

STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF SEPTEMBER 9, 2021

FILE NO: HRC-2021-0274

AGENDA ITEM: 5.D

STAFF CONTACT: Heather Ferris, Planning Manager

AGENDA TITLE: For possible action: Discussion and possible action regarding a request for replacement of a lawn area with rock, removal of railroad ties and plants, and the addition of two new trees on property zoned Residential Office (RO), located at 904 N. Nevada Street, APN 001-186-04

STAFF SUMMARY: The applicant is seeking to replace a lawn area with rock, remove railroad ties and existing plants, and add two trees. 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 HRS-2021-0274 based on the findings and subject to the conditions of approval included in the staff report, Carson City Historic District Guidelines, and consistent with Historic Resources Commission Policies.

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 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 consideration.
5. The landscaping, including the lawn, located in the planting strips along N. Nevada Street and W. Ann Street shall be retained.
7. The front walkway from the sidewalk to the front stairs shall be retained.

LEGAL REQUIREMENTS: CCMC 18.06.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Mixed-Use Residential

ZONING: Residential Office (RO)

PREVIOUS REVIEWS:

HRC-16-083: Re-roof

DISCUSSION:

Per the 1980 inventory, the building was constructed in the 1870's. The building is wood frame with Eastlake derived decoration. The main portion of the building has a gabled roof and additions have shed roofs. The exterior is shiplap with double hung windows (one light over one and two light over two). The porch contains highly decorative brackets with a cut-out design that reflects Eastlake style detailing and turned columns which are paneled below the balustrade height.

The applicant is seeking to remove all existing lawn and shrubs next to the structure and replace the existing irrigation with a drip system to reduce water consumption and protect the building from the sprinklers. The applicant proposes to retain the landscaping at north end of the property, as well as all existing trees. The grass would

be replaced with rock, with additional trees and plants dispersed throughout the yard. Additionally, the applicant is requesting removal of the lawn within the planting strip.

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 has a front yard delineated by the front lawn and sidewalk with a walkway from the sidewalk to the front steps. The planting strips between the sidewalk and the curb on the east side of the building contains lawn and deciduous trees. The planting strip on the south side of the building contains lawn. Staff recommends retention of the character defining features of the planting strip with lawn and deciduous trees, as well as the existing walkway from the sidewalk to the front stairs.

With the preservation of these features, staff finds that the proposed landscape improvements comply with the guidelines.

Attachments

Application HRC-2021-0274
Historic Survey information

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

FOR OFFICE USE ONLY:

CCMC 18.06

HISTORIC RESOURCES COMMISSION

FILE

APPLICANT

PHONE # (775)

COLDWELL BANKER Select PM 882-3211

MAILING ADDRESS, CITY, STATE, ZIP

187 SONOMA STREET, STE A CC, NV

EMAIL ADDRESS

RACHELLE DELMOND@selectpm.com

PROPERTY OWNER *MIKE ALEXANDER-TRUST* PHONE # (408)

FRANCE G. MERTINS TRUST 307-0388

MAILING ADDRESS, CITY, STATE, ZIP

16424 POTTER COURT, LOS ANGELES, CA 90032

EMAIL ADDRESS

MSA79121@GMAIL.COM

APPLICANT AGENT/REPRESENTATIVE

PHONE # (775)

TERRY YEAGER

350-7503

MAILING ADDRESS, CITY, STATE, ZIP

187 SONOMA STREET STE B CC, NV

EMAIL ADDRESS

TERRY YEAGER@CARSONCOMMERCIAL.COM

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):

001-186-04

Street Address

904 N. NEVADA ST., CARSON CITY, NV

Project's Master Plan Designation

HISTORIC DISTRICT

Project's Current Zoning

RD

Nearest Major Cross Street(s)

W. ANN STREET

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 the plans. If necessary, attach additional sheets.

Reason for project:

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.

[Handwritten Signature]
Owner's Signature

[Handwritten Signature]
Applicant's/Agent's Signature

Michael Alexander,
Owner's Printed Name

TERRY YEAGER
Applicant's/Agent's Printed Name

Trustee, Frances Madras Trust.

