION DATE: 1939.

ARCHITECT: L.A. FERRIS

BUILDER: .

HISTORICAL INFORMATION, INCLUDING HISTORICAL EVENTS & PERSONS CONNECTED WITH THE STRUCTURE.

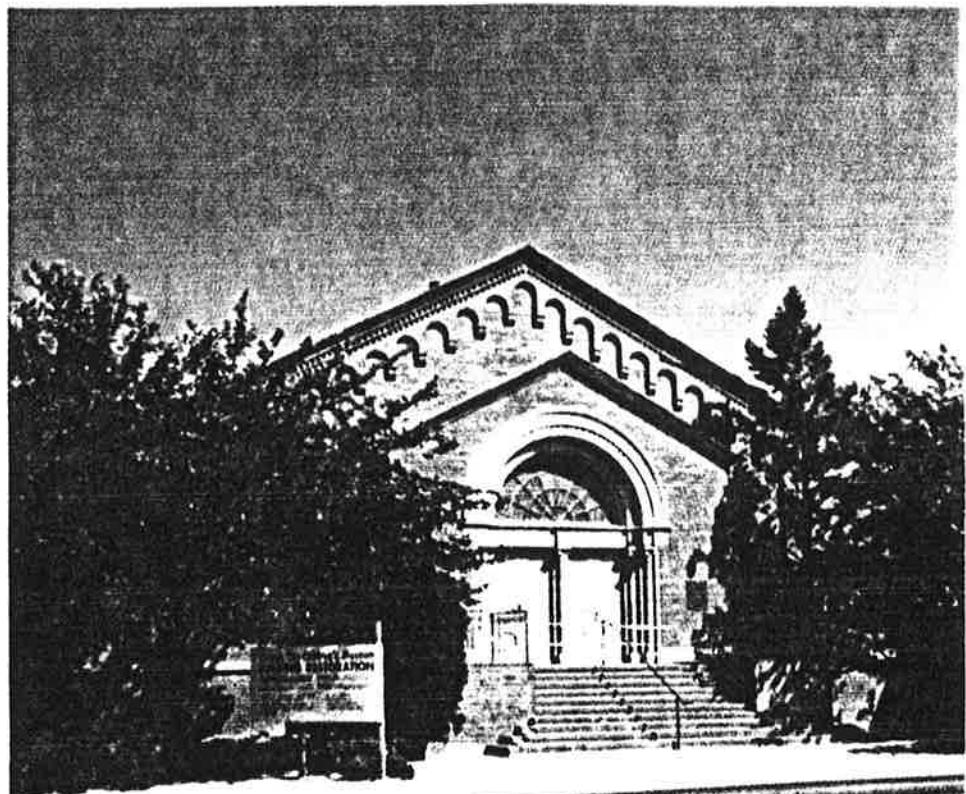
The Board of Trustees of Carson City hired Lehman A. Ferris of Reno in 1939 to design the new auditorium. Built in 1939 under the Work Project Administration, the furnishings were donated by the American Legion Post #4. The building served as a center for community activities for a number of years prior to becoming a city administrative center. In 1966, the basement of the building was used as library space. The library continued to occupy the space until 1971 when a new library building was constructed.

In 1983 city government acquired additional office space and the auditorium was abandoned. The building is now being renovated for use as the Carson City Children's Museum.

SOURCES OF INFORMATION:

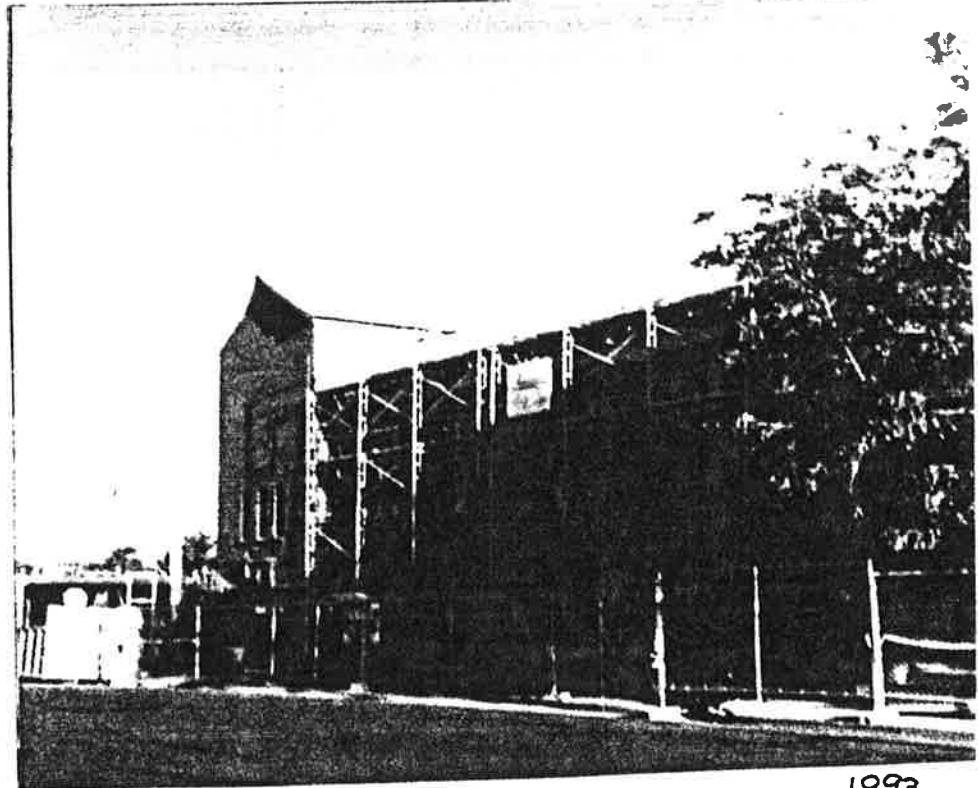
National Register of Historic Places Nomination Form - Carson City Civic Auditorium.

