

STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF MARCH 12, 2020

FILE NO: HRC-2020-0004

AGENDA ITEM: E-1

STAFF CONTACT: Hope Sullivan, AICP, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding the replacement of a three-foot-high wooden fence with three-foot-high Basalite brick wall with two wrought iron gates on property zoned Residential Office (RO), located at 305 North Minnesota Street, APN 003-201-01. (Hope Sullivan, hsullivan@carson.org)

STAFF SUMMARY: This project involves removing the three-foot-high wooden fence that runs between the Rectory and the Church. This fence is to be replaced with a three-foot-high brick wall approximately 60 feet long using the same type of Basalite bricks that were used on the Memorial Garden wall. These blocks measure 16" x 12" wide x 8" deep. The top of the wall will have the same cap stones as used on the existing Memorial Garden wall. The wall will include two three-foot-wide wrought iron gates placed where the existing two wood gates are located. The Commission will review the request for compliance with the guidelines for the historic district.

RECOMMENDATION: "I move to approve HRC-2020-0004, 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-19-051: Wall and fencing to surround a memory garden

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 has installed a Memorial Garden on the south side of the church. In 2019, the applicant received HRC approval to enclose the garden area with a three foot tall wall / fence. More specifically, the garden is enclosed with a block wall with a height of twenty inches, with wrought iron fence mounted to the top of the wall. An ornate double gate is on the east side of the wall, and a single wide gate is proposed on the west side.

The property owner is now proposing to remove an existing three foot high wooden fence that runs between the Rectory and the Church, and replacing it with a three foot high wall using the same type of Basalite bricks that were used on the Memorial Garden wall. The wall will be approximately 60 feet long. The blocks measure 16 inches by 12 inches by 8 inches deep. The top of the wall will have the same cap stones as used on the existing Memorial Garden wall. The wall will include two three foot wide wrought iron gates placed where the existing two wood gates are located.

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*

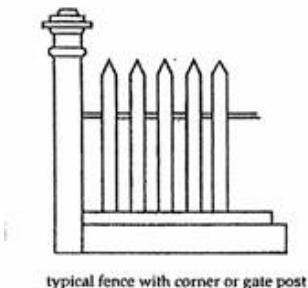
the property but which, over time, has acquired historic significance.

- 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.*

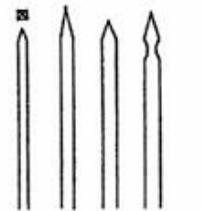
5.24.2 Guidelines for New Fences

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:

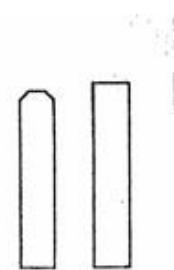
- a. Compatible with the massing, size, scale and existing architectural and construction materials of the property and the property site.*
- b. More compatible with the property and the property site than if material which is traditionally associated with fences located within the historic district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



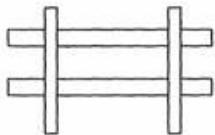
typical fence with corner or gate post



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 is proposed to be located so as to NOT obscure primary views of the church 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 will be of masonry elements and wrought iron, materials that are cited in the design guidelines as appropriate materials.

Staff finds that the proposed masonry wall with wrought iron gates to be consistent with the design guidelines and is recommending approval.

Attachments:

Historic Survey Information
Application (HRC -2020-0004)

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:

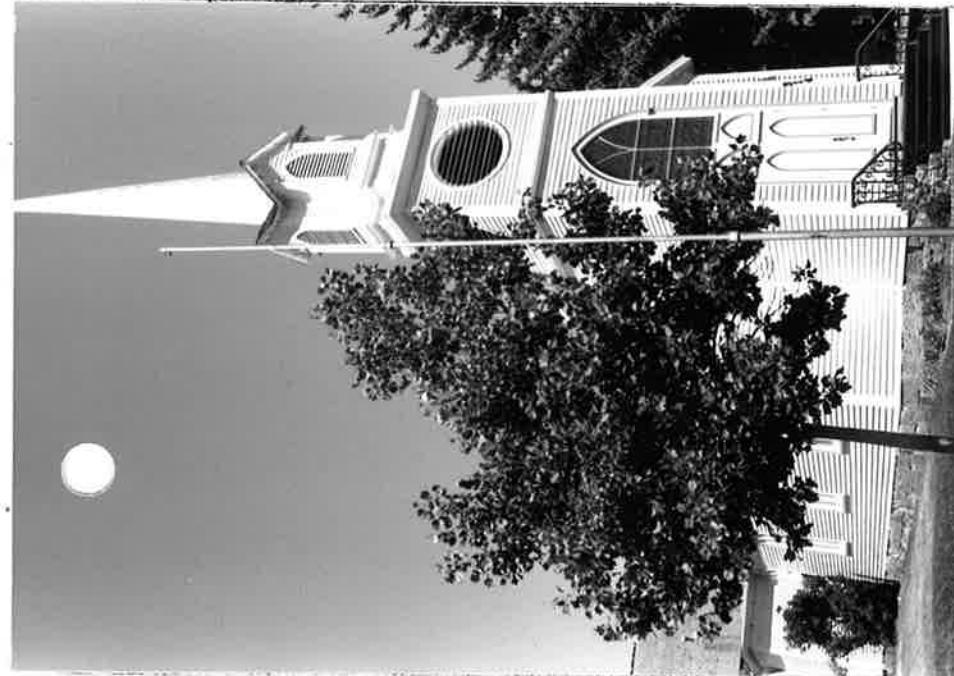
The one and a half story, T-shaped, wood frame church structure is Gothic Revival in style. The exterior building material is clapboard and the foundation is stone. The roof is formed of intersecting gables except for the modified hip roof of an extension at the rear. A tall slender steeple rises from 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 XDistrict 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 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: HABSIs Structure on Original Site? Moved? _____ Unknown _____

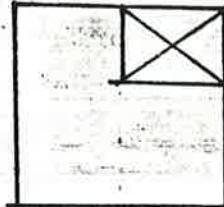
SIGNIFICANCE:

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.

SITE MAP

N

W. TELEGRAPH



W. PROCTOR

SOURCES:

Historic American Building Survey, 1974

Carson City Historic Tour

First Hundred Years 1863-1963 St. Peter's Parish

SUGGESTED LAND USE AND FAÇADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Façade Changes:

Zoning:

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.

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CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

1. Address: 300 North Division APN 3-201-01
2. Common Name: _____
3. Historic Name: St. Peter's Episcopal Church Rectory
4. Present Owner: St. Peter's Episcopal Church
5. Address (if not occupant): _____
6. Present Use: rectory Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The front portion of this brick structure is two stories in height and the rear and side portions are one story tall. The roof is gabled with some lean-to portions. There are eave returns in the gable and a one story slanted bay with paneling and small brackets at the eaves projects from the east facade. The entry and windows are recessed with slightly projecting sills. Original windows are double hung with two lights over two.

Alterations include two successive additions to the north/rear and an early rear extension of the back of the two story portion of the house. This extension is narrower than the gable and is surfaced in clapboard, and only about two feet deep. The projecting bay may be later. Some windows have been added or replaced, primarily in the additions.

A gabled clapboard building stands at the rear.

RELATIONSHIP TO SURROUNDINGS:

The structure bears an important relationship to the church to the north in that it serves as the church rectory. The building is smaller than the church in size and scale, but compatible with the residential components of the neighborhood.



Street Furniture: ---

Landscaping: large lot, lawn, shrubs, mature trees

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

THREATS TO SITE:

None Known Private Development _____Zoning ~~PO~~ Public Works Project _____

Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

religious/residential

PHYSICAL CONDITION:

Excellent _____ Good Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 50 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1862-1868 Estimated Factual _____ Source: Don Ford; SanbornsIs Structure on Original Site? _____ Moved? _____ Unknown Noreen Humphreys

SIGNIFICANCE:

The structure is important culturally, as the church rectory, and architecturally, as a particularly good example of its type and style.