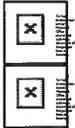
Christie Overlay

From: nevadamaverick@aol.com
Sent: Monday, August 2, 2021 12:32 PM
To: Planning Department
Cc: terryeager@carsoncommercial.com
Subject: Historic District Landscape Renovation.
Attachments: N Nevada landscape.pdf; Handwritten_2021-08-02_123006.pdf

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Historic Comission,

We are applying for a permit for a landscape improvement at 904 N. Nevada St. We have included a sketch with packet and the goal is water conservation and building preservation. Existing large trees will be preserved with existing sprinkler system modified to water them and 2 new shade trees placed on south side of building. Have enclosed a few photos of site.



Thank you for your consideration.
Pete Sinnott

Pete Sinnott
Western Environments
5432 Lynnett Lane A
Carson City, NV
89701
775 883 1420 Phone/Fax
775 690 8738 Cell
nevadamaverick@aol.com

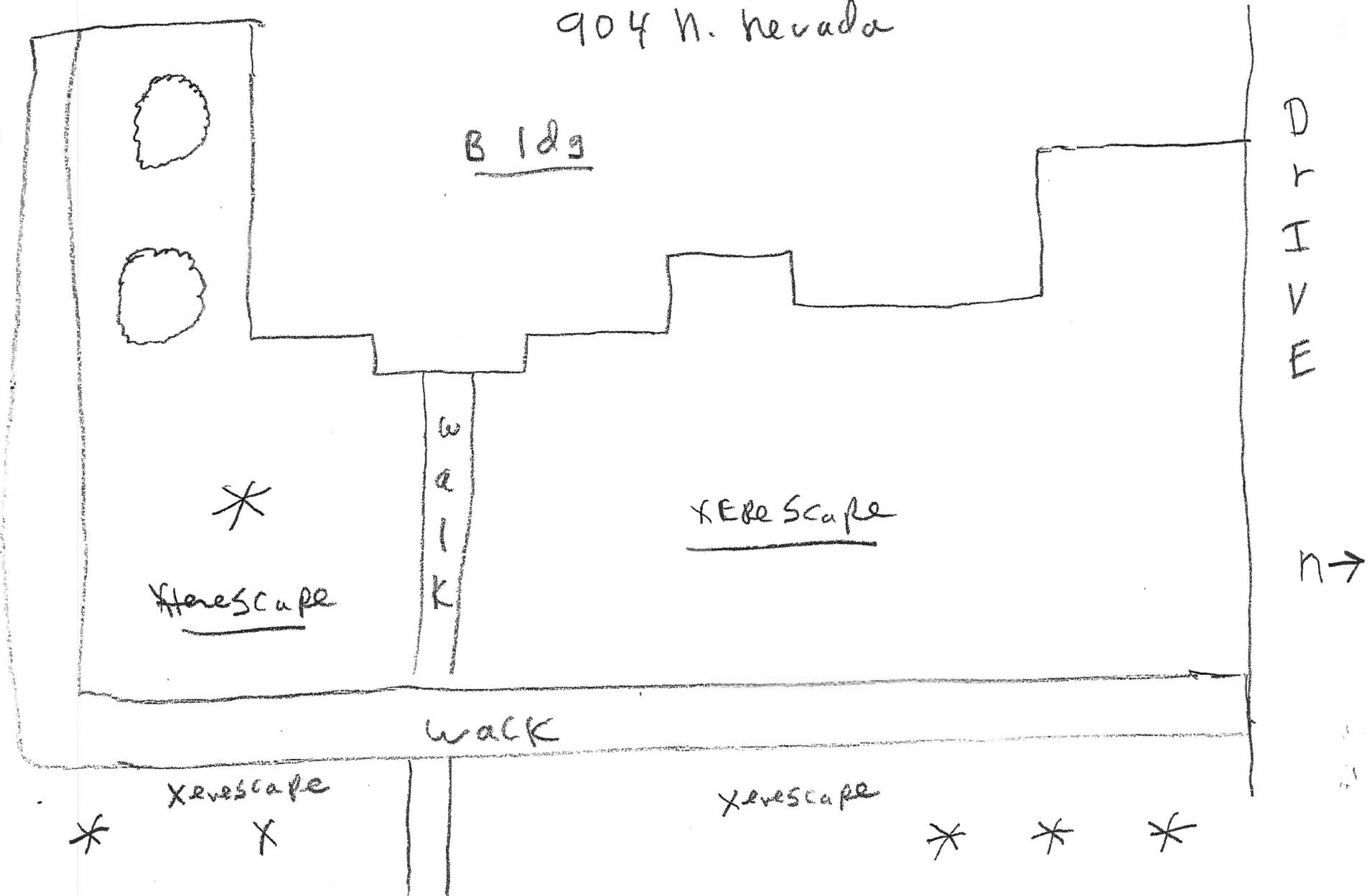
Western Environments Inc.
5432 Lynnet Ln.
Carson City, NV 89701