ILLUSTRATIONS - CARSON CITY CIVIC AUDITORIUM



LOOKing east.

1993.



LOOKing S.E.
Restoration under way.

1993.

Reason for project:

Concrete work is a tripping hazard .

There are no picnic benches on site for families eating lunch at the museum..

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

The structure itself will not be touched.

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.

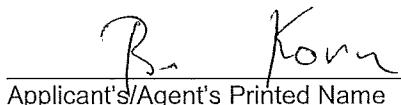
Attached is a Plan Checklist to aid preparation of plans and architectural drawings. It is understood that all checklist items may not be included in all projects. The list is intended to give the applicant an idea of the breadth of review by the Commission on those items which are included in the subject 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

DESCRIPTION OF PROPOSED PROJECT
TO
REFURBISH THE OUTDOOR SPACE
FOR THE
CARSON CITY CHILDREN'S MUSEUM

April 22, 2019

Applicant is proposing work at their site on North Carson St. The work would consist of refurbishing the outdoor space at the front of their building as follows:

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

Add pavers to replace concrete removed during demolition.

Add outdoor furniture (picnic table & benches)

Add landscaping to existing planters/irrigation

Reason for the project:

Remove hazardous concrete surfaces at the entrance to the children's museum

Improve appearance at the front of the building

Improve pedestrian amenities at front of the building

J.P. COPOULOS, ARCHITECT

Apr-19

OPINION OF PROBABLE COST
for
CHILDREN'S MUSEUM PARK
CARSON CITY, NEVADA

| ITEM | APPROX QUANTITY | UNIT | LABOR COST | MATERIAL COST | LABOR TOTAL | MATERIAL TOTAL | ESTIMATED BASE BID |
|---------------------------------------|-----------------|--------------|----------------------|----------------------|----------------------|--------------------|----------------------|
| DIVISION 2 SITE WORK | | | | | | | |
| 02110 demolition debris boxes | 1.0 0.0 | L.S. EACH | \$1,000.00 \$0.00 | \$500.00 \$135.00 | \$1,000.00 \$0.00 | \$500.00 \$0.00 | \$1,500.00 \$0.00 |
| 02220 excavate & backfill | 1843.0 | S.F. | \$1.50 | \$0.50 | \$2,764.50 | \$921.50 | \$3,686.00 |
| 02550 site utilities | 0.0 | L.F. | \$1,500.00 | \$1,000.00 | \$0.00 | \$0.00 | \$0.00 |
| 02610 pavers | 1400.0 | S.F. | \$14.00 | \$4.00 | \$19,600.00 | \$5,600.00 | \$25,200.00 |
| 02630 walks | 0.0 | S.F. | \$1.00 | \$1.50 | \$0.00 | \$0.00 | \$0.00 |
| 02710 fencing | 0.0 | L.F. | \$28.00 | \$38.75 | \$0.00 | \$0.00 | \$0.00 |
| 02620 gates | 0.0 | L.S. | \$750.00 | \$2,000.00 | \$0.00 | \$0.00 | \$0.00 |
| 02760 site furnishings | 1.0 | L.S. | \$450.00 | \$3,500.00 | \$450.00 | \$3,500.00 | \$3,950.00 |
| 02800 landscape/irrigation | 0.0 | L.S. | \$300.00 | \$500.00 | \$0.00 | \$0.00 | \$0.00 |
| SUBTOTAL | | | | | | | \$34,336.00 |
| DIVISION 8 DOORS & WINDOWS | | | | | | | |
| 08100 hollow metal frames | 0.0 | EACH | \$47.00 | \$75.00 | \$0.00 | \$0.00 | \$0.00 |
| 08110 hollow metal doors | 0.0 | EACH | \$20.00 | \$60.00 | \$0.00 | \$0.00 | \$0.00 |
| 08120 alum. door & frame | 0.0 | EACH | \$70.00 | \$180.00 | \$0.00 | \$0.00 | \$0.00 |
| 08200 wood doors | 0.0 | EACH | \$95.00 | \$80.00 | \$0.00 | \$0.00 | \$0.00 |
| 08710 finish hardware | | | | | | | |
| hinges/latchset | 0.0 | EACH | \$85.00 | \$55.00 | \$0.00 | \$0.00 | \$0.00 |
| closer | 0.0 | EACH | \$35.00 | \$95.00 | \$0.00 | \$0.00 | \$0.00 |
| panic bar | 0.0 | EACH | \$75.00 | \$385.00 | \$0.00 | \$0.00 | \$0.00 |
| weatherstrip | 0.0 | EACH | \$48.00 | \$35.00 | \$0.00 | \$0.00 | \$0.00 |
| 08810 glass | 0.0 | S.F. | \$3.10 | \$4.25 | \$0.00 | \$0.00 | \$0.00 |
| SUBTOTAL | | | | | | | \$0.00 |
| PROJECT SUBTOTAL | | | | | | | \$34,336.00 |
| contingency | 10.00% | | | | | | \$3,433.60 |
| contractor oh & p | 12.00% | | | | | | \$4,532.35 |
| TOTAL PROJECT COST | | | | | | | \$42,301.95 |