Built of locally produced brick and completed between 1862-1868, the structure was the residence of several local businessmen before it was sold to the church in 1891. Since then, the structure has served as a residence for the priest and his family at St. Peter's Episcopal Church.

The structure is a modest but substantial representative of a building type not uncommon in Carson City, but executed in wood rather than brick. The building is formal in character, carefully detailed and executed. The proportions of the second story portion seem small when compared to the bay and affects the scale of the overall building, making it look smaller than it is.

SOURCES:

Don Ford; Sanborn Map Research

Noreen Humphreys

Historic American Building Survey, 1974

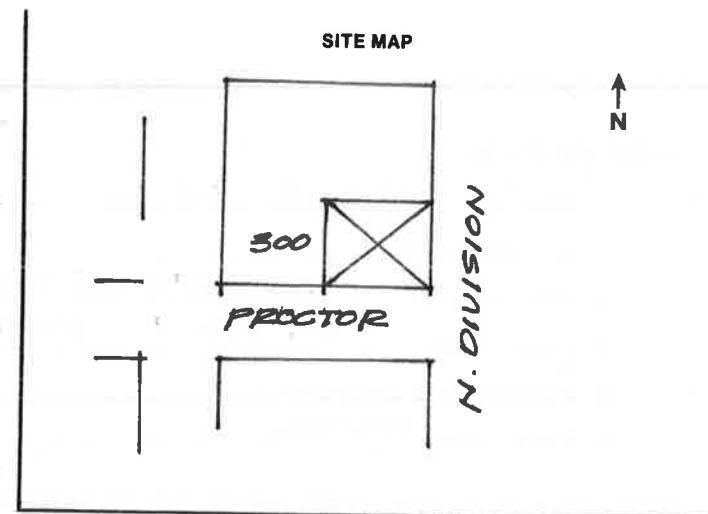
Carson City Historic Tour

SUGGESTED LAND USE AND FAÇADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Façade Changes:

Zoning:



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

FILE # HRC - - 2020-004775882-1532

APPLICANT

PHONE #

St. Peters Episcopal Church

MAILING ADDRESS, CITY, STATE, ZIP

305 N. Minnesota St. 89703

EMAIL ADDRESS

CHURCHOFFICE@ ST Peters CARSONCITY. ORG

PROPERTY OWNER

PHONE #

DIOCESE OF NEVADA

MAILING ADDRESS, CITY, STATE, ZIP

LA VEGAS

9480 S. EASTERN AVE. 89123

EMAIL ADDRESS

OFFICES@ episcopalnevada. org

APPLICANT AGENT/REPRESENTATIVE

PHONE #

Tom STEEVEN 775-883-6587

MAILING ADDRESS, CITY, STATE, ZIP

1502 N. Nevada St. CL 89703

EMAIL ADDRESS

NTZLC@ charter. net

Project's Assessor Parcel Number(s):

Street Address

003-201-01

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 documents

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:

Wooden fence to be removed

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.

Jeffrey Paul
Owner's Signature

The Very Rev Jeffrey Paul
Owner's Printed Name

Thomas W. Streenan
Applicant's/Agent's Signature

Thomas W. Streenan
Applicant's/Agent's Printed Name

Description of Rectory Wall work to be performed at St. Peters' Episcopal Church

This project involves removing the 3 foot high wooden fence that runs between the Rectory and the Church. (left side of picture). View faces west towards Minnesota street. This fence is to be replaced with a 3 foot high brick wall approximately 60 feet long using the same type of Basalite bricks that were used on the Memorial Garden wall (right side of the picture). These blocks measure 16" x 12" wide x 8" deep. This wall will not have a wrought iron fence on top as was done with the Memorial Garden wall. The top of the wall will have the same cap stones as used on the existing Memorial Garden wall. The wall will include two-three foot wide wrought iron gates placed where the existing two wood gates are located. The wall corners will have a one inch gap between the garage and the Rectory. Note: Memorial Garden wall approved by HRC May 9, 2019, file # 19-051

Reason for project

This project is part of the ongoing process at St. Peter's to complete landscaping of the property.