Pete Simms
6908738

* Existing trees

○ NEW Tree 15gal.
October Glory / or Red oak

904 N. Nevada



Heather Ferris

From: nevadamaverick@aol.com
Sent: Friday, August 6, 2021 10:27 AM
To: Heather Ferris
Subject: Re: Historic District Landscape Renovation.

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Here is a more thorough description in the event you dont have submittal available.

904 N. Nevada landscape renovation Lawn areas will be xerescaped. Sod will be sprayed with herbicide and mowed very low. Entire perimeter of sod will be removed 18" along walks and building. Railroad ties and all plants they contain will be removed. Old grass irrigation system will be converted to drip to water existing and new trees. 2 new 15 gallon shade trees will be added on south side of building to give some shade. The area is approximately 2400 square feet and includes parkways on both east and south sides. 3/4" River rock will be used to cover existing lawn areas. We will add 12 decorative boulders to large open areas. River rock boulders 1 1/2' to 2 1/2'. Will grind down three sections of sidewalk raised by tree roots.

Pete

In a message dated 8/6/2021 9:37:27 AM Pacific Standard Time, HFerris@carson.org writes:

Pete-

Received the pictures this time. Thank you. Now that I have the photos I have another question. Your site plan indicates xeriscape. Can you please explain what you plan to do within the areas labeled as such?

Thank you,

Heather Ferris

Planning Manager

108 E. Proctor Street

Carson City, NV 89701

775-283-7080



From: nevadamaverick@aol.com <nevadamaverick@aol.com>
Sent: Friday, August 6, 2021 8:11 AM
To: Heather Ferris <HFerris@carson.org>
Cc: nevadamaverick@aol.com
Subject: Re: Historic District Landscape Renovation.

