

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

**FILE NO:** HRC-19-156

**AGENDA ITEM:** E-2

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

**AGENDA TITLE:** For Possible Action: Discussion and possible action regarding a request for a four foot fence on property zoned Residential Office located at 309 West King Street, APN 003-216-13.

**STAFF SUMMARY** The applicant is requesting approval of a four foot high fence constructed of redwood trim and metal, and a gate. The applicant has installed the fence without Commission approval. The Commission will review the request to determine if the proposal is consistent with the Development Standards for the Historic District.

**RECOMMENDATION:** "I move to approve HRC-19-156, 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."

**VICINITY MAP**



**RECOMMENDED CONDITIONS OF APPROVAL:**

1. The trellis / arbor is not allowed.
2. The lighting on the posts must be removed.
3. 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.
4. All on and off-site improvements shall conform to City standards and requirements.
5. 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.
6. 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.
7. 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:** Mixed Use Residential

**ZONING:** Residential Office

**PREVIOUS REVIEWS:**

HRC-19-171: Re-roof

**DISCUSSION:**

Per the 1980 Resource Inventory, the home on the subject property is part of a grouping of four homes constructed between 1865 and 1870. These homes are one story rectangular wood frame structures that are vernacular builder houses with some Classical Revival and Italianate style influences. 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 grouping retains a strong sense of unity and identity.

The applicant has begun construction of a wood and metal fence. The fence is an open style fence that does not exceed four feet in height. The applicant is also proposing to construct a trellis / arbor like structure at the gate. Per the City's Development Standards, open style fencing in the front setback is limited to a height of four feet. Therefore, the trellis structure would not be permitted within ten feet of the front property line. Each post has a light attached to it. It appears that the lighting is exceeding the four foot height.

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**

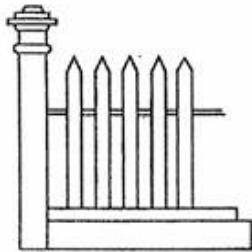
*Original fences must be retained and repaired whenever possible. When reconstruction is necessary the original fence must be matched in color, material, size, scale, texture and composition. New fences should emulate historic styles and designs found in the district. (Standard Number: 2, 4, 5, 6). In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

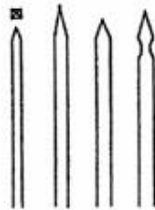
### 5.24.2 Guidelines for New Fences

*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:*

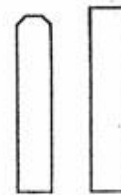
- a. *Compatible with the massing, size, scale and existing architectural and construction materials of the property and the property site.*
- b. *More compatible with the property and the property site than if material which is traditionally associated with fences located within the historic district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



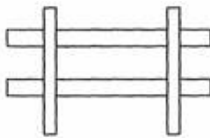
typical fence with corner or gate post



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



1" X 6" solid board fence



post and rail fence (Ranch)

The applicant is proposing to utilize wood and metal on the fence, materials that are found in the district. The fence is four feet tall and open style, therefore does not block the primary view of the building. The fence design is somewhat modern, so it will not be confused with an original fence. Staff is not certain that the fence enhances the overall presentation of the building, but it also does not compromise the overall presentation of the building.

The proposed trellis / arbor would compromise the primary view of the building, as well as compromise the overall presentation of the building, thus should not be permitted. Unless the proposed trellis / arbor is setback ten feet from the property line, it is not permitted per the City's Development Standards.

Staff also finds that the lights on the posts do compromise the overall presentation on of the building. They also cause the fence to be in excess of four feet in height, thus are not permitted per the City's Development Standards.

With the removal of the lights and the trellis / arbor structure, staff finds that the proposed fencing will meet the design standards for the Historic District.

Attachments:

- Site Photographs
- Historic Survey Information
- Application (HRC -19-156)

## CARSON CITY RESOURCES INVENTORY

1988 CC Resources Inventory A-M  
(1980 updated)

## IDENTIFICATION:

1. Address: 301, 305, 309, and 311 West KingAPN 3-216-042. Common Name: 09 3-216-103. Historic Name: ALLEN ENTERPRISES, INC  
301 W KING ST4. Present Owner: ATT: ALLEN J LEFFERDINK  
CARSON CITY NV 89703

5. Address (if not on

Nevada SEE Continuation She6. Present Use: residencesOriginal Use: residencesfor 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 an important cohesive grouping of early buildings in this mixed use neighborhood.

301 West King

Street Furniture: wire fences of varying  
agesLandscaping: mature trees, bushesArchitectural 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

140

## 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

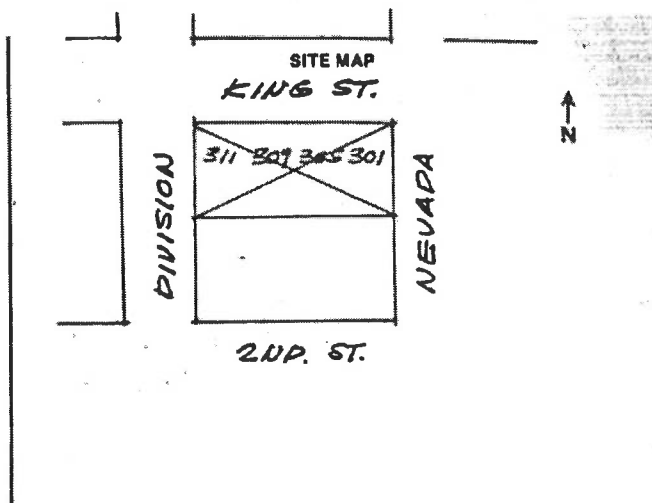
## SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

