

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
JANUARY 9, 2020**

FILE NO: HRC-2019-0014

AGENDA ITEM: E-6

STAFF CONTACT: Hope Sullivan, AICP, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request for the addition of lights mounted on a fence on property zoned Residential Office (RO) located at 309 West King Street, APN 003-216-13. (Hope Sullivan, hsullivan@carson.org)

STAFF SUMMARY The applicant is seeking to retain lights located at the corners of his fence. 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-2019-0014, 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. 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.
5. 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

HRC-19-156: Fence

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.

At its meeting of November 12, 2019, the Commission reviewed the applicant's request for a fence with lights mounted on the posts. The Commission approved the fence, and voted that the lights needed to be removed.

Since the Commission meeting, the applicant has submitted a request to retain the lighting on the corner posts only.

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:

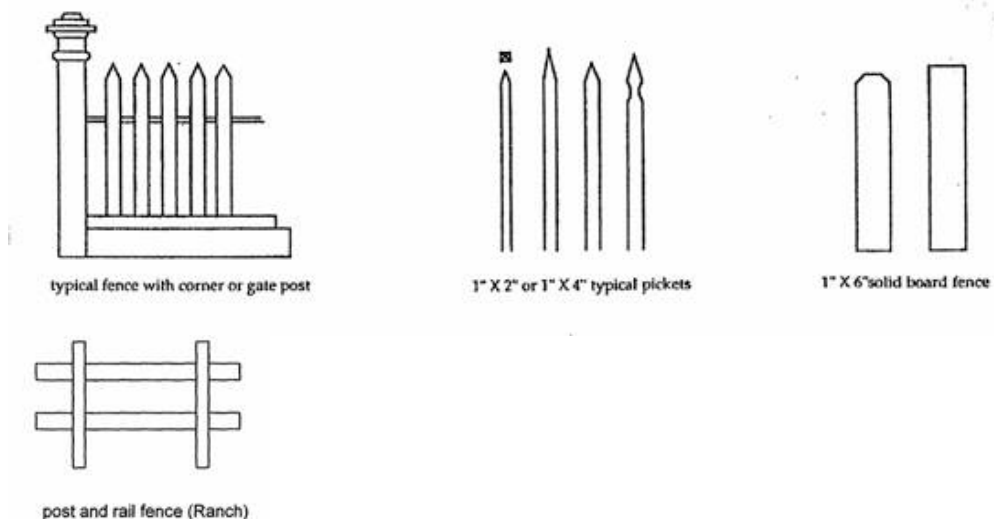
- a. The historic characteristics of the property must be preserved, including, without limitation, any distinctive feature, finish, construction technique or craftsmanship and any individual feature not originally part of the property but which, over time, has acquired historic significance.*
- b. The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



When lights were proposed on each fence post, staff found that the lighting would compromise the overall presentation of the building. Staff finds that by limiting the lighting to the corner posts, the lights will not be physically in front of the building, and will not compromise the overall presentation of the building.

Attachments:

Historic Survey Information
Application (HRC -2019-0014)

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.

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.



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'sEstimated ☒

Factual _____

Source: 1875 Bird's Eye MapIs 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:

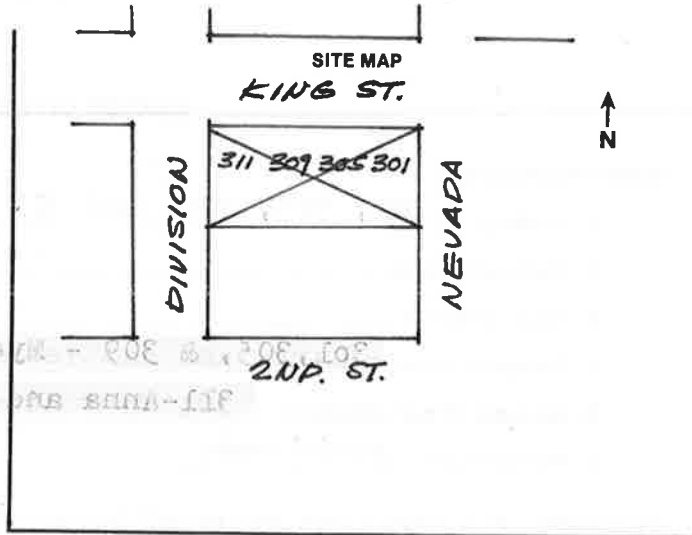
1875 Bird's Eye View Map

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:



CARSON CITY 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 map): CARSON CITY NV 89703 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 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.

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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.

301 West King



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 X Private Development _____
Zoning RD Public Works Project _____
Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

mixed residential/commercial/church

PHYSICAL CONDITION:

Excellent _____ Good X Fair X Deteriorated _____

APPROXIMATE SETBACK: 25 to 30 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

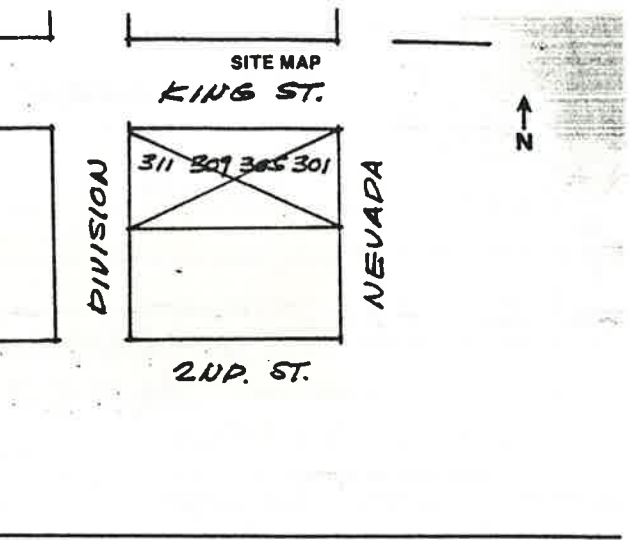
Date of Construction 1865-70's Estimated X Factual _____ Source: 1875 Bird's Eye Map

Is Structure on Original Site? _____ Moved? _____ Unknown X

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.

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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: 309 W. King

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

Construction Date: 1899 (assessor)

Historical Background

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

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CCMC 18.06

HISTORIC RESOURCES COMMISSION

FILE # HRC - -

APPLICANT

PHONE #

STEVE MASON

775
781-6585

FEE: None

MAILING ADDRESS, CITY, STATE, ZIP

309 W. KING

EMAIL ADDRESS

PROPERTY OWNER

PHONE #

SAME

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

stvmason1@gmail.com

APPLICANT AGENT/REPRESENTATIVE

PHONE #

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

☐ 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: _____

Submission 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):

003-216-13

Street Address

309 W KING ST

Project's Master Plan Designation

MUR

Project's Current Zoning

RO

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.

PETITION FOR CORNER LIGHTS ON
FENCE POSTS. I WILL REMOVE OTHER
LIGHTS PREVIOUSLY DISCUSSED

THANK YOU FOR YOUR CONSIDERATION

S. MASON

Reason for project:

BEAUTIFICATION

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

STEVEN MASON

Owner's Printed Name

Applicant's/Agent's Printed Name