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trying another way

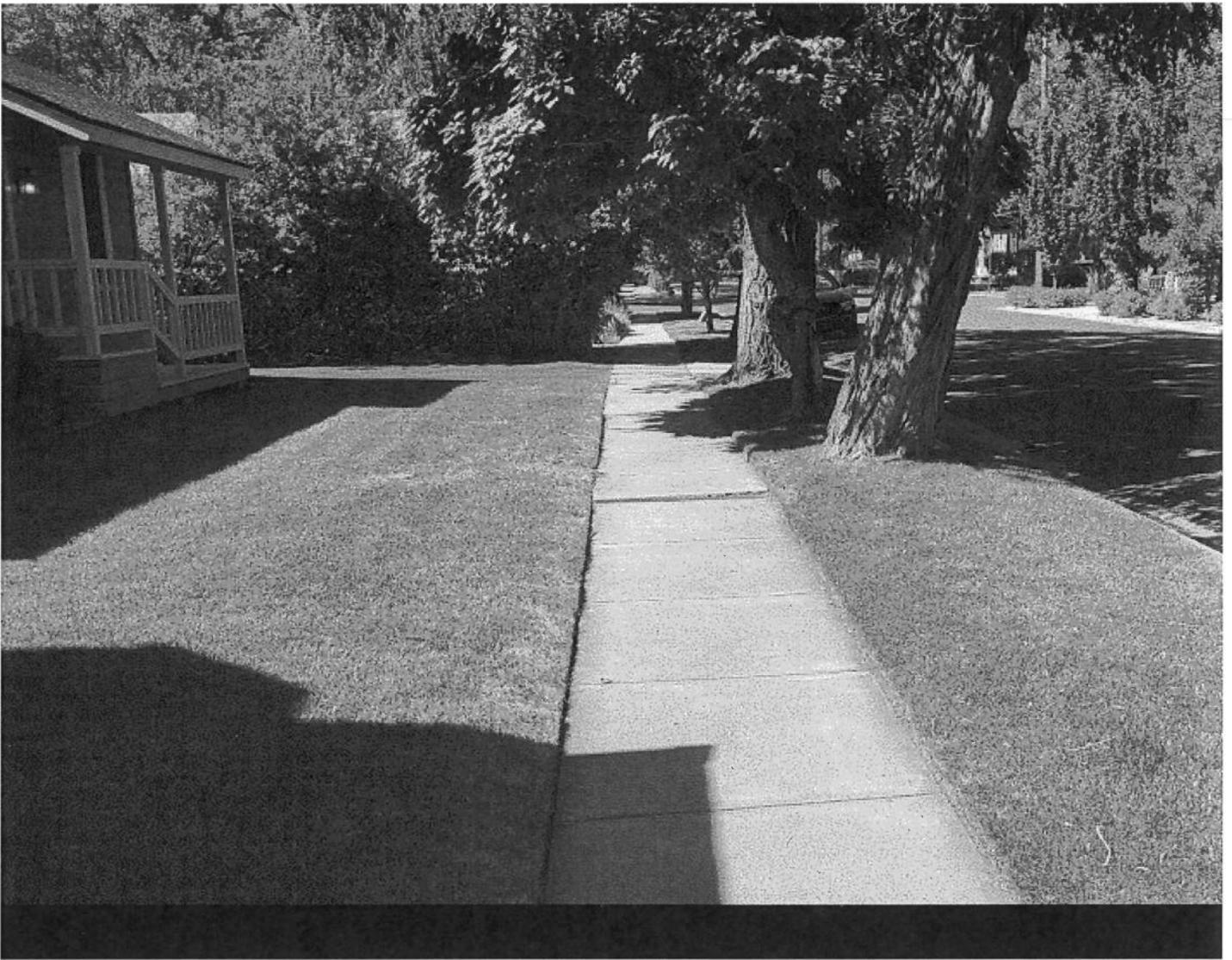
Pete

In a message dated 8/5/2021 8:17:00 AM Pacific Standard Time, HFerris@carson.org writes:

I'm sorry Pete. They are not coming through via email. Would you be able to drop hard copies off at our office?



Thanks,



Heather

Heather Ferris

Planning Manager

108 E. Proctor Street

Carson City, NV 89701

775-283-7080



From: Planning Department <planning@carson.org>
Sent: Thursday, August 5, 2021 8:14 AM
To: Heather Ferris <HFerris@carson.org>
Subject: FW: Historic District Landscape Renovation.

Did you get the images Pete sent? I could not see them on the last email.

Thanks,

Christie Overlay

Planning Department - Office Specialist

108 E. Proctor Street

775.887.2180

coverlay@carson.org



From: nevadamaverick@aol.com <nevadamaverick@aol.com>
Sent: Thursday, August 5, 2021 8:11 AM
To: Planning Department <planning@carson.org>
Subject: Re: Historic District Landscape Renovation.

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Heather did they come thru second time.

Thanks Pete

In a message dated 8/3/2021 4:20:24 PM Pacific Standard Time, planning@carson.org writes:

Pete-

Your pictures of the site did not come through. Could you please resend?

Thank you,

Heather

Heather Ferris

Planning Manager

108 E. Proctor Street

Carson City, NV 89701

775-283-7080

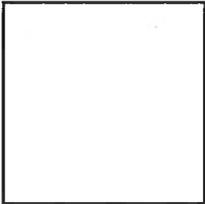
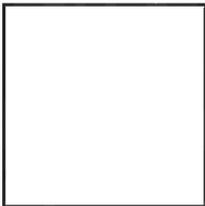


From: nevadamaverick@aol.com <nevadamaverick@aol.com>
Sent: Monday, August 2, 2021 12:32 PM
To: Planning Department <planning@carson.org>
Cc: terryyeager@carsoncommercial.com
Subject: Historic District Landscape Renovation.