## 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





## 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 Hambley)
5. Address (if not occupant): 301 West King, Carson City, Nevada SEE Continuation Sheet
6. Present Use: residences Original Use: residences for other owners

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Street Furniture: wire fences of varyin  
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

158

## THREATS TO SITE:

None Known ☒ Private Development \_\_\_\_\_  
 Zoning R0 Public Works Project \_\_\_\_\_  
 Vandalism \_\_\_\_\_ Neglect \_\_\_\_\_ Other \_\_\_\_\_

## ADJACENT LAND USES:

mixed residential/commercial/church

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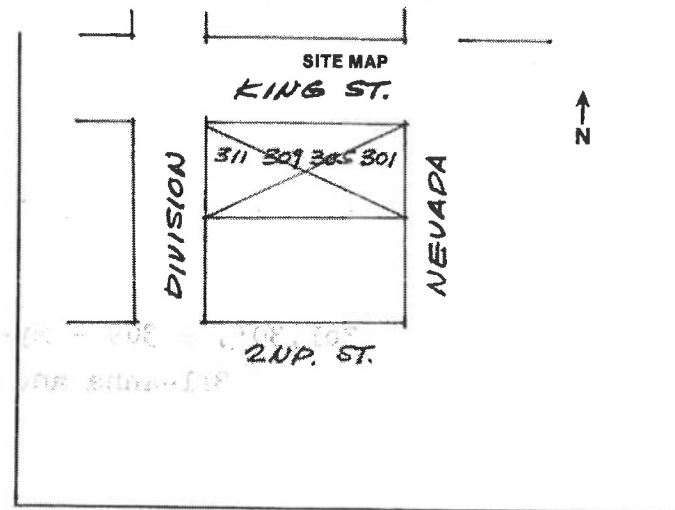
1875 Bird's Eye View Map

## 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:** 309 W. King

**Location:** South side W. King, between S. Division and S. Nevada

**Construction Date:** 1899 (assessor)

### **Historical Background**

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John Fox, who owned and operated a stationary store, owned this property in 1887. He sold to W. J. Cowan. Jennie Turner bought the parcel in 1888 and owned it until 1907. Two years later, in 1909, C. F. Cutts was in possession of the property. Charles Cutts owned a dry goods store located at 212 N. Carson.

Cutts kept the property for five years. J. P. Woodbury and William Woodbury owned it for several years. William Woodbury was the manager of the Carson Assay Office. The house came into possession of Edward Ryan. Ryan was the State Inspector of Mines from 1910 to 1915. By 1920 Lilly Ryan was a widow and working as a clerk. She shared the house with Leslie and Celia Blake in 1927. Blake was the editor of the *Carson Daily Appeal*. Lilly Ryan was working as a clerk at the Post Office.

Ryan sold the house in 1928. Several people held title, including Laura Christensen until 1936. From 1929 until 1932, however, Mrs. Elizabeth Harris lived in the house. Harris was a widow and shared it with Jessie Harris. Jessie Harris was employed as a stenographer for the State Controller. Erwin and Muriel Elges lived in the house in 1935. Elges was the manager of the Eagle Market. Gertrude Reiman, who listed her occupation as a maid, lived in the home from 1933 until 1935.

Arthur Kelley, a carrier for the Post Office, bought the property in 1936. Kelley lived at 112 N. Curry with Maude Kelley, an operator for Bell Telephone. The Kelleys apparently continued to use the house as a rental. Joel and Selma Snyder lived in the home in 1937. Snyder was the Manager of the Sprouse-Reitz store.

Kate Baker was the next owner. Baker was the widow of Franklin Baker, who had been an assistant cashier at the First National Bank. Kate Baker lived at 112 N. Curry in 1948, where the Kelleys had lived earlier. The Quinlans lived in the house at 309 W. King. It was an extended family that included John and Claire Quinlan, Alice Quinlan and Margaret Quinlan. John Quinlan and Alice Quinlan both worked as clerks for the State Highway Department. Margaret Quinlan was the widow of Jerome.

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

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)

FOR OFFICE USE ONLY:

CCMC 18.06

## HISTORIC RESOURCES COMMISSION

SEP 09 2019

CARSON CITY  
PLANNING DIVISION

FILE # HRC - 11- 156

APPLICANT

PHONE #

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

PROPERTY OWNER

PHONE #

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE

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: 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):

Street Address

Project's Master Plan Designation

Project's Current Zoning

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.

4' FENCE PANELS & REDWOOD TRIM  
Gate Repair  
SECURE DOG: Beautify Property  
FRONT PROPERTY LINE.  
8'

Reason for project:

None

Will the project involve demolition or relocation of any structure within or into the Historic District?

☐ Yes

☐ No

If Yes, please describe:

No

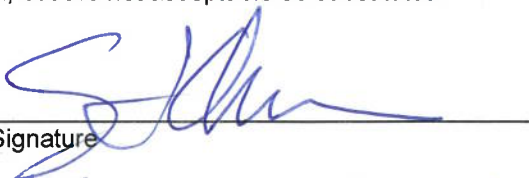
### SUPPORTING DOCUMENTATION

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

STEVEN A MASON

Applicant's/Agent's Printed Name

W KING ST

W KING ST

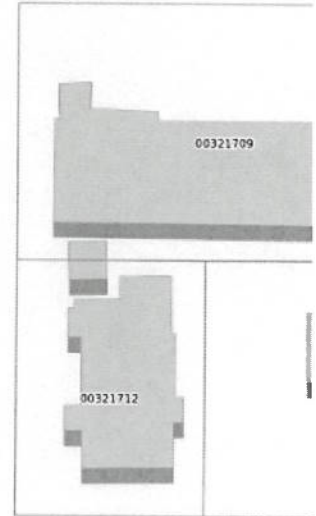
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