PROJECT
AREA
1843 SE

WORLDS CARSON SIREE

DEMOLITION SCHEDULE

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

Site Plan Existing Conditions & Demo

Demand Bias

Demolition Schedule

A-1

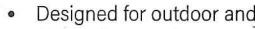
A-1



Honeycomb Bottom Allows
for Superior Strength

AS LOW AS
\$678.85
+SHIPPING

BarcoBoard™ Walk-Thru Picnic Tables



ADA Accessible

- Designed for outdoor and indoor use
- Convenient seating access for all ages
- Durable recycled Black plastic frame features long-lasting BarcoBoard™ seats and top
- Commercial-grade plastic boards are engineered to resist sagging and will not rot, splinter or break
- Lighter than recycled plastic but has the same strength and weight capacity
- Lab tested for UV-fading and extreme weather to ensure durability
- Assembly required; includes assembly hardware

F. 6' Walk-Thru Table

72" l x 29" w x 33" h tabletop

72" l x 9.5" w x 20" h seats • 215 lbs.

1ZK5569 1-5 6+

\$924.85 \$738.85 ea. \$678.85 ea.

8' Walk-Thru Table

96" l x 29" w x 33" h tabletop

96" l x 9.5" w x 20" h seats • 235 lbs.

1ZK5545 1-5 6+

\$1,061.85 \$848.85 ea. \$778.85 ea.

G. 8' ADA Walk-Thru Table

96" l x 29" w x 33" h tabletop

72" l x 9.5" w x 20" h seats • 220 lbs.

1ZK5612 1-5 6+

\$1,049.85 \$838.85 ea. \$768.85 ea.

Desert Tan

Cedar

Evergreen



NEW
COLOR

Accessible

Eco-Friendly

Quick

TRENDING
NOW

50 YR
GUARANTEE
Against Breaka

for z depending on μ

Color
Decor
Design



AS LOW AS
\$768.85
+SHIPPING

Madison Benches 000

- Popular design enhances any outdoor area
- Ideal seating solution for school campuses, community parks, malls and more
- Contoured seat and backrest offer comfort and style
- Top-grade recycled plastic slats are durable and low maintenance
- Cast aluminum frame, powder-coated Black

A. 4' Bench 19" l x 24" w x 32" h 17.5" w x 17" h seat • 80 lbs.

48 1x24 Wx32 11.11.15 6+
22K2402 1.5 ~~6728.95 ea.~~ ~~\$6728.95 ea.~~
1000105

B. 6' Bench \$924.85 **3/36.03 ed: 901-300** 17" h. 22ct. 115 lbs

75" | x 24" w x 32" h, 1/5" w x 1" seat. 113 lbs.
22K2111 1-5 6+

\$90885
AS LOW AS
CLIPPING.



nbs



San Francisco Cobblestone

INTERLOCKING PAVING STONES

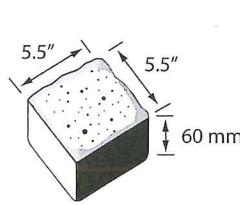
For designs that require more formal styling, this paver offers the traditional look and feel of centuries-old cobble block.

Don't forget to include complementary walls and stairs to complete your hardscape.

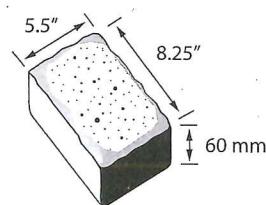


San Francisco Cobblestone Pavers in Positano

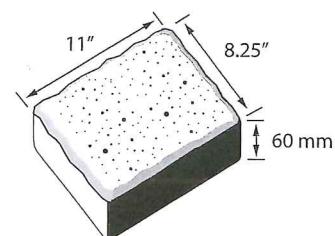
SPECIFICATIONS



Square
Weight: 6 lbs
Units/Pallet: 512
Sq. Ft./Pallet: 107



Rectangle
Weight: 8 lbs
Units/Pallet: 384
Sq. Ft./Pallet: 121



Mega
Weight: 19 lbs
Units/Pallet: 160
Sq. Ft./Pallet: 102



סינסינטי מוסך
סינסינטי מוסך