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Historic Commission,

We are applying for a permit for a landscape improvement at 904 N. Nevada St. We have included a sketch with packet and the goal is water conservation and building preservation. Existing large trees will be preserved with existing sprinkler system modified to water them and 2 new shade trees placed on south side of building. Have enclosed a few photos of site.



Thank you for your consideration.

Pete Sinnott

Pete Sinnott

Western Environments

5432 Lynnett Lane A

Carson City, NV

89701

775 883 1420 Phone/Fax

775 690 8738 Cell

nevadamaverick@aol.com

Heather Ferris

From: nevadamaverick@aol.com
Sent: Thursday, August 26, 2021 4:05 PM
To: Heather Ferris
Cc: terryyeager@carsoncommercial.com
Subject: N Nevada St
Attachments: 904 N Nevada.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Heather here is a more through view of property and more detailed plan attached. All large trees are to remain as the lilac and honeysuckle hedge along the north property line. Trees are 30 to 50 years old and are locust, elm, blue spruce and western catalpa. We will rebuild existing irrigation system to run drip to new plants and also to continue to water trees. All lawn is to be replaced with 3/4" river rock. This landscape renovation is being done to reduce water usage and protect building from over spray from sprinklers when windy.

We will add:

North property line to remain.

View from S/E corner. All large trees to remain. All sod to be converted to xerescape with gravel, boulders, ornamental grasses, and shrubs.



East side bldg Mugos and Rail road ties to be removed.

Juniper. small shrubs and RR ties to be removed.



North  property line landscape to remain.

Please let me know photos came thru .

Thanks Pete S.

Pete Sinnott
Western Environments
5432 Lynnett Lane A
Carson City,NV
89701

775 883 1420 Phone/Fax
775 690 8738 Cell
nevadamaverick@aol.com



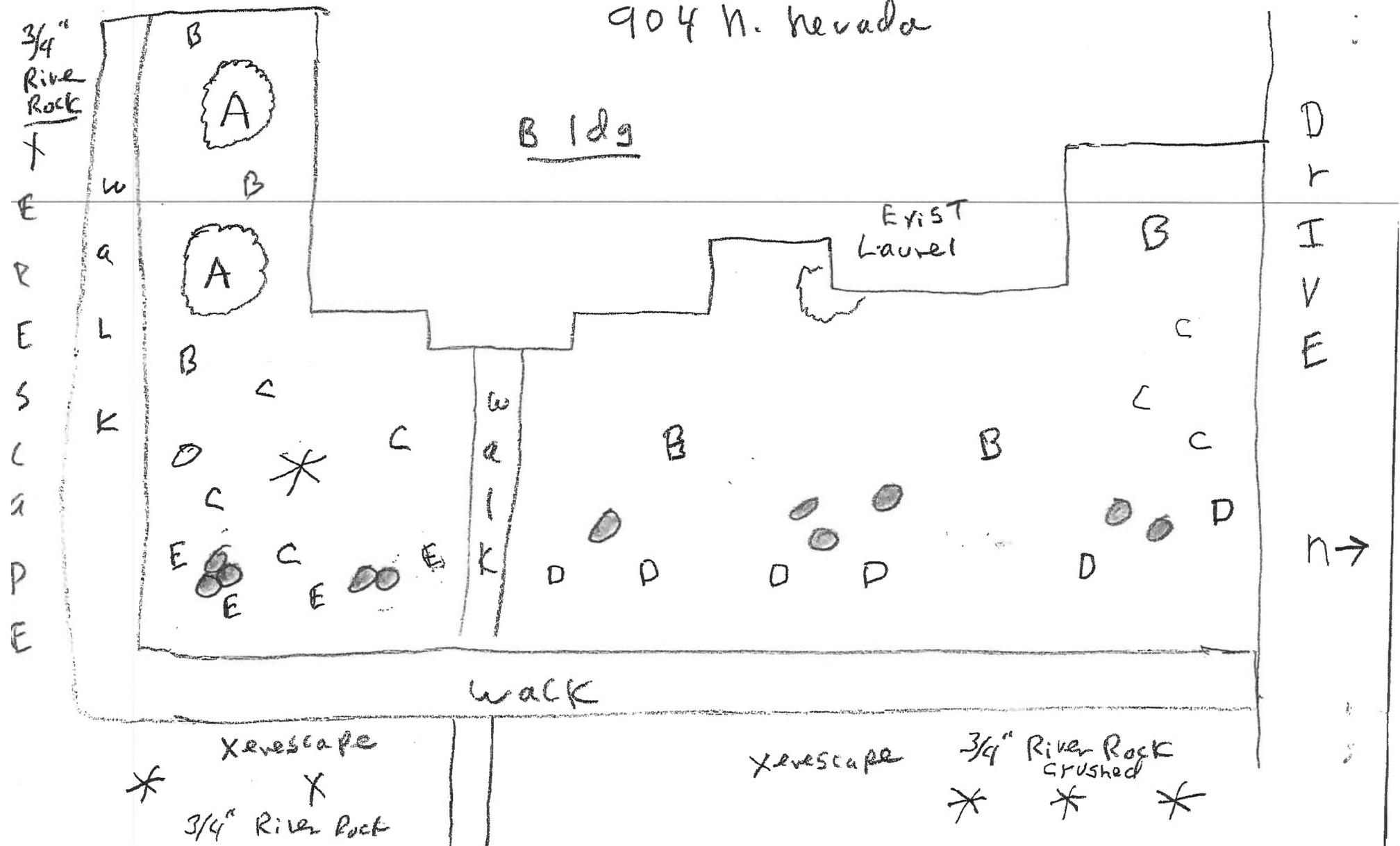


Western Environments Inc.
5432 Lynnett Ln.
Carson City, NV 89701

Pete Simmet
6908738

* Exist trees n →
1" = 10'
○ New Tree 15gal.
October Glory / or Red Oak

904 N. Nevada



Plant List

Plant	#	Size
A. Autumn Blaze maple	2	15 gal
B Morning Light maiden Grass	6	2 gal
C Karl Foerster Grass	5	2 gal
D ELIJA Blue Fescue	6	1 gal
E Dianthus	4	1 gal



River Rock Boulders 1 1/2 - 2'

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- 1. Address: 904 North Nevada APN 1-186-04
- 2. Common Name: _____
- 3. Historic Name: _____
- 4. Present Owner: Barbara Calhoon and CR Baker (Harold Jacobson Family Trust)
- 5. Address (if not occupant): 4208 Pinto Drive; Carson City, Nevada
- 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

One story in height, this wood frame residence is a vernacular building with Eastlake derived decoration. The main portion of the building has a gabled roof and additions have shed roofs. The exterior is shiplap siding and the windows are double hung with one light over one and two lights over two. The porch contains highly decorative brackets with a cut-out design that reflects Eastlake style detailing, and turned columns which are paneled below the balustrade height. The balustrade is formed of slender crosspieces. A parapet wall screens the shed roof of the rear portion.

There have been additions to the north and rear. A parapet wall screens this addition. The front entry stairs have also been changed.

A free standing shed stands at the rear of the property.

RELATIONSHIP TO SURROUNDINGS:

Although smaller in scale and massing, the structure is compatible with neighboring residences in height and design. The exterior material is compatible but rare in its originality.



Street Furniture: wide picket fence

Landscaping: mature trees

Architectural Evaluation: PS X NR _____

District Designation: PD 1 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:

residential

PHYSICAL CONDITION:

Excellent _____ Good _____ Fair X Deteriorated _____

APPROXIMATE SETBACK: 15-20 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

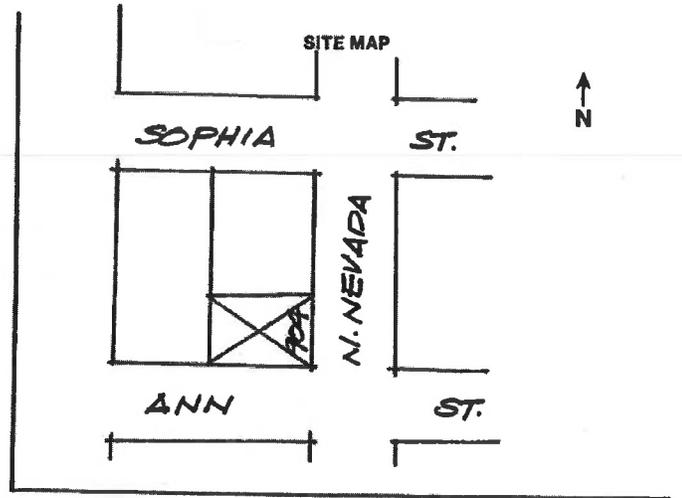
Date of Construction 1870's Estimated X Factual _____ Source: 1875 Bird's Eye Map

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

SIGNIFICANCE:

The structure is a good representative of this type and style of early Carson City buildings. It gains architectural and visual importance through its fine decorative material and interesting composition of gabled and parapet wall forms. The use of parapet walls to screen the shed roofed rear portions of building, particularly those on corners where they are more visible, appears to be a prevalent local practice.

In its corner location, the structure is a prominent neighborhood focal point and contributor to District #1.



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 N-6th
(1980 updated)

IDENTIFICATION:

- 1. Address: 904 North Nevada 09 1-186-04
- 2. Common Name: _____ JACOBSEN, HAROLD J FAMILY TRUST
- 3. Historic Name: _____ P O BOX 1628
- 4. Present Owner: _____ CARSON CITY NV 89702
- 5. Address (if not occupant): _____
- 6. Present Use: office Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

One story in height, this wood frame residence is a vernacular building with Eastlake derived decoration. The main portion of the building has a gabled roof and additions have shed roofs. The exterior is shiplap siding and the windows are double hung with one light over one and two lights over two. The porch contains highly decorative brackets with a cut-out design that reflects Eastlake style detailing, and turned columns which are paneled below the balustrade height. The balustrade is formed of slender crosspieces. A parapet wall screens the shed roof of the rear portion.

There have been additions to the north and rear. A parapet wall screens this addition. The front entry stairs have also been changed.

A free standing shed stands at the rear of the property.

The building was recently remodeled into offices and appears to have been connected to a building to the north. The remodel and connection was done in a sensitive manner.

RELATIONSHIP TO SURROUNDINGS:

Although smaller in scale and massing, the structure is compatible with neighboring residences in height and design. The exterior material is compatible but rare in its originality.



Street Furniture: wide picket fence

Landscaping: mature trees

Architectural Evaluation: PS X NR _____

District Designation: PD 1 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:

residential

PHYSICAL CONDITION:

Excellent _____ Good _____ Fair Deteriorated _____

APPROXIMATE SETBACK: 15-20 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

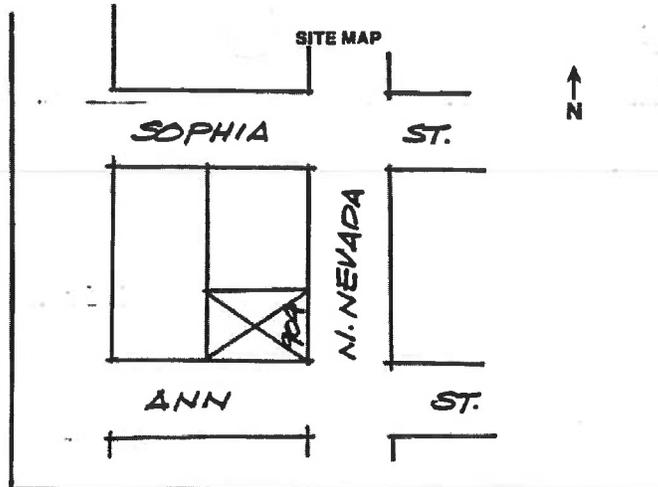
Date of Construction 1870's Estimated Factual _____ Source: 1875 Bird's Eye Map

Is Structure on Original Site? _____ Moved? _____ Unknown

SIGNIFICANCE:

The structure is a good representative of this type and style of early Carson City buildings. It gains architectural and visual importance through its fine decorative material and interesting composition of gabled and parapet wall forms. The use of parapet walls to screen the shed roofed rear portions of building, particularly those on corners where they are more visible, appears to be a prevalent local practice.

In its corner location, the structure is a prominent neighborhood focal point and contributor to District #1.



SOURCES:

1875 Bird's Eye View Map

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

1988 Update by: Ana Koval
Rainshadow Associates
P.O. Box 352
Carson City, NV 89702
(702) 849